

TO: All members of the Council

(Copy to recipients of Council papers)

Our reference CS

Your reference N/A

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Attached is Appendix 1 to Report number: COU/WS/20/013, the 'Referrals report of recommendations to Cabinet'. It contains Appendix A (Parts 1, 2 and 3 and Appendices 1 and 2) to Report number: CAB/WS/20/057, West Suffolk Local Plan Draft Issues and Options documents – approval for public consultation.

These are to be read in conjunction with the covering report contained in the full agenda pack for the above meeting.

This item will be considered under agenda item 7.

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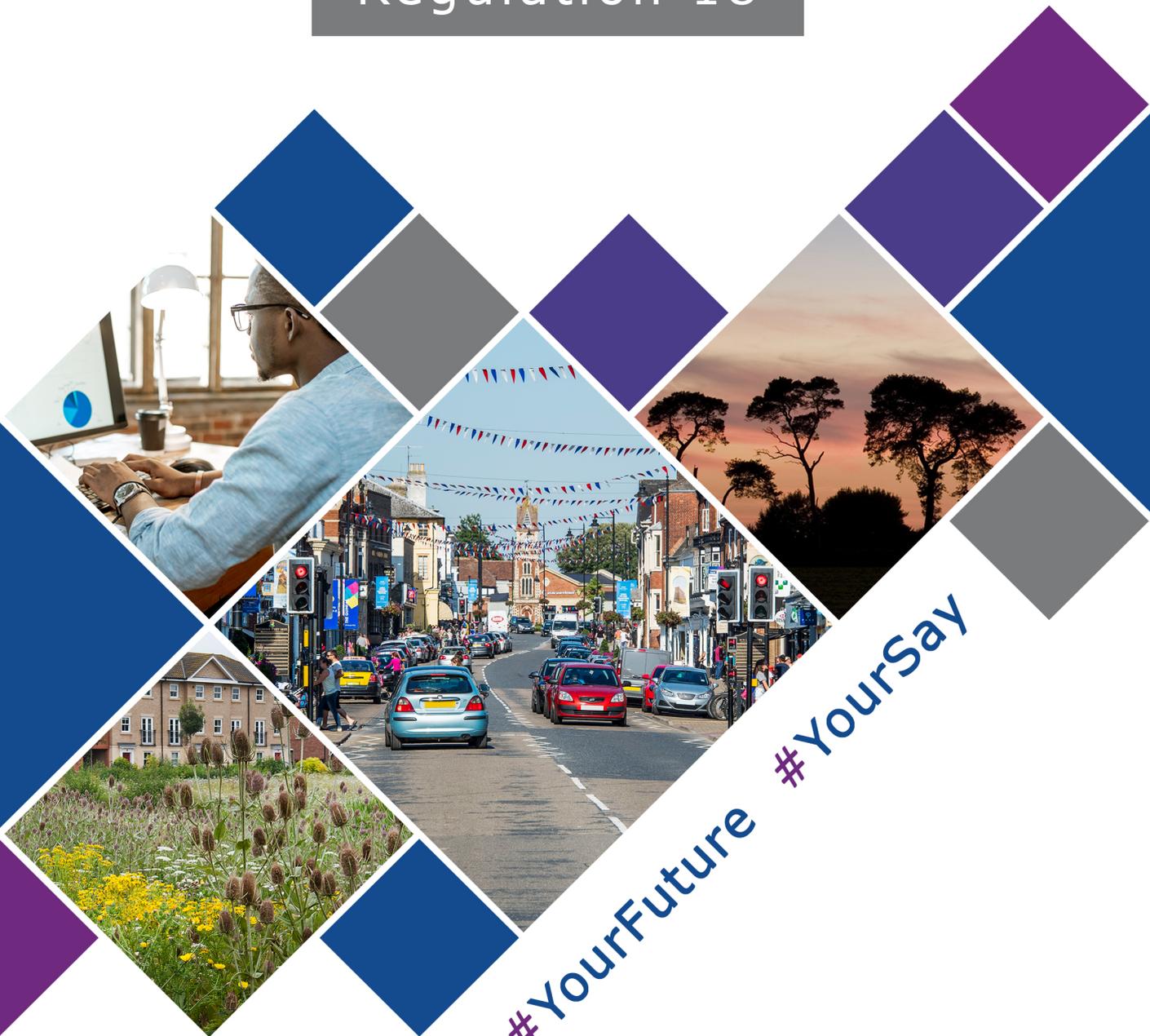
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West Suffolk Local Plan

Issues and Options

Part One: Developing a Spatial Strategy

Regulation 18



#YourFuture #YourSay

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Part 1. 1. Introduction

What is a local plan and why do we need one for West Suffolk

- 1.1. A local plan provides a vision for the growth and development of an area and policies which set out the way that the plan aims to meet the housing, employment, social and community needs of an area while at the same time protecting and enhancing the natural, built and historic environment. Balancing growth and development with protecting and enhancing our environment is often referred to as **sustainable development**.
- 1.2. It is a statutory requirement that local authorities produce a local plan for their area and keep it up to date.
- 1.3. West Suffolk Council was formed from the former Forest Heath area and the former St Edmundsbury area, and came into being on 1 April 2019. The new council needs to start afresh and plan positively for the new, larger area.
- 1.4. National guidance is provided in the [National Planning Policy Framework](#) (NPPF, or sometimes referred to as the Framework). The NPPF requires local plans to be reviewed every five years to establish if a new plan is necessary, so our timeline starts with the creation of the new authority in 2019. The West Suffolk Local Plan (WSLP) will provide strategic and local policies that will enable and guide the delivery of sustainable growth to 2040.

Does the council already have a plan?

- 1.5. West Suffolk Council has 'inherited' the local plans that were prepared for and adopted by the former St Edmundsbury and Forest Heath councils. These existing documents include both strategic policies and policies specific to our local area. Preparing the WSLP will include reviewing existing planning policies, updating, deleting and adding where appropriate to our current context and future needs.
- 1.6. Much has changed since the two former authorities' local plans were prepared and adopted. The NPPF was substantially revised and republished in July 2018, and further revised (guidance on calculating local housing need) in February 2019. Neighbouring authorities in Suffolk, Essex and Cambridgeshire have published plans for growth that may impact shared infrastructure and have positive effects on the local economy, and the formation of West Suffolk Council will change the planning context as we go forward. Hargrave and Newmarket have made neighbourhood plans and a number of others are under preparation.

The local plan process

- 1.7. The [local development scheme](#) (LDS) sets out all the steps in the process of preparing a local plan with a timeline and milestones. The timeline is a live document and will be kept up to date during the preparation of the plan. In brief the process can be described in three stages:
 - This **issues and options** stage is the very beginning of the process of producing a plan for West Suffolk. Its scope is to

identify the key strategic issues. The plan should address and set out options and initial ideas for the strategic policies in areas such as housing and economic growth and where the growth might take place (distribution), and the provision of strategic infrastructure.

- Further research and studies need to be carried out to give us the evidence we need to develop strategic and local policies. This work and responses to this issues and options stage will contribute to the next stage, the **preferred options draft of the plan**. We anticipate that consultation on this next stage of preparing the plan will take place in 2021.
- Responses to consultation on the second document will inform the **submission draft of the local plan** (anticipated publication date January 2022 and it is this draft, together with the responses to it that will be examined by an independent inspector appointed by the Secretary of State.

- 1.8. **You will be able to have a say at each stage of plan preparation** - this issues and options stage is just the beginning.

National Planning Policy Framework

- 1.9. The Government's planning policies for England are set out in the revised NPPF, February 2019. Guidance is provided in [Planning Practice Guidance](#) (referred to as the PPG), an online resource that sets out how development plans (a local plan is part of the development plan for the area) should be prepared and what must be taken into account and included in them.

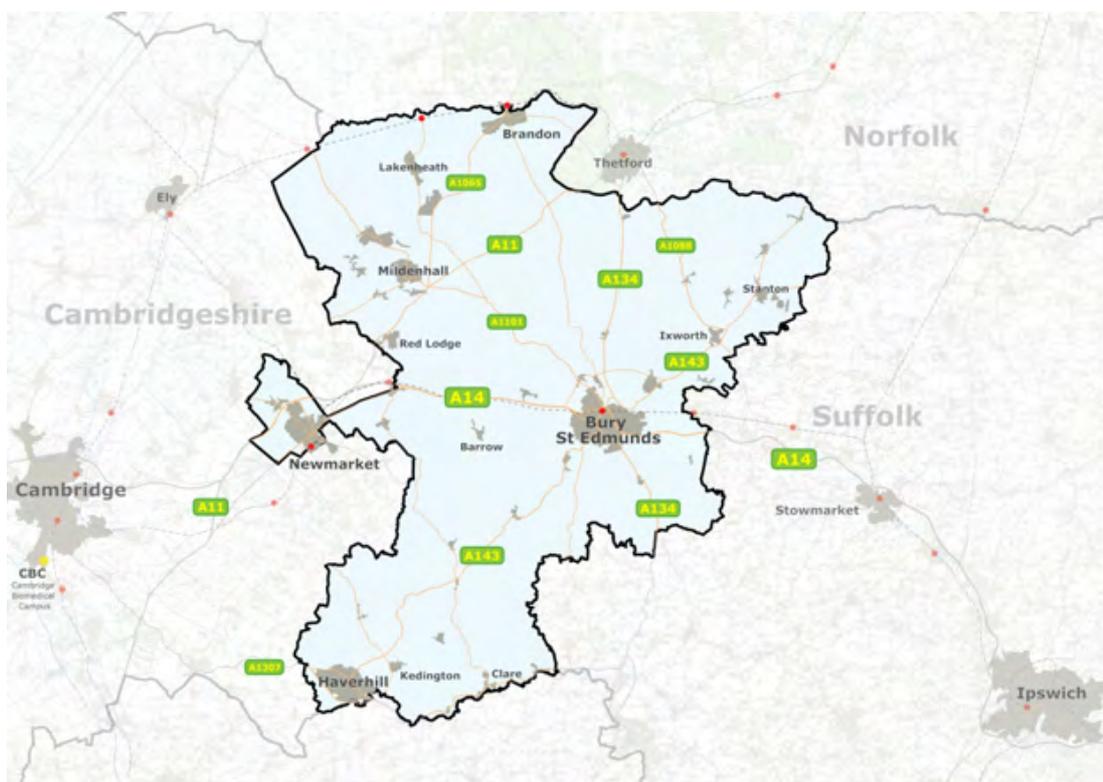
- 1.10. The new plan must contribute towards achieving [sustainable development](#) and be supported by appropriate sustainability appraisal and habitats regulations assessment (see below), and must:

- Include strategic policies that provide a strategy for the scale, pattern and quality of development.
- Collaborate and cooperate with neighbouring local authorities and other bodies set out in legislation (such as the Local Enterprise Partnership, Natural England, and the Environment Agency) - this is known as the Duty to Cooperate.
- Make provision for housing and economic growth, and adequate levels of infrastructure (including community infrastructure).
- Use the standard method set out in national planning guidance to undertake a local housing need assessment to determine the minimum number of new homes needed.
- Plan for the housing needs of different groups in the community, including affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to build their own homes.
- Include policies that recognise the qualities of and protect, conserve and enhance the natural, built and historic environment.
- Include planning measures to address climate change mitigation and adaptation.

Strategic planning and the duty to cooperate - working with others

- 1.11. As a Suffolk authority we have worked and will continue to work with all authorities in the county to address the future public service and development needs of residents and businesses. The [Suffolk Growth Framework](#) is a document has been produced collaboratively to bring together work being taken forward across the county into a single cohesive programme.

- 1.12. Many of the key strategic issues, such the need to build more houses, plan for economic growth and the improvement or provision of new infrastructure, cover much wider areas than West Suffolk. Some of these issues will be shared with different neighbours and bodies, and we will work towards preparing and maintaining statements of common ground as evidence of the duty to co-operate (as set out in the NPPF).
- 1.13. The map below shows West Suffolk and its neighbouring local authorities, and the main towns and transport links in the area. The main trunk roads and railway lines clearly show the importance of considering the economic, social and environmental issues that link neighbours, the cumulative impact of growth, and the benefits of joint and collaborative working to achieve better outcomes for the people that live and work in this area.
- 1.14. In terms of the geographical context of West Suffolk the main features are:
- To the west - Cambridge including the Biomedical Campus and A1 to the West Midlands; East Cambridgeshire part of the Cambridge and Peterborough Combined Authority area and growing.
 - To the north - growth planned at Thetford, the A11 link to and from Norwich (and the extended link to Cambridge), the Brecks protected habitats and unique character.
 - To the east - considerable levels of growth proposed in the Babergh and Mid Suffolk Joint Local Plan along the A14 corridor from and including Stowmarket.
 - To the south - growth in and around the south of Cambridge; growth planned as part of the Braintree Local Plan (but connections poorer to the south), and Sudbury in Babergh to the south-east; and the issues and opportunities presented by the location of Felixstowe in terms of traffic and transport movements, and for added value businesses, warehousing and distribution.
- 1.15. The Government is currently consulting on a reform to the planning system, which could affect the way local plans are prepared. The consultation proposals do not alter the requirement to maintain an up to date local plan which remains a fundamental part of the existing and the consultation proposals. It is important for West Suffolk to continue with the local plan and your feedback to this consultation will inform the next stages of either the current system of plan making requirements or help prepare to deliver a 'new system' local plan.
- 1.16. The impacts of growth in the wider sub-region are shared across administrative boundaries, these include transport, energy supply, and water supply in an area of water stress, health services and education provision. It is important that we understand how these vital services can be delivered to enable sustainable growth without competing with our neighbours.



West Suffolk District map

Evidence base

- 1.17. We have started preparing the evidence that will provide the foundation for the policies in the West Suffolk Local Plan. Some of the studies will take time to research and prepare, and will be reviewed at later stages of the plan. The evidence will support specific policy areas but will also need to be considered as a whole as the plan is refined and advanced. Evidence studies will be published on the consultation system as they become available. The evidence base that has been prepared to support the issues and options local plan includes:

- [Sustainable settlements study](#) - a study to identify those settlements in the district which would be the most appropriate to deliver sustainable growth and inform a new settlement hierarchy for the district.
- [Strategic housing and economic land availability assessment \(SHELAA\)](#) - It is part of the evidence base which underpins the local plan and is required by the NPPF (paragraph 67). The SHELAA provides a clear understanding of the availability, suitability and achievability of sites in the plan area, but does not allocate land for development nor does it indicate that planning permission would be granted for development of a site.
- [Environmental constraints study](#) - identifies the environmental and land use constraints in the district.

Scoping and sustainability appraisal

- 1.18. A sustainability appraisal (SA) is a ¹ legal requirement and accompanies each stage of the local plan. This continuous appraisal process helps ensure the plan is in line with the aims of sustainable development. This is summarised in the NPPF as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The NPPF sets out three overarching objectives that the planning system needs to balance. It describes them as interdependent and needing to be pursued in mutually supportive ways. The three objectives can be summarised:
- Social - supporting strong, vibrant and healthy communities, including ensuring sufficient numbers of homes are provided.
 - Economic - ensuring sufficient land is available to support growth.
 - Environmental - protecting and enhancing the natural, built and historic environment.
- 1.19. A SA scoping report has been prepared that provides baseline evidence on current and future characteristics and issues in West Suffolk. This provides the context and specific issues that help to identify the key issues when considering growth and development, and helps to establish the main sustainability objectives which will be used to appraise policy options as the plan progresses through the plan preparation process. The SA process will identify, describe and evaluate the likely significant economic, social and environmental effects of implementing both the plan and reasonable alternatives.

Habitats regulations assessment

- 1.20. The purpose of habitats regulations assessment (HRA) is to ensure that the policies and proposals in the plan are fully assessed and do not have a significant effect on any wildlife sites of international importance, often called Natura 2000 sites. In West Suffolk there are five such sites, however consideration is also given to Natura 2000 sites outside the district that could also be affected. While the Natura 2000 sites have been included as a constraint in the SA scoping report a HRA is not required at this initial issues and options stage of preparing the local plan. However, a HRA Report, setting out an initial evaluation of the plan's likely effects and confirming the range of issues which need to be considered, will be produced at the preferred options stage of plan making.

Impact of Coronavirus (COVID-19)

- 1.21. The evidence base which supports the local plan will consider the land use impacts of Coronavirus. For example in the assessment of transport and how we travel around the district, its impact on housing building and construction industry as well as how we can plan effectively for the future of our high streets and employment, health and leisure uses.
- 1.22. The true effects are not known and will evolve and change over time. Gathering this information will help us to prepare a local plan that is both flexible and adaptable to meet changing circumstances and ensure we have a strong basis for economic recovery.

1. The Environmental Assessment of Plans and Programmes Regulations 2004 which transposes into national law the EU Strategic Environmental Assessment (SEA) Directive (sometimes referred to as SA/SEA).

This is the beginning of the process of drawing up a local plan for West Suffolk. It is important to identify the key issues that have an impact on our area and the options that are available to us in planning for growth. No decisions have been made, and we don't have all the answers, so it is important for us to hear your views and comments so they can be taken into account and influence the next stages of the plan.

Look out for the questions throughout this document to have your say.

About this consultation and how to respond

- 1.23. The statement of community involvement (SCI) (December 2018) sets out the variety of ways the community can be involved in the planning process. This consultation conforms to the standards set out in the SCI.
- 1.24. We have produced the following documents which are also available for comment during the consultation period:
- **West Suffolk Local Plan Issues and Options document (this document)**
 - **Sustainability Appraisal of Issues and Options document**
 - **Habitat Regulations Assessment (Screening) of Issues and Options document**
 - **Sustainable Settlements Study**
- 1.25. Where you are responding, please make it very clear which document you are commenting on. Please explain your answer and where appropriate provide evidence, alternative options or reasoned justification for your response. This will help us when we analyse the comments.
- 1.26. A glossary is included at Appendix 1 to provide definitions of technical terms.
- 1.27. The issues and options consultation period will run for 10 weeks from Tuesday 13 October to Tuesday 22 December 2020. You can respond in the following ways:
- Online: <https://westsuffolk.inconsult.uk/>
 - Email: planning.policy@westsuffolk.gov.uk
 - Post: Planning Strategy, West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU

- 1.28 Due to the Coronavirus pandemic the issues and options consultation documents can only be viewed online. If you do not have access to a computer or the internet, please telephone Strategic Planning on 01284 757368 to speak with a planning officer who can advise on alternative ways of viewing the documents.
- 1.29. The planning strategy team will host a number of online events during the consultation period where you can come along and speak to us about this issues and options document and how the new local plan might affect you. Details of these sessions can be found on our website.

Next steps

- 1.30. All representations received in response to this consultation will be considered by the council when preparing the next stage of the plan which is called the preferred options draft. Further information and updates about the West Suffolk Local Plan will be published on the [West Suffolk Local Plan page](#) of the council's website as well as on the home page of the council's online public consultation system.
- 1.31. If you have any queries regarding any aspect of this consultation, please contact a member of the strategic planning team on 01284 757368 or email planning.policy@westsuffolk.gov.uk
- 1.32. The next section sets out the background and context for a new local plan for West Suffolk and identifies some of the issues and challenges we face.

Data protection

- 1.33. We are collecting your personal information in order to process your comments under the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Neighbourhood Planning Regulations 2012. Your name, address, (and all unredacted personal details as submitted by yourself), organisation, and comments may be passed to an independent planning inspector or examiner to consider the soundness legal compliance of the planning policy documents being produced. Apart from that your data will not be shared with third parties unless used for council purposes, in order to enquire and receive information relating to your comments, the prevention or detection of crime, to protect public funds or where we are required or permitted to share data under other legislation.
- 1.34. Your data will be kept until the document is superseded in line with our retention policy.
- 1.35 You have the right to access your data and to rectify mistakes, erase, restrict, object or move your data in certain circumstances. Your data will not be subject to automated decision making and processing. For further information on our data protection policies please go to our website: [How we use your information](#) or email: data.protection@westsuffolk.gov.uk
- 1.36. Please note that all images in this document were taken prior to the Coronavirus pandemic and therefore may not show compliance with current social distancing requirements.

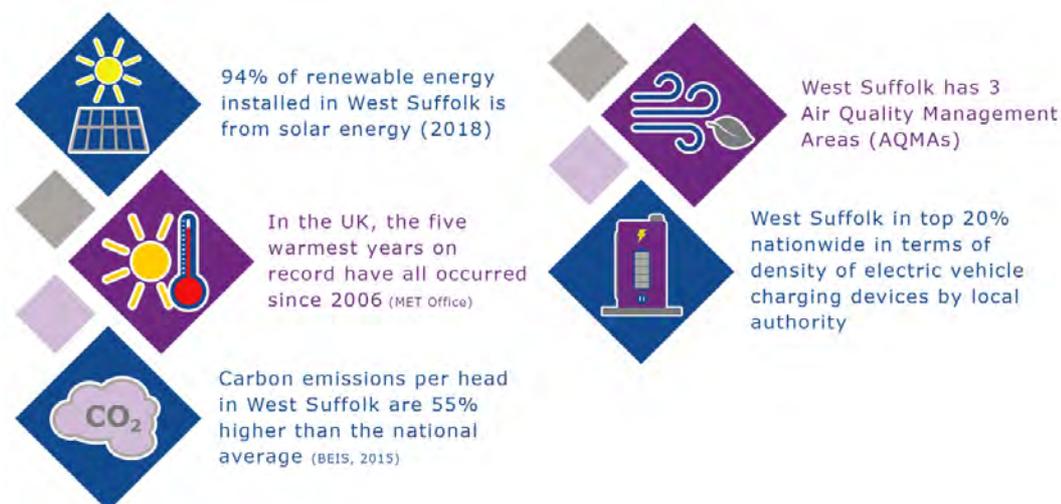
Part 1. 2. Setting the scene - West Suffolk: background and context

Natural and built environment



- 2.1. West Suffolk has a rich and diverse landscape much of it protected because these distinctive areas of land are home to rare and protected species and habitats. The area includes internationally, nationally and locally important nature conservation sites, special landscape areas, historic parks and gardens, and the unique stud farm landscape around Newmarket. In addition, there are a variety of heritage assets from cottages to Grade I listed buildings, ancient monuments such as the Abbey ruins in Bury St Edmunds, and a number of conservation areas across our historic towns and attractive villages.
- 2.2. The natural environment also includes elements such as water supply and quality, and the air we breathe, as well as the more obvious landscape elements from the nature of the soil and agricultural productivity, to the landscape character of different areas of the district and extent and nature of tree coverage. Some of these elements are clearly also impacted on by climate change and we will try to indicate where these areas align without repeating sections of text. Climate change has an impact on all of our environment, and we have focussed on this as a priority when considering the current and future context for planning in West Suffolk.

Climate change



- 2.3. In July 2019 West Suffolk Council set up a task force to research and recommend actions and initiatives to address the climate emergency and propose practical solutions, investments and actions the council can take to reduce carbon emissions. This work will build on current projects and will influence all aspects of the council's work.
- 2.4. Climate change affects all areas of life and the need to take action to reduce carbon emissions drives the aims of the WSLP. A new local plan provides the opportunity to develop policies that will facilitate, promote and ensure well-designed efficient homes and businesses in sustainable locations to enable journeys to be made on public transport, foot and/or cycle.

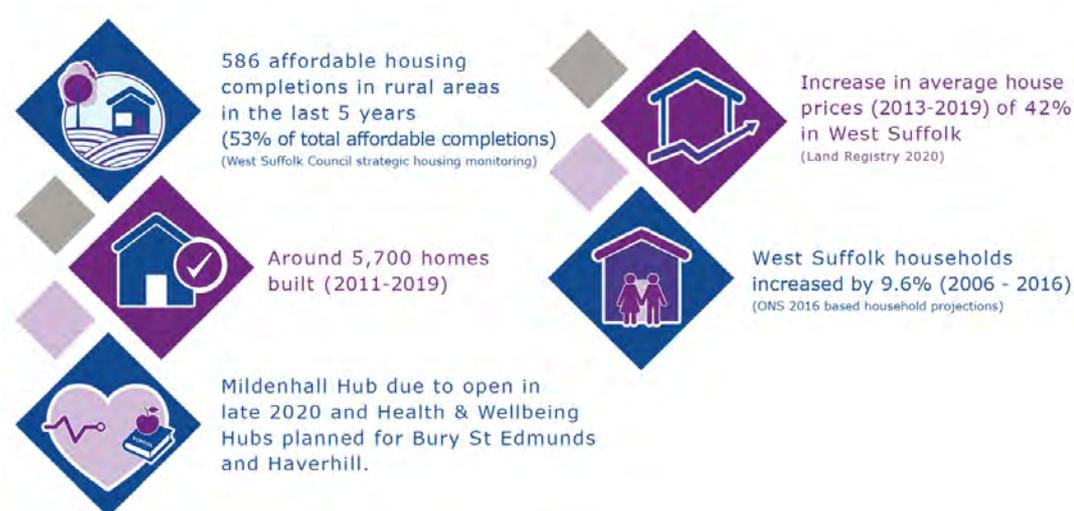
Demographic change - a growing and changing population



- From 2018 to 2038, the proportion of West Suffolk residents aged over 65 is predicted to almost double (97 per cent increase).
- By 2038, the proportion of the population aged over 65 will be one in three.
- Unemployment in West Suffolk is low, however, wage levels remain below the national average.
- The proportion of residents with NVQ4+ qualifications in West Suffolk (23 per cent) is a little below the national average of 24 per cent and the proportion with no qualifications (24 per cent) is above the national average (22 per cent).
- Average GCSE attainment in 2017 to 2018 in West Suffolk was below the national average.

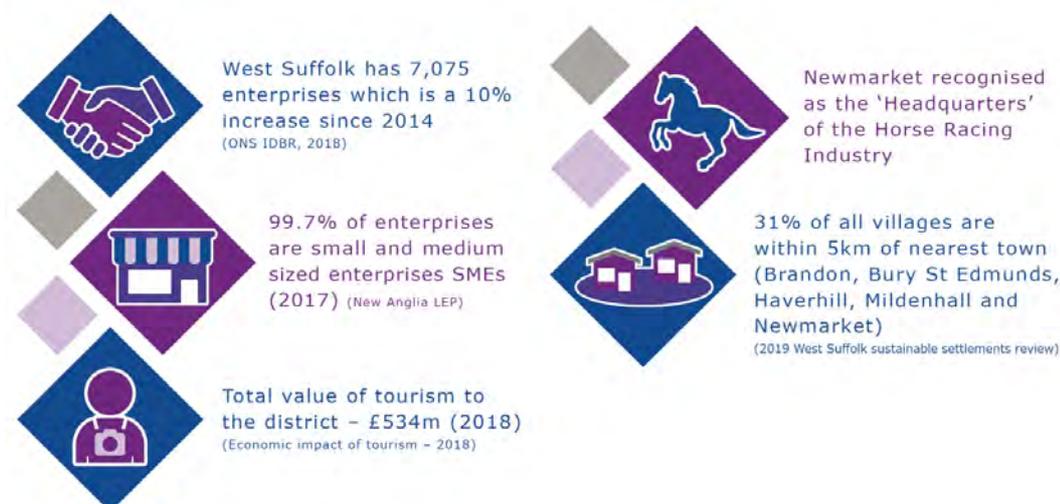
2.5. [Further statistical information](#) about West Suffolk is available on our website.

Growth and infrastructure



- 2.6. Residential and business growth and development in West Suffolk has, for the most part, followed the plans put in place by the two former local authority areas. Strategic developments around Bury St Edmunds and Haverhill are coming forward through allocations in the St Edmundsbury Core Strategy 2010 and Vision 2031 documents (adopted 2014), and developments in settlements in the former Forest Heath area have been completed and are coming forward in line with the Core Strategy 2010 and more recently the Site Allocations Local Plan (adopted September 2019).
- 2.7. Local infrastructure to serve this growth has been and is being provided through developer contributions and funded schemes and services. Strategic infrastructure such as the national road network is funded by government through a bidding process, making delivery of improvements in our area difficult to predict or plan for. The electricity grid is likely to come under increasing pressure as this country moves away from fuels such as gas and oil. Electric vehicle charging is becoming more mainstream which has the potential to add to this pressure, particularly at existing pinch-points. We will continue to work closely with infrastructure and service providers to plan for growth.

The economy, transport and connectivity



- 2.8. The economic geography of West Suffolk has contributed to a diverse and successful local economy. Although predominantly rural in character the towns in the district are well connected to the rest of the country with the A14 connecting us with Felixstowe to the east and Cambridge to the west, the A11 providing connections and opportunities to Cambridge and Norwich, and the A1307 connecting the south of the district with the Cambridge Biomedical Campus and Stansted. This geography and accessibility is reflected in the main employment sectors: the horseracing industry, agriculture and agricultural services, food and drink (food processing, etc.), biotech, public service (particularly West Suffolk Hospital), civilian employment at the airbases, manufacturing (engineering, pharmaceuticals and electronics), tourism, hospitality, retail and leisure.
- 2.9. More people come to work in West Suffolk than commute out, but wages are lower in the district than in other areas such as Cambridge. The rural nature of much of the district limits access to the main roads and very high broadband speeds which, in turn, can limit the opportunities for rural enterprise and home working. Moving forward we need to address these issues in order to sustain and grow economic activity in the rural area.

Part 1. 3. Vision for West Suffolk

- 3.1. The vision for West Suffolk District will underpin the whole plan and contribute to the delivery of the council's strategic framework priorities. The vision is a statement of ambition setting out what changes and developments the policies within the local plan should seek to achieve in the area by 2040.

Adopted strategic plan vision

Being ambitious is supporting and investing in our West Suffolk communities, businesses and the environment, to encourage and manage growth in prosperity and quality of life for all.

How we will achieve our vision through the local plan.

- 3.2. Below sets out the council priorities and in bold how we bring the vision to life for the local plan.

Leading the way and encouraging and managing growth and prosperity and quality of life for all.

Priority: Growth in West Suffolk's economy for the benefit of all our residents and UK plc.

By 2040 West Suffolk will have enabled its communities to access suitable homes, jobs and services. Businesses and our diverse rural economy will have had the opportunity to grow and prosper having responded to the challenges of climate change.

Priority: Increased and improved provision of appropriate housing in West Suffolk in both our towns and rural areas.

We will have ensured a variety of new housing has been provided in appropriate locations, that meet both the needs of the population and the environment.

Priority: Resilient families and communities that are healthy and active.

Our settlements will be places where families and communities can live safe and healthy lives with access to education, leisure, health and cultural facilities and open spaces which will reduce the need to travel. The special character of the built and natural environment will be protected and enhanced.

Part 1. 4. Strategic objectives

- 4.1. A set of strategic objectives (SO) have been defined which aim to deliver the plan's vision as detailed above. The objectives build upon national policy and address key local challenges. These objectives will form the basis for developing the spatial strategy for the district and local plan policies.

Strategic plan priority

Growth in West Suffolk's economy for the benefit of all our residents and UK plc.

Business and the local economy

SO1. Support the local economy of West Suffolk by ensuring an adequate supply of land is available to accommodate a range of local businesses and startups.

SO2. Ensure adequate infrastructure is provided to support new growth and that communities are both physically and digitally well connected.

SO3. Support the growth of the visitor economy across West Suffolk.



Suffolk Business Park (2020)

Climate change mitigation and adaptation

SO4. Ensure West Suffolk is equipped to reduce its greenhouse gas emissions and impact on climate change through providing opportunities for sustainable travel, low-carbon buildings, and encouraging and utilising renewable and low carbon energy generation.

SO5. Avoid building in areas of greatest flood risk and manage future flood risk through improving resilience and by implementing innovative planning and management techniques.



Little Whelnetham flooding (2016)

Strategic plan priority

Increased and improved provision of appropriate housing in West Suffolk in both our towns and rural areas.

Homes

SO6. Support a range of dwelling types and tenures that reflect communities' needs.

SO7. Create safe, inclusive and accessible places by focusing homes in sustainable locations where people can readily access jobs and facilities.

SO8. Promote high quality design and the use of sustainable building materials and techniques to create more distinctive and sustainable neighbourhoods which integrate with their surroundings.



Cricket View, Worlington Road

Rural areas

SO9. Support agriculture, farm diversification, estate management and rural tourism that will sustain the function and character of the countryside and its communities.

SO10. Sustain and support the rural areas through the safeguarding of local centres and services and by encouraging rural diversification and the growth of the agricultural sector.

SO11. Meet the housing needs of rural areas appropriate to the requirements of individual settlements.



Clare (2020)

Strategic plan priority

Resilient families and communities that are healthy and active.

Environment

SO12. Conserve, enhance and protect the character, quality and appearance of the natural and historic environment and distinct landscapes.

SO13. Promote the sustainable use of natural resources.

SO14. Seek opportunities to increase the provision of multi-use green spaces and corridors.

SO15. Ensure new development maximises the potential to reduce its environmental impact including noise, air quality, recycling, waste reduction and water efficiency and seek to achieve net biodiversity gain.



Gazeley Woods (2020)

Communities, wellbeing and culture

SO16. Enable healthy lifestyles and foster healthy and safe communities through good access to existing and planned community infrastructure, including leisure facilities and green spaces.

SO17. Reduce health inequalities and enable the provision of facilities to improve residents' physical and mental wellbeing.



The Apex, Bury St Edmunds (2019)

Connectivity and accessibility

SO18. Reduce the need for travel and make access to jobs, facilities and green space by public transport, walking and cycling safer and easier.

SO19. Recognising the differences between urban and rural areas, foster and promote an integrated sustainable transport network across the district that promotes a modal shift in travel.



Bury St Edmunds rail station

Part 1. 5. Strategic issues for West Suffolk

- 5.1. This part of the document identifies the strategic issues that will sit at the heart of the new local plan.
- 5.2. Paragraph 21 of the NPPF emphasises that strategic policies should be limited to those necessary to address the strategic priorities of the area. It is these policies which will set the context for the development of any local policies which may be required.
- 5.3. Strategic policies in the WSLP will set out the strategy establishing the pattern, scale and quality of development as well as making provision for development, infrastructure, community facilities and the conservation and enhancement of the natural and built environment where these issues relate to strategic priorities.
- 5.4. By analysing the strategic framework priorities, the vision and the strategic objectives for the area, we have identified the following draft strategic issues for West Suffolk:
 - Strategic issue 1: Climate change.
 - Strategic issue 2: The right homes for our communities.
 - Strategic issue 3: Economic growth and provision of strategic infrastructure.

Strategic Issue 1: Climate change

- 5.5. The impacts of climate change are seen and felt increasingly by us all, and the need to halt and reverse these changes is becoming ever more urgent. An increase in air temperature and severe weather events have direct and consequential effects on the local environment leading to changes in water supply, air pollution, overheating, the natural environment, biodiversity and flooding.



Claas, Saxham (2020) Page 24

- 5.6. In June 2019 the government committed the UK to bring all greenhouse gas emissions to net zero by 2050. The NPPF sets out the purpose of the planning system as being to contribute to the achievement of sustainable development, and goes on to set out three overarching objectives: economic, social and environmental. The latter is a holistic and specific approach to planning in an environment that has seen rapid climate and weather changes.
- 5.7. West Suffolk Council declared a climate emergency in September 2019 recognising that climate change needs to be tackled as a matter of urgency. In July 2019 the council set up a task force to research and recommend actions and initiatives to address the climate emergency and propose practical solutions, investments and actions. This includes building on work already being undertaken in the district and developing and appraising options for the actions the council would have to take to be net-zero carbon by 2030, and drawing up new policies to ensure mitigation and adaptation measures are implemented to halt and where possible reverse the detrimental impacts of climate change.

Strategic Issue 2: The right homes for our communities

- 5.8. Nationally, the government is aiming to increase house building and delivery which is emphasised in the 2019 NPPF. The council has the responsibility of setting the district's housing requirement, which shows how many homes need to be provided over the plan period. The minimum number of homes needed is calculated using the standard method set out in national planning guidance, unless exceptional circumstances justify an alternative approach which reflects current and future demographic trends and market signals. The standard method uses a formula to identify the minimum number of homes expected to be planned for, which addresses projected household growth and historic under-supply. In addition, it should also take into account any unmet needs which cannot be met by neighbouring authorities.
- The national standard method of assessing housing need currently gives the district a minimum figure of 800 new dwellings needing to be built each year.
 - We have calculated our current housing need using the standard methodology.
 - Simply multiplying 800 homes by the plan period of 20 years would result in a minimum need of some 16,000 new homes.
- 5.9. However, this figure should be treated with caution as the local housing need (LHN) figure is derived from household projections and affordability ratios which may be subject to change. Given the uncertainty over how this LHN will change in the future and the fact the figure is a minimum, the overall requirement for the plan period to 2040 is expected to be higher than 16,000 new homes. National planning practice guidance advises strategic policy making authorities to calculate a need figure at the start of the plan making process and keep this under review and revise where appropriate.

- 5.10. Notwithstanding the need to undertake further work to inform the assessment of a housing need figure, there are some 8,100 homes in the pipeline (sites with planning permission at 1 April 2020) and if the 5,300 homes allocated in existing local plans are taken forward into the plan review they would reduce the number of new homes that need to be planned for to a minimum of 2,600 homes.
- 5.11. The Government's standard methodology for calculating the district's housing need makes clear that providing fewer homes than the headline figure of 16,000 is not an option. Some other local authorities are planning for a range in setting their housing requirement in order to build in flexibility.
- 5.12. Where previous assessments of housing delivery or need are significantly greater than the LHN authorities are advised to consider whether to plan for a higher level of need.
- 5.13. Past annual delivery since 2011 shows the combined rates of the former Forest Heath and St Edmundsbury areas were lower than the LHN, averaging 637 dwellings per annum (dpa), whereas local plan annual targets when combined show a higher need than the LHN at 886dpa.
- 5.14. Assessing housing need is the first step in the process of deciding how many homes need to be planned for which then informs the setting of a housing requirement figure.
- 5.15. There is now an opportunity to consider whether we should plan for the standard methodology with an appropriate buffer to ensure a continuous supply of housing land comes forward or whether an alternative approach should be taken. The draft preferred options stage of the local plan will then consult on a preferred housing requirement figure.



Nelson Road, Bury St Edmunds (2019)

Strategic Issue 3: Economic growth and provision of strategic infrastructure

- 5.16. West Suffolk has a diverse and successful local economy, but one where wage levels are lower than the national average, yet income for residents as a whole is close to the national average. Higher residents' wages are indicative of out-commuting to higher wage economies, particularly Cambridge. As a consequence, those residents who work in the district receive lower wages but are exposed to high housing costs within West Suffolk.
- 5.17. However, despite the amount of out-commuting West Suffolk is a net importer of employment. This presents challenges including issues such as traffic congestion at peak times in our towns and at key junctions on the A11 and A14. A particular issue is the conflict in the use of the A14 as a major intercontinental freight route connecting Felixstowe and Harwich with the remainder of the country and its use by local traffic. More detail on transport infrastructure is provided in part two of this document.
- 5.18. The main employment sectors include the horseracing industry, agriculture including agricultural services, food and drink (Greene King Brewery, British Sugar, food processing, and so on.), biotech, public service (particularly West Suffolk Hospital, and the prison), civilian employment at the airbases, manufacturing (engineering, pharmaceuticals and electronics), and retail and leisure.
- 5.19. To maintain a balanced economy it will be important to provide the right sites to enable a wide range of business growth in the district, whether by attracting new inward investment from businesses located outside West Suffolk or allowing existing businesses within the district to expand.
- 5.20. It will also be important to support and enable attainment of higher education and skill levels in young people - those that will contribute to the growth and diversity of the local economy in the future. Although the percentage of 16 to 64 year olds who were economically active (September 2018), and the percentage of residents over the age of 16 with qualifications of at least NVQ level 1 or equivalent in West Suffolk are both higher than the average for England (82.90 per cent to 78.70 per cent, and 87.5 per cent and 85.5 per cent respectively) the percentage of young people achieving a 9-4 pass in both English and maths GCSE between 2016 to 2017 was lower at 62.10 per cent compared with 64.20 per cent.
- 5.21. West Suffolk is predominantly rural in character, covering a wide geographic area. Much of the district is located away from the primary route network and has limited access to very high-speed broadband facilities. This can limit the opportunities for rural enterprise, or limit home working and the need to travel, so we need to work with providers to enable better provision and wider coverage to sustain and grow economic activity in the rural area.

Local plan options

- 5.22. The following section sets out the options for consideration and comment at this early stage in the preparation of the local plan. The options for consultation include six types of place for West Suffolk, a draft settlement hierarchy and options for the distribution of growth across the district.

Types of place and settlement hierarchy



Little Wratting, Haverhill (2019)

- 5.23. A settlement hierarchy is an important tool that categorises settlements according to the range of services and facilities they offer, reflecting their level of sustainability.
- 5.24. Settlements at the top of the hierarchy play a key role within the district, providing services used by a wide catchment area with good transport links. At the lower end of the hierarchy are those settlements which have few services and facilities and are more isolated in respect of transport links. New development should generally be accommodated in those settlements which can meet some of the population's day-to-day needs and reduce the need to travel.
- 5.25. As a first stage in developing a new draft settlement hierarchy for the local plan a study has been undertaken to assess the sustainability of settlements through reviewing the provision of services and facilities. The background to this work is set out in the 2019 sustainable settlements study which is published as evidence alongside this document.
- 5.26. The sustainability indicators were used to rank settlements according to the number of sustainability features they possess. It is important to recognise that this exercise represents the situation at a point in time and the services and facilities could change, an issue that will be kept under review as the local plan progresses.

- 5.27. A matrix showing the results is included as **appendix 2**, with further detail set out in the 2019 sustainable settlements study. The matrix ranks the settlements in terms of highest and lowest scores awarded for each sustainability indicator.
- 5.28. The assessment has shown that it is the larger settlements which have the most services and facilities and are therefore the most sustainable. The smaller villages tend to have fewer services and additional growth in these locations would most likely result in increased use of the private car. However, the 2019 NPPF clearly recognises that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services (NPPF, para 78).
- 5.29. The current settlement hierarchies in the former St Edmundsbury and Forest Heath areas set a limit to growth in rural areas by only allowing the allocation of development sites in the top three types of place in the hierarchy. There is now an opportunity to review that approach and explore the option of identifying additional types of place where rural allocations could be made. This would allow more small sites to be identified in villages with some services and facilities that meet the day to day needs to residents.
- 5.30. On this basis, we have identified six potential types of place for West Suffolk in the draft hierarchy, from most to least sustainable:
- Towns
 - Key service centres
 - Local service centres
 - Type A villages
 - Type B villages
 - Countryside
- 5.31. The types of place and their characteristics are discussed in further detail below:
- Town**
- 5.32. Provides a range of employment opportunities and higher order services and facilities, education, community and health facilities with good bus and/or rail access to the wider area. The opportunity for site allocations will be explored through the local plan.
- Key Service centre**
- 5.33. As a minimum will have a primary school, a public house, a convenience shop and a play area. These are the largest settlements, in terms of population, outside of the towns and provide a number of key services and facilities that meet the settlements' own needs, and the needs of other nearby smaller settlements. The opportunity for site allocations will be explored through the local plan.
- Local service centre**
- 5.34. As a minimum, will have a primary school and a convenience shop. These settlements tend to have a few of the key services and facilities. The opportunity for site allocations will be explored through the local plan.
- Type A village - suggested new type of place**
- 5.35. These villages have a more limited range of services and facilities but can still meet some of the day to day needs of their residents and/or lie within two kilometres of a town with the opportunity for sustainable

access. The opportunity for site allocations will be explored through the local plan.

Type B village

- 5.36. These settlements have a very limited range or no services and poor accessibility to public transport. It is likely that residents will rely on the private car to travel to meet their day to day needs. These settlements have a boundary, but no sites will be allocated through the local plan.

Countryside

- 5.37. Will contain small rural settlements with few or no services. Settlements will have no boundary and no sites will be allocated through the local plan.

Draft settlement hierarchy

- 5.38. On the basis of the exercise to determine the sustainability of settlements, their ranking in the matrix (Appendix 2) and the type of place, a draft settlement hierarchy for West Suffolk is set out in the table below.

Towns	Key service centres	Local service centres	Type A villages	Type B villages
Brandon	Barrow	Bardwell	Barnham	Bradfield St George
Bury St Edmunds	Clare	Barningham	Barton Mills	Chevington
Haverhill	Ixworth	Beck Row	Chedburgh	Coney Weston
Mildenhall	Kedington	Cavendish	Fornham All Saints	Cowlinge
Newmarket	Lakenheath	Exning	Fornham St Martin	Elvedon
	Red Lodge	Great Barton	Freckenham	Eriswell
	Stanton	Great and Little Whelnetham	Great and Little Thurlow	Gazeley
		Hopton	Honington and Sapiston	Great Bradley
		Hundon	Horringer	Hargrave
		Moulton	Icklingham	Hawkedon
		Rougham	Ingham	Hepworth
		West Row	Kentford	Holywell Row
		Wickhambrook	Pakenham	Lidgate
			Risby	Lord's Walk

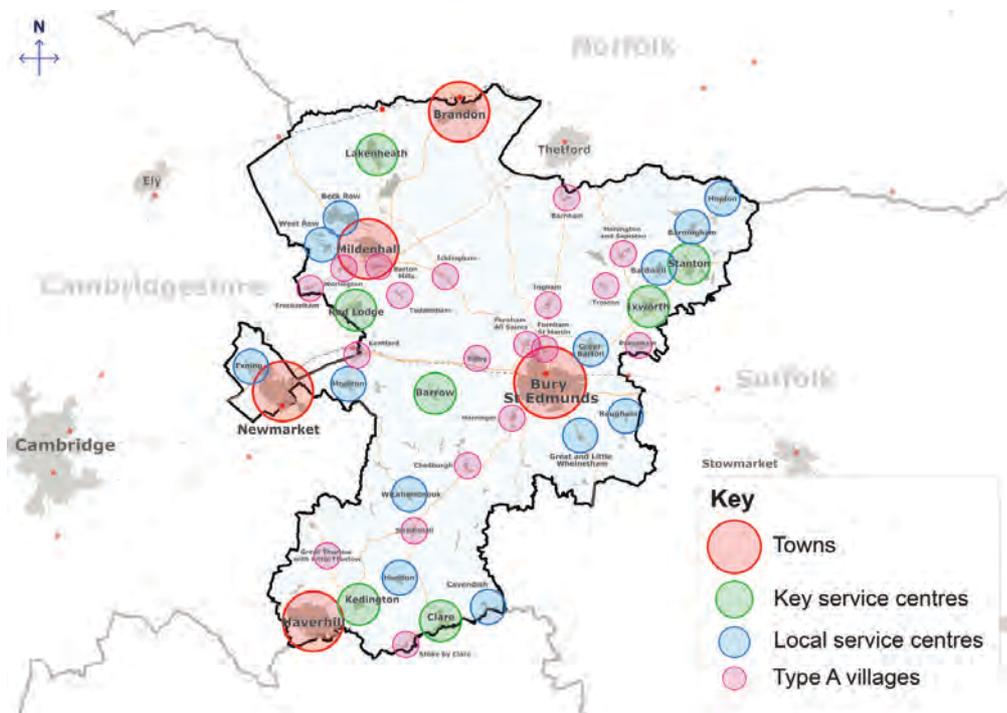
Towns	Key service centres	Local service centres	Type A villages	Type B villages
			Stoke by Clare	Market Weston
			Stradishall	Ousden
			Troston	RAF Honington
			Tuddenham	Rede
			Worlington	Stanningfield
				Stansfield
				Thelnetham
				Whepstead
				Withersfield

Broad options for distribution of growth

5.39. The former Forest Heath and St Edmundsbury areas have adopted local plans which set out long term strategies for the distribution of housing growth up to 2031. The West Suffolk Local Plan will bring forward a new strategy for the distribution of growth from now until the year 2040. The table below illustrates how the current 2010 strategies distribute housing growth across West Suffolk in the currently adopted local plans.

Towns	Rural area (outside the towns)
16,244 homes	6,658 homes
71%	29%

(Information taken from former FHDC Single Issue Review Policy CS7 and former SEBC Core Strategy Policy CS1)



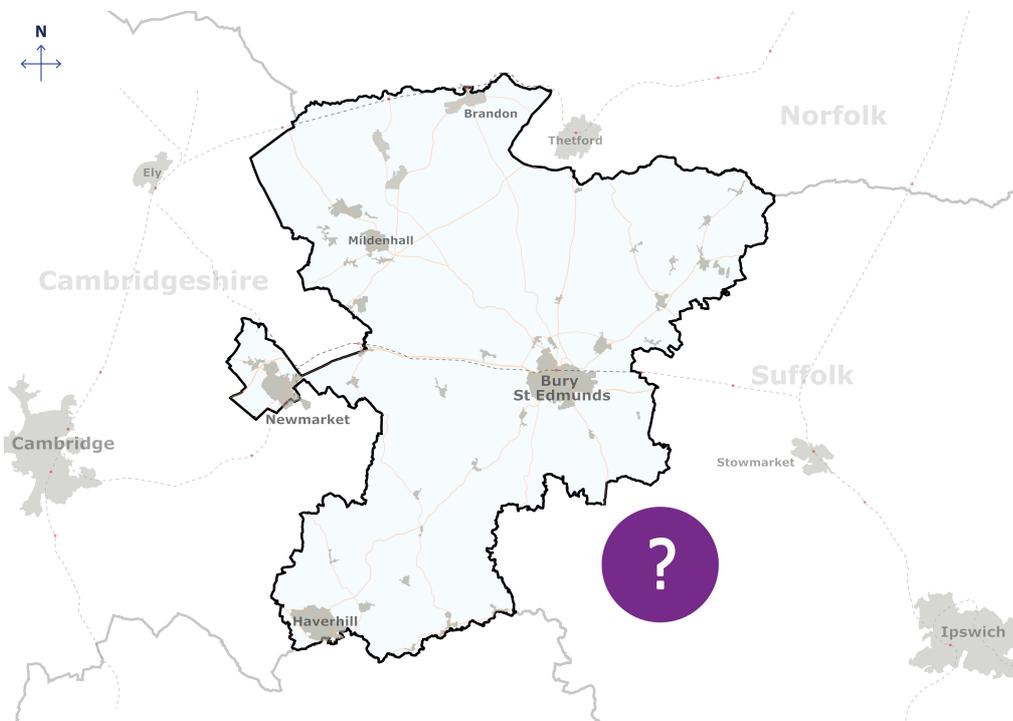
5.40. There are a number of factors that need to be taken into account when considering options for distribution, including the proposed settlement hierarchy, environmental and infrastructure capacity constraints, and available sites in the strategic housing and economic land availability assessment (SHELAA) which is prepared in order to give a clear understanding of housing and economic land available in the district, taking into account the sites availability, suitability and achievability.

5.41. At this early stage in the plan making process, a number of broad sustainable options for growth need to be tested before progressing to a preferred sustainable development strategy for the district. In order to plan for additional homes needed we have considered a range of draft broad distribution options. It is important to note that as the plan progresses and consultation responses are analysed, the final distribution option is likely to be a combination of the options outlined below.

- 5.42. It is important that the options are realistic and deliverable and based on the following:
- The high number of environmental constraints across the district.
 - The need for the distribution of growth to accord with national planning policy.
 - That each option should deliver the necessary infrastructure required as a result of the growth.
 - The availability of suitable land to meet the distribution options, including new sites; the existing site allocations in the currently adopted local plans for the former Forest Heath and St Edmundsbury areas that are carried forward to the West Suffolk Local Plan; and existing commitments (sites with planning permission).
- 5.43. The draft distribution options, along with the opportunities and challenges of each option are set out below:

Option 1: Focus growth on new settlement(s) which would be of a sufficient scale to support new community infrastructure and employment

- 5.44. The NPPF, at paragraph 72 indicates that "The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities."
- 5.45. New settlements are being explored and proposed as options for growth in many local authority areas, and one or more new settlement could be an option for future growth in West Suffolk.
- 5.46. A stand-alone new settlement would need to comprise a minimum of 3000 homes and be located on a primary road or rail network with good accessibility to one of the towns. Consequently, with this option, comparatively low levels of growth would need to be planned for in the remainder of the district.



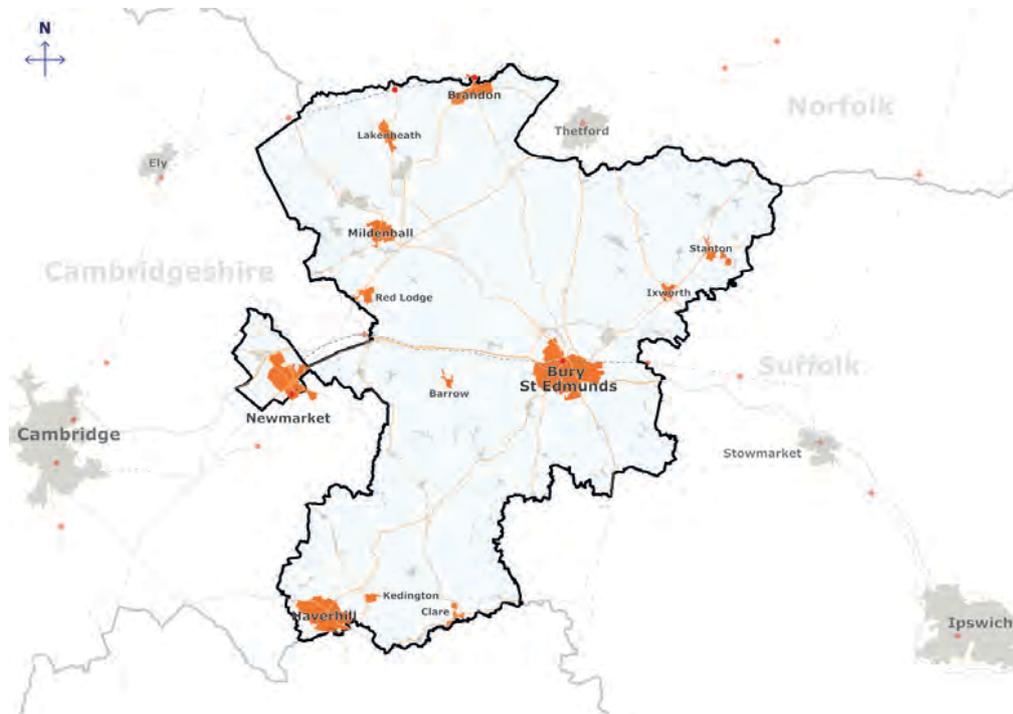
Distribution of growth - option 1

Opportunities	Challenges
Opportunities for creating walkable neighbourhoods, and integrated active travel and sustainable transport networks.	Suitable land in a suitable location needs to be available.
Minimises growth in existing towns and villages.	Delivery of the first phase of the new settlement isn't likely to be achieved until the latter years of the local plan period, so would need to be combined with growth in other location to ensure a consistent supply of housing.

Opportunities	Challenges
Greater potential for cost effective low carbon energy networks.	Lack of strategic infrastructure - viability, cost and delivery issues?
A sustainable new settlement can provide a positive impact on health and wellbeing through planned provision of green spaces and services and facilities.	Impact on road network, greater congestion and potential for higher carbon emissions.
Opportunity for more organic growth and delivering town scale facilities with village identities.	Potential loss of large area of agricultural land and landscape impacts.
Opportunity to closely locate homes and jobs.	Planning for lower housing growth elsewhere may reduce the amount of affordable housing that can be delivered and compound existing affordability issues.
Opportunity for net environmental gains.	
Opportunity to deliver homes beyond the plan period (after 2040) and will also meet needs of the next local plan.	

Option 2: Focus development in the towns and key service centres where infrastructure and environmental constraints allow

5.47. This option would result in the majority of growth being directed to the towns and the larger villages, with low growth across the remainder rural parts of the district.



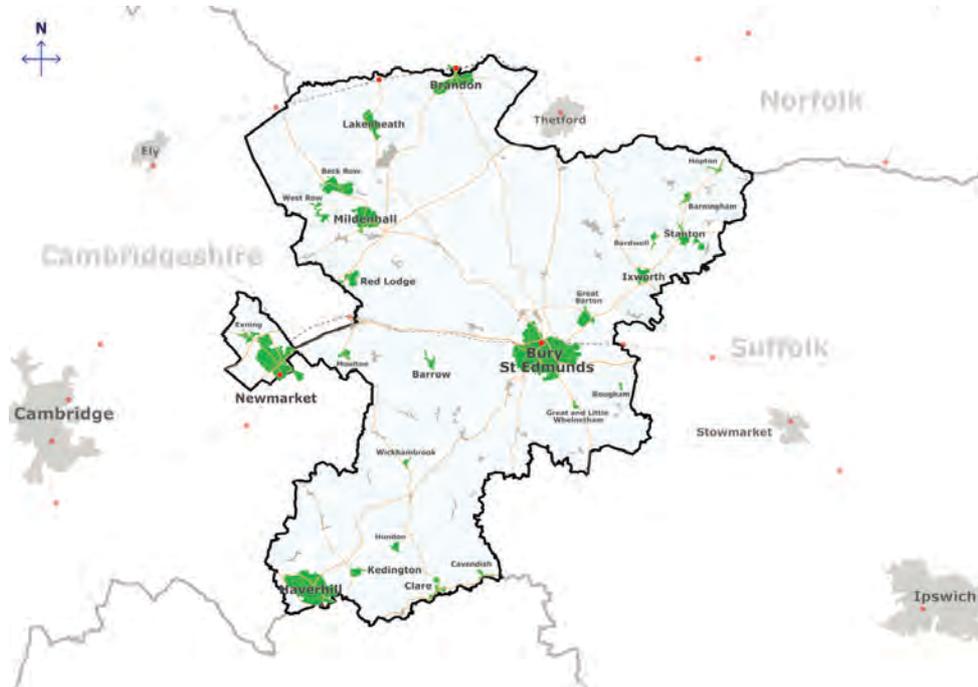
Distribution of growth - option 2

Opportunities	Challenges
The towns and larger villages are the most sustainable locations for new growth with optimum access to facilities/healthcare/leisure and cultural facilities.	The options for further growth in Brandon, Newmarket and Mildenhall may be limited due to lack of available sites/environmental and other constraints which means that town growth may need to be concentrated in the central south area of the district in Bury St Edmunds and Haverhill.
Infrastructure provision is already in place/planned in these locations which can be maximised through additional growth.	Intensifies the need for additional infrastructure and services and facilities - what are the cost and delivery issues?
Population and workforce are closely linked.	Market signals - can the towns absorb this level of growth?

Opportunities	Challenges
Opportunities for transport connectivity/growth of sustainable transport options. Greater usage improves viability.	Focussing on the towns and larger villages could undermine the economy and vibrancy of the rural areas and cause increased use of the car as people look to the towns to meet their day to day needs.
Minimises the impacts on environment and landscape on many parts of the rural area.	Long lead in times for development of large sites would mean that housing may not be delivered until later in the plan period.
Greater potential for cost effective low carbon energy networks.	Impact on health and wellbeing through air quality from increased car use, loss of green space on the urban edge.
Opportunity for net environmental gains.	Challenges of integrating new and existing communities.
environments constraints and agricultural land are safeguarded.	Impact on road network, greater congestion and increased travel times.
	Planning for lower growth in the smaller villages will limit the amount of affordable housing that can be delivered and compound existing affordability issues.
	Impact on landscape character on the urban fringe and ability to preserve important landscape gaps.
	Provides less opportunity for smaller sites to come forward, which are important in ensuring a continuous supply of housing land.

Option 3: Focus growth on the towns, key service centres and local service centres through urban extensions and infilling where infrastructure and environmental constraints allow

5.48. This option would mean that growth would be concentrated in the towns, the key service centres, local service centres and larger villages where constraints allow. Consequently, there would be comparatively low levels of growth in the remainder of the rural area.



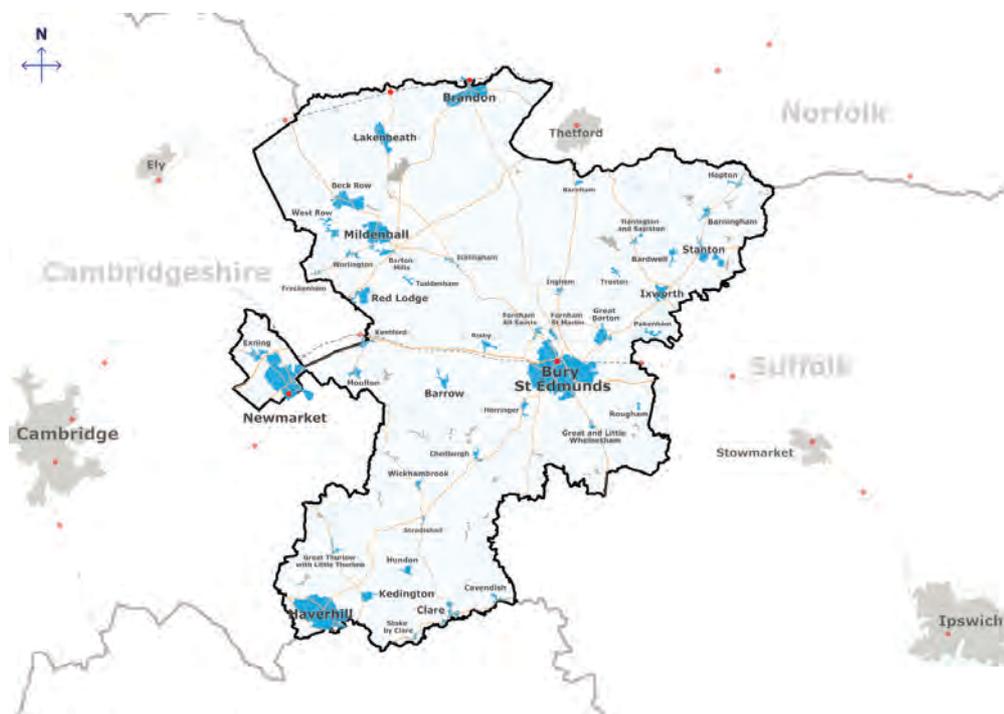
Distribution of growth - option 3

Opportunities	Challenges
<p>The towns are the most sustainable locations for new growth with optimum access to facilities/healthcare/leisure and cultural facilities. After the towns, the key service centres and local service centres are the next most sustainable settlements providing opportunity for sustainable growth.</p>	<p>The opportunities for further growth in Brandon, Newmarket and Mildenhall and some of the key service centres may be limited due to lack of available sites, environmental and other constraints which means that growth may need to be concentrated in the central south area of the district in Bury St Edmunds and Haverhill and in those key service centres which are suitable to take more growth.</p>
<p>Infrastructure provision is already in place/planned which can be maximised through additional growth.</p>	<p>Bury St Edmunds and Haverhill have relatively high levels of growth already planned and committed which means that the market may not be able to</p>

Opportunities	Challenges
	absorb the proportion of further growth necessary under this option.
Population and workforce are closely linked.	Focussing on the towns and larger villages could undermine the economy and vibrancy of settlements in the rural area and lead to possible loss of services and facilities.
Opportunities for transport connectivity/growth of sustainable transport options. Greater usage improves viability.	Impact on health and wellbeing through air quality from increased car use, loss of green space on the urban edge.
Minimises the impacts on environment and landscape on many parts of the rural area.	Challenges of integrating new and existing communities.
	Impact on road network, greater congestion and increased travel times.
	Planning for lower growth in smaller villages will limit the amount of local needs housing that can be delivered and compound existing affordability issues.

Option 4: Disperse development around the district allocating sites across the towns, service centres and villages to allow them to grow where infrastructure and environmental constraints allow

5.49. This option would result in less growth in towns but some of the lower order villages such as local service centres and Type A villages will need to take higher levels of growth to ensure our housing need can be met.



Distribution of growth - option 4

Opportunities	Challenges
Provides a level of development to support the growth of services and facilities in all sustainable settlements.	Challenges of providing appropriate infrastructure to support a dispersed pattern of growth.
Provides the opportunity to meet affordable housing needs across many settlements in the district.	Impact on road network, greater congestion and increased travel times.
Enables the creation of a rural network of clustered developments that are able to share services.	Impact on health and wellbeing through air quality from increased car use, loss of green space on the urban edge.
Enable smaller communities to grow and support existing services.	Some villages have a limited range of services and facilities which could mean a high level of car dependency and limited

Opportunities	Challenges
	opportunities for and access to sustainable means of transport.
Maximise opportunity for smaller sites to come forward across the district, this supports housing delivery from small to medium size house builders which in turn supports local employment.	Some settlements may be unable to take their share of the growth due to environmental and infrastructure constraints and lack of available sites.
Smaller scale development can be more sensitively integrated into urban fabric of villages and delivered relatively quickly.	Potential loss of agricultural land.

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West Suffolk Local Plan

Issues and Options

Part Two: Local Issues

Regulation 18



#YourFuture #YourSay

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Pt 2 - 1. Introduction

- 1.1. Part one of this document sets out a draft land use vision for West Suffolk, draft strategic objectives and the draft strategic issues that we need to plan for in the district. There are options for how we plan for these, and your responses to the questions in this section will help develop the policies that we will consult on at the next stage of plan preparation.
- 1.2. The previous section also explained the sustainability appraisal (SA) process, the continuous appraisal process that helps ensure the plan is in line with the aims of sustainable development, and that a SA scoping report has been prepared to provide a baseline position and the key issues we will need to consider in preparing plans for growth and development.
- 1.3. We have used the SA scoping report to identify issues in West Suffolk that are particularly relevant to our area, and this part of the document is set out as a series of topics:
 - Natural and historic environment
 - Transport
 - Employment
 - Climate change
 - Housing
 - Retail, leisure and wellbeing
 - Rural communities
 - Horseracing
- 1.4. Your responses to these topics and issues will together with evidence help develop policies used in determining planning applications that we will consult at the next stage of plan preparation.

Pt 2 - 2. Climate change

- 2.1. National guidance requires planning authorities to take a proactive approach to mitigating and adapting to climate change. People should be encouraged to reduce consumption and greenhouse gas emissions and low carbon development encouraged, including retaining and enhancing natural environments capable of absorbing carbon (known as carbon sinks). Planning policies can also contribute to preventing soil, air, water and noise pollution, and land instability.
- 2.2. Good planning can help to shape places to reduce greenhouse gas emissions, reduce vulnerability and increase resilience and new developments can be designed to avoid vulnerability to climate change and should incorporate adaptation measures.
- 2.3. Tackling climate change through mitigation and adaptation will underpin many different areas of the new local plan and elements of this topic are included in the following sections:
- Transport - cutting vehicle emissions, improving access to sustainable modes of transport, and maximising trends for active travel and improving opportunities for walking and cycling.
 - Housing - encouraging sustainable construction and standards for thermal performance and energy efficiency.
 - Environment - encouraging sustainable modes of transport, environmental quality and halting the loss of biodiversity through green infrastructure provision, improving air quality, and ensuring sufficient water capacity.

Implications of the SA scoping report information

- 2.4. The SA scoping report identifies the following key sustainability issues for climate change mitigation:
- Falling greenhouse gas emissions in West Suffolk broadly reflect a UK-wide trend, though emissions per person in the district are high relative to those at regional and national levels. It will be important to identify ways in which policy can enable these emissions to further reduce.
 - Solar PV generation represents a significant proportion of renewable energy capacity in West Suffolk. To achieve ongoing emissions reductions, particularly in relation to transport and heat, further capacity should be considered through a broader range of renewable and low carbon technologies and projects.



Electric charging vehicle in West Suffolk featuring Council Leader, Councillor John Griffiths

Issues for the local plan

- 2.5. Identify the ways planning policy can support the reduction in greenhouse gas emissions and adapt to climate change.
- 2.6. Action on climate change is an integral part of the culture of plan-making and climate issues are central to policy preparation. The Climate Change Act 2008 introduced a statutory target of reducing carbon dioxide emissions to at least 80 per cent below 1990 levels by 2050, stepped every five years. In June 2019 the government committed to bringing all greenhouse gas emissions to net zero by 2050.
- 2.7. In July 2019 West Suffolk Council declared a climate emergency and established the West Suffolk Environment and Climate Change Taskforce. This is enabling the council to assess its existing and future activities and enhance its responsible use and protection of the natural environment.
- 2.8. The West Suffolk Local Plan will therefore play a key role in implementing the Government and council's ambitions to reduce greenhouse gas emissions and adapt to climate change.

Pt 2 - 3. Housing

- 3.1. National guidance sets out specific areas that local plan housing policies should include (NPPF, paragraphs 61 to 64) such as the size, type and tenure of housing needed by different groups in the community, and the range of different types of affordable housing required to suit local needs.
- 3.2. At the local level this range of housing issues includes meeting the needs of specific identified groups in the community, addressing affordability, providing homes of the right size, type and tenure and in the right place as well as ensuring there is a sufficient supply of new homes coming forward to meet the housing needs of different groups in the local community.
- 3.3. All households whose needs are not met by the market, whether they are seeking housing for sale or rent, can be considered to have an affordable housing need. This includes housing that provides a subsidised route to home ownership and/or is for essential local workers.
- 3.4. A study has been commissioned with Cambridgeshire local authorities to assess the size, type and tenure of houses needed for different groups in the housing sub region (that covers West Suffolk and Cambridgeshire) including affordable need. The study is expected to be published in spring 2020 and will inform the preparation of the next stage of the local plan.



Hornings Park, Horringer

Implications of the SA scoping report information

- 3.5. The SA scoping report identifies the following key sustainability issues for housing:
- Past trends indicate that West Suffolk is not delivering affordable housing in line with the identified needs of the population.
 - The population in West Suffolk is continuing to grow.
 - The proportion of residents in West Suffolk aged 60 plus is slightly higher than regional and national levels, which implies an ageing population in the district.
 - There is a need to plan for an appropriate mix of housing types and tenures, and ensure delivery of high-quality, affordable and specialist housing that meets the needs of West Suffolk's residents.

Issues for the local plan

Providing homes of the right size, type and tenure, in the right place

- 3.6. A Housing Need Specific Groups Assessment is being carried out with Cambridgeshire authorities to provide evidence to enable us to put policies in place to deliver the sizes of homes and the different types of housing we will need in West Suffolk in the future. A housing need assessment will provide evidence for the different types of tenure and mix of affordable housing we should aim to deliver.
- 3.7. The council's housing strategy is 'committed to increasing the supply, range and quality of housing for our current and future residents'. It recognises the critical role good quality housing has in improving health and wellbeing. The NPPF states that planning policies should promote effective use of land, meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The Council's housing strategy confirms the council's recognition of the opportunity to explore new ways of increasing the rate of housing delivery locally. Alongside this the housing delivery study provides evidence to inform the development of strategic and local policies, to ensure the sites of the right size, in the right locations and providing for different types and tenures are identified to enable increases in rates of housing delivery.
- 3.8. Part one of this document sets out a range of sustainable options to distributing housing growth in the district. These focus the provision of new homes in the most sustainable locations.



Millers Quarter, Bury St Edmunds

Meeting the affordable housing needs

- 3.9. Government policy describes affordable housing as falling within the following categories:
- Affordable housing for rent
 - Starter homes
 - Discounted market sales housing
 - Other affordable routes to home ownership
- 3.10. On developments that include ten homes or more, government policy requires at least 10 per cent of the homes to be available for affordable home ownership as part of the overall affordable housing provision on that site, unless local circumstances suggest this isn't appropriate or exceptions to policy apply.
- 3.11. Rural exception sites are described in the NPPF as "small sites used for affordable housing in perpetuity where sites would not normally be used for housing". They provide homes for people who either live or have family or employment connections to the local community. The NPPF permits local planning authorities to include a proportion of market homes on these sites. These sites are usually only large enough to provide a small group of dwellings (no more than five or ten depending on the size of the village) and adjoin the settlement boundary of the village.
- 3.12. Entry level exception sites are a new form of affordable exception site suitable for first time buyers (or those looking to rent their first home). These sites are on land which is not already allocated for housing and should meet criteria set out in the NPPF.
- 3.13. Local authorities can set lower thresholds for affordable housing in rural areas than those which generally apply, by designating areas as 'rural' in legislation. This enables affordable provision to be brought forward on schemes for less than 10 dwellings.

Meeting the needs of different housing groups

- 3.14. The housing needs across West Suffolk are not uniform in nature or extent. West Suffolk has a diverse population, different demographic profiles in different parts of the district, and circumstances that help to explain this. The presence of the three airbases (Mildenhall, Lakenheath and Honington), the relative proximity of Haverhill to the Cambridge Biomedical Campus and the unique status of Newmarket as the home of horseracing all have an impact to some degree on the population profile and housing stock of these places and surrounding towns and villages. At the same time the population as a whole is ageing, and we need to plan for different types of homes for older people.
- 3.15. Recently the government has supported the expansion of self-build and community group self-building, requiring local authorities to maintain a register of people interested in finding a site in their area for building their own homes.
- 3.16. The needs of all these different groups should be planned for and reflected in our planning policies. These groups are set out in the NPPF and include the following:
- families with children
 - older people
 - students
 - people with disabilities
 - service families
 - travellers
 - people who rent their homes
 - people wishing to commission or build their own home.

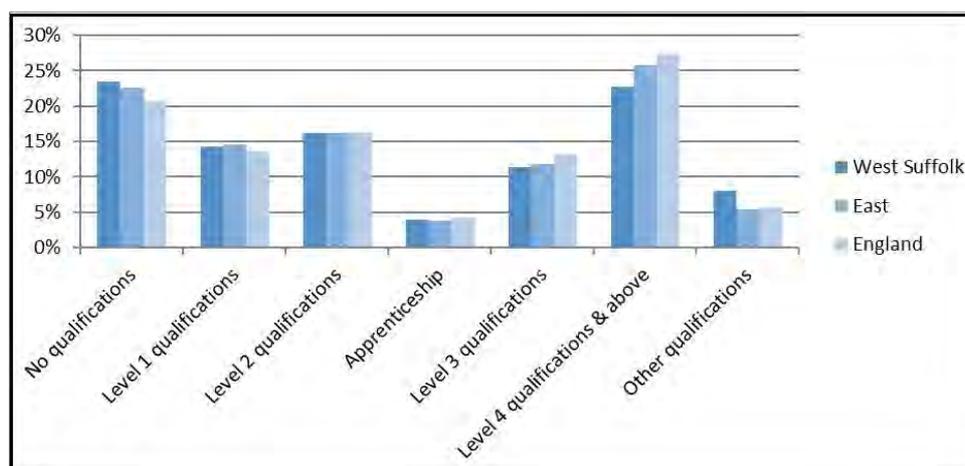
Meeting the needs of Gypsies, Travellers and Travelling Showpeople

- 3.17. A study was undertaken in 2016 to provide an assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in West Suffolk and Cambridgeshire authorities to 2036. A review of the Gypsy and Traveller assessment has been commissioned which will update the position and assess need to 2040.
- 3.18. The needs of gypsies and travellers and travelling showpeople who meet the definition set out in the Government's Planning Policy for Travellers Sites 2015 (PPTS) (see glossary) should be addressed through allocation of permanent and transit sites in the district or a wider area when joint provision is planned for.
- 3.19. Where there is a proven local traveller need for affordable land in rural areas, PPTS advises local authorities where viable and practical, they should consider allocating and releasing sites solely as affordable traveller sites. This would effectively be a rural exception site policy for travellers.
- 3.20. The PPTS advises local authorities to consider, wherever possible, including traveller sites for mixed residential and business use. Or, where this is not practical, to consider identifying separate sites for residential and for business purposes in close proximity to one another.
- 3.21. The needs of gypsies, travellers and travelling showpeople who do not fall within the PPTS definition will be addressed by the housing policies in the plan. Criteria for assessing traveller sites will be consulted upon at the next stage of this plan.

Pt 2 - 4. Employment

- 4.1. West Suffolk is home to a diverse range of employment opportunities and the economic activity rates for the district have grown in recent years, although this growth has not been evenly distributed.
- 4.2. The main centres of employment are very different in character. Bury St Edmunds acts as a service hub for the surrounding towns and villages. The United States air bases at Mildenhall and Lakenheath have a significant civilian workforce, Haverhill has a strong manufacturing base, and Newmarket is the international home of horseracing.
- 4.3. The working age population (16 to 64) accounts for 60 per cent of the total population for West Suffolk and of these people, 81.2 per cent are economically active. This compares with a national figure of 78.9 per cent of the working age population being economically active (ONS annual population survey 2019).
- 4.4. Although average earnings of residents in the district are close to the national average, the level of pay within the district falls below the national average (Nomis 2019). This disparity can be partly explained by the fact that many places within the district are within commuting distance of Cambridge which offers wider employment opportunities. Despite this West Suffolk remains a net in-commuting destination.
- 4.5. Skills and education are a key factor in driving economic growth. The 2011 census data indicate that West Suffolk has a higher proportion of residents with no qualifications (23.52 per cent) and a lower proportion of residents with level 4 qualifications (22.68 per cent) than the average for East England (22.53 per cent and 25.72 per cent) and England as a whole (20.72 per cent and 27.38 per cent).

Residents' skills and qualifications (2011 Census)



Implications of the SA scoping report information

4.6. The SA scoping report identifies the following key sustainability issues:

- Maintaining high economic activity rates, supporting the resident population with good access to a variety of job opportunities.
- Improving educational attainment to support future employees in the district.

Issues for the local plan

Growing the local economy

4.7. As previously stated, people commute into West Suffolk for jobs but there is also a significant element of out-commuting.

4.8. In order to address this situation there are a number of issues to be investigated for the local plan around where and how much employment land should be provided in the district, how many jobs are being created and sustained by local businesses, and what type of jobs these are, or may be in the future.



Brandon market - Coast to Coast fish trader (2020)

Employment land requirement

4.9. The NPPF makes sustainable economic growth a key issue for plan making. Site allocations for employment uses should be reviewed regularly to ensure the most appropriate sites are protected for employment uses to meet the business needs of West Suffolk. It should be noted that when the NPPF and local plans use the term 'employment use' and 'employment land' this refers to B use class development only (as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)).

4.10. A full employment land review will be carried out as part of the preparation of the Local Plan to assess the employment needs in the district to 2040.

Ensuring the right type of employment land is provided in the right location

- 4.11. Much of the land currently allocated for employment is located close to the main towns on the A11/A14 corridor, but a number of smaller employment sites are maintained in the rural area together with a larger site at the former airfield at Shepherd's Grove Industrial estate in Stanton.
- 4.12. As explained above, employment uses refer only to B use classes. There are however, other uses that provide job opportunities across the district and it is appropriate to consider these types of uses alongside traditional B use class employment development. Such examples would include food and drink outlets, leisure uses including gyms, cultural facilities and childcare facilities. Together with main town centre uses, these types of facilities provide services and local employment opportunities which make a significant contribution to the local economy. This document contains further information on town centre uses in the section on retail, leisure and wellbeing.
- 4.13. Where sites allocated for employment have had a slow take up rate this local plan will look at why development has not come forward and consider whether certain sites should remain allocated for employment uses or for a different purpose.



Haverhill Industrial Estate

Pt 2 - 5. Transport

- 5.1. Transport is a far reaching issue for the local plan. In planning for sustainable development and aiming to reduce greenhouse gas emissions we will promote a hierarchy of sustainable means of transport with walking, cycling and public transport (including taxis) at the top, followed by commercial vehicles with cars (fossil fuel-powered) at the bottom. This will ensure new developments offer a genuine choice of transport modes, reducing congestion and emissions, and improving air quality and public health. However, planning 'transport' also includes infrastructure, so this section begins by considering strategic road and rail infrastructure and the local context for transport and travel.
- 5.2. West Suffolk is a rural district where most people have no alternative but to travel by car. The district has good connectivity to the Strategic Road Network (SRN). These roads connect Bury St Edmunds, Newmarket and Mildenhall to Cambridge, Norwich, Ipswich and Felixstowe, and further via the A14 to the Midlands, and via the A1 to the north. The A1307 connects Haverhill and the surrounding area with the Cambridge Biomedical Campus at Addenbrookes, and Stansted via the A11. The A134, A143, and A1065 are also important road links in the district.
- 5.3. The current and future needs of the SRN have been identified in Highways England's Road Investment Strategy (RIS). The current bidding round for future funding to 2025 includes proposals for upgrades and a long-term solution to safety issues at the A11 Fiveways junction east of Mildenhall and junctions on the A14 at Bury St Edmunds and Newmarket. At the sub-regional level new transport options are emerging, like the Cambridge Autonomous Metro. New developments can also offer the opportunity for local infrastructure improvements.
- 5.4. Rail links east-west across the district connect Bury St Edmunds and Newmarket with hourly services to Ipswich and Cambridge and Bury St Edmunds to Peterborough every two hours. There are further stations on the Ipswich to Cambridge line outside but close to West Suffolk at Kennett, Dullingham and Thurston. Brandon is connected to Thetford, Norwich and Cambridge via Ely.
- 5.5. The 2011 Census reveals that significantly fewer West Suffolk residents use public transport than regional or national residents. Rural bus services and in-town shuttle/linking or circular bus services are often poor or non-existent with opportunities for innovative and bespoke services to come forward using emerging communications technologies. However, the census shows that walking and cycling levels are higher in West Suffolk than nationally. Electric vehicle use is also increasing.
- 5.6. The NPPF highlights that transport should be considered from the earliest stage of plan-making and development proposals. This will result in a range of benefits such as taking account of the environmental impacts of traffic, consideration of patterns of movement, and parking.

Implications of the SA scoping report information

- 5.7. The SA scoping report identifies the following key sustainability issues:
- It will be important for future development to support reduced reliance on the private vehicle and improved access to sustainable modes of transport.
 - Development should seek to maximise trends for active travel and improve opportunities for walking and cycling.
 - There are opportunities to capitalise on existing transport routes and maximise sustainable access opportunities along key routes.
 - Infrastructure enhancements may be necessary to avoid over-loading the existing network.

Issues for the local plan

Provision of transport infrastructure

- 5.8. Transport infrastructure is a key element of growth and development in the district and sub-region as well placed and designed developments and settlements can minimise the need to travel by car. Financial contributions can be secured from new development to assist with or provide transport infrastructure and funding walking, cycling and public transport options can help to combat traffic congestion. These alternative modes of transport will help reduce demand for roads and journey times and help improve air quality and reduce greenhouse gas emissions. Walking and cycling and public transport use can also enhance recreational opportunities and meet healthy living objectives.



High Street, Newmarket (2019)

Encouraging sustainable transport

- 5.9. The poor uptake of public transport in West Suffolk is likely to continue without improvements funded by investment. However, there are ways in which our travel and transport habits can change to help reduce

greenhouse gas emissions, for example by reducing the number of journeys we make (working from home), by car-sharing and using electric cars and smart and shared mobility solutions. The higher than average take-up of walking and cycling could be enhanced, and car-use reduced with integrated sustainable transport networks, for example, shared footpaths and cycling routes within developments and by co-locating services and facilities.

Pt 2 - 6. Retail, leisure and wellbeing

- 6.1. The NPPF underlines the importance of protecting our retail spaces and recognises that town and local centres are at the heart of local communities. It encourages local authorities to create attractive town and local centres and allocate a range of suitable sites in towns and local centres to meet identified need. It also asks local authorities to define a network and hierarchy of town centres which should allow them to grow and provide flexibility to respond to changes in the retail and leisure industries.
- 6.2. National guidance encourages local planning authorities to "take a leading role in promoting a positive vision" for town and local centres (PPG). These centres should accommodate a wide range of complementary uses such as residential, employment, office, commercial, leisure/entertainment, healthcare and educational development, arts, culture and tourism which can help support the vitality and viability of the town and local centres.

Implications of the SA scoping report information

- 6.3. The SA scoping report identifies the following key sustainability issues:
- Maintaining and improving the vitality and viability of town, local and retail centres in the district ensuring their continued strong economic performance.
 - The district's aging population could mean that certain existing services and facilities, such as social care, will be placed under additional pressure over the plan period and it will be important that opportunities to enhance community service infrastructure through future development are fully realised.
 - Support good access to existing and planned community infrastructure, including green infrastructure, for new and existing residents, mindful of the potential for community needs to change over time.
 - Locate development in areas that can support accessibility improvements and reduce pockets of deprivation and overcrowding in the district.
 - Significant areas of the district have high levels of people living in overcrowded conditions
 - Improve the physical and mental health and wellbeing of West Suffolk residents and reduce health inequalities across the district and between local communities.
 - Deliver high-quality design and public realm improvements that support local communities, including in reducing fuel poverty and addressing the needs of an ageing population.

Issues for the local plan

Maintaining the vitality and viability of our towns and local centres

- 6.4. The nature of retailing and character of some of our town centres has changed significantly during the last decade due to a number of factors including: changing shopping habits, particularly internet shopping; increases in business rates and rent levels on some town centre premises leading to vacant units; the rise in number of restaurants and cafes, the location of non-retail services such as gyms in town centres, and evening activities such as restaurants, cinemas and clubs

collectively known as the evening economy. These changes have meant our high streets and town centres are having to become more flexible and adapt to meet a greater range of needs.

- 6.5. We have a wide range of towns and larger settlements across West Suffolk that provide services to meet the day to day needs of their communities, as well as those of the wider area. Our main towns, Brandon, Bury St Edmunds, Haverhill, Mildenhall, and Newmarket, and the smaller market town of Clare, have different characteristics and a varied selection of shops and town centre services. These centres are the heart of the town providing for shopping, leisure, business, arts, cultural and tourism activities, and which meets the needs of the town and surrounding settlements as well as attracting visitors from further afield.
- 6.6. Local centres fulfil an important role. Whilst smaller in size than town centres, they provide a good range of retail, community facilities (including health, education and cultural) and leisure services that meet local needs as well as the immediately surrounding villages. A Retail and Leisure Study was carried out in 2016 for the former Forest Heath and St Edmundsbury areas which included an audit of the town centres in the towns named above, as well as an audit of the local centres within Clare, Lakenheath and Red Lodge. We will update the evidence we have to determine our retail and other town centre needs over the plan period.

Providing strong neighbourhood centres and community facilities to meet communities' needs

- 6.7. Neighbourhood centres meet the day to day needs of residents. These centres can offer a wide range of facilities across the district, although smaller and more rural settlements often have limited facilities and so residents will need to travel elsewhere. These centres are a vital part of the community and should be protected.



Abbeygate Street, Bury St Edmunds (2019)

Providing good access to open space, sports and recreation facilities to support wellbeing and education

- 6.8. Open space and recreational facilities can provide opportunities to enable and support a more active lifestyle and can greatly improve the quality of life and wellbeing for local residents and improve the environment as well as attracting visitors from a much wider catchment area. The council believe it is important to ensure residents have safe and easy access to open space, sports and recreational facilities.
- 6.9. There is a good range of green or open spaces within West Suffolk and accessibility to open, natural and recreational spaces can be enhanced through new development.
- 6.10. Promoting health and well-being is also covered by other sections in this plan, including housing, transport, supporting our rural communities and the natural and historic environment.



Abbey Gardens, Bury St Edmunds (2019)

Pt 2 - 7. Rural communities

- 7.1. West Suffolk is predominantly rural in character, with 40 per cent of residential properties located in the rural areas. The rural economy in West Suffolk is also diverse. It ranges from agriculture and tourism, to horseracing and civilian employment on United States bases. Broadband roll-out has enabled more home working opportunities and farm diversification offers other opportunities for local economic growth.

Implications of the SA scoping report information

- 7.2. The SA scoping report identifies the following key sustainability issues for the rural areas:
- Much of the plan area is rural in nature, new development and settlement expansion has the potential to impact upon the varied and rich landscape character.
 - It will be important to protect settlement identities, including settlement settings and the nocturnal landscape.
 - Pockets of rural deprivation can be hard to identify and address, with these areas facing additional challenges to overcome barriers to reducing deprivation.
 - Historically there has been an under provision of affordable housing in West Suffolk.



Cavendish village shop (2019)

Issues for the local plan

Understanding the priorities of our rural communities

- 7.3. In 2019 West Suffolk Council created a Rural Taskforce to consider priorities in the rural areas. A survey in October 2019 identified the benefits and challenges of living and working in rural areas. Responses

showed that people appreciate peace and quiet, a sense of belonging and knowing their neighbours. They also like access to the countryside.

- 7.4. The settlements in West Suffolk have many different characteristics and residents' aspirations will vary. Rural areas typically have a higher proportion of older residents and home ownership than in towns. Conversely, house prices are high whilst incomes are lower. Some local communities may desire a level of future growth to help them prosper, whilst others consider that their settlement is already big enough regardless of whether there could be opportunities for growth. Sometimes the level of growth considered locally acceptable depends on whether new infrastructure will be provided, or it may be viewed as an opportunity to provide affordable homes and/or retain younger people in the area.
- 7.5. A number of parishes are preparing neighbourhood plans which when completed become legally binding and will form part of the development plan. The process of producing a neighbourhood plan should bring together residents, businesses, landowners and local groups to work together to build a consensus and plan the future of their local area.



Clare countryside (2020)

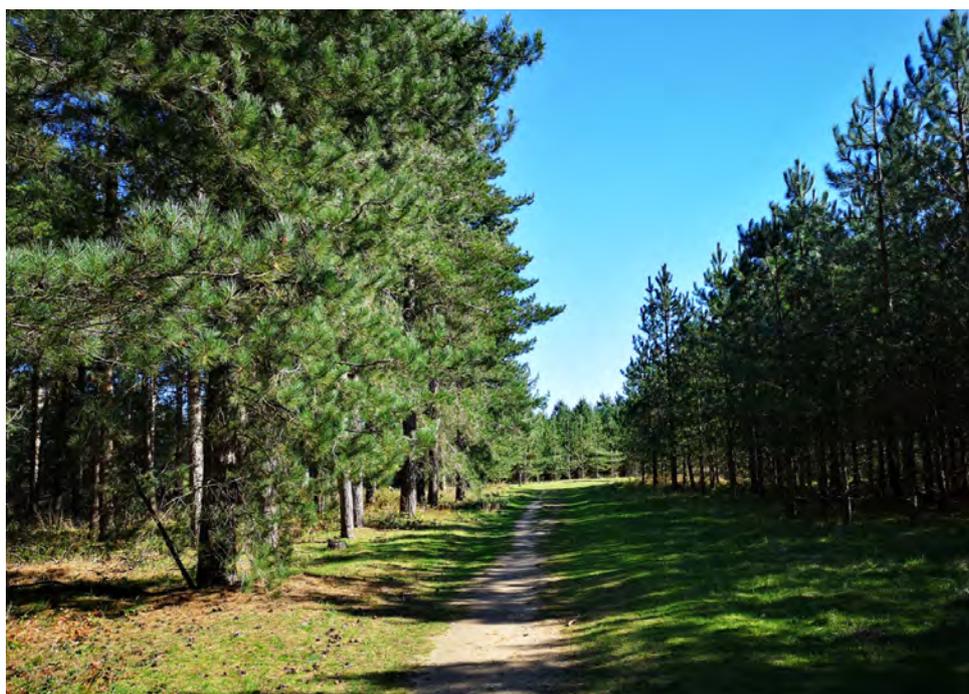
Tackling rural deprivation

- 7.6. National research has shown that some rural areas can fare less well than urban areas in terms of access to services, transport, affordable housing, and job opportunities. Planning policy can help tackle these issues by providing more support for rural employment sites to provide more jobs, ensuring affordable housing is provided - including the provision of rural exception sites, and supporting the provision of local services and facilities.

Pt 2 - 8. Natural and historic environment

Natural environment

- 8.1. The rural nature of West Suffolk contributes to the high quality, diverse and locally distinctive natural environment. Large parts of the district are protected by statutory designations of international and national importance as well as locally protected sites of biodiversity or geological value and soils. In addition, there are also many priority habitats, urban and green spaces, and waterbodies that support overall ecological connectivity in the district.
- 8.2. West Suffolk has distinct landscape character areas including The Brecks, The Fens, The Claylands and East Anglian chalk. The county wide Landscape Character Assessment provides information to promote wider understanding of the landscape of Suffolk at a more detailed scale and help to inform the design of new development. Within West Suffolk some landscapes have particular value locally such as Breckland, and the Stour Valley. Other areas, for example around Bury St Edmunds, have retained their special landscape area designation. However, for many residents the natural environment is best represented by the trees close to their homes, and the open spaces, parks and woodlands to which they have access.



Brandon Country Park (2020)

Implications of the SA scoping report information

- 8.3. The SA scoping report identifies the following key sustainability issues:
- Any new development must not undermine the integrity of designated sites and the ecological network should be supported and enhanced.

- Future development should seek to maximise opportunities for biodiversity net gain.
- New development and settlement expansion should not impact upon the varied and rich landscape character and settlement identities.
- Development should seek to enhance green infrastructure networks that maximise the benefits of landscape features but minimise impacts on the most sensitive landscape areas.
- Development will need to consider its impacts on natural resources and sustainable waste management.

Issues for the local plan

Protection of biodiversity

- 8.4. Statutorily protected habitats and species are given a high level of protection by law, and local authorities have a duty to consider the effects of their decisions on nature conservation. Within West Suffolk, Breckland Special Protection Area is a particularly sensitive Natura 2000 site. Local plan policies include measures to avoid impacts from built development on the protected birds, the stone curlew, woodlark and nightjar for which it is important. The measures are defined by strategic buffers and the evidence suggests these should be retained.
- 8.5. In addition, there is growing evidence for concern about recreational pressure. A visitor survey of recreation sites in Breckland SPA found that many visitors to the forest are local residents who are using Thetford Forest as their local greenspace, and whilst currently visitor levels are relatively low in comparison with other SPA heathland sites, new development adjacent to the SPA may result in increased access and a precautionary approach is required. Natural England has advised that it is necessary to consider cumulative recreational effects.
- 8.6. There is also a network of county wildlife sites across the district and in Haverhill and Bury St Edmunds local wildlife sites have been identified.

Net gain in biodiversity

- 8.7. In addition to the protection and enhancement of biodiversity the NPPF encourages local planning authorities to pursue opportunities for securing measurable net gains for biodiversity. Biodiversity Net Gain (BNG) is an approach to development that leaves biodiversity in a better state than before. It encourages developers to provide an increase in appropriate natural habitat and ecological features. The aim is that the current loss of biodiversity through development will be halted and ecological networks can be restored.

Protection of landscapes and landscape features

- 8.8. There are no nationally designated landscapes within West Suffolk, however the NPPF recognises the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services.
- 8.9. Across West Suffolk special landscape areas, originally identified by Suffolk County Council, have not been uniformly retained throughout the district. Instead emphasis has been placed on the assessment of the effects of development on landscape character. The Brecks and the River Stour Valley, which are the focus of landscape scale projects, have been identified as having particular sensitivity to change. However, there are other parts of the district, such as some river valleys, which are not identified but are equally sensitive.

- 8.10. Trees have a significant role to play in both rural and urban areas and have many benefits, including mitigating the effects of climate change and improving air quality. The most important trees can be protected by tree preservation orders where necessary. However, despite this, development pressures continue to lead to tree losses, and there are additional long term threats to existing trees from pests, disease and climate change.
- 8.11. Through the preparation of the local plan we will need to consider how policies can best ensure the protection of landscapes, trees and other natural features.

Provision of green infrastructure to support development

- 8.12. Green infrastructure (GI) is a network of multi-functional green spaces and other features, urban and rural, which can deliver quality of life and environmental benefits for communities. The NPPF highlights the many benefits that green infrastructure can provide and that local plans should help to deliver, for example through supporting healthy lifestyles, managing the effects of climate change, and opportunities to improve air quality issues.
- 8.13. The St Edmundsbury Green Infrastructure Strategy (2009) and the Accessible Natural Greenspace Strategy for the former Forest Heath area (2017) identify existing GI features and provide opportunities for new GI within the two areas. However, a new green infrastructure strategy for the whole district will be developed to support the West Suffolk Local Plan.

Protecting and enhancing the quality of the district's natural resources

- 8.14. One of the impacts of climate change that affects our area is the scarcity of water. West Suffolk falls within the Anglian River Basin District and the Anglian River Basin Management Plan provides a framework for protecting and enhancing the benefits provided by the water environment. The document is prepared by water companies to ensure that water supply will meet demand in the future. A new WRMP being produced and emerging information predicts that the plan area will be in a water deficit by 2045 with planned strategic actions to address water pressures.
- 8.15. Across the district air quality is considered generally good and continues to show long-term improvement at monitored locations throughout the area. However, there are three designated Air Quality Management Areas (AQMA) in West Suffolk, located in Newmarket, Great Barton and Bury St Edmunds.
- 8.16. The NPPF is clear that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning authorities should therefore work on the assumption that the relevant pollution control regime will be properly applied and enforced. However, the planning system plays an important role in determining the location of development which may give rise to pollution, and in ensuring that other developments are, as far as possible, not affected by major existing, or potential sources of pollution.
- 8.17. An updated water cycle study and strategic flood risk assessment will be prepared as evidence to inform the local plan. This will explore and update capacity in relation to wastewater treatment capacity and outline measures to support an updated WRMP.

Implications of the SA scoping report information

- 8.18. The SA scoping report identifies the following key sustainability issues for natural resources:
- Fluvial flood risk affects a number of settlement areas across the district
 - Surface water flood risk is more wide spread across the district and affects most settlement areas. It will be important for new development to ensure that measures are taken to reduce surface water flood risk and manage the effects of surface water run-off
 - Local plan policies will need to support the strategic actions of the Anglian Water Resource Management Plan to ensure that predicted future water deficits are not exacerbated
 - The high-quality and 'best and most versatile' agricultural land is likely to face increasing pressures from development. Settlement expansion options in the south are likely to lead to the loss of higher-quality soils.
 - There are opportunities to deliver some new development on brownfield sites within the district, though this is a finite resource and can be challenging to fully unlock.
 - There are mineral-related facilities and activities and waste sites safeguarded in the district. Many settlement areas also lie within a minerals consultation area. Development will need to consider its impacts on natural resources and sustainable waste management.
 - There are three designated AQMAs in the district which are considered particularly sensitive to growth and increased traffic congestion.
 - Market towns are also identified as key locations which are sensitive to growth in terms of the associated pressures on air quality.
 - Development will need to ensure it does not undermine continued improvements to air quality across the district and will locate development to minimise the impact of noise pollution.

Issues for the local plan

- Fluvial and surface water flooding management
 - Maintaining water supply and quality
 - Protecting best and most versatile land and reuse of brownfield land
 - Air quality improvements and minimising noise effects and light pollution.
- 8.19. Currently in West Suffolk planning policies on protection and management of natural resources, including soil, air and water, include both overarching strategic policies and detailed policies in the JDMP. These policies aim to conserve and where possible enhance air quality, soil quality and local distinctiveness, and water quality and availability. Policies also require proposals for development to consider minimising the use of resources and making improvements where necessary to reduce pollution.
- 8.20. Making the best use of natural resources and preventing soil, air, noise and water pollution, will contribute to the challenge of tackling climate change and avoid significant adverse impacts on health and quality of life.

Historic environment

- 8.21. West Suffolk has a high quality, nationally important, unique and diverse historic environment which contributes significantly to its sense of place. There are many features of architectural, archaeological and historic interest which are a key element of the distinctive character and cultural identity of the district's towns, villages and countryside. These features or historic assets include over 3,500 Listed Buildings and structures, nearly 50 Conservation Areas, four Historic Parks and Gardens and numerous buildings and structures of local interest, as well as over 100 Scheduled Ancient Monuments and many other archaeological sites which are identified in the Suffolk Historic Environment Record. They all contribute to both the rural and urban character of the district, whilst also being important for their tourism, education and research value.
- 8.22. These are all finite resources that could easily be damaged or destroyed by development unless protected by appropriate planning policies.

Implications of the SA scoping report information

- 8.23. The SA scoping report identifies the following key issues:
- There is a rich variety and distribution of designated and non-designated heritage assets present within the district; the significance and setting of which should be considered in, and positively impacted upon by, new development.
 - Designated and non-designated heritage assets are likely to continue to be afforded protection through the NPPF. However, the local plan provides opportunities to better identify and reflect the significance of locally designated and non-designated heritage assets and heritage settings.
 - There are 23 designated heritage assets identified by Historic England as being at risk. Development that can reduce this number will support the integrity of the historic environment in West Suffolk.
 - Heritage assets at risk could potentially deteriorate further without intervention or as a result of inappropriate development.



Clare countryside (2020)

Issues for the local plan

- Protect, conserve and enhance heritage assets, including their setting and significance, and contribute to the maintenance and enhancement of historic character through the design, layout and setting of new development.
- Ensure that, where possible, development contributes to improved public understanding of assets and their settings.

8.24. Current planning policies on the historic environment in West Suffolk include both overarching strategic policies and detailed policies in the JDMP. These policies aim to protect, conserve and where possible enhance the historic environment and require proposals for development to consider local distinctiveness and the sensitivity to change of historic assets and their settings. National policy has not changed substantially in this area of planning policy since the JDMP was adopted in 2015, and we have used these existing policies to consider the SA issues set out above. JDPM policies cover the following areas, listed buildings, local heritage assets and buildings protected by an Article 4 Direction, conservation areas, new uses for historic buildings, parks and gardens of special historic or design interest, archaeology and enabling development. The next consultation stage will provide opportunity to comment on detailed policies related to heritage.

Pt 2 - 9. Horseracing

- 9.1. Newmarket is recognised as being the headquarters of the horseracing industry (HRI). This arises from the unique assembly of horseracing interests in the town and surrounding area covering all aspects of the racing industry. The historic association of these interests within the town, commencing with royal patronage under Charles I, has led to an unbroken relationship between the fortunes of the town and horseracing activity over the last 400 years. The Jockey Club, the sport's controlling body, and similar organisations for trainers and breeders are situated in the town. In addition, it is the location of the Tattersall's sales paddocks, The British Racing School, The National Heritage Centre for Horseracing and Sporting Art and a wide variety of closely related specialist bloodstock services, including veterinary health and research units, commercial and financial services and specialist suppliers. No other town in the country contains such a concentration of facilities which, taken together with the gallops, stud farms, training grounds and racecourses, gives Newmarket and the surrounding area its unique character and status.
- 9.2. The NPPF does not directly address equine uses or more specifically deal with the horseracing industry. However, as the HRI is interwoven with the economic, social and environmental make-up of the town and its surrounding area, elements of the NPPF dealing with building a strong, competitive economy, sustainable transport, and conserving and enhancing the natural and historic environment are all relevant.

9.3.



Newmarket Gallops (2015)

Implications of the SA scoping report information

- 9.4. In terms of landscape the HRI is situated in the East Anglian Chalk National Character Area. A significant influence around Newmarket has historically been horseracing and stud farms, which have brought a manicured appearance to the landscape. There is great opportunity to work with the horseracing industry to improve the quality of the grassland and shelterbelts for the benefit of biodiversity. Strategic

environmental objective 3 of the SA Scoping report is to conserve and promote the landscape character, geodiversity, historic environment and historical assets of the chalklands, including the strong equine association.

- 9.5. The horseracing industry is identified as a key component of the local economy, based in and around Newmarket. The Newmarket Equine Cluster Report identifies that the horseracing industry makes a very major contribution to the economy of Newmarket and the surrounding area.

Issues for the local plan

- Protect the unique character, landscape, heritage and built environment of Newmarket and the surrounding area.
 - Protect, strengthen, diversify and grow the local economy.
- 9.6. It is important that whilst development that meets the needs of the community is promoted, the horseracing land uses and functions that contribute to the town and surrounding area's vitality and unique identity are also encouraged and where appropriate, protected. This balance is best achieved by developing and implementing appropriate planning policies. The fundamental challenges for the district council will remain the same as set out in previous local plans, namely, how to protect and promote the horseracing industry whilst also meeting the needs of the other equally important elements that make up the town of Newmarket and its rural hinterland. Current planning policies for the HRI are set out in the joint development management policies (JDMP) document (Policies DM47 through to DM50) and cover the following areas, development relating to the horseracing industry, development affecting the horseracing industry, redevelopment of existing sites relating to the horseracing industry, horse walks. The next consultation stage will provide opportunity to comment on policies related to the HRI.

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West Suffolk Local Plan

Issues and Options

Part Three: Settlements

Regulation 18



#YourFuture #YourSay

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Part 3 - 1. Introduction

- 1.1 This part of the document contains sections for those towns, key service centres, local service centres and villages identified in the draft settlement hierarchy in part one of the plan. Each section summarises the main opportunities and constraints for each of those settlements and goes on to provide details of those sites which have been submitted to the council as potential options for development.
- 1.2 Within each settlement section there is a map of the main constraints to assist you with making your response. It should be noted that the maps only show the most significant constraints. The sites and all relevant constraints can be viewed online for this consultation at [Find My Nearest](#).
- 1.3 A map is included for each settlement showing the current red line development boundary and the sites submitted by landowners, developers or agents for residential, employment or mixed uses that have passed the initial analysis in the SHELAA and are identified as included sites and potentially suitable for development. All of the sites listed in this document are identified in the current [Strategic Housing and Economic Land Availability Assessment \(SHELAA\)](#).
- 1.4 Sites in the SHELAA can also be deferred for a variety of reasons, for example if there are nature conservation or flooding issues. However, if a site is deferred it does not mean that it is automatically excluded from being selected as a site allocation, but it would have to be demonstrated that the reasons for deferral could be overcome. The deferred sites can be seen in the SHELAA and are mapped on [Find My Nearest](#) under 'West Suffolk SHELAA sites'.
- 1.5 It is important to note that no decisions have been made on whether the sites in this document will necessarily be taken forward to the next stage of the local plan as a preferred allocation to meet the district's housing requirement. We are seeking your views at this stage to assist with making these decisions.
- 1.6 The council has used a set of criteria to help assess the sites for inclusion in this document which are set out below:
Council assessment of sites for inclusion in Issues and Options Local Plan
- 1.7 Only include sites in or adjacent to towns, key service centres, local service centres and type A villages (unless it is proposed for employment uses where all included sites are shown)
- 1.8 Include only sites identified as 'included' in the SHELAA, on the basis that consultation should take place on realistic options for development. Site density – 30 dwellings per hectare is applied except where circumstances suggest an alternative density including:
 - For sites over 100 dwellings, 40 per cent of land set aside for infrastructure, such as access and landscaping (evidenced by Natural England Sites of Special Scientific Interest (SSSI) impact zone limit).
 - Where the site is allocated in a current local plan this dwelling figure is used.

- Where the site is subject to a current planning application or permission the dwelling number on the application is used to reflect what is considered deliverable.

1.9 It is important to note that while a figure of 30 dwellings per hectare has been applied to sites in this document as a general guide, this figure is likely to change if a site were to be allocated following a detailed analysis of its size and infrastructure and environmental constraints.

Call for sites

1.10 In order to ensure that all potential options for the distribution of new housing and employment are explored through the preparation of the Local Plan, a new call for sites accompanies this consultation. If you are aware of any other potential sites in West Suffolk that are available for development which are not identified in this document then please let us know by completing the site submission form, providing details of the site location and a map with a red outline of the site boundary.

1.11 One option being explored at this early stage in the plan preparation process is whether the provision of a new settlement would provide an appropriate method of delivering housing and associated community facilities across West Suffolk to meet our future needs.

1.12 If you know of an available site of sufficient scale to accommodate a new settlement of at least 3000 homes in West Suffolk we would like to hear from you. We have produced some guidelines of what we are looking for in the 'new settlement call for sites guidance'.

1.13 This information will help in drawing up the next draft of the West Suffolk Local Plan in 2021, which will set out the council's preferred options for the distribution of housing and other land uses across the district.

Are there any other potential sites for housing, employment, leisure or mixed uses you would like to identify?

[Please submit a site submission form and red line plan.](#)

Part 3 - 2. Towns

2.1. Brandon

2.1.1 Brandon is located to the north of the district on the border with Breckland district and has a population of approximately 9,474 (2018 mid-year estimate). Brandon is a market town, hosting a weekly provisions market. There are a good range of services and amenities available including:

- a library
- a police station
- two dental practices
- a free school (age 11 to 16 years)
- two primary schools
- two GP practices
- one nursing home
- a fire station
- a community centre.

2.1.2 The town centre offers a range of shops and services, including:

- supermarkets
- local convenience stores
- comparison shops and services.

2.1.3 There are open spaces and sports provision including a leisure centre with a four court sports hall and indoor bowls. The railway line runs east-west in the northern part of the settlement, and the railway station is located at Bridge Street providing links to Norwich and Ely.

Constraints and opportunities

2.1.4 Whilst this well served market town would appear to provide significant opportunities for growth, the environmental constraints, in particular the *Natura 2000* sites, place a severe limit on the extent of development that can take place:

- Land within Flood Zones 2 and 3 to the north of the settlement along the Little Ouse river.
- There are excellent natural areas around the town, although there is concern that new development will lead to an increase in recreational disturbance to protected birds.
- Listed buildings in the High Street and the town centre conservation area, together with the Little Ouse riverside setting, and Brandon Country Park, create an attractive setting for the town.
- Breckland Special Protection Area (SPA) designated for stone curlew, woodlark and nightjar and its constraint zones significantly restrict growth in the town. The SPA and the extent of the constraint zone is illustrated on the constraint map.
- There are Ministry of Defence (MOD) airbase noise constraint zones to the south of Brandon as a consequence of aircraft landing at and taking off from RAF Lakenheath.
- Sites of special scientific interest (SSSI) are Breckland Forest SSSI located to the south and east of Brandon; Weeting Heath SSSI and national nature reserve to the north-west, Breckland farmland to the

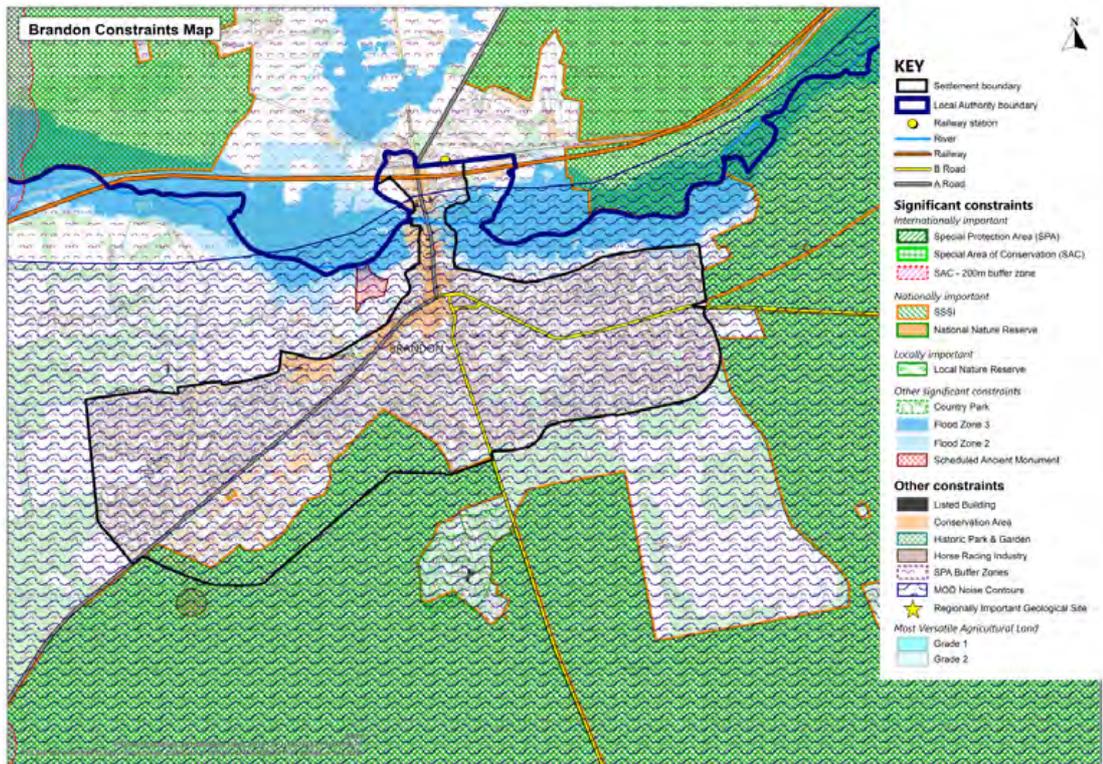
north and west, and London Road Industrial Estate, Brandon SSSI, located within the employment area.

- 2.1.5 Brandon continues to function as a market town serving the retail and leisure needs of the local catchment area and there is no change proposed to its status as a town in the settlement hierarchy. However, the constraints, in particular the proximity to Breckland SPA, continue to limit opportunities for growth with strong evidence that the buffers to protect Breckland SPA continue to be justified. The adopted former Forest Heath area Site Allocations Local Plan (2019) allocates two sites within the built-up area for housing, SA2(a) land at Warren Close for 23 dwellings, and SA2(b) land off Gas House Drove for 10 dwellings, a site for a cemetery at Manor Road, four employment areas and a town centre masterplan.

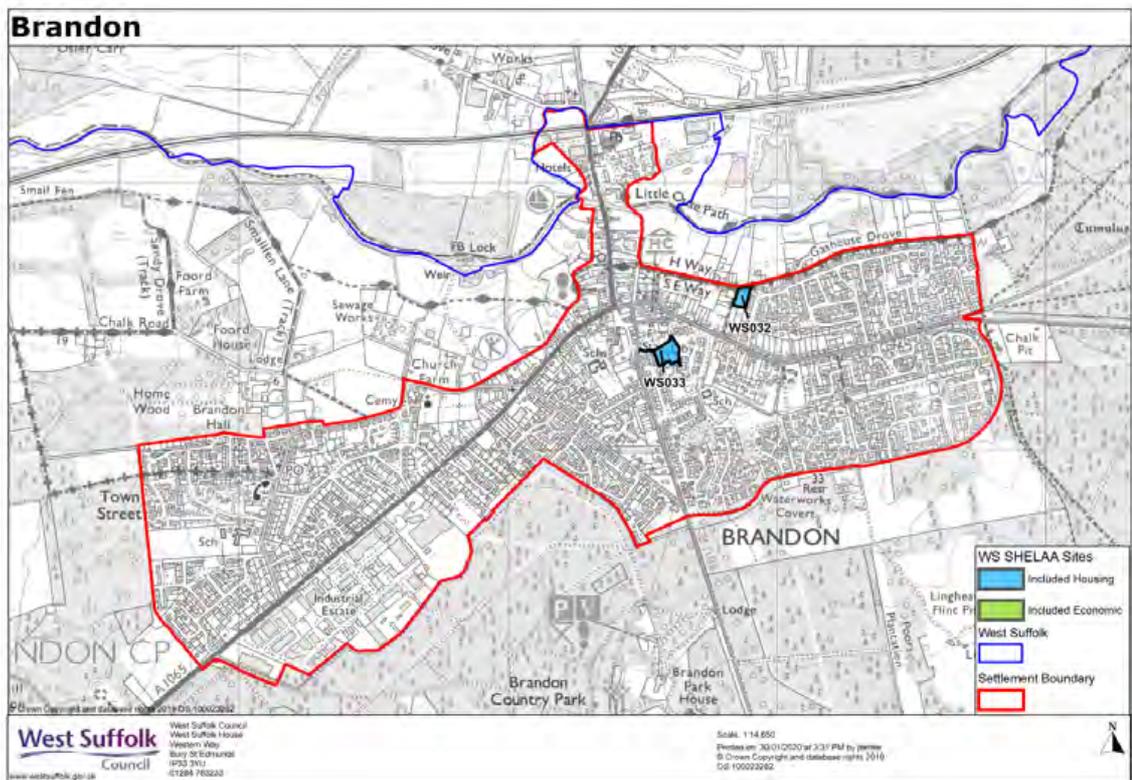
Site options

- 2.1.6 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 2.1.7 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 2.1.8 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 2.1.9 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 2.1.10 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Brandon settlement constraints map



Brandon settlement map showing SHELAA included sites



Brandon - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*¹
WS032	Land off Gas House Lane	0.35	Residential	Former gas works allocated SA2(b) outline permission granted	10
WS033	Warren Close	0.68	Residential	Former library and preschool allocated SA2(a) planning application - pending decision	23

1. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

2.2. Bury St Edmunds

2.2.1 Bury St Edmunds is the largest town in West Suffolk with a population of 41,332 (2018 mid-year estimate), located in the centre of the district. Bury St Edmunds is a market town, hosting a twice weekly provisions market, with a range of convenience and comparison shops represented by both national and independent retailers. The town centre hosts:

- GP surgeries
- district council offices
- a library
- The Abbey Gardens and a cathedral
- a theatre
- The Apex entertainment and conference venue
- two cinemas
- a public leisure centre and swimming pool
- a museum
- police, ambulance and fire stations
- a hospital with outpatient services
- Dental surgeries

all of which serve a wide rural hinterland. There are also a number of hotels to serve the growing number of tourists who visit the town.

2.2.2 The town also has seven primary schools and three secondary schools, as well as West Suffolk College and the University of Suffolk West Suffolk College campus, the main skills training and further education provider in the town. There are also number of established employment areas and sites for expansion of employment uses, including Suffolk Business Park.

2.2.3 Bury St Edmunds is considered to be one of the most sustainable locations for new development within the district because of the range of services and facilities available in the town. It has a rail station which directly connects with the towns of Ipswich, Cambridge and Ely. A bus station served by local bus operators and national express.

Constraints and opportunities

- The town has a strong business culture with a significant employment sector.
- Proximity of Bury St Edmunds to the A14 makes it an attractive commuter location increasing congestion on the local road network, which in the town centre is narrow and not built to cope with the volume of traffic.
- There are two conservation areas, one based around the town centre and the other around Victoria Street. The town has a wealth of listed buildings and a world class heritage core.
- Existing allocations in the town plan to deliver in the region of 5000 new homes, two new primary schools and new community parkland by 2031.
- Further growth will be dependent on local environmental and infrastructure capacity.
- The town lies at the confluence of the Rivers Lark and Linnet and the river corridors are a valuable natural resource which links the town to the wider countryside. However, there are areas of flood risk which constrains development in those parts of the town.

- Much of the town centre is covered by an area of archaeological importance, beyond which there are other archaeological sites within and near to the town boundary.

2.2.4 Bury St Edmunds continues to function as a market town serving the retail, leisure and cultural needs of the local catchment area and there is no change proposed to its status as a town on the settlement hierarchy.

2.2.5 The former St Edmundsbury area Bury St Edmunds Vision 2031 (2014) allocated five strategic sites (4350 dwellings) together with 10 brownfield sites (638 dwellings). Of these, 1889 dwellings have planning permission as of October 2019, including two strategic sites at Moreton Hall and North West Bury St Edmunds which are under construction.

Site options

2.2.6 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

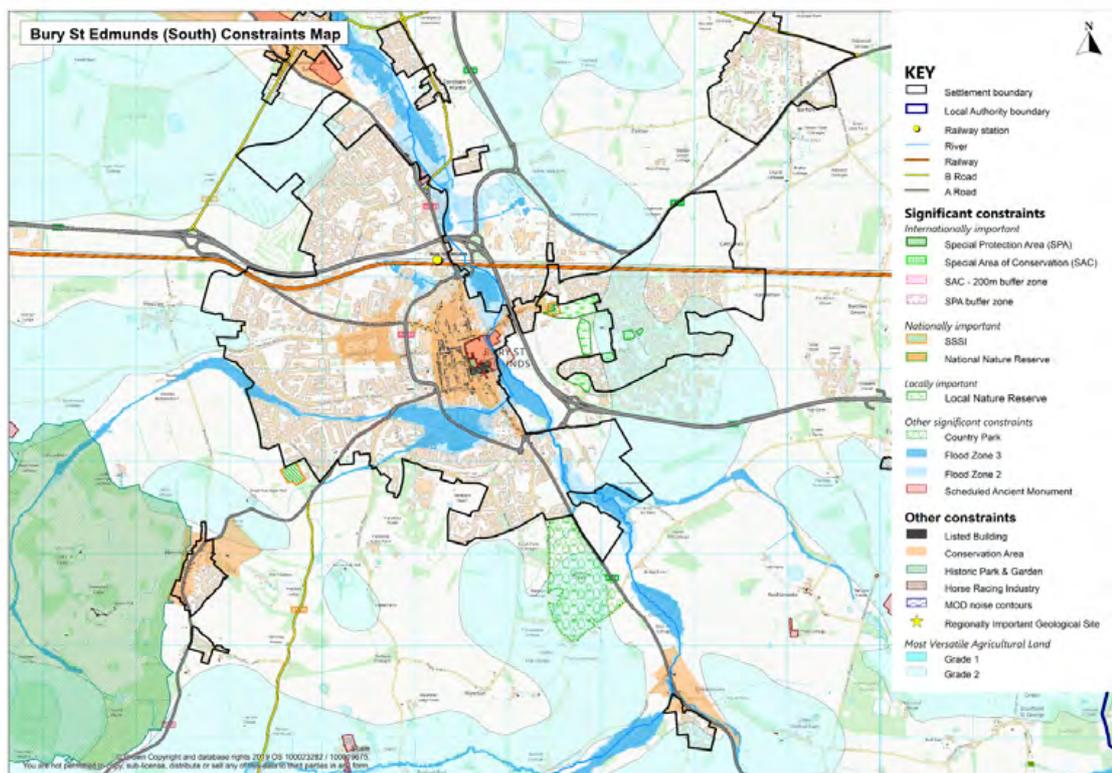
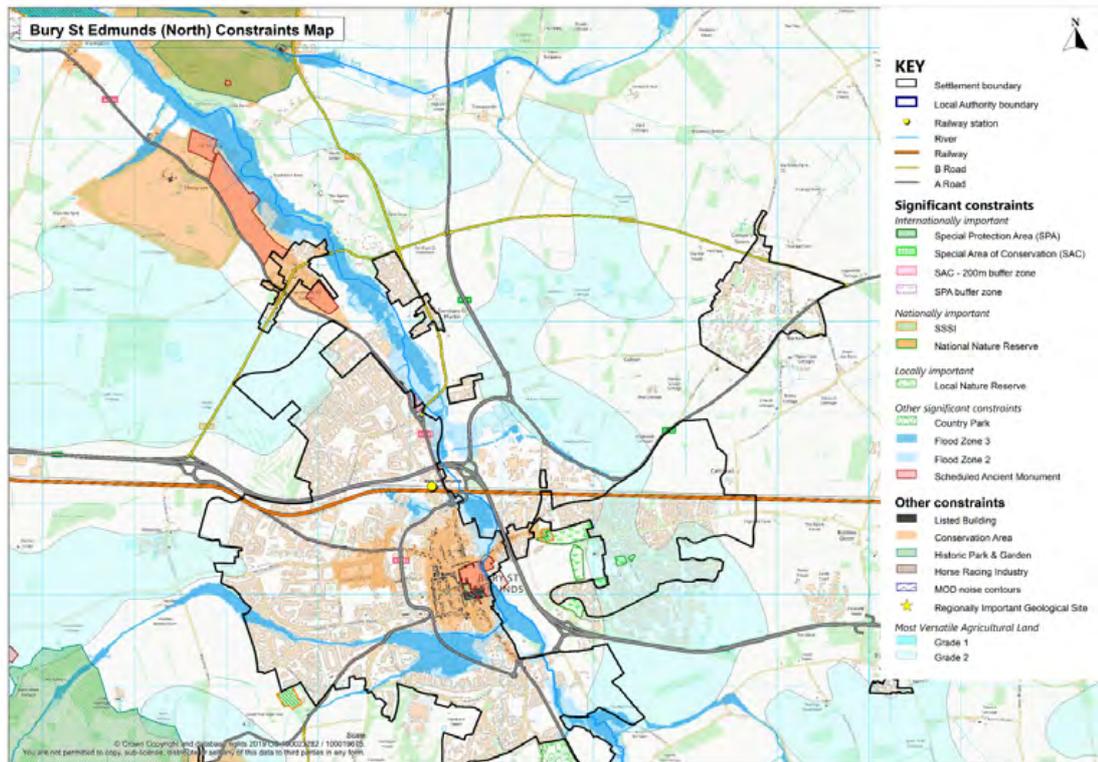
2.2.7 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

2.2.8 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.

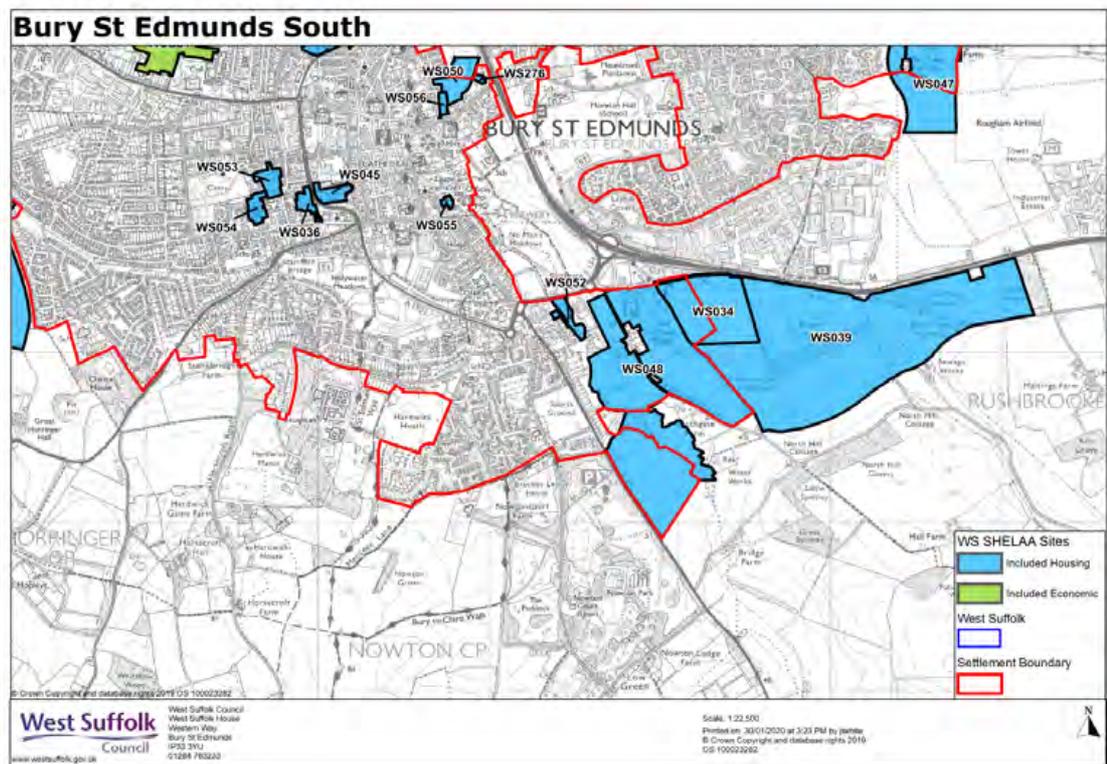
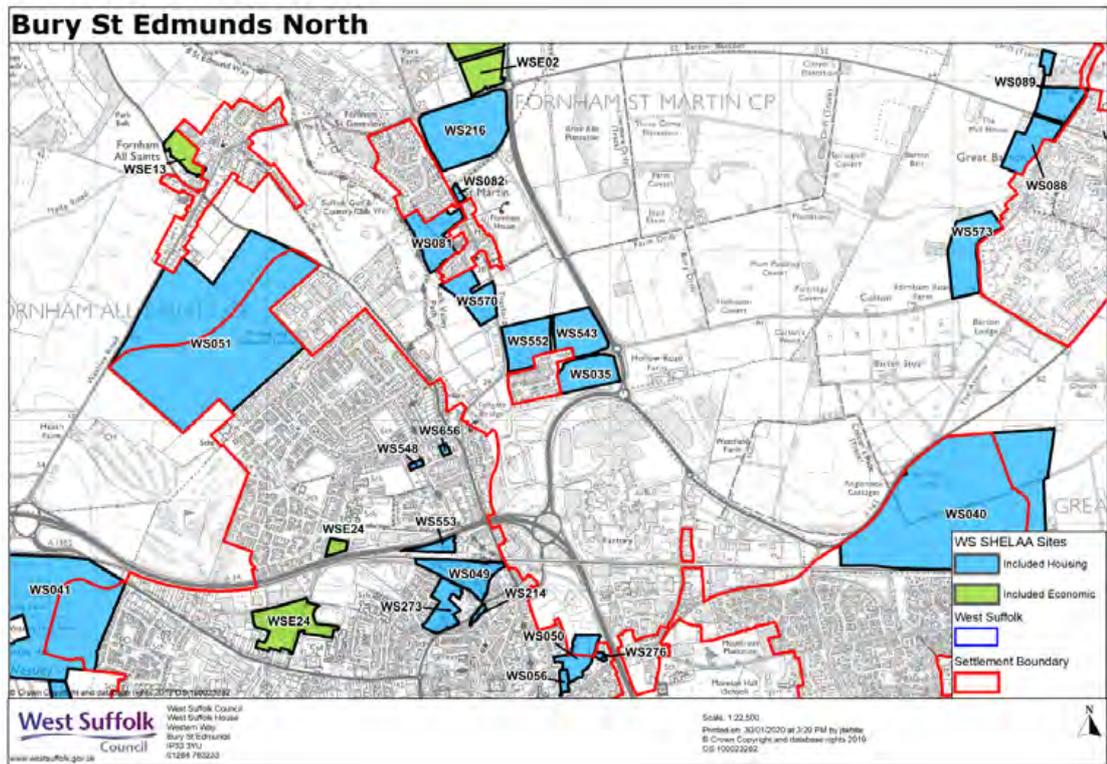
2.2.9 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.

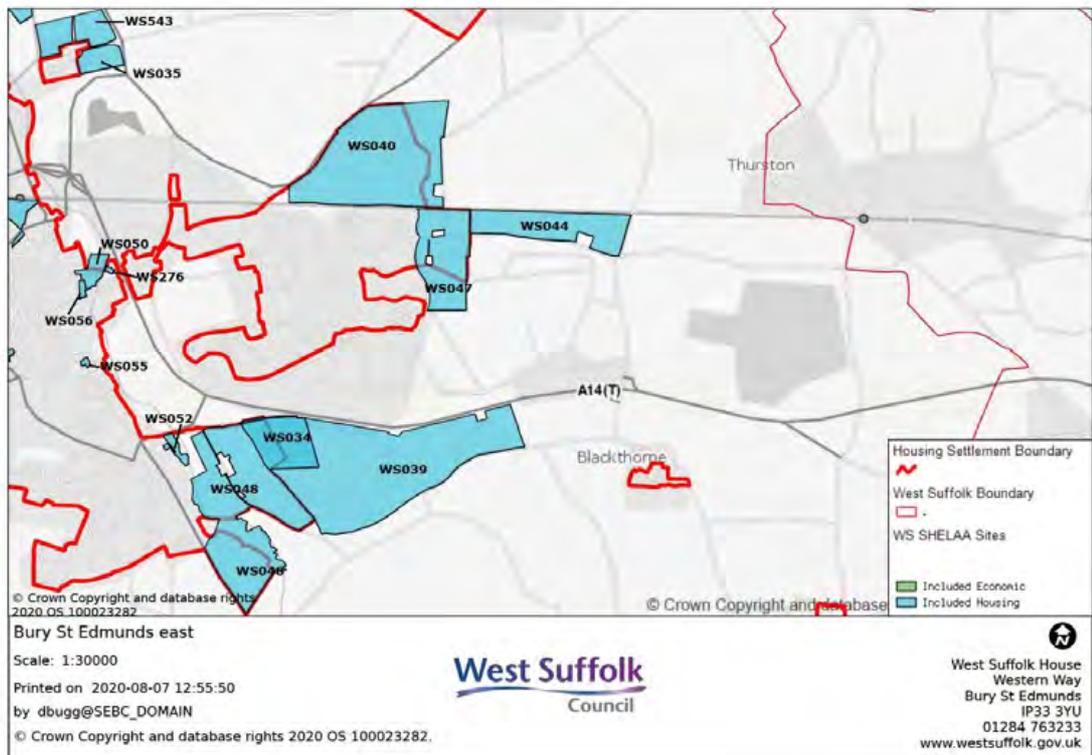
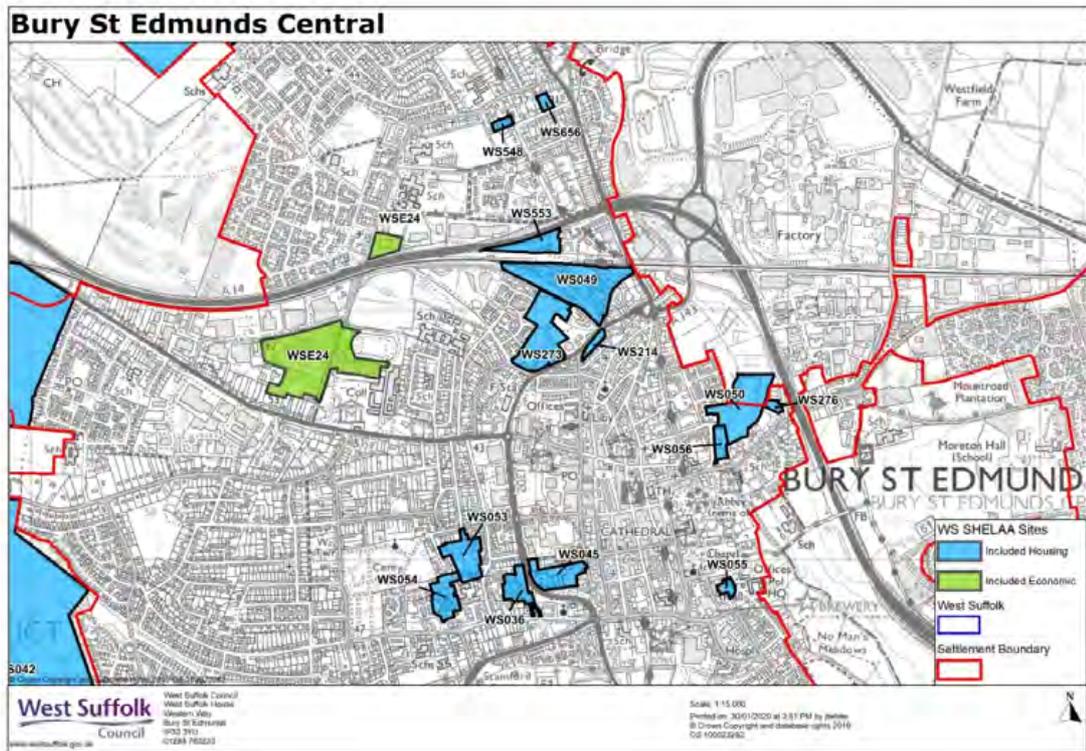
2.2.10 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

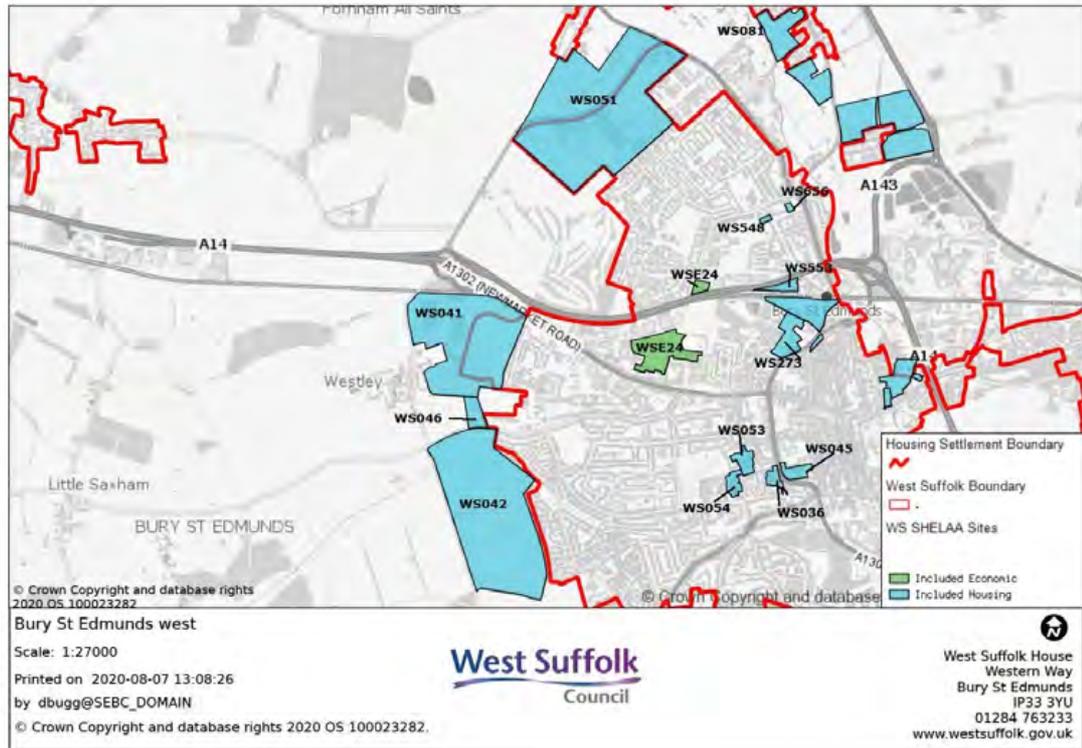
Bury St Edmunds settlement constraints maps



Bury St Edmunds settlement maps showing SHELAA included sites







Bury St Edmunds – included SHELAA site

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*²
WS034 (site also forms part of WS039)	Land to south of Rougham Road	39.4	Residential	Agricultural none	709
WS035	Land at Hollow Road Farm, Barton Hill	5.9	Residential	Agricultural none	106
WS036	Cornwallis Court	1.3	Residential (care home)	Care home none	40
WS548	Sentinel Works, Northgate Avenue	0.3	Residential	Commercial building planning application - pending decision	8
WS039	Ortwell Road, south-east	103	Mixed use (possible solar park)	Agricultural and woodland none	1854
WS040	North-east Bury St Edmunds	75	Residential (with neighbourhood centre)	Agricultural allocated – BV6	1250
WS041	West Bury St Edmunds	44.6	Mixed use	Agricultural allocated – BV5 DC/19/0469/HYB – pending decision	450
WS214	Tayfen Road	0.37	Residential	Brownfield site under construction	46
WS042	Land to the south of Westley Road and	62.31	Residential	Meadow none	1122

2. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*
	east of Westley Lane				
WS044	Land to the north of Mount Road, south of Cattishall and east of Cherry Trees, Rushbooke with Rougham	26.76	Residential	Agricultural none	482
WS045	St Louis Middle School	1.78	Residential	Former school none	53
WS046	Westley Road, Westley	2.5	Residential	Equestrian and housing none	75
WS047	Moreton Hall	34	Residential	Agricultural allocated – BV4 (under construction)	500
WS048	South-east Bury St Edmunds	74.7	Mixed use	Agricultural allocated – BV7 – application pending decision	1250
WS049	Station Hill	5.95	Mixed use	Underused railway sidings and vacant land allocated – BV8. Development commenced DC/13/0906/ FUL 133 dwellings	300

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*
				DC/15/1520/ FUL 42 residential units	
WS050	Land at Ram Meadow	3.72	Residential, commercial, public open space and car parking	Car park, meadow and football ground allocated – BV11	67
WS051	North- west Bury St Edmunds	78.23	Residential	Allocated – BV3 and commenced	950
WS052	Dobbies Garden Centre	1.75	Residential	Garden centre allocated – BV10(a)	30
WS053	Land at Jacqueline Close	2	Residential	Remains of a former chalk works allocated BV10(b)	30
WS054	Hospital site, Hospital Road	1.58	Residential	Former hospital allocated – BV10(c)	45
WS055	Weymed site	0.37	Residential	Vacant offices allocated – BV10(e). DC/17/1645/ CLE approved October 2017	14
WS056	Garages and bus depot, Cotton Lane	0.7	Residential	Bus depot and garages allocated – BV10(h)	50

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*
WS273	Land at Tayfen Road	4.16	Mixed use	Commercial and gas holdings outline planning permission granted	215 (and a 60 bed care home)
WS276	Land off Eastgate Street, Barn Lane	0.25	Residential	Garden land none	8
WS543	Land north of Barton Hill and west of A134	6.81	Residential	Agricultural none	122
WS552	Rathkeltair Lodge, Barton Hill	6.63	Residential	Agricultural none	119
WS553	Thingoe Hill	1.41	Residential	Brownfield land none	42
WS656	6 Norfolk Road	0.29	Residential	Garden land planning approval – DC/15/2245/OUT for seven dwellings.	7
WSE24	Western Way	6	Leisure and employment	Employment uses	N/A

2.3. Haverhill

- 2.3.1 Haverhill is the second largest town in West Suffolk with a population of 27,503 (2018 mid-year estimate), located at the south-west edge of the district adjoining the county boundary of both Essex and Cambridgeshire some 29 kilometres south-west of Bury St Edmunds and 26 kilometres south-east of Cambridge. Haverhill is a market town, hosting a twice weekly provisions market, four large food retailers, and a range of convenience and comparison shops represented by both national and independent retailers.

The town centre hosts a number of facilities which serve a wide rural hinterland:

- a number of small sites for expansion of employment uses.
- two secondary schools
- seven primary schools
- multiplex cinema
- an arts centre
- leisure centre
- a number of established employment areas mostly clustered around the south-east of the town.

- 2.3.2 Haverhill is considered to be a sustainable location for new development within the district because of the range of services and facilities available in the town.

- 2.3.3 There are no national or habitat designations in close proximity to the town. There are two conservation areas, one based around the church, Gurteens Mill and Queen Street and the other covering part of the Hamlet Road area. There are country parks located at either end of the town adjoining the Stour Brook. The built-up area of Haverhill is contained within the valley formed by the Stour Brook and consequently the town has developed on a broadly linear form on an east west axis.

Constraints and opportunities

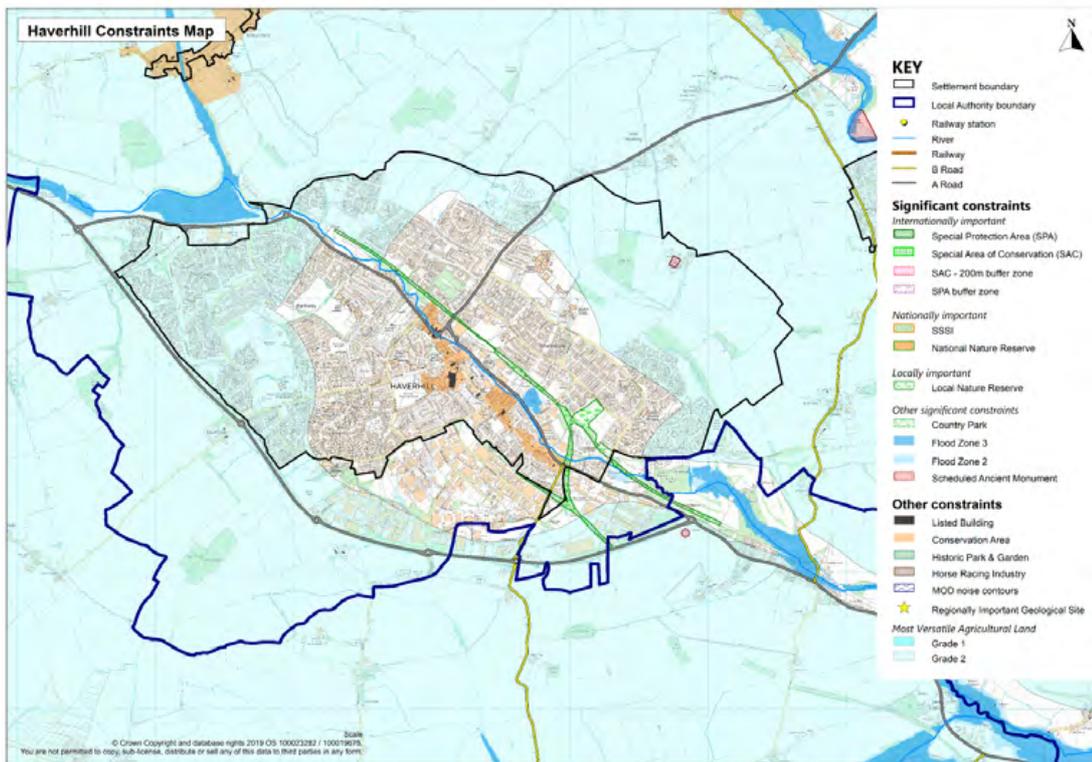
- Proximity of Haverhill to the Cambridge sub-region, particularly Addenbrookes Hospital and its Biomedical Campuses makes it an attractive commuter location increasing congestion on the local road network, particularly the A1307, at peak times.
- The linear pattern of development within the contours of the Stour Brook will influence the possible locations for growth.
- Existing allocations in the town will deliver in the region of 3,900 new homes, three new primary schools and a new country park to the south-east of the town.
- Further growth will be dependent on local environmental and infrastructure capacity.
- Proximity of the county boundaries on the east, west and south sides of the town will influence the possible locations for growth.
- Strong business culture with significant employment sector.

- 2.3.4 Haverhill continues to function as a market town serving the retail, leisure and cultural needs of the local catchment area and there is no change proposed to its status as a town on the settlement hierarchy. The former St Edmundsbury area Haverhill Vision 2031 (2014) allocated two strategic sites totalling 3,650 dwellings together with three further greenfield sites (122 dwellings) and three brownfield sites (140 dwellings). One greenfield site has now been developed with 11 dwellings and one brownfield site has been developed with 91 dwellings with a further two sites under construction. Both strategic sites have received planning permission for development and construction is well under way at the North West Haverhill site.

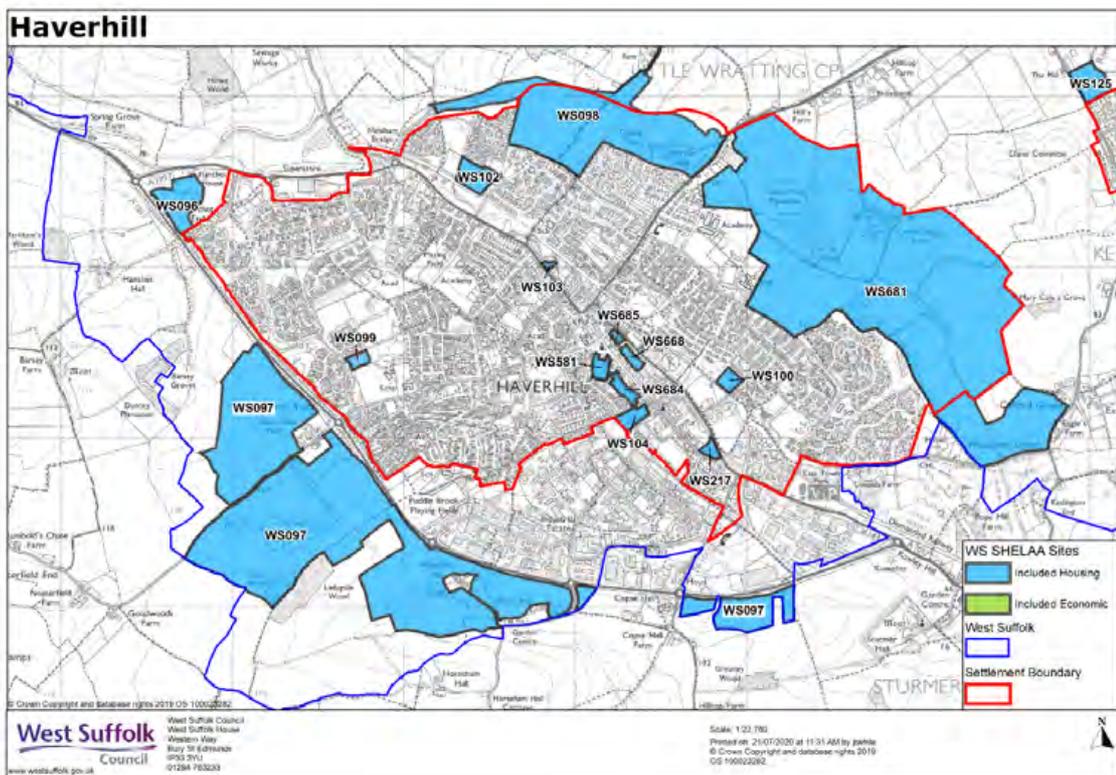
Site options

- 2.3.5 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 2.3.6 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan. Some of these sites have already received planning permission and/or are under construction.
- 2.3.7 It is important to note that at this stage the sites identified **have not** been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 2.3.8 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 2.3.9 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Haverhill settlement constraints map



Haverhill settlement map showing SHELAA included sites



Haverhill – included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use Planning status	Indicative capacity*³
WS096	Plots 300 and 400 Haverhill Research Park	5.54	Residential	Vacant fully serviced plots allocated as strategic employment site CS9 and HV10	166
WS217	Atterton and Ellis site	0.77	Residential	Engineering works none	23
WS097	Land south of Haverhill	135.0	Mixed use (urban extension)	Agricultural none	2430
WS098	North-west Haverhill	47.38	Mixed use	Agricultural allocated HV3 phase 1 commenced	Phase 1 200 Masterplan 1150
WS099	Former Castle Hill Middle School	0.87	Residential	Playing fields allocated HV5(c) – planning application pending decision	26
WS100	Former Westfield Primary School	1.19	Residential	Former school allocated HV6(c) planning permission granted	37
WS102	Land south of Chapelwent Road	2.99	Residential	Land previously set aside for a middle school but no longer	87

3. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

2020 reference	Site name	Area (hectares)	Proposed use	Current use Planning status	Indicative capacity*
				required allocated HV5(a) planning permission granted	
WS103	Former Gasworks, Withersfield Road	0.25	Residential	Former gas works allocated HV6(a)	10
WS104	Wisdom Toothbrush Factory	1.53	Mixed use	Factory allocated HV7(a)	46
WS581	Gurteens Site, Haverhill	1.22	Mixed use	Mill allocated HV7(b)	22
WS668	Jubilee walk car park, Haverhill	0.80	Mixed use	Car park allocated HV7(e)	14
WS681	North-east Haverhill	138.0	Mixed use	Agricultural allocated – Policy HV4 outline planning permission granted – DC/15/2151/OUT – August 2018 reserved matters applications – DC/19/0834/RM and DC/19/1940/RM – pending decision	2500

2020 reference	Site name	Area (hectares)	Proposed use	Current use Planning status	Indicative capacity*
WS684** ⁴	Cleales/ Town Hall car park, Haverhill	1.3	Mixed use	Allocated	23
WS685**	Rear of Argos and post office, Haverhill	0.4	Mixed use	Allocated	7

4. **sites omitted from the 2020 SHELAA in error.

2.4. Mildenhall

- 2.4.1 Mildenhall is a market town with a population of approximately 9,133 (2018 mid-year estimate) close to the A11 eleven kilometres north-east of Newmarket, 14 kilometres south-west of Thetford and 19 kilometres north-west of Bury St Edmunds. There are a good range of services and amenities available including:
- two community centres
 - district and town council offices
 - a fire station
 - a police station
 - two dental practices
 - one high school academy (age 11 to 18 years)
 - two primary schools
 - two GP surgeries
 - three nursing homes
 - an ambulance station
 - a library
 - swimming pool and leisure centre
 - a museum.
- 2.4.2 Building work on the Mildenhall Hub started in the spring of 2019. This project integrates community and public services, and will create a bigger school, leisure facilities including a new larger swimming pool as well as a health centre, children's centre, public library, job centre, Citizen's Advice Bureau as well as space for Suffolk Police, West Suffolk Council and Suffolk County Council.
- 2.4.3 Mildenhall is a centre for employment in manufacturing, engineering, pharmaceuticals and electronics, mainly located in premises to the north of the town, with some office space in the town centre.
- 2.4.4 The town centre offers a range of shops and services including two supermarkets, local convenience stores, comparison shops and services, restaurants and public houses and a bus station providing good public transport links with other towns and villages.
- 2.4.5 An extensive area of woodland adjoins the town to the east and north-east that is designated for its nature conservation value. The River Lark and its water meadows are a key natural characteristic south of the town providing a green and blue corridor used for leisure and recreation and links to nearby settlements. To the north-west is RAF Mildenhall, an active military base currently occupied by the United States Air Forces in Europe (USAFE). To the west is open arable farmland.

Constraints and opportunities

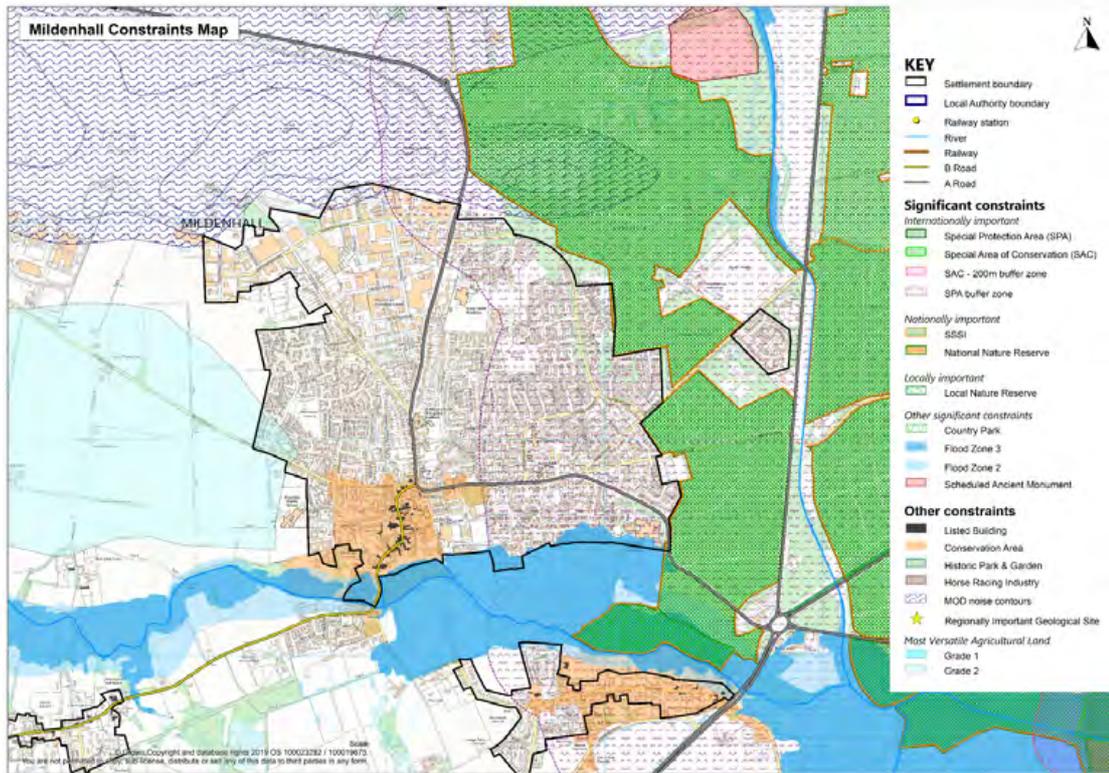
- The planned expansion of the town to the west will provide the opportunity to create an area of new natural greenspace, such as a country park, to maintain and protect biodiversity interests in the area.
- Coalescence with surrounding settlements such as Barton Mills, Worlington and The Rows should be avoided.
- Land to the east of the settlement lies within the Breckland Forest Site of Special Scientific Interest (SSSI).
- There are aircraft noise constraint zones to the north of the town associated with RAF Mildenhall airbase flight paths.

- Higher levels of growth are likely to require additional or expanded schools.
- Breckland Special Protection Area designated for stone curlew, woodlark and nightjar and its constraint zones restrict growth to the east of the settlement.
- Road junction capacity in the town is constrained and future growth beyond that already planned in the former Forest Heath area Site Allocations Local Plan (2019) will affect capacity at the Fiveways A11/A1101/A1065 roundabout which may require mitigation.
- Land to the south of the settlement adjacent to the River Lark lies within Flood Zones 2 and 3 according to data provided by the Environment Agency.
- There remains uncertainty over the timing and consequences of the withdrawal of the United States Air Forces in Europe (USAFE) from RAF Mildenhall post 2027 and the future use of the site.
- The Mildenhall Hub project will bring together public services in one accessible place and include better leisure facilities.
- There is the potential for a district heating network to be provided as part of new major development.

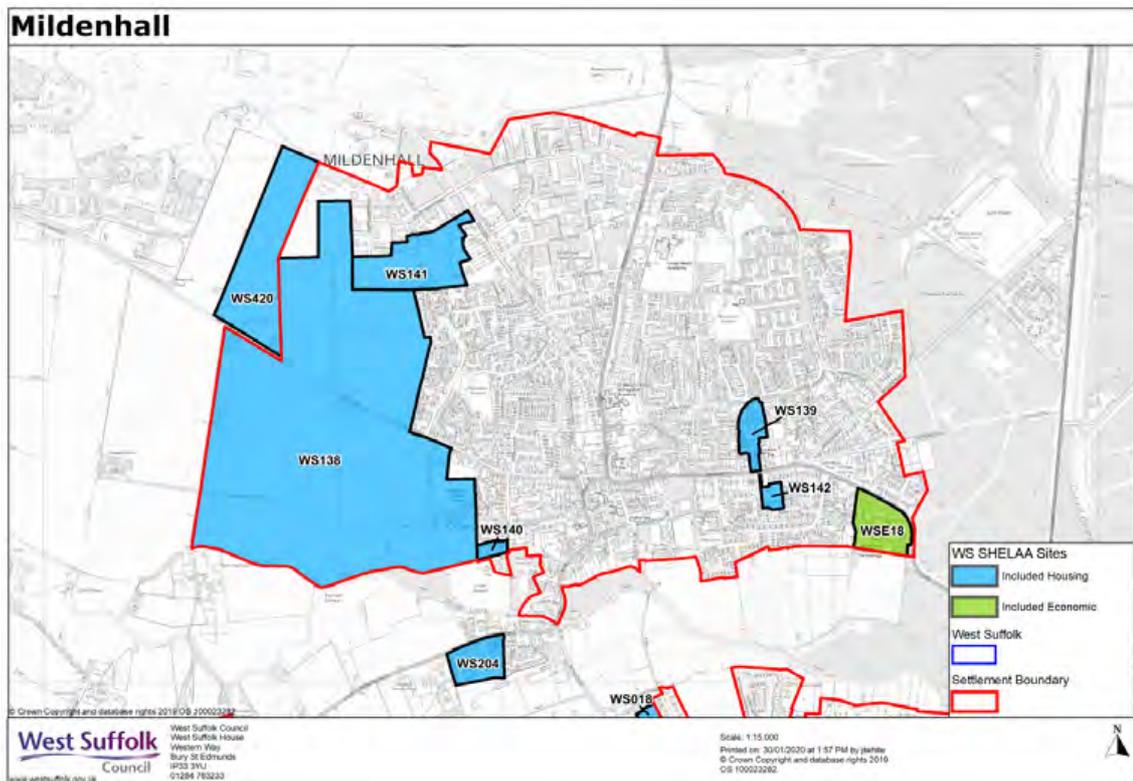
Site options

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Mildenhall settlement constraints map



Mildenhall settlement map showing SHELAA included sites



Mildenhall – included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*⁵
WS138	Land west of Mildenhall, south of West Row Road	97.00	Mixed use	Agricultural allocated SA4(a) Hub under construction	1300
WS139	Council Offices, College Heath Road	2.14	Residential	Council offices and residential allocated SA5(b)	89
WS140	Land at Wamil Court	0.62	Residential	Former care home and residential none	19
WS204	Land south of Worlington Road and adjacent to former dairy sites	3.05	Residential	Agricultural planning permission granted and commenced	78
WS141	Land to west of Folly Road	8.06	Residential	None	145
WS142	Land at 54 Kingsway	0.65	Residential	Plant nursery allocated SA5(a)	23
WS420	Land off West Row Road, Mildenhall	12.6	Residential	None	227
WSE18	Mildenhall Academy and Dome Leisure Centre site	4	Employment	Allocated SA17(a)	N/A

5. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

2.5. Newmarket

2.5.1 Newmarket is a market town which has a population of approximately 16,941 (ONS 2018 mid-year estimate) and is located south of the A14, some 18 kilometres west of Bury St Edmunds and 16 kilometres east of Cambridge. There are a good range of services and facilities available within the town including:

- town council offices and the Memorial Hall, Kings Theatre
- police, ambulance and fire station
- two nursing homes
- three GP surgeries
- five primary schools
- one upper school
- six dental practises
- a hospital providing outpatient services
- a library
- Sports centre, swimming pool and Studlands Park Community Centre.

2.5.2 Newmarket town centre serves the retail and leisure needs of the local catchment area.

2.5.3 Newmarket is a centre for the British Horse Racing Industry (HRI) which has an important economic and cultural role in the town. The town is the international home of horseracing with approximately 3,000 racehorses, 89 licensed trainers, 62 stud farms, 1,133 hectares of training grounds and hundreds of stable staff within and around the town (more than anywhere else in the world). Newmarket is a unique centre for the HRI with no comparable economic importance and location elsewhere in the world.

2.5.4 However, the town also has its own issues, which include a lack of affordable housing to meet the needs of people within the town, including those employed within the racing industry itself. While equine related employment is the largest single sector, some 65 per cent of the overall employment in the town is in other businesses, including financial/business services, retail and manufacturing/engineering.

2.5.5 Newmarket's High Street runs for one mile from the Jubilee Clock Tower to the Cooper Memorial Fountain. The High Street and its surrounding streets contain Newmarket's historic core, the main shopping area (including a twice weekly outdoor market on the High Street), horseracing training stables and visitor attractions including the National Heritage Centre for Horseracing and Sporting Art and a centre for the retraining of racehorses.

2.5.6 The High Street has a relatively low vacancy rate although the town's independent retailers face the same problems affecting many market towns across the UK in the form of competition from internet shopping, the proliferation of chain stores, an over-representation of charity shops and bookmakers, and a night time economy which serves a young demographic.

Constraints and opportunities

- The town is rich in archaeology and listed buildings with the historic core of the town and historic racing yards and stables designated as a conservation area. Devil's Ditch, a scheduled ancient monument (SAM), is situated to the south-west of the racecourse.

- The town centre has a substantial comparison goods offer and a comprehensive range of services.
- There is an opportunity to build on the tourism opportunities created by the National Heritage Centre for Horseracing and Sporting Art
- Land running north/south through the middle of the settlement lies within Flood Zones 1 and/or 2 according to data provided by the Environment Agency. The Newmarket Surface Water Management Plan has developed proposals for reducing flood risk in the town.
- Land to the east and south-west of the settlement is within the Newmarket Heath Site of Special Scientific Interest (SSSI).
- Planned growth may require expansion/provision of additional pre-school settings and primary and secondary school places.
- Newmarket has an air quality management area (AQMA) centred on Old Station Road from the clock tower to the junction with Rous Road. The impact of any future growth on air quality needs to be considered.
- Growth in surrounding settlements such as Kentford and Exning may have the potential to impact on Newmarket's infrastructure.
- Coalescence with the settlement of Exning to the north-west of Newmarket should be avoided.
- settlement expansion is significantly constrained by the horse racing industry and its associated land uses as other policies within the local plan seek to safeguard the racing industry and its assets.
- There is a need to carefully manage the movements of vehicles and horses within the town to avoid conflict.
- Newmarket benefits from good public transport infrastructure which includes a railway line that connects the town to Ipswich, Bury St Edmunds, Cambridge and beyond, and proximity to the A14 and A11. The council is working with Suffolk County Council and other stakeholders to identify improvements in the delivery of rail and other transport networks.
- there is an opportunity to improve the offer and vitality of Newmarket High Street including its market.
- An established retail park and employment area lie to the north of the town.
- The Yellow Brick Road is a locally named green corridor which follows the alignment of Newmarket Brook (formerly known as the No 1 Drain) through Newmarket from Studlands Park to central Newmarket providing pedestrian and cycle access and connecting open spaces.

2.5.7 Newmarket continues to function as a market town serving the retail, leisure and cultural needs of the local catchment area and there is no change proposed to its status as a town on the settlement hierarchy.

2.5.8 The former Forest Heath area Site Allocations Local Plan (2019) allocated five residential sites (371 dwellings) and two mixed use sites (450 dwellings, 5ha of employment land and a 2.2ha school site)). Of these, 146 dwellings have planning permission as of October 2019.

2.5.9 In December 2015 Newmarket was designated a neighbourhood plan area. The neighbourhood plan was made in February 2020 and becomes part of the development plan.

Site options

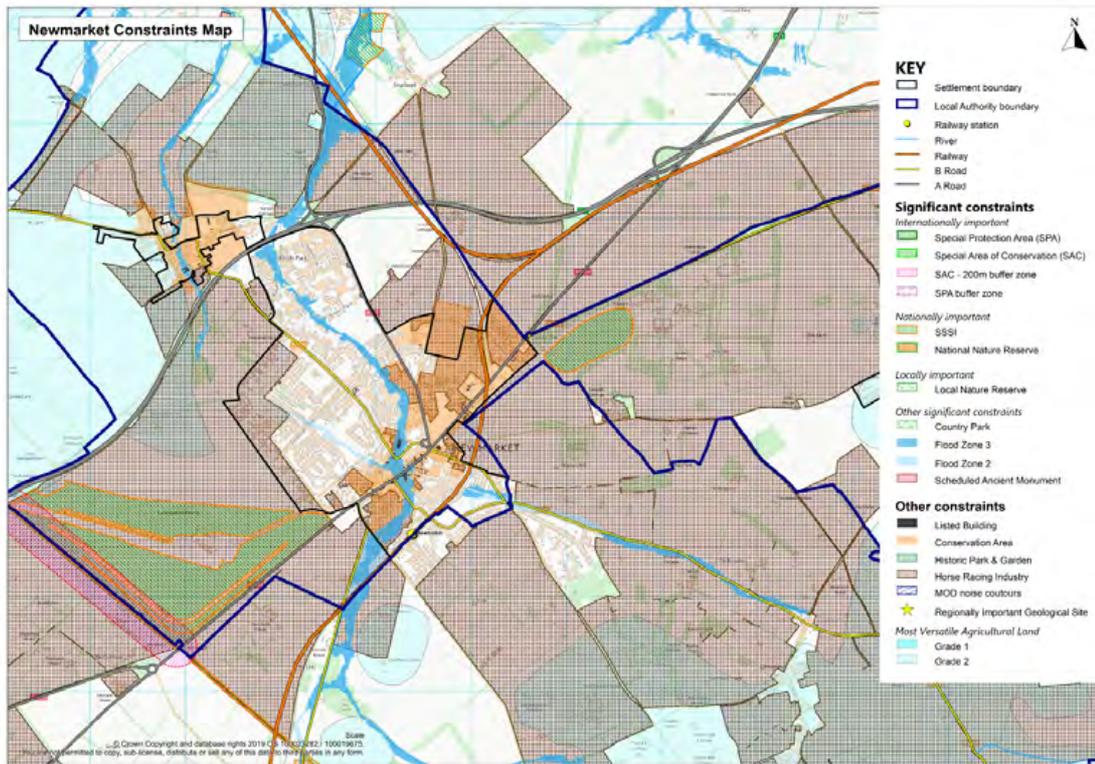
2.5.10 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

2.5.11 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the

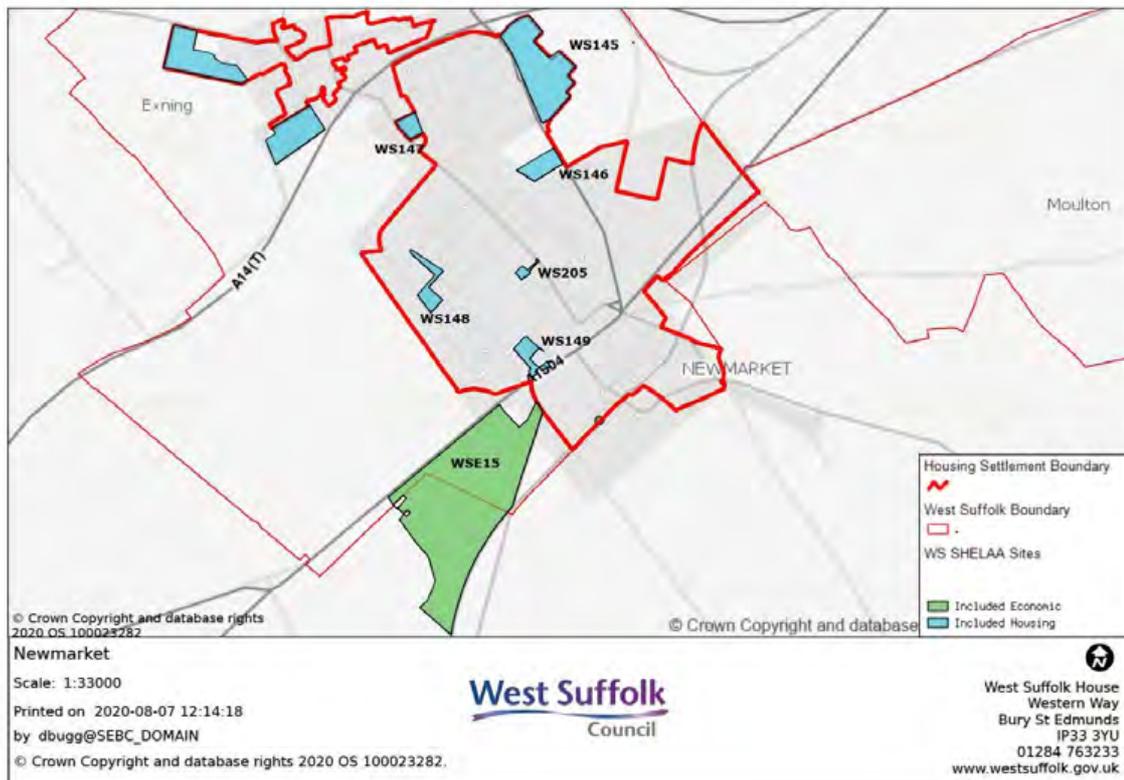
Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

- 2.5.12 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 2.5.13 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 2.5.14 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Newmarket settlement constraints map



Newmarket settlement map showing SHELAA included sites



Newmarket - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*⁶
WS145	Land at Hatchfield Farm, Fordham Road	27.00	Mixed use	Agricultural allocated SA6(g) planning permission granted	400
WS146	St Felix Middle School	4.50	Residential	School and playing fields allocated SA16(d)	50
WS147	Southern portion of Brickfield Stud, Exning Road	2.90	Residential	Paddocks allocated SA6(a) planning permission granted	79
WS205	Exning Road, South Drive	0.94	Residential (care home)	Allocated SA18(a) planning permission granted	69
WS148	Land at Phillips Close and grassland off Leaders Way and Sefton Way	4.50	Residential	Residential allocated SA6(c) planning application pending decision	62 dwellings and a wardened 20 unit young persons' residence
WS149	Land at Black Bear Lane and Rowley Drive	3.57	Mixed use	Former swimming pool, listed building and paddocks allocated SA6(b)	50
WSE15	Land south of Barbara	105	Horseracing associated uses,	Horseracing related	Land in horseracing use.

6. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*
	Stradbroke Avenue		leisure uses and a hotel	uses none	

Part 3 - 3. Key Service Centres

3.1. Barrow

3.1.1 Barrow is a large village with a population of 1,889 (2018 mid-year estimate), one of the highest settlement populations outside of the towns. It is just under 10 kilometres from Bury St Edmunds and is well served with a good range of day to day services and facilities, which includes:

- a play area
- convenience food shops
- Barrow CEVC Primary School
- a post office
- two public houses
- a GP Surgery.

Constraints and opportunities

- The heavy soils in and around Barrow make the area susceptible to surface water flooding, demonstrated by the number of ponds around the village. This will need to be considered when future ponds are developed but is an obstacle that can be overcome.
- Consideration needs to be given to the impact on views from the west of the settlement around Denham Castle.
- Additional or expanded services and facilities may be required depending on the scale of development proposed.
- There are no national or habitat designations in close proximity to the village and the village does not have a conservation area.
- The scale of growth will be dependent on local environmental and infrastructure capacity.
- The small settlements of Denham and Burthorpe should be protected from coalescence with Barrow.
- Barrow is fundamentally constrained to the north from the setting of the adjacent scheduled ancient monument (SAM).
- A buffer is required to protect the county wildlife site to the south of Barrow, although there may be potential to extend the settlement in this direction providing suitable mitigation can be achieved and a defensible boundary to further development formed.
- The county Historic Environment Record (HER) records prehistoric archaeological sites to the south of the village, which lies on relatively high ground. To the north, there is a cluster of medieval sites, and those of Roman and medieval date are recorded around The Green.

3.1.2 The parish council have embarked on the process of preparing a neighbourhood plan. The neighbourhood plan area was designated by West Suffolk Council on 26 June 2019.

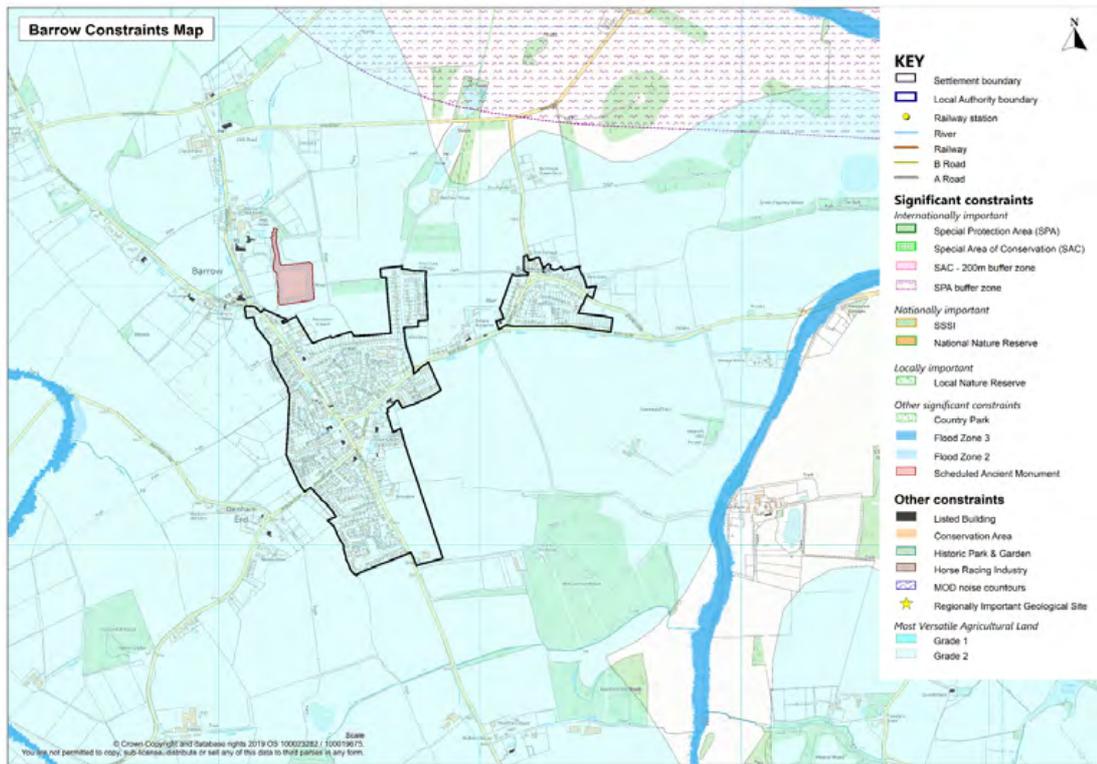
Settlement status

3.1.3 The village is designated as a key service centre in the current local plan in recognition of the important role it has to play in serving the residents of the village and those who live in the surrounding rural area. Barrow provides a number of key services and facilities that meet the village's own needs, and the needs of other nearby smaller settlements. It is proposed that the village maintains its status and is designated as a key service centre in the new West Suffolk settlement hierarchy.

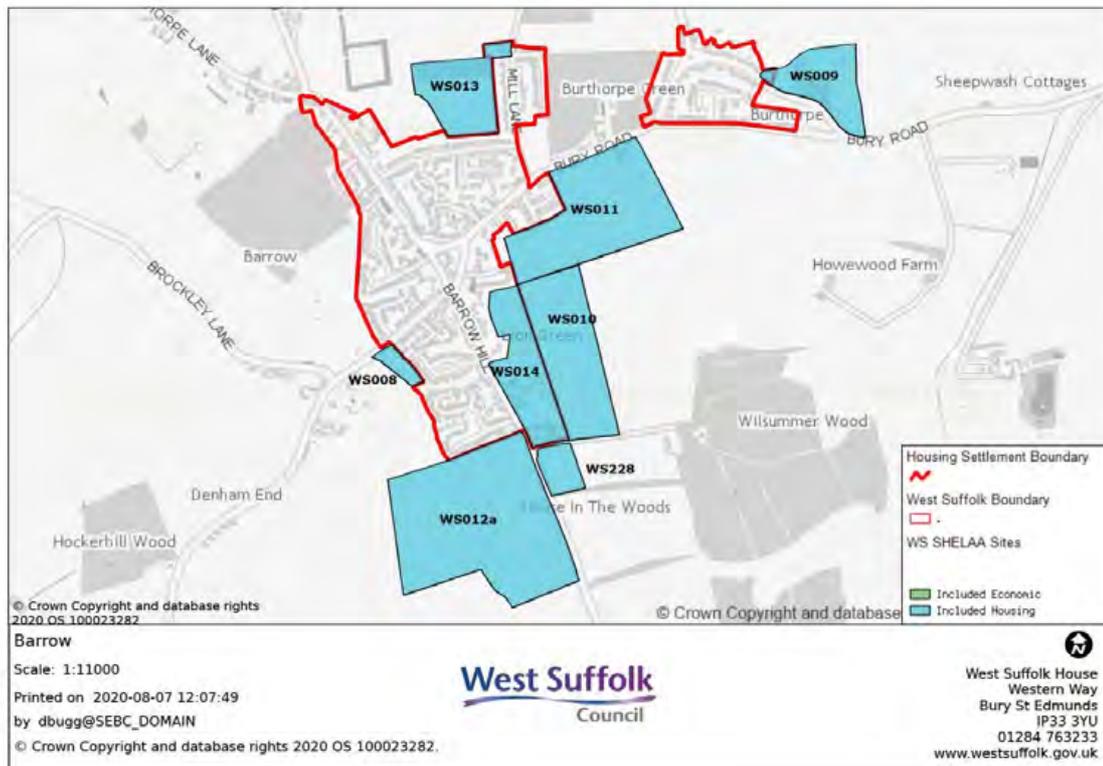
Site options

- 3.1.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 3.1.5 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 3.1.6 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 3.1.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 3.1.8 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Barrow settlement constraints map



Barrow settlement map showing SHELAA included sites



Barrow – included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*⁷
WS008	Denham Road	0.66	Residential	Grazing land none	20
WS009	Land to the rear of 2 Stoney Lane	3.75	Residential	Agricultural and residential curtilage none	68
WS010	Land to the east of Barrow Hill	10.72	Mixed use (residential, commercial and public open space)	Agricultural none	193
WS011	Land at Bury Road	10.22	Residential	Agricultural none	184
WS012a	Land off Barrow Hill	15.88	Mixed use	Agricultural none	286
WS013	Land to the west of Mill Lane (resubmitted as land rear of Layes Road and Mill Lane)	4.50	Residential	Residential and agricultural woodland	81
WS014	Land to the east of Barrow Hill	5.06	Residential and B1 business use	Agricultural and farmyard allocated RV10b planning permission granted	75
WS228	Land at Barrow Hill, Barrow	1.41	Residential	Agricultural none	42

7. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

3.2. Clare

3.2.1 Clare is a small market town with a population of 2,131 (2018 mid-year estimate), located approximately eleven kilometres from the centre of Haverhill. It is a historic Suffolk town with a wide range of local services and facilities including:

- country park
- play area and recreation ground
- a community hall
- a post office
- a primary school
- the Stour Valley Community School
- four public houses
- a library
- allotments
- GP surgeries

3.2.2 The town is designated as a key service centre in recognition of the important role it has to play in serving the residents of the town and those who live in the surrounding rural area.

3.2.3 There are no national or habitat designations in close proximity to the town. Much of Clare is covered by a conservation area which extends to the open common land to the east and west of the town. This area has an adopted Conservation Area Management Plan (2008) which provides a basis by which any planning applications for development in or adjacent to the conservation area will be determined. There are important views which need protecting, as well as a country park which contains the historic remains of a medieval castle with motte and bailey.

Constraints and opportunities

- Any large scale development has the potential to impact negatively on the character of the settlement. However, small scale peripheral extension may be possible.
- Development is further limited to the east through a rise in the land and to the west from the requirement to protect the character of the conservation area and historic landscape setting of the medieval settlement.
- Additional growth should consolidate and enhance existing community services and facilities.
- The scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the landscape setting and historic qualities of Clare.
- The linear pattern of development and flood risk areas along the two river corridors will influence the possible locations for growth.
- The alignment of the A1092 through the centre of the town can give rise to congestion.
- Clare is a medieval town that lies within the rich archaeological landscape of the Stour Valley, as recorded in the county Historic Environment Record (HER). The prehistoric Clare Camp and medieval castle are scheduled ancient monuments.

Settlement status

3.2.4 The town is designated as a key service centre in the current local plan in recognition of the important role it has to play in serving the residents of the

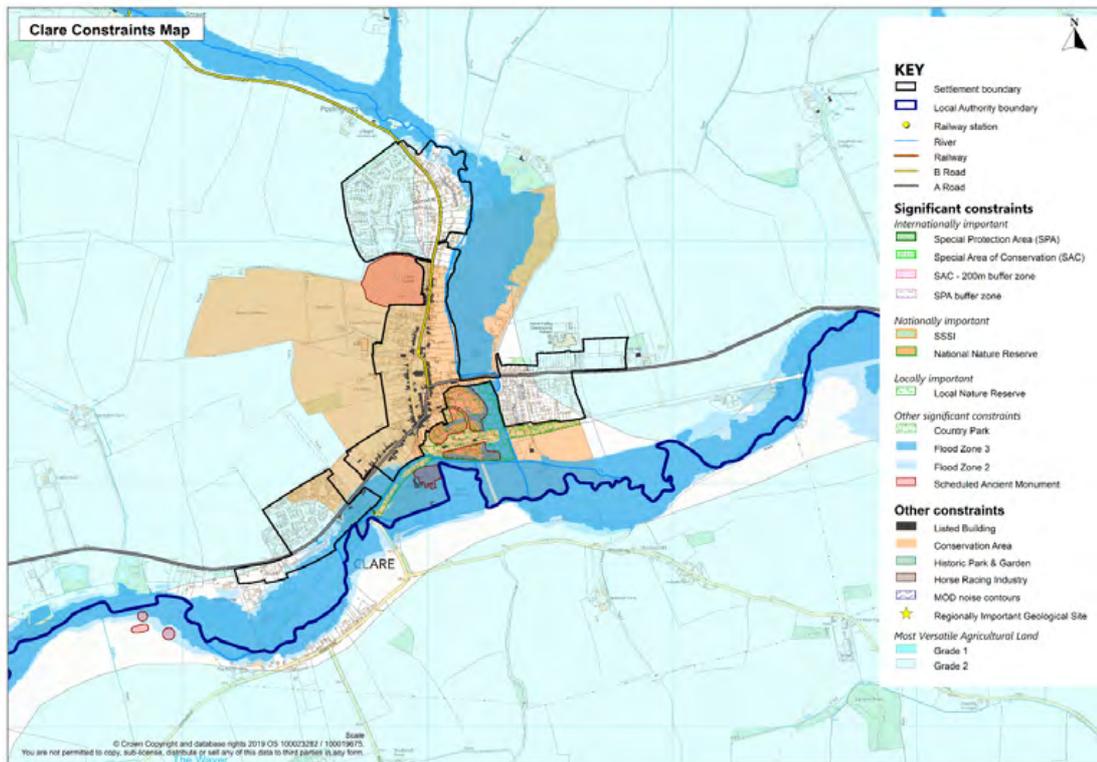
town and those who live in the surrounding rural area. Clare provides a number of key services and facilities that meet the town's own needs, and the needs of other nearby smaller settlements. It is proposed that the town maintains its status and is designated as a key service centre in the new West Suffolk settlement hierarchy.

- 3.2.5 The former St Edmundsbury area Rural Vision 2031 (2014) allocated two sites in the town for a total of 124 dwellings. One site has been developed with 60 dwellings at Pask Way and Maxim Lane, but the second site for 64 dwellings at Cavendish Road has not been developed. An application for 57 dwellings on the site has been submitted but remains undetermined.

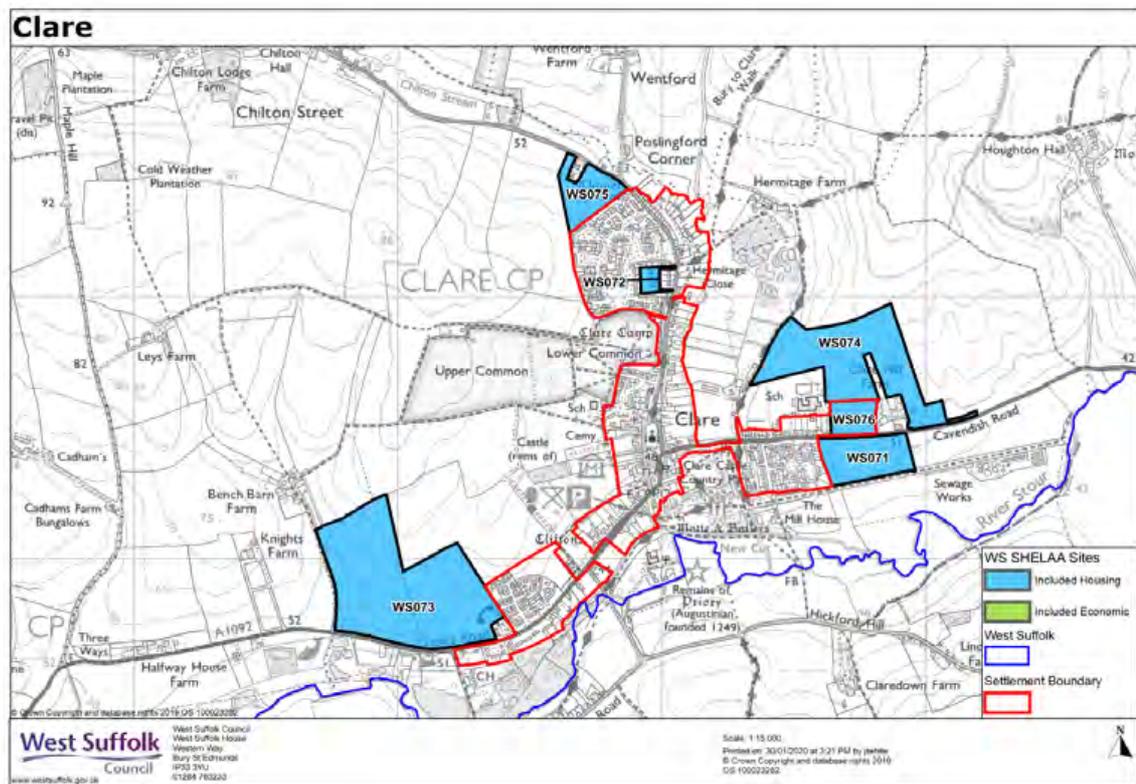
Site options

- 3.2.6 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 3.2.7 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 3.2.8 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 3.2.9 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 3.2.10 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Clare settlement constraints map



Clare settlement map showing SHELAA included sites



Clare - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use/ planning status	Indicative capacity*⁸
WS071	Land along Cavendish Road	4.79	Residential	Agricultural and grazing amenity land	86
WS072	Townsend Nurseries	0.79	Residential	Nursery	24
WS073	Fields known as Cricketers and Lutus-Daneum, north of Stoke Road	23.10	Residential	Agricultural	416
WS074	Land north of Cavendish Road	14.10	Residential	Agricultural (arable)	254
WS075	Land to the south-east of Chilton Street Business Park, Clare (resubmitted as land at Snow Hill)	3.50	Residential	Agricultural	63
WS076	Land off Cavendish Road	2.25	Residential	Allocated – RV11(b) DC/17/1252/FUL – pending decision – 53 dwellings	75

8. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

3.3. Ixworth

- 3.3.1 Ixworth is a large village with a population of approximately 2,287 (2018 mid-year estimate for Ixworth and Ixworth Thorpe) located to the north-east of the district, around 13 kilometres from Bury St Edmunds.
- 3.3.2 The village has a good range of services and facilities including:
- a play area
 - a hotel
 - two shops
 - a primary school with early years provision
 - a free school (age 11 to 16 years)
 - a public house
 - a village hall
 - a library.
- 3.3.3 The role of the town of Thetford is also recognised in terms of the services and facilities it provides for residents of Ixworth.
- 3.3.4 It has good transport links to Bury St Edmunds and Diss with a fair bus service (four to six buses daily).

Constraints and opportunities

- Infill development between the edge of the existing settlement and the relief road to the north and the east provides small development opportunities, sufficient to support local facilities and with potentially good access to an existing bus route.
 - Roads to the north (A1088) and the east (A143) of the village provide natural barriers to growth.
 - Bangrove Wood, to the north of Ixworth, is identified as a site of special scientific interest (SSSI), a designation which limits development beyond the relief road.
 - The scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the historic core and conservation area.
 - Flood risk areas along river corridors to the south and west will limit growth in these directions.
 - The conservation area and listed buildings within the existing centre are a recognised constraint on developing to the south-west of the village protecting views into and from the conservation area to the countryside and protecting the setting of the village.
 - The county Historic Environment Record (HER) shows Prehistoric, Roman and Anglo-Saxon sites within and around the medieval settlement of Ixworth and its priory. These sites tended to overlook Mickle Mere.
- 3.3.5 The parish council have embarked on the process of preparing a neighbourhood plan for Ixworth and Ixworth Thorpe. The neighbourhood plan area was designated by West Suffolk Council on 20 July 2017.

Settlement status

- 3.3.6 The village is designated as a key service centre in the current local plan in recognition of the important role it has to play in serving the residents of the village and those who live in the surrounding rural area. Ixworth provides a number of key services and facilities that meet the villages own needs, and

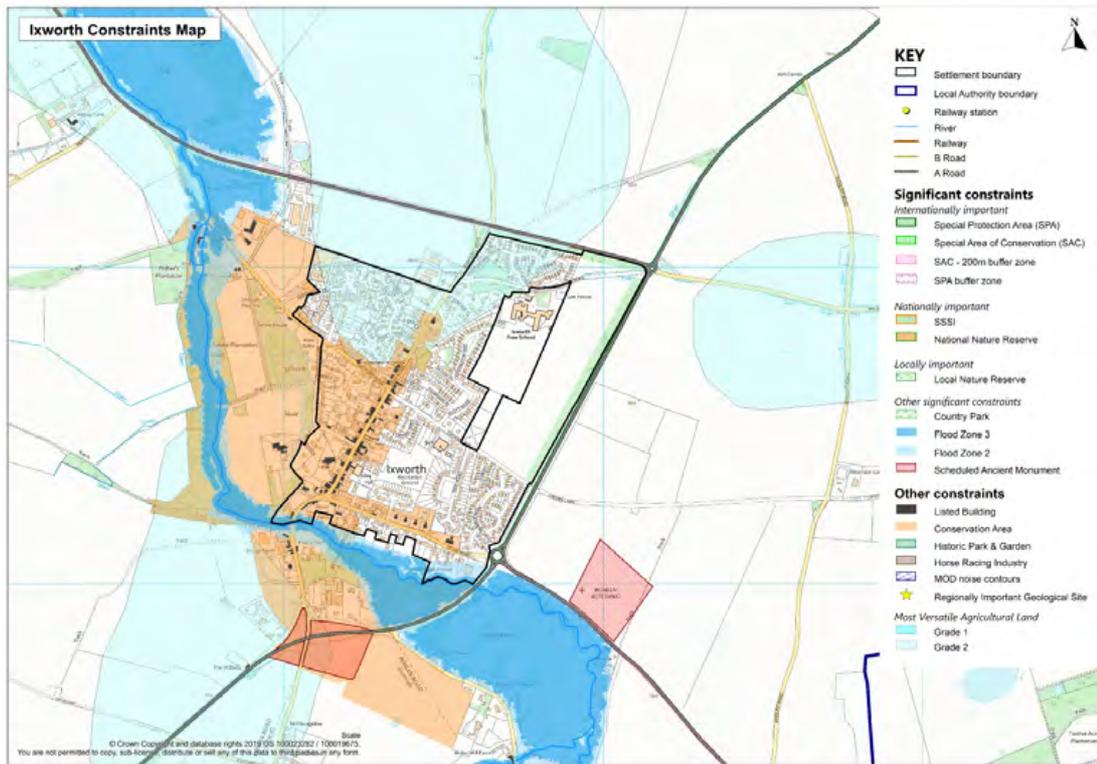
the needs of other nearby smaller settlements. It is proposed that the village maintains its status and is designated as a key service centre in the new West Suffolk settlement hierarchy.

- 3.3.7 The former St Edmundsbury area Rural Vision 2031 (2014) allocates three sites for housing and mixed use development. RV12a Reeves Farm Stow Road has been built, RV12b Land off Crown Lane is currently subject of a planning application which is pending determination (DC/17/0333/FUL) and RV12c land west of A143 and south of A1088 has not yet come forward. An existing employment area off Bardwell Road is designated under policy RV4g.

Site options

- 3.3.8 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 3.3.9 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 3.3.10 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 3.3.11 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 3.3.12 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Ixworth settlement constraints map



Ixworth settlement map showing SHELAA included sites



Ixworth Thorpe settlement map showing SHELAA included site



Ixworth - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*⁹
WS121	Land west of Bardwell Road and south of A1088 Thetford Road	9.60	Mixed use	Agricultural none	173
WS122	Land off Crown Lane	2.56	Residential	Agricultural allocated RV12(b) planning application pending decision	77
WS123	Land west of the A143 and south of A1088	10.75	Residential on the southern part of the site	Agricultural allocated RV12(c)	80
WSE01	Manor Farm, Ixworth Thorpe	0.36	Employment	Commercial	N/A

9. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

3.4. Kedington

3.4.1 Kedington is a large village with a population of 2,037 (2018 mid-year estimate), located approximately five kilometres from Haverhill. It has a good range of services and facilities including:

- public house
- a post office
- library and community hall
- a primary school
- a shop
- a GP surgery
- play area and recreation ground

Constraints and opportunities

- Any large scale development has the potential to impact negatively on the character of the settlement. However, small scale peripheral extension may be possible.
- Development is further limited to the east through a rise in the land which would require impact avoidance and site specific mitigation.
- There are no nature or habitat designations in close proximity to the village.
- The scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the landscape setting and attractive character of Kedington.
- Additional growth should consolidate and enhance existing community services and facilities.
- Flood risk areas along the Stour river corridor and the attractive green in the centre of the village will influence the possible locations for growth.
- Direct access to the village is through the B1061, with Mill Road and Hundon Road traversing the village. These roads are narrow in places and junction improvements may be required depending on the level of development.
- Kedington lies within the rich archaeological landscape of the Stour Valley, as recorded in the county Historic Environment Record (HER). Prehistoric sites are recorded to the north around the medieval church and hall.

Settlement status

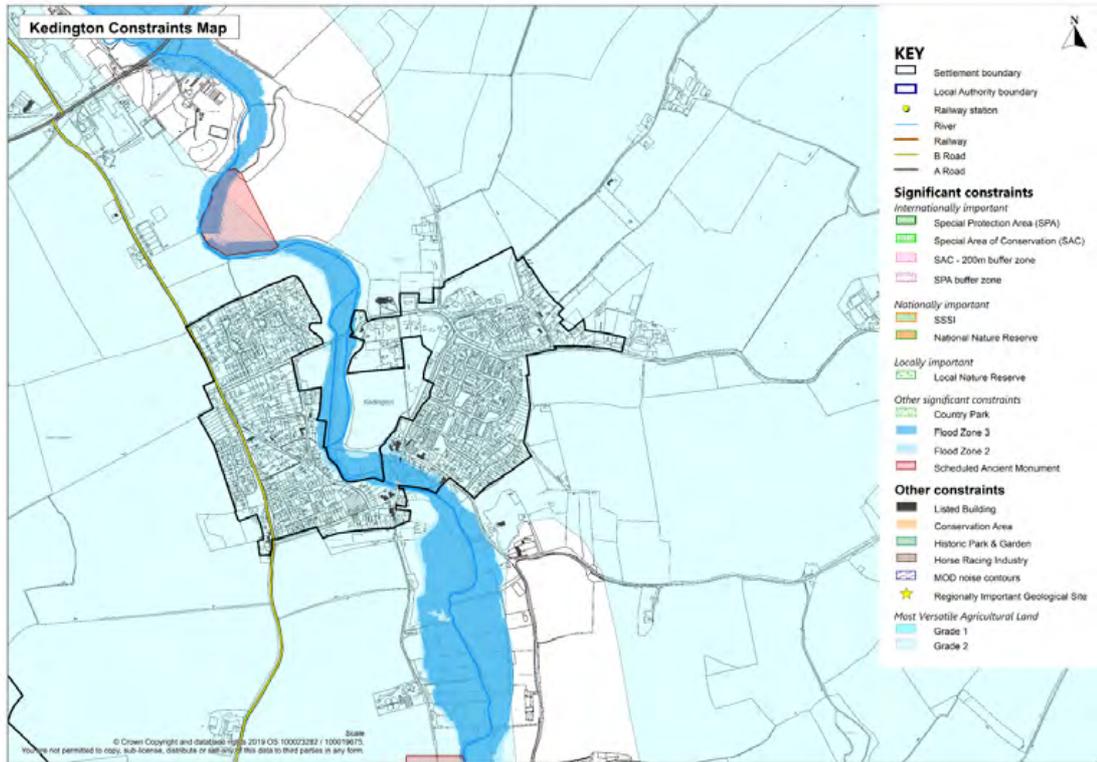
3.4.2 The village is designated as a key service centre in the current local plan in recognition of the important role it has to play in serving the residents of the village and those who live in the surrounding rural area. Kedington provides a number of key services and facilities that meet the villages own needs, and the needs of other nearby smaller settlements. It is proposed that the village maintains its status and is designated as a key service centre in the new West Suffolk settlement hierarchy.

3.4.3 The former St Edmundsbury area Rural Vision 2031 (2014) allocated two sites in the village for a total of 105 dwellings. The site at Stourmead for 65 dwellings has been completed and an application for 40 dwellings on the site at Limes Cottage was submitted in 2014 and is pending a decision.

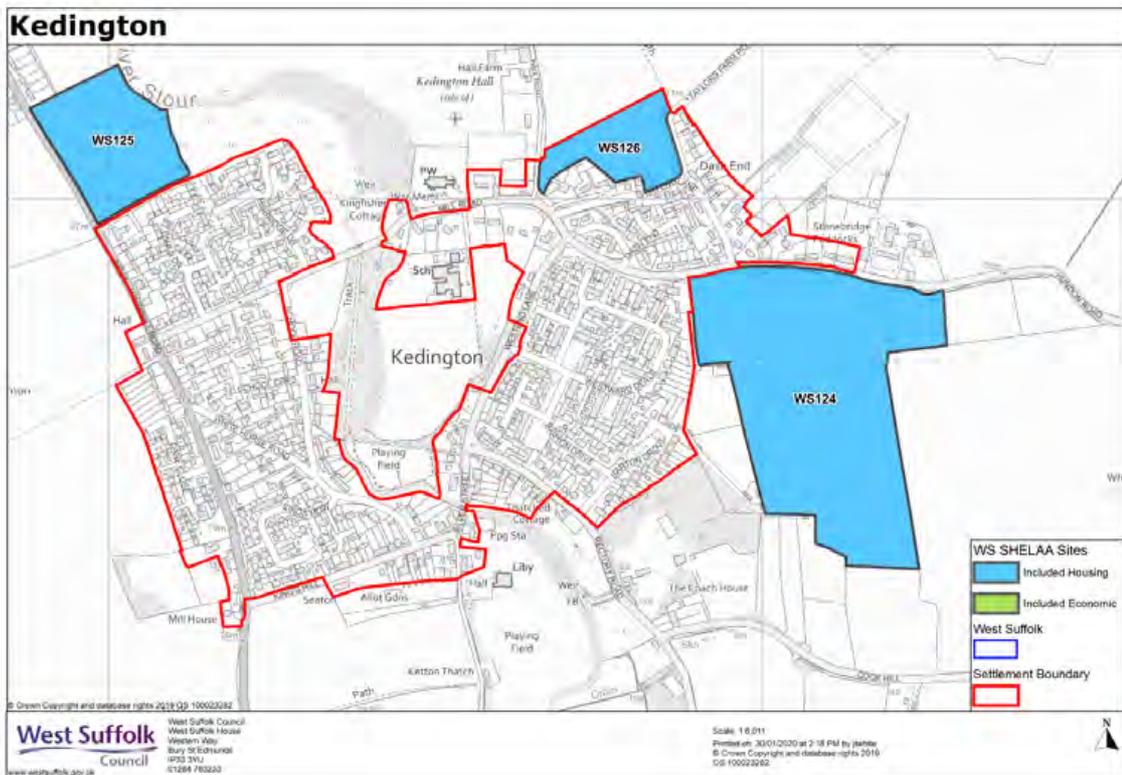
Site options

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- 3.4.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 3.4.8 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Kedington settlement constraints map



Kedington settlement map showing SHELAA included sites



Kedington - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*¹⁰
WS124	Land south of Hundon Road	11.60	residential	Agricultural planning application pending decision	140
WS125	Land east of Haverhill Road	3.26	Residential	Agricultural none	98
WS126	Land adjacent to The Limes Cottage, Mill Road	1.82	Residential	Agricultural allocated RV13(b) planning application pending decision	40

10. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

3.5. Lakenheath

3.5.1 Lakenheath has a population of approximately 5,305 (2018 mid-year estimate). It is located in the north-west of the district, approximately 10 kilometres south-west of Brandon and approximately nine kilometres north of Mildenhall. RAF Lakenheath airbase is located immediately east of the settlement. Lakenheath is a sizable village with a good range of facilities including:

- a library
- public houses
- health care facilities
- a primary school
- nurseries
- convenience shops
- a range of open spaces and leisure facilities.

Constraints and opportunities

- There are open spaces and sports provision, including a sports grounds, non-pitch sports area, allotments and play space.
- Services in the settlement include three GPs in one surgery. There is a library, Lakenheath Memorial Hall, scout hall, football club and Royal British Legion hall.
- There is a Ministry of Defence (MOD) safeguarded zone around the airbase.
- A special area of conservation (SAC) zone lies to the south-east of Lakenheath.
- Land within Flood Zones 2 and 3 to the north, west and south of the settlement, according to the Environment Agency's mapping.
- A large part of West Suffolk contains a European site designation for stone curlew. The special protection area (SPA) and its buffer zones are shown in the constraints map below.
- The Ministry of Defence (MOD) have published information indicating there are noise constraints covering Lakenheath due to aircraft landing at and taking off from RAF Lakenheath. These are shown on the constraint maps. As the aircraft noise constraint data is updated it will be used to inform the determination of planning applications and the local plan.
- Maids Cross Hill Local Nature Reserve and Site of Special Scientific Interest (SSSI) lies to the south-east of Lakenheath.
- A county wildlife site (CWS) lies to the east of Lakenheath.
- The settlement has one primary school which is at capacity and a further site for a 420 place primary school to the north of the village has been granted planning permission.
- There is a range of shops and services, including a Co-op convenience store, a post office, a bank and several public houses.
- There is a conservation area in the centre, along with a number of listed buildings.

Settlement status

3.5.2 The village is designated as a key service centre in the current local plan in recognition of the important role it has to play in serving the residents of the village and those who live in the surrounding rural area. Lakenheath provides a number of key services and facilities that meet the villages own needs, and the needs of other nearby smaller settlements. It is proposed that the village

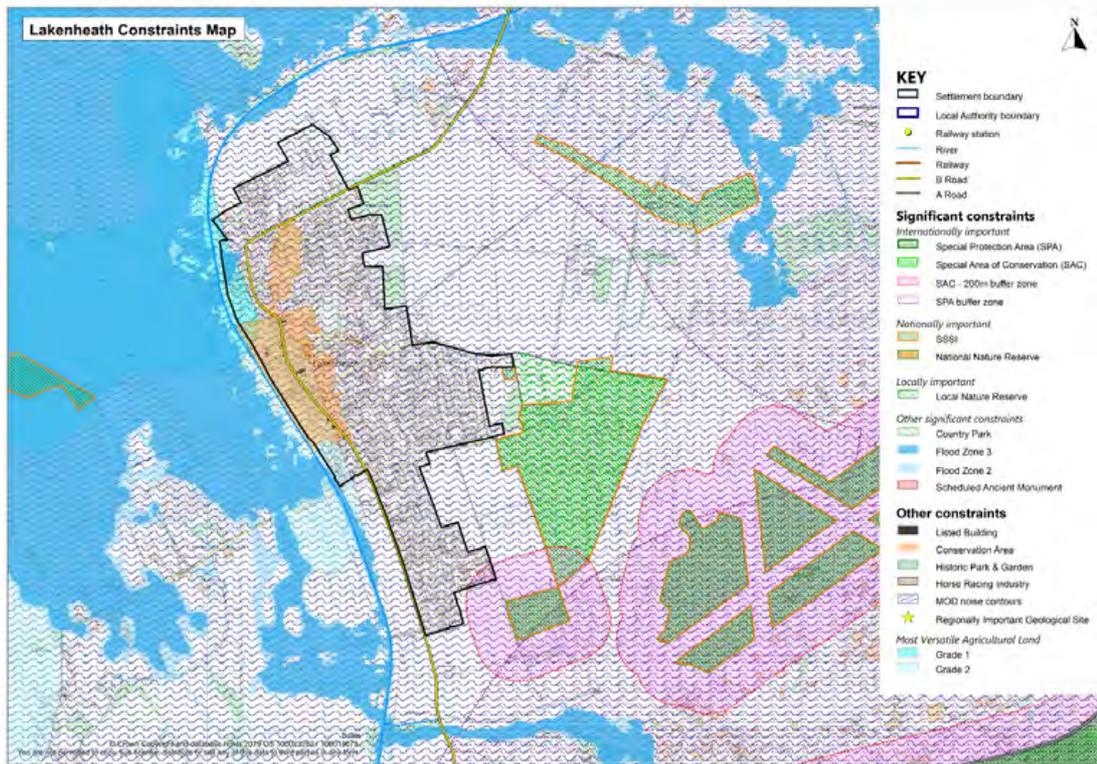
maintains its status and is designated as a key service centre in the new West Suffolk settlement hierarchy.

- 3.5.3 The former Forest Heath area Site Allocations Local Plan (2019) allocated three sites for residential use that are expected to deliver approximately 288 dwellings and two mixed use sites for a new primary school, an A1 (retail use) store and a further approximately 388 dwellings.

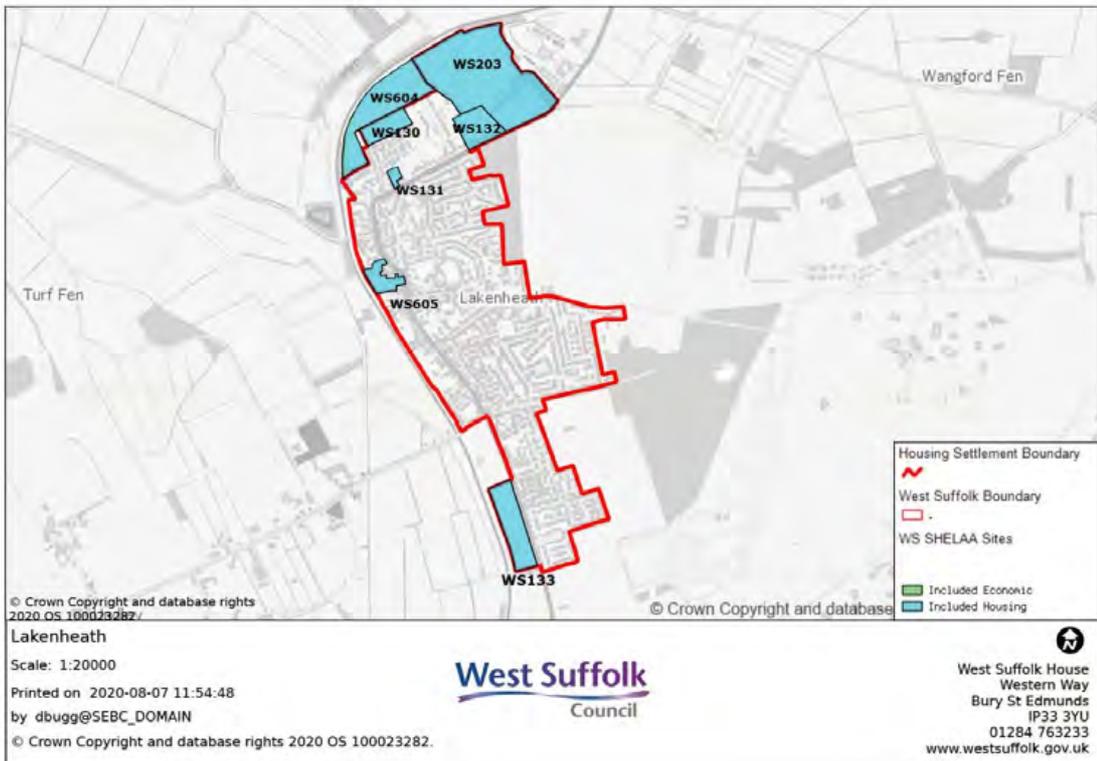
Site options

- 3.5.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 3.5.5 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 3.5.6 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 3.5.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 3.5.8 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Lakenheath settlement constraints map



Lakenheath settlement map showing SHELAA included sites



Lakenheath - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*¹¹
WS203	Land north of Station Road	22.4	Mixed	Old nursery plantation allocated SA8(b) – planning application pending decision	375
WS130	Land off Briscoe Way	2.78	Residential	Agricultural allocated SA8(c) planning permission granted	67
WS604	Land north of Burrow Drive and Briscoe Way	9.16	Residential	Agricultural none	165
WS605	Matthews Nursery	1.86	Mixed Use	Vacant nursery site allocated SA7(a) mixed use A1 retail and residential permission granted for 13 dwellings application pending for 31 dwellings	31
WS131	35 Station Road	0.49	Residential	Paddocks none	15
WS132	Rabbithill Covert	3.45	Residential	Agricultural and grassland allocated SA8(a) outline permission granted	81

11. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*
WS133	Land west of Eriswell Road	5.35	Residential	Grassland allocated SA7(b) outline permission granted	140

3.6. Red Lodge

3.6.1 Red Lodge is located immediately south-east of the A11, approximately six kilometres north-east of Newmarket and four kilometres south-west of Mildenhall. The settlement has seen a high level of growth over the past decade as it was developed as a planned village extension through a masterplan. This has evolved through the development process to become a sustainable community with a good level of accessible services and facilities including:

- a GP practice
- leisure and recreational facilities
- a local centre with shops, including supermarket and a post office
- community centre (Millenium Centre)
- two primary schools
- allotments

3.6.2 This growth is reflected in the population figures, with the 2011 Census population figure showing 3,834 people resident in Red Lodge which has expanded to approximately 5,731 (2018 mid-year estimate).

Constraints and opportunities

- Kennett train station is around two kilometres south of the settlement with a two-hourly service on the Ipswich to Cambridge line. Bus services go to Newmarket, Bury St Edmunds and Mildenhall.
- The A11 runs to the north-west of the settlement and forms a physical boundary to existing development.
- Environment Agency mapping identifies land within Flood Zones 2 and 3 running along the River Kennett where it coincides with the administrative boundary of West Suffolk to the south of the settlement.
- The Breckland Special Protection Area (SPA) is designated for its nature conservation value, and proximity to these protected species and their habitats constrain development to the east and north-east of Red Lodge.
- Red Lodge Heath to the south of Turnpike Road is a 21 hectare site of special scientific interest (SSSI) within the existing settlement boundary.
- The high rate of growth at Red Lodge over recent years raises the issue of the ability of the settlement and the local housing market to absorb further large scale growth.
- There are some local employment opportunities within the settlement and its hinterland with planning permission for a business park at Kings Warren for B1 light industry/business and B2 general industry uses.

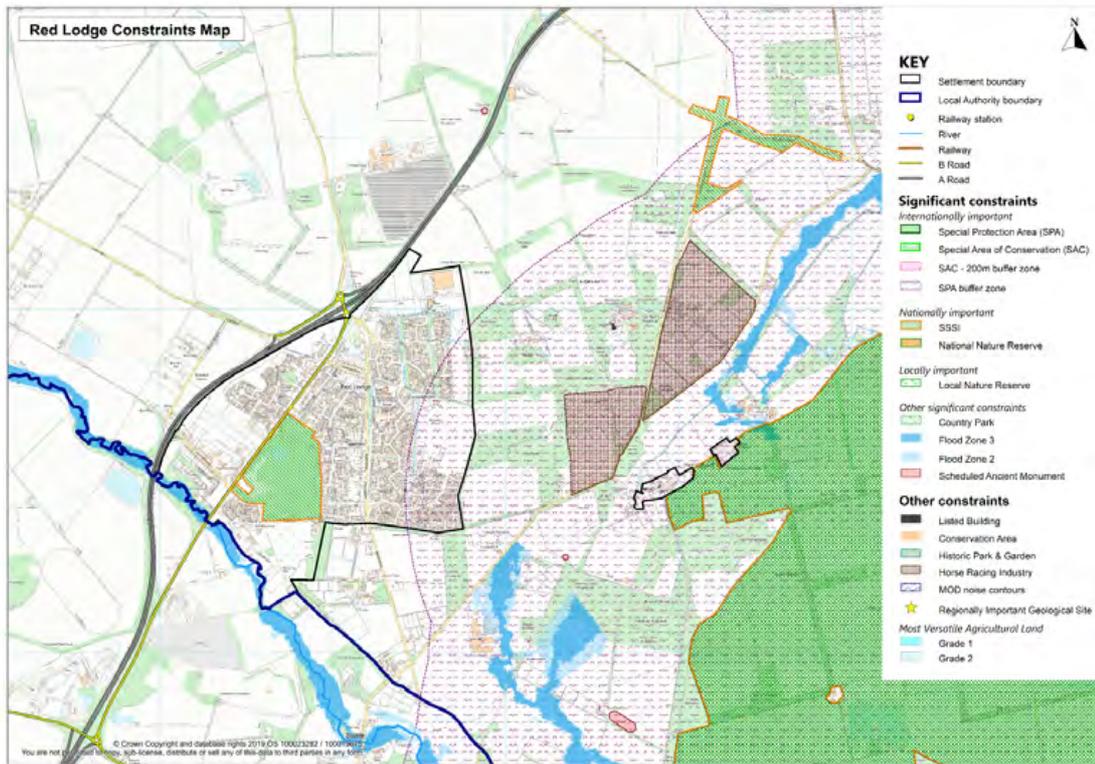
Settlement status

- 3.6.3 The village is designated as a key service centre in the current local plan in recognition of the important role it has to play in serving the residents of the village and those who live in the surrounding rural area. Red Lodge provides a number of key services and facilities that meet the villages own needs, and the needs of other nearby smaller settlements. It is proposed that the village maintains its status and is designated as a key service centre in the new West Suffolk settlement hierarchy.

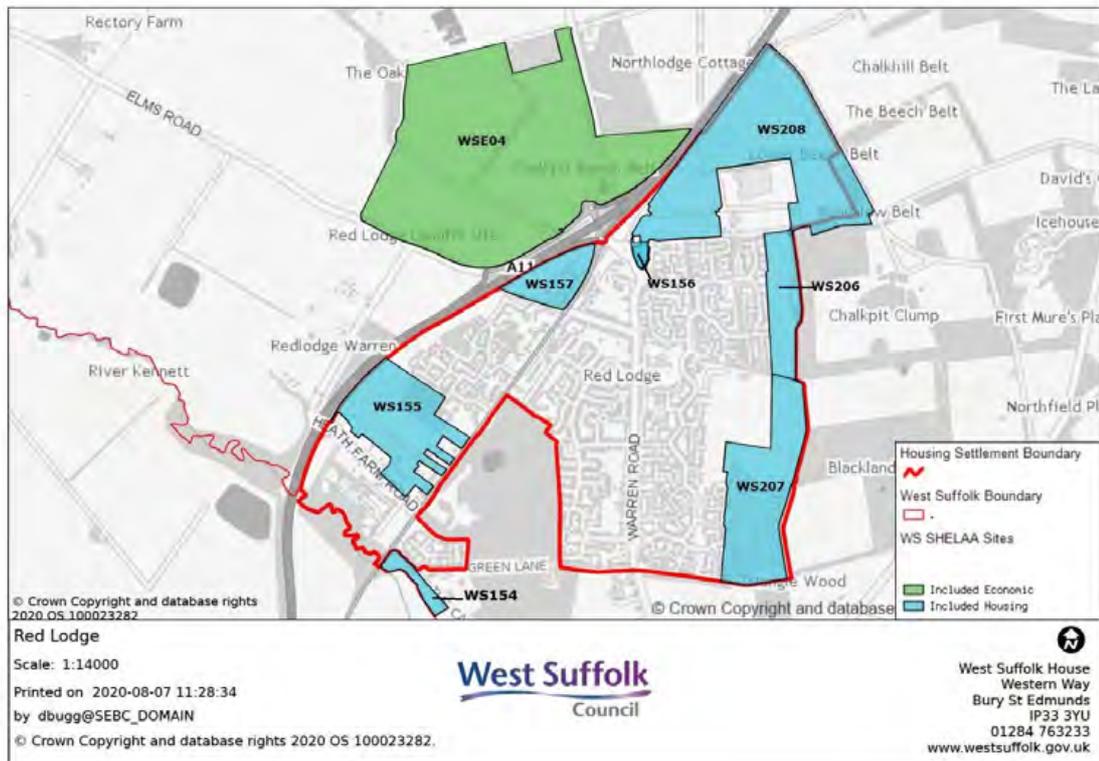
Site options

- 3.6.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 3.6.5 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 3.6.6 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 3.6.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 3.6.8 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Red Lodge settlement constraints map



Red Lodge settlement map showing SHELAA included sites



Red Lodge - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*¹²
WS154	Land south of The Carrops	1.37	Residential	Storage and hardstanding outline planning application pending decision	30
WS155	Land off Turnpike Road and Coopers Yard	9.61	Residential	Brownfield, greenfield and agricultural part allocated SA9(a)	132
WS156	The 'Gateway Site', Kings Warren	0.45	Residential	Agricultural none	14
WS206	Land east of Warren Road	5.5	Residential	Agricultural allocated SA9(b)	140
WS207	Land east of Larch Way	14.97	Residential	Agricultural allocated SA9(c) planning permission granted development commenced	268 + 8
WS208	Land north of Red Lodge	27.4	Mixed (residential, employment and school)	Grassland and agricultural allocated SA109a)	300 8ha employment 3ha school
WS157	Land east of Newmarket Road and north of Elms Road	4.13	Residential	Allocated SA9(d) planning permission granted and commenced	125
WSE04	Land north of Elms	55	Employment	Agricultural	N/A

12. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*
	Road and A11 northbound exit slip road to Red Lodge				

3.7. Stanton

- 3.7.1 Stanton is a large village located fourteen kilometres north-east of Bury St Edmunds. The population in 2018 was 2,869 (ONS 2018 mid-year estimate).
- 3.7.2 Stanton is made up of several elements including a smaller housing area to the north of the A143, the Shepherds Grove mobile home park to the east and the main part of the village immediately to the south of the A143.
- 3.7.3 It has a good range of services and facilities which serve the resident population and surrounding settlements, these include:
- convenience food shop
 - public house
 - health centre and GP surgery
 - a primary and pre-school
 - post office
 - petrol filling station
 - recreation ground.
- 3.7.4 The settlement has good transport links to Bury St Edmunds and Diss along the A143 with a fair bus service (four to six buses daily).

Constraints and opportunities

- Development potential to the north is fundamentally constrained by the boundary of the A143.
- The county Historic Environment Record (HER) shows Roman sites amongst others within and around the settlement which has a medieval core and is situated near the confluence of the Blackbourn and one of its tributaries.
- Development to the east of Stanton is limited by a county wildlife site. An appropriate buffer will be needed to protect the wildlife site from any development within this area.
- There are SSSI designations to the south and south-west which form a constraint to development in these areas.
- Scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the attractive character of the settlement.
- Development potential around Stanton is limited by ancient woodland and its associated protective buffers to the east, south and south-west.
- There are areas of grade 2 agricultural land to the north, west, south and east of the settlement.
- Stanton Post Mill is a designated scheduled ancient monument (SAM) and listed building. Any potential growth in this location should be sensitive to the SAM designation and avoid a negative impact on its wider setting.
- There is limited potential for small scale growth within the above constraints.

Settlement status

- 3.7.5 The village is designated as a key service centre in the former St Edmundsbury area Core Strategy (2010) in recognition of the important role it has to play in serving the residents of the village and those that live in the immediate surrounding area. Stanton provides a number of key services and facilities that meet the villages own needs, and the needs of other nearby smaller settlements. It is proposed that the village maintains its status and is

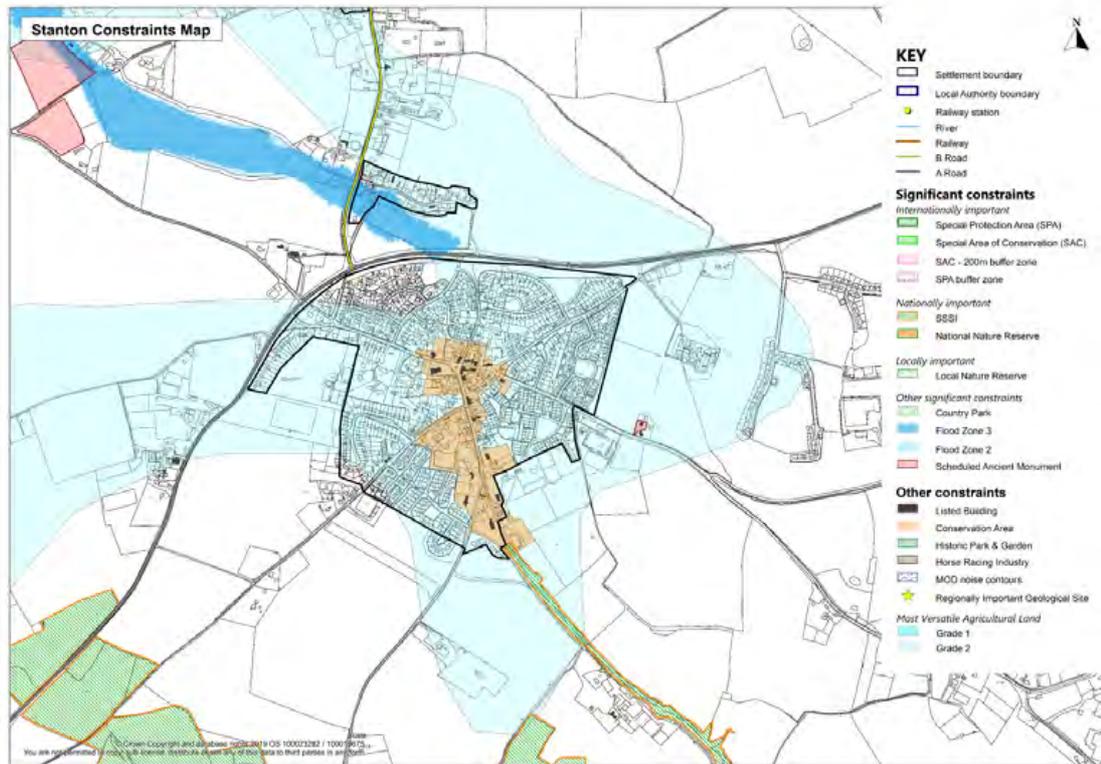
designated as a key service centre in the new West Suffolk settlement hierarchy.

- 3.7.6 The former St Edmundsbury area Rural Vision 2031 (2014) allocates one site for housing – RV14a Land at Upthorpe Road which was granted permission on appeal for 101 dwellings in 2012. The site has been constructed.
- 3.7.7 To the east of Stanton at Shepherd’s Grove policy RV4 allocates 53.1 hectares of employment land. This allocation is dependent on a new access road and junction onto the A143 which requires some associated residential development to make it viable. A masterplan was approved in October 2019 to guide development of the site.

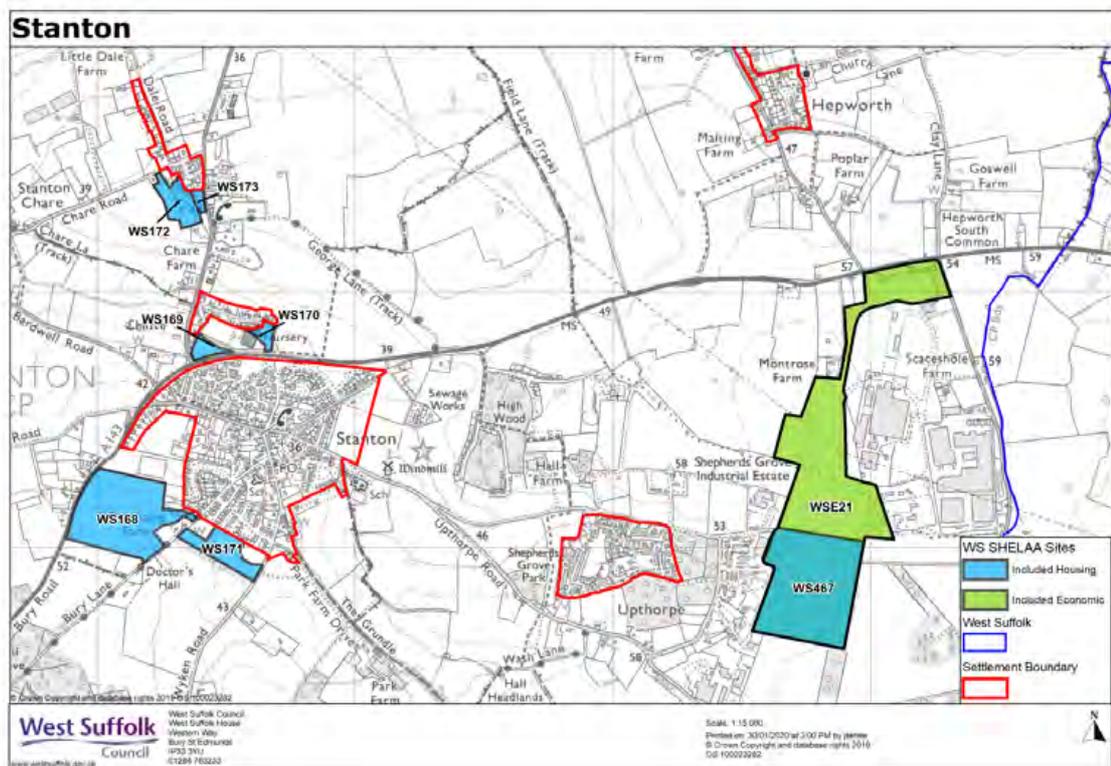
Site options

- 3.7.8 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 3.7.9 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 3.7.10 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 3.7.11 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 3.7.12 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council’s preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

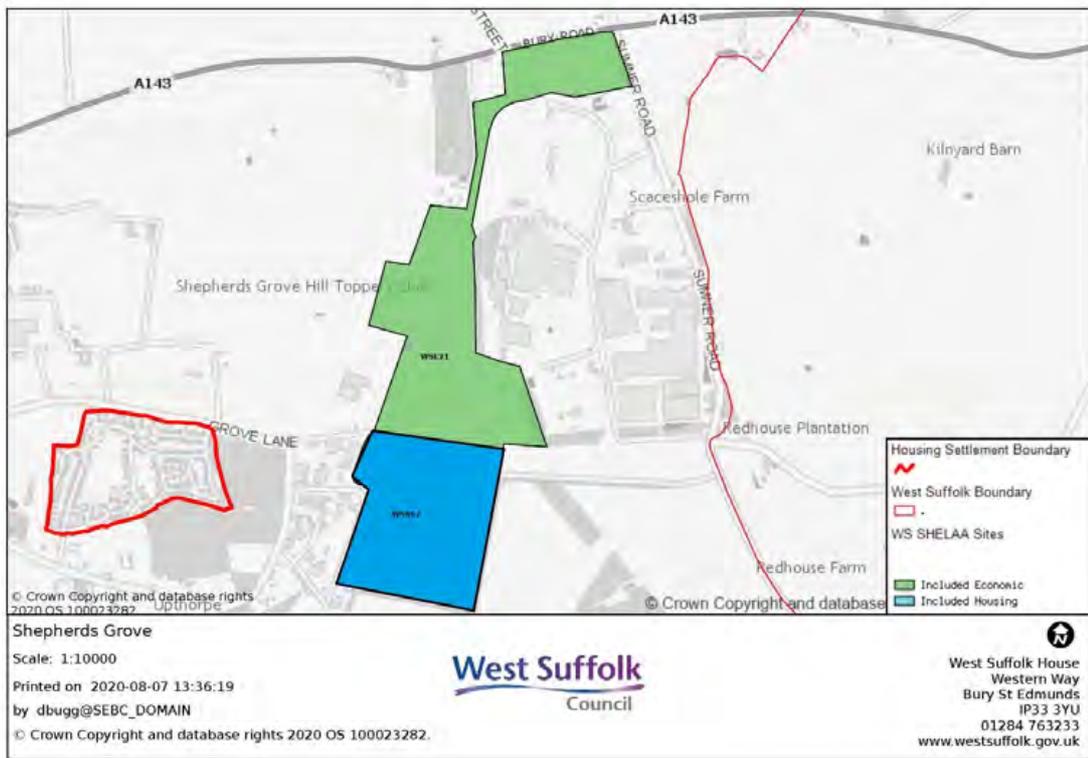
Stanton settlement constraints map



Stanton and Shepherds Grove settlement map showing SHELAA included sites



Shepherds Grove settlement map showing SHELAA included sites



Stanton - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*¹³
WS168	Fordhams Farm, Bury Lane	10.48	Residential	Agricultural buildings and countryside none	189
WS169	Land off Old Barningham Road (part of Duke Street Nursery)	0.71	Residential	Agricultural none	21
WS170	Land west of Duke Street	0.50	Residential	Agricultural none	15
WS171	Land between Bury Lane and Wyken Road	2.81	Residential	Agricultural none	84
WS172	Land at Little Hill Farm, Barningham Road	2.37	Residential	Garden land none	71
WS173	Little Farmhouse, Barningham Road	0.35	Residential	none	11
WS467	Land at Shepherds Grove	14.6	Residential	Grassland (formally buildings and hardstanding for RAF airfield) allocated RV4 masterplan adopted	400

13. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*
WSE21	Land at Shepherd's Grove	36.6	Employment	Agricultural	N/A

Part 3 - 4. Local Service Centres

4.1. Bardwell

4.1.1 Bardwell is a village with a population of 867 (2019 mid-year estimate), located approximately 18 kilometres north-east from Bury St Edmunds and 13 kilometres from Thetford. It has an historic core centred on the village church with a number of flint work buildings throughout the settlement. It has a reasonable range of services and facilities including:

- village hall
- two Public Houses
- a primary school
- a Post Office and shop
- a play area/recreation space.

4.1.2 The role of Thetford is also acknowledged in terms of the services and facilities it provides for the residents of Bardwell and other villages in the northern part of the district.

Constraints and opportunities

- Bardwell has a fair bus service to Bury St Edmunds and nearby key service centres.
- Amenity open space is provided centrally and to the north-east of the village. Sloping land to the west and south-east limits development in both these directions.
- There are no prospects of coalescence with nearby hamlets but it will be important to maintain a settlement gap with Stanton to the east, Ixworth to the south and Sapiston to the north-west.
- The River Blackbourne's course is to the west of the settlement, where there is an extensive flood zone. This, and the county wildlife site that is also to the west, restricts any future development in this direction.
- There are no national or habitat designations in close proximity to the village.
- The scale of growth will be dependent on local environmental and infrastructure capacity.
- Much of Bardwell is covered by a conservation area, which is extensive and opportunities for new development should have regard to it to the east and west of the central village cluster. There are many listed buildings throughout the village.
- A recreational buffer zone (associated with Breckland SPA) covers the north-west of the village and beyond.
- There are wildlife designations scattered around the settlement.
- Church Road forms a defensible boundary to the north-west of the settlement containing development in this direction.
- The historic core of the village centres on the church and moated site, with historic streets running north and southwards. A Roman site is recorded to the south of the village, and Iron Age and Saxon activity to the north.

4.1.3 The parish council have embarked on the process of preparing a neighbourhood plan. The neighbourhood plan area was designated by West Suffolk Council on 18 April 2017.

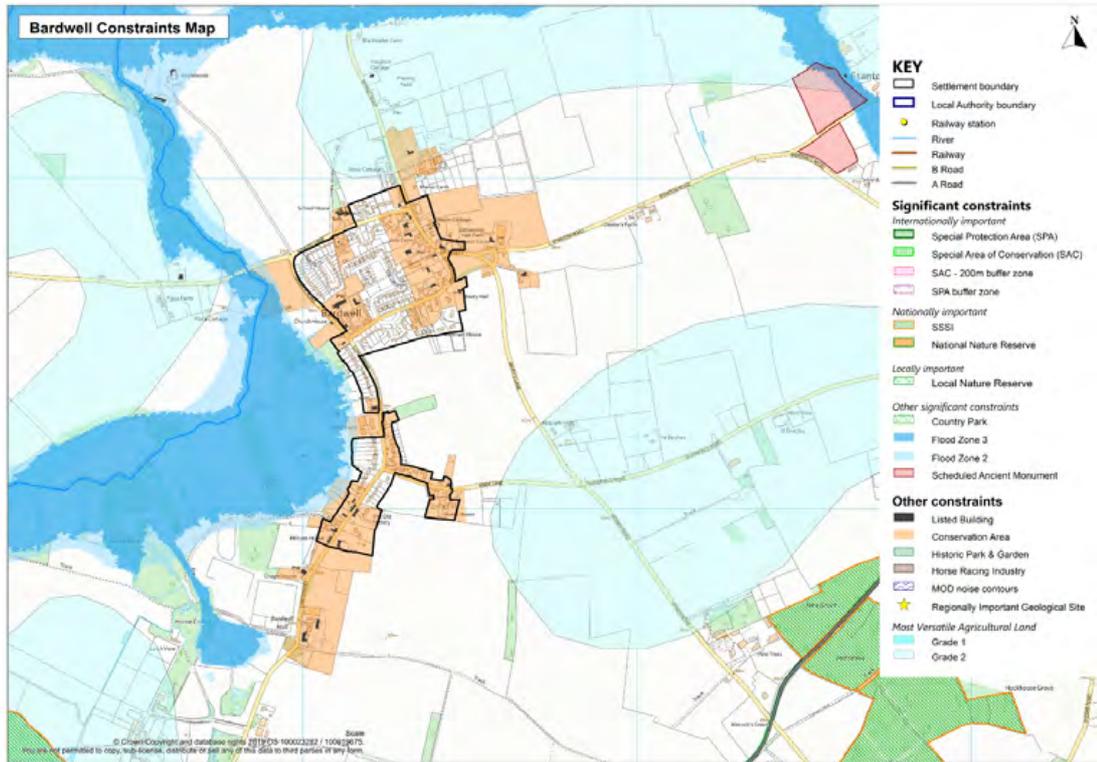
Settlement status

- 4.1.4 The village is designated as a local service centre in the current local plan in recognition of the role it has to play in serving the residents of the village and those who live in the surrounding rural area. It is proposed that its status is retained as a local service centre in the new West Suffolk settlement hierarchy.
- 4.1.5 No sites are allocated in Bardwell in the former St Edmundsbury area Rural Vision 2031 document.

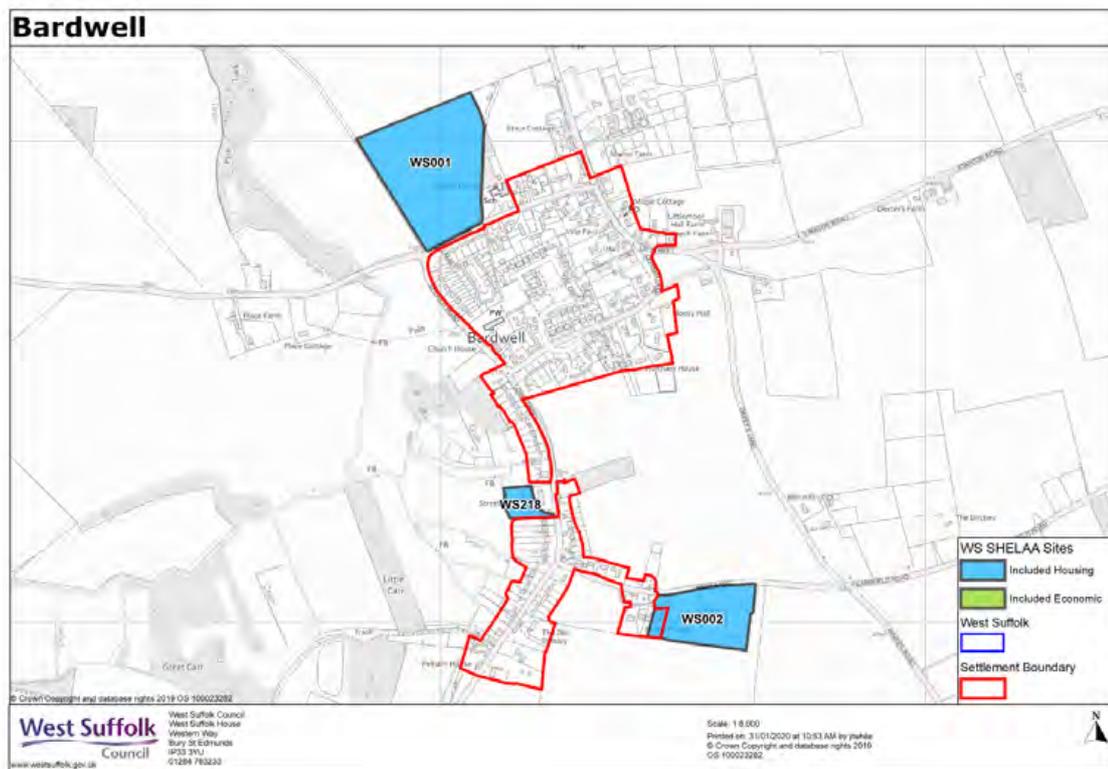
Site options

- 4.1.6 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 4.1.7 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 4.1.8 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 4.1.9 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 4.1.10 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Bardwell settlement constraints map



Bardwell settlement map showing SHELAA included sites



Bardwell - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*¹⁴
WS001	Land at Stanton Road	5.37	Residential	Agricultural none	97
WS002	Hillside, Knox Lane	2.34	Residential	Garden none	70
WS218	Street Farm, Low Street	0.43	Residential	Agricultural buildings none	13

14. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

4.2. Barningham

4.2.1 Barningham is a village with a population of 967 (2018 mid-year estimate), located approximately 17 kilometres north-east from Bury St Edmunds and 13 kilometres south-west of Thetford. The village has a reasonable range of facilities, including:

- a shop and post office
- a primary school
- a Public House
- a play area.

4.2.2 A neighbourhood plan is being prepared for the Barningham parish area.

Constraints and opportunities

- Barningham has good vehicular access to the main A143 and A1066 via the B1111. However, there may be a requirement to assess local junction capacity within the village in order to serve new development.
- County archaeological sites border Barningham to the north, west and south which would require further investigation if new development was to be considered in these locations.
- Sandy Lane forms a physical boundary to development towards the north of the village.
- Numerous open space sites lie within the present built up area of Barningham.
- Two protected biodiversity action plan (BAP) species sites lie to the west of the village.
- Key protected views to the south of the settlement may limit development in this direction.
- There is a small cluster of listed buildings in the Church Road/Mill Road area, however the village is not covered by a conservation area designation.
- There is a flood zone located to the north of Barningham which would appear to constrain any type of housing development in this direction.
- There are limited bus services to Bury St Edmunds.

Settlement status

4.2.3 The village is designated as a local service centre in the current local plan in recognition of the role it has to play in serving the residents of the village and those who live in the surrounding rural area. It is proposed that its status is retained as a local service centre in the new West Suffolk settlement hierarchy.

4.2.4 The former St Edmundsbury Rural Vision 2031 (2014) allocated a site for 20 dwellings which has since been built out.

Site options

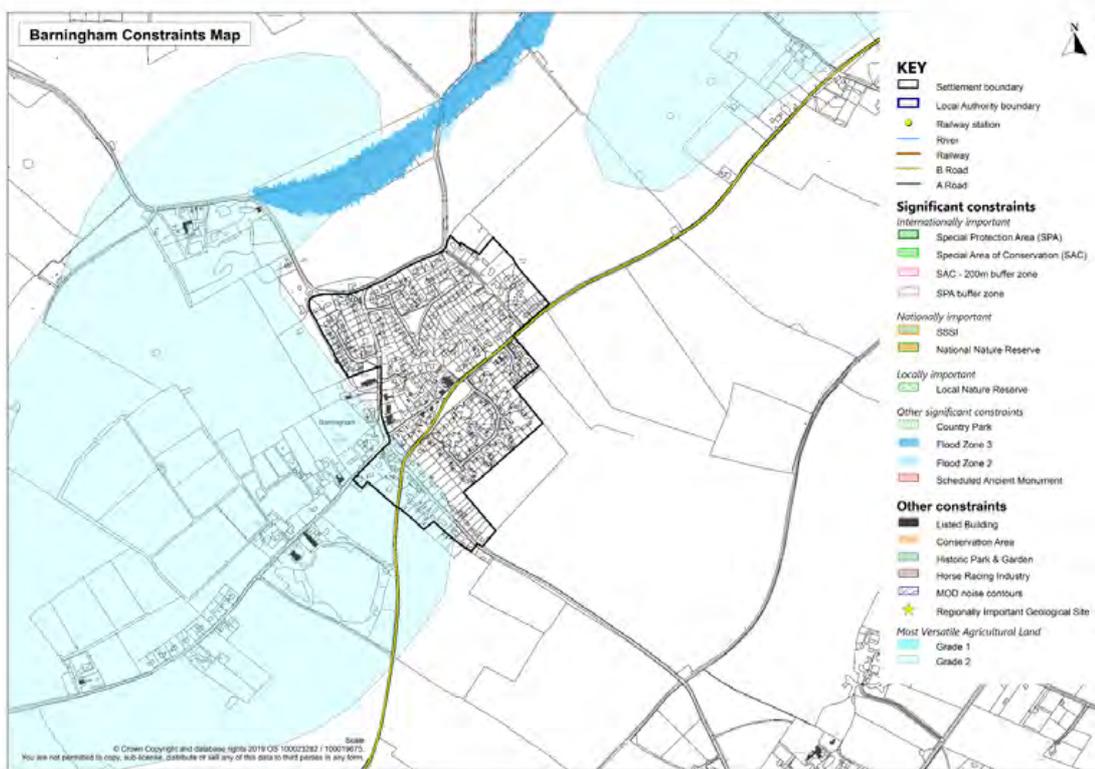
4.2.5 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

4.2.6 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that

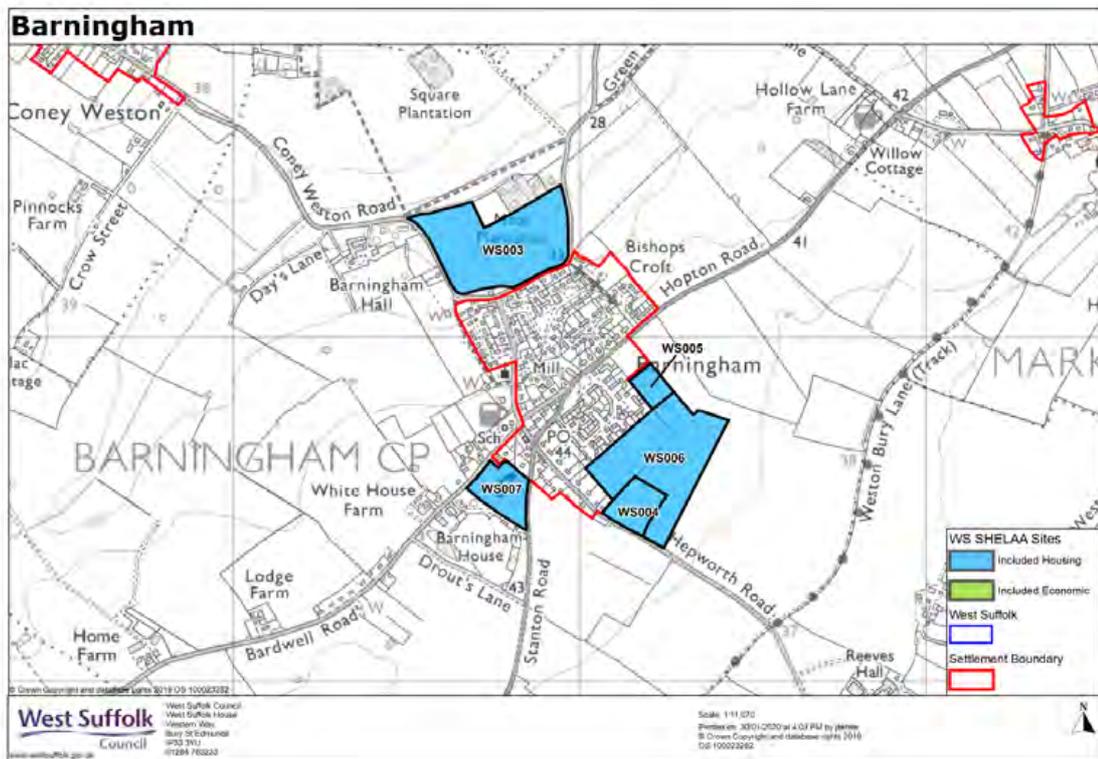
lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

- 4.2.7 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 4.2.8 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 4.2.9 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Barningham settlement constraints map



Barningham settlement map showing SHELAA included sites



Barningham - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*¹⁵
WS003	Land off Sandy Lane	4.00	Residential	Agricultural	72
WS004	Option A, land at Hepworth Road	1.69	Mixed (Residential community facilities)	Agricultural (arable)	51
WS005	Option B, land at Hepworth Road	0.85	Mixed (Residential community facilities)	Agricultural (arable)	26
WS006	Option C, land at Hepworth Road	9.65	Mixed (Residential and community facilities)	Agricultural (arable)	119
WS007	Land to the north of Field Cottage, Bardwell Road	2.06	Residential	Grazing land	62

15. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

4.3. Beck Row

- 4.3.1 Beck Row is a village with a population of approximately 5,561 (2018 mid-year estimate for Beck Row, Holywell Row and Kenny Hill). It is located in the north-western part of the district, around five kilometres from Mildenhall and 18 kilometres from Brandon. RAF Mildenhall is immediately to the south of the village.
- 4.3.2 The settlement has a range of facilities including:
- two pubs
 - a primary school
 - a pre-school and nursery school
 - a convenience store.
- 4.3.3 A local nature reserve at Aspal Lane provides leisure opportunities including play areas. The village is situated close to the town of Mildenhall which provides a wider range of services and facilities.

Constraints and opportunities

- Aspal Close County Wildlife Site (CWS), the majority of which is also identified as a local nature reserve (LNR), is located in the centre of the settlement.
- The existing primary school has reached capacity and discussions are ongoing with Suffolk County Council and other partners concerning options for school expansion and potentially the requirement for a new school.
- There is an hourly bus service to Mildenhall.
- There are aircraft noise constraints to the north and south of the settlement as a consequence of aircraft landing and taking off from both RAF Lakenheath and RAF Mildenhall.
- There is uncertainty over the consequences of the withdrawal of the United States Air Forces in Europe (USAF) from RAF Mildenhall post 2027 and the future use of the site.
- To the west of the settlement there are areas of land within Flood Zones 2 and 3.
- There is a high potential for encountering heritage assets of archaeological interest in and around Beck Row.
- The A1101 forms a physical boundary to the south and confines any further development in this direction.
- Airbase safeguard zones exist to the south and the west of Beck Row.
- Coalescence should be avoided with the settlement of Holywell Row which lies to the east of Beck Row.

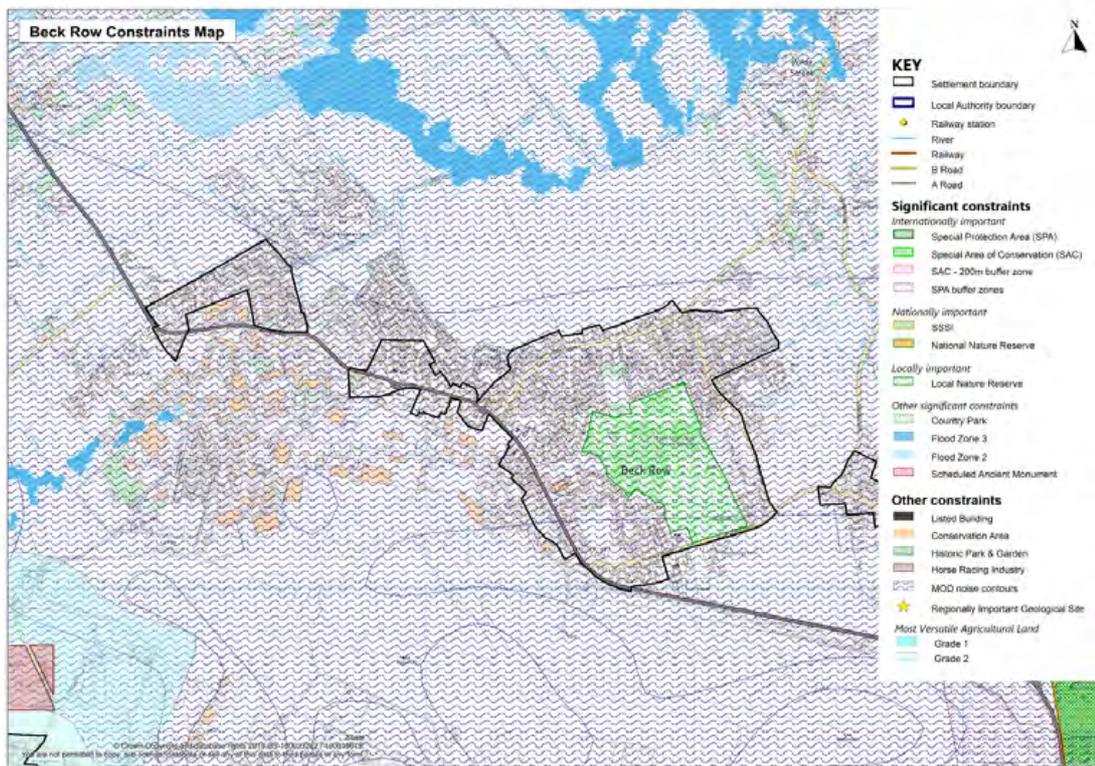
Settlement status

- 4.3.4 Beck Row is designated as a primary village in the current local plan as it provides basic local services and is able to accommodate small scale housing growth to meet local needs. It is proposed to remain in the same position in the new West Suffolk settlement hierarchy, where it is designated as a local service centre.
- 4.3.5 The former Forest Heath area Site Allocations Local Plan (2019) allocates four sites for housing, of which one scheme is complete, two are currently under construction and the fourth is subject of a planning application. There is also an existing employment site allocated.

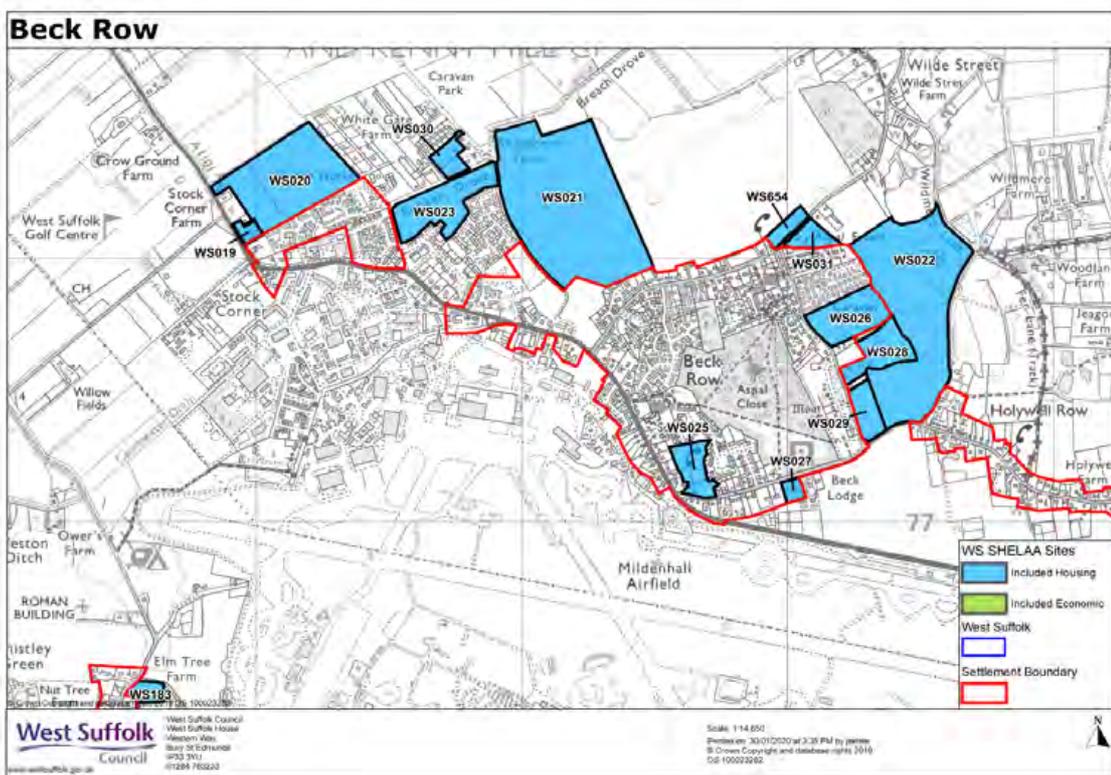
Site options

- 4.3.6 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 4.3.7 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 4.3.8 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 4.3.9 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 4.3.10 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Beck Row settlement constraints map



Beck Row settlement map showing SHELAA included sites



Beck Row - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*¹⁶
WS019	Site at Stock Corner Farm	0.50	Residential	Agricultural outline permission granted on part of site	9
WS020	Site at Stock Corner Farm	11.00	Residential	Agricultural outline permission granted on part of site	As above
WS021	Land east of Skeltons Drove	25.07	Residential	Agricultural none	451
WS022	Land between Aspal Lane and Wildmere Lane	22.39	Residential	Agricultural none	403
WS023	Land south of Rookery Drove	5.32	Residential	Grassland none	96
WS025	Lamble Close	2.30	Residential	Grazing land allocated SA11(a) planning application pending decision	60
WS026	Land adjacent to and south of Caravan Park on Aspal Lane	4.14	Residential	Grassland allocated SA11(b) planning permission granted and commenced	117

16. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*
WS027	Land adjacent to Beck Lodge Farm	0.60	Residential	Agricultural buildings and grazing allocated SA11(d) planning permission granted	12
WS028	Aspal Nursery, Aspal Lane	3.14	Residential	Residential and nursery none	94
WS029	Land at junction of Aspal Lane and St John's Street	1.90	Residential	Grassland none	57
WS030	Scrapyard, Skeltons Drove	1.31	Residential	Scrap yard planning permission granted	
WS031	Land at the corner of Wilde Street/ Aspal Lane	1.29	Residential	Grassland planning permission granted	39
WS654	Land north of Holmsey Green	0.94	Residential	Agricultural none	28

4.4. Cavendish

4.4.1 Cavendish is a medium sized village with a population of 1,008 (2018 mid-year estimate), located approximately 16 kilometres from Haverhill. It has a reasonable range of services and facilities including:

- three pubs
- a primary school
- shops
- a play area

4.4.2 It is an attractive village set within the Stour Valley, with a large number of listed buildings lining the historic high street.

Constraints and opportunities

- Cavendish is located on the A1092 which provides good road links for Sudbury to the east and Haverhill to the west. Cavendish is served by an hourly bus service to Sudbury and Haverhill, with a journey time of less than half an hour.
- The conservation area which covers much of the village must be considered when appraising opportunities for new development, particularly to the north and west in order to protect the setting of the village and views into and from the conservation area to the countryside.
- Flood risk areas cover much of the central and southern parts of the village which will influence the possible locations for growth.
- There are no national or habitat designations in close proximity to the village.
- The scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the landscape setting and attractive character of Cavendish.
- Additional growth should consolidate and enhance existing community services and facilities.
- Cavendish is situated in the River Stour valley, reflected in the land that rises to the north and south of the village boundary. Any new development will need to be sensitive to the surrounding landscape characteristics.
- Any large scale development has the potential to impact negatively on the character of the settlement. However, small scale peripheral extension may be possible.
- Cavendish lies within the rich archaeological landscape of the Stour Valley as recorded in the county Historic Environment Record (HER), and Prehistoric and Roman sites are recorded within the vicinity of this historic settlement.

Settlement status

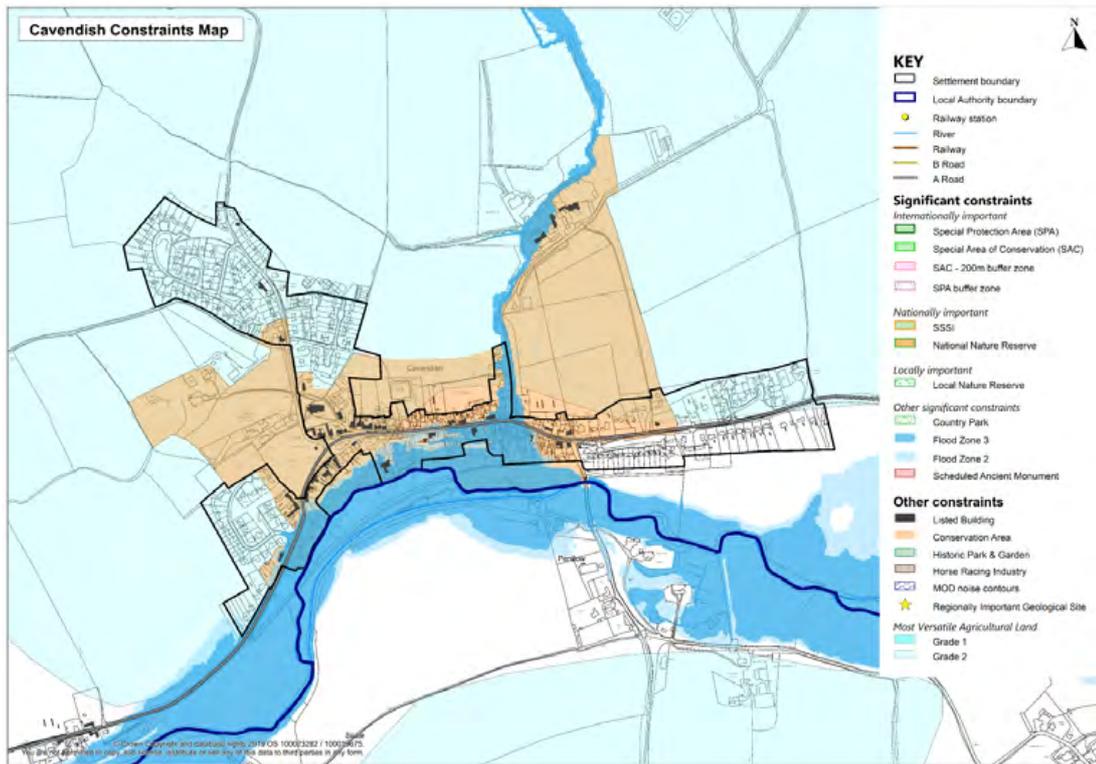
4.4.3 The village is designated as a local service centre in the current local plan in recognition of the role it has to play in serving the residents of the village and those who live in the surrounding rural area. It is proposed that its status is retained as a local service centre in the new West Suffolk settlement hierarchy.

4.4.4 The former St Edmundsbury area Rural Vision 2031 (2014) allocated one site in the village for a total of 10 dwellings. The site remains undeveloped.

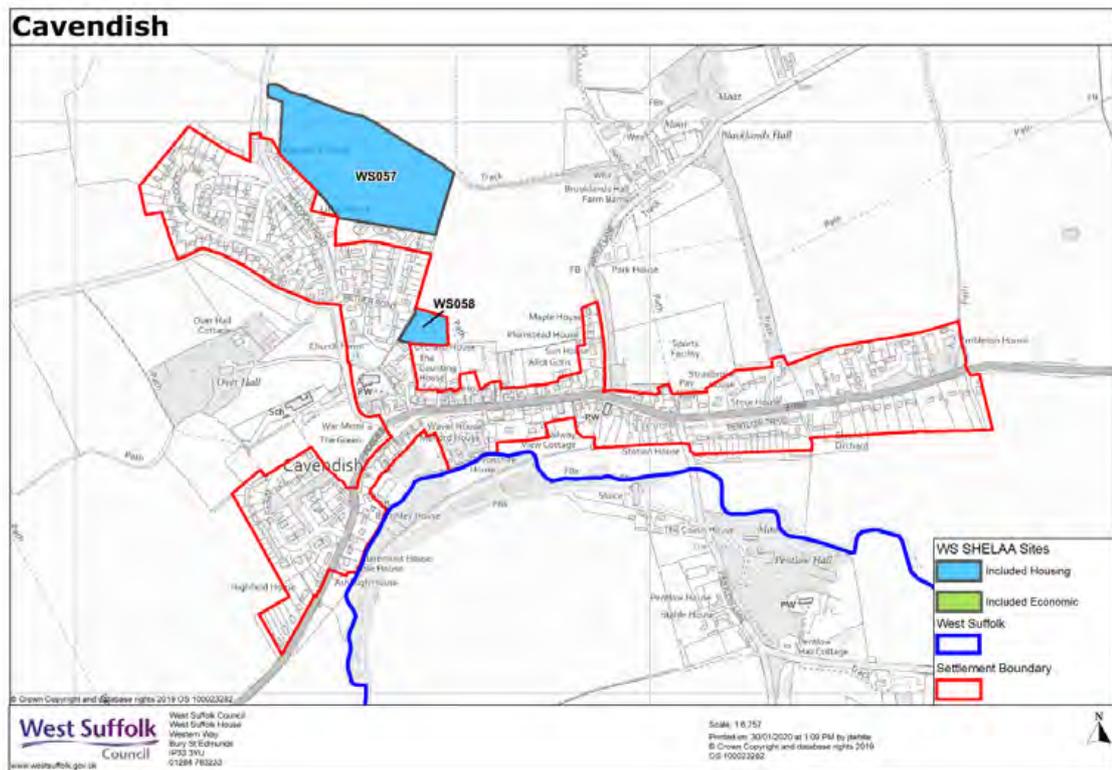
Site options

- 4.4.5 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 4.4.6 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 4.4.7 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 4.4.8 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 4.4.9 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Cavendish settlement constraints map



Cavendish settlement map showing SHELAA included sites



Cavendish - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*¹⁷
WS057	Blacklands field, part of Scotts Farm	4.57	residential	Agricultural none	82
WS058	Land at the end of Nether Road	0.40	residential	Agricultural allocated RV16a	10

17. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

4.5. Exning

4.5.1 Exning is a village with a population of 2,096 (2018 mid-year estimate), located to the north-west of Newmarket. Although physically close to the northern edge of Newmarket, Exning is separated by the A14 trunk road and retains its identity and integrity as a village. It is a village well served by a variety of facilities including:

- a convenience food store
- three Public Houses
- a primary school
- an employment area
- a pre-school
- an hotel
- a recreation ground.

Constraints and opportunities

- Existing capacity issues at junction 37 of the A14 trunk road north-east of Newmarket may be exacerbated by further growth.
- Exning has land within Flood Zones 2 and 3 running north/south through the middle of the settlement and also to the east of the settlement boundary.
- Exning has a number of known archaeological sites and an extensive conservation area which covers much of the village and extends northwards to include the Grade II* listed Glanelly Rest (formerly Exning House) and its grounds, which creates an attractive setting for the village.

Settlement status

4.5.2 Exning is designated as a primary village in the current local plan as it provides basic local services and is able to accommodate small scale housing growth to meet local needs. It is proposed to remain in the same position in the new West Suffolk settlement hierarchy, where it is designated as a local service centre.

4.5.3 The former Forest Heath area Site Allocations Local Plan (2019) allocates a site in the village on the south side of Burwell Road for a total of 205 dwellings. To date, no planning applications has been forthcoming in respect of this site.

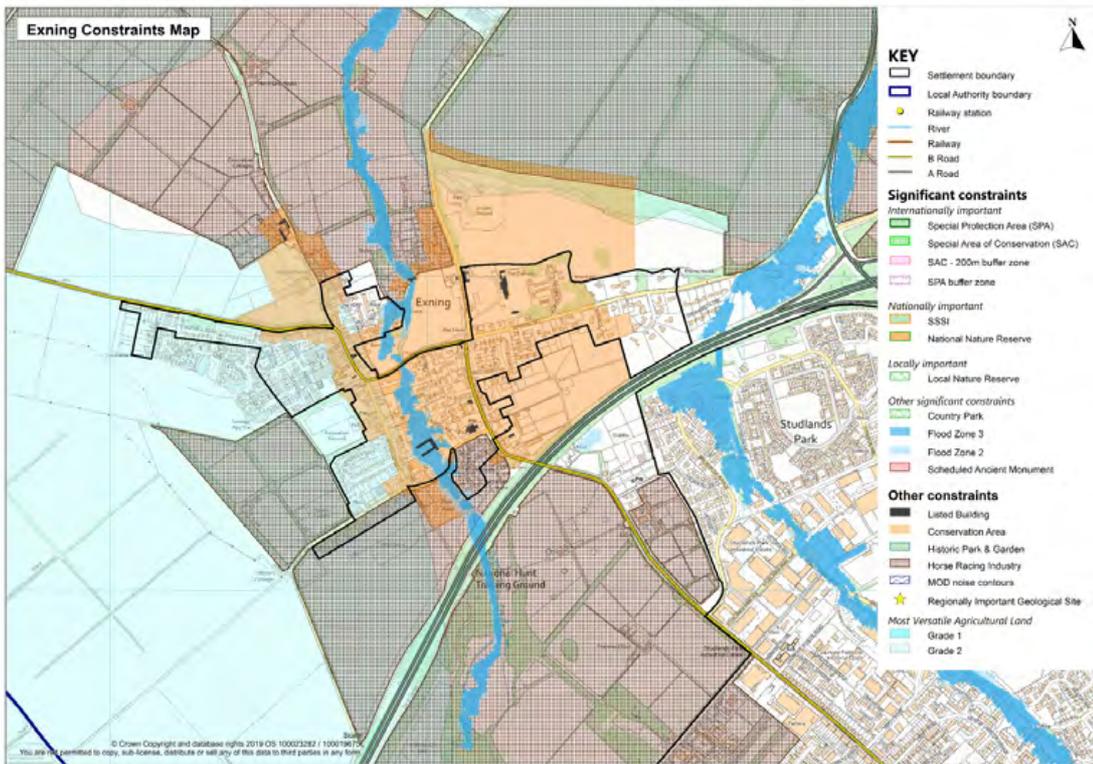
Site options

4.5.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

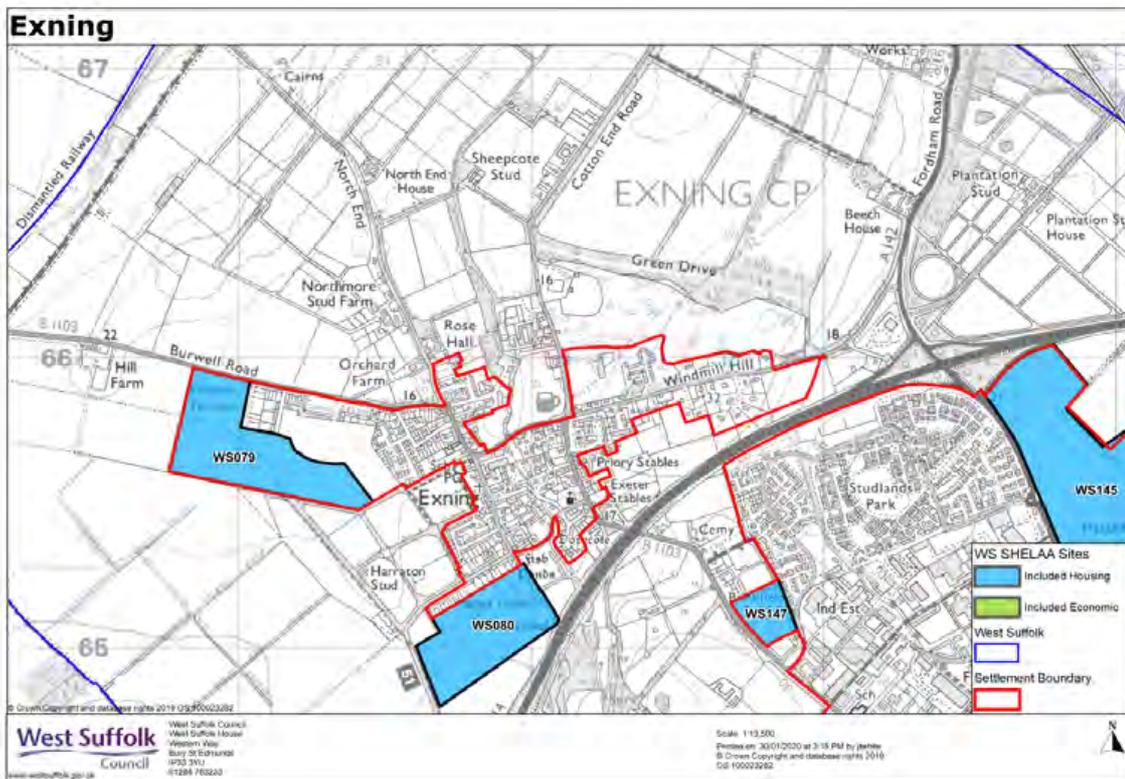
4.5.5 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

- 4.5.6 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 4.5.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 4.5.8 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Exning settlement constraints map



Exning settlement map showing SHELAA included sites



Exning - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*¹⁸
WS079	Land south of Burwell Road and west of Queen View	15.00	Residential	Agricultural allocated SA12(a)	205
WS080	Land east of Heath Road	12.14	Residential	Agricultural and allotments none	219

18. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

4.6. Great Barton

- 4.6.1 Great Barton is located towards the north-east of the district. It is six kilometres north of Bury St Edmunds with most of the village lying immediately west of the A143, and a smaller residential area to the east. It has a population of approximately 2,236 (2018 mid-year estimate). The village has a range of facilities including:
- a pub
 - two food stores
 - a primary and pre-school
 - a post office
 - a petrol filling station
 - village hall and playing field
- 4.6.2 These amenities are spread out with the post office, pub, village hall and playing field separated from the majority of residents by the A143.
- 4.6.3 Although there is no conservation area in Great Barton there is an important area called The Park which has a distinct sylvan and historical character.
- 4.6.4 Proximity to the growing northern edge of Bury St Edmunds is the subject of policies in the former St Edmundsbury area Core Strategy (2010) and Rural Vision 2031 (2014) documents that require strategic development north-east of Bury St Edmunds (Policies CS11, and BV6) to maintain the identity and segregation of Great Barton and protect the setting and identity of the village and to avoid coalescence with the town through the creation of green buffers. In addition, any development in this allocation is required to be designed to be capable of accommodating a route for a bypass for Great Barton.
- 4.6.5 Great Barton are producing a neighbourhood development plan. The neighbourhood area was designated on 16 June 2016 and updated on 14 January 2019.

Constraints and opportunities

- An Air Quality Management Area (AQMA) has been in place since April 2017 (and was previously in place between 2009 and 2012 when it was revoked on a technicality). Recorded levels of nitrogen dioxide pollution in 2016 were slightly below the annual mean objective but new, better positioned, monitoring commenced in January 2018 and indicates that the objective is still being breached.
- The area known as The Park has a special character that will require consideration when assessing sites for new development.
- The A143 creates a barrier between much of the settlement and many of the services and amenities, and may potentially constrain development due to safety issues.
- Proximity to Bury St Edmunds is both a constraint and opportunity – the character and identity of the village must be protected by avoiding development that could lead to coalescence of the village with the north-east of Bury St Edmunds, whilst proximity offers the opportunity, through development, for foot and cycle links and improved public transport connections to the town.
- Great Barton is well served by services and facilities in the village and provision of green open space, particularly to the north and south of the village, and recreational space to the rear of the village hall.

- Public transport links to Bury St Edmunds are relatively good, with a reasonable bus service to the centre of town.
- There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with current levels of planned growth, however, capacity constraints have been identified within the surface water network.

Settlement status

- 4.6.6 Great Barton is designated as a local service centre in the current local plan in recognition of the role it has to play in serving the residents of the village and those who live in the surrounding rural area. It is proposed that its status is retained as a local service centre in the new West Suffolk settlement hierarchy.

Site options

- 4.6.7 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 4.6.8 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
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- 4.6.10 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 4.6.11 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Great Barton - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*¹⁹
WS088	Site B land south of Mill Road	5.75	Residential	Agricultural none	104
WS089	Site A land north of Mill Road	5.15	Residential	Agricultural none	93
WS091	Land adjacent to Great Barton Free Church, Mill Lane	0.90	Residential	Agricultural none	27
WS092	Land at School Road	11.93	Mixed use – housing and community facilities	Agricultural allocated RV18	40 (total to be determined in development brief)
WS573	Land to west of Livermere Road	8.71	Residential	Agricultural none	157

19. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

4.7. Great and Little Whelnetham

4.7.1 Great and Little Whelnetham are located approximately four miles to the south east of Bury St Edmunds and have a population of approximately 880 (2018, ONS mid-year estimates). They have a reasonable range of services and facilities including:

- local employment
- a primary school
- post office and village store.

4.7.2 There is a good bus service (at least one bus an hour) to Bury St Edmunds.

4.7.3 Great Whelnetham lies to the south of the A134 and a tributary of the River Lark, Little Whelnetham lies to the east on the upslopes of the river valley and Sicklesmere lies between in the valley.

Constraints and opportunities

- There is a satisfactory travel to and from work bus service to Bury St Edmunds with a journey time of around 10 minutes.
- There are several wildlife habitat locations of significance in the area.
- There is a triangle of green open space located centrally within Sicklesmere and a large area of recreation space to the south of the village.
- Development should be sensitive to key protected views to the south and north west of the settlement.
- The A134 forms a boundary to new development north of the existing built up area of Sicklesmere.
- Sicklesmere Conservation Area stretches north of the A134 from Erskine Lodge up to Park Farm. Views into and out of the conservation area should be preserved to protect the setting of the village.
- There are a cluster of archaeological sites between Stanningfield Road and Hawstead Lane, the circular structure in the churchyard at Little Whelnetham is a scheduled monument, and Roman sites are recorded in the county Historic Environment Record (HER) at the north end of Great Whelnetham. Another county designated archaeological site is located opposite the village hall at the windmill, which is also a listed building.
- Great Whelnetham benefits from a large area of recreational open space and hall to the west of Stanningfield Road.
- The sewage works in Sicklesmere may pose a constraint to development, due to a cordon sanitaire.
- A flood zone is identified to the north of the settlement and the A134, which, once past the post office, follows the line of the road. A second identified flood zone follows the route of the river to the west, which joins up with the A134 at the Sicklesmere House junction.
- Access around the village is good, with direct access onto the A134 for Bury St Edmunds and Sudbury. Local junctions may require upgrading if new development takes place.
- There is a satisfactory travel to and from work bus service to Bury St Edmunds with a journey time of around 10 minutes.
- Pedestrian/cycle links from the built edge of the village to the school and between Great and Little Whelnetham and the villages services and facilities could be improved.

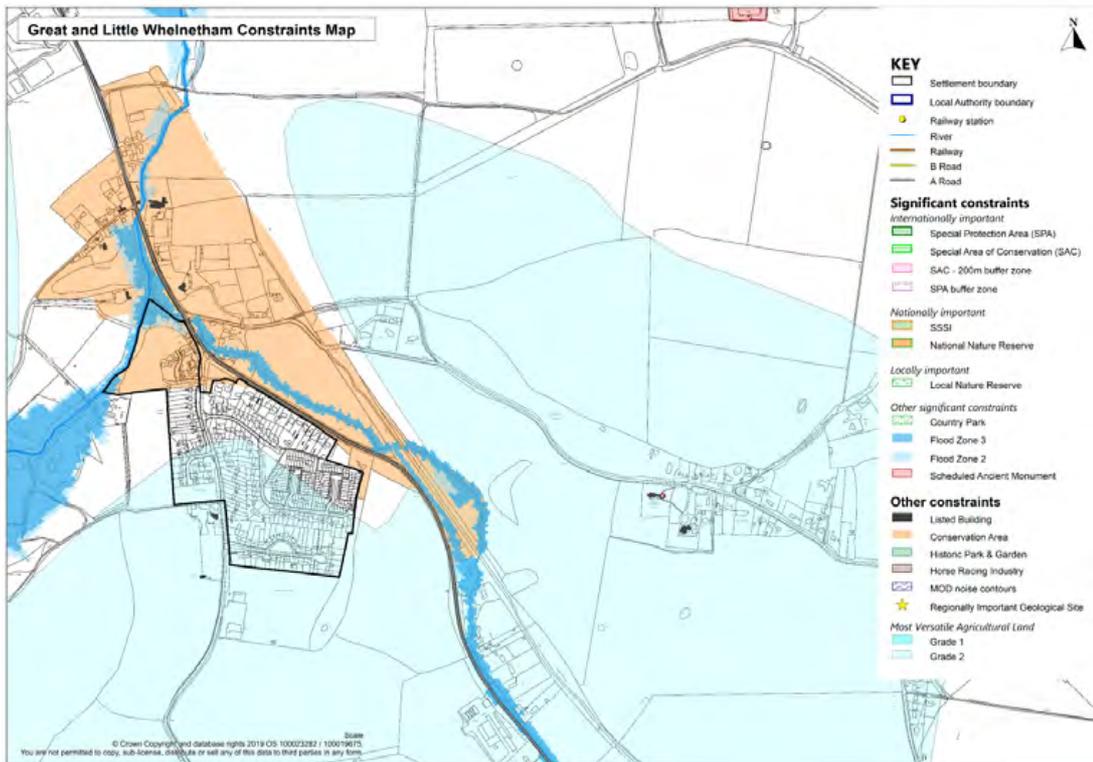
Settlement status

- 4.7.4 Great and Little Whelnetham are designated as a local service centre in the current local plan in recognition of the role they have to play in serving their residents and those who live in the surrounding rural area. It is proposed that its status is retained as a local service centre in the new West Suffolk settlement hierarchy.
- 4.7.5 The former St Edmundsbury area Rural Vision 2031 (2014) allocates two sites for residential development: RV20a Land at Erskine Lodge (phase 1 completed) and RV20b Land off Tutelina Rise which is complete.

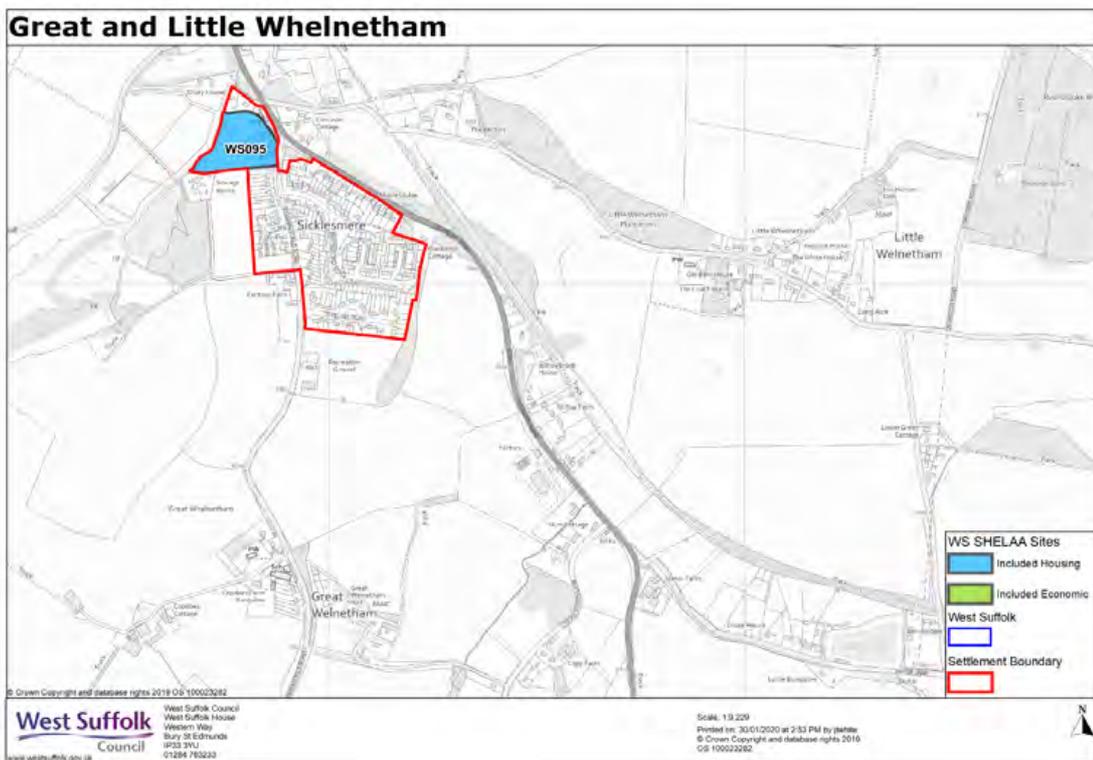
Site options

- 4.7.6 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 4.7.7 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
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- 4.7.9 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 4.7.10 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Great and Little Whelnetham settlement constraints map



Great and Little Whelnetham settlement map showing SHELAA included sites



Great and Little Whelnetham - included SHELAA sites

2020 reference	Site name	Area (ha)	Proposed use	Current use planning status	Indicative capacity*²⁰
WS095	Land to the north and west of Erskine Lodge, Stanningfield Road, Great Whelnetham	2.02	Residential	Erskine Lodge and curtilage allocated RV20a planning permission granted phase 1 affordable housing completed phase 2 commenced	Phase 1 –23 Phase 2 –35

20. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

4.8. Hopton

4.8.1 Hopton and Knettishall has a population of 618 (2018 mid-year estimate). Hopton is a village located approximately 24 kilometres from Bury St Edmunds. It has a reasonable range of facilities including:

- a grocery store
- a play school
- a primary school
- a Public House
- a recreation field.

4.8.2 The role of Thetford is also acknowledged in terms of the services and facilities it provides for the residents of Hopton and other villages in the northern part of the district.

Constraints and opportunities

- The west and north of Hopton are subject to numerous planning constraints including: an extensive special landscape area Weston and Hopton Fens SSSI, and flood zones associated with the Little Ouse river.
- There is a county wildlife site that lies south of Nethergate Street, outside of the housing settlement boundary. There are also some sites that have been recognised as habitats for particular species, some of which lie within the current built up area.
- The Waveney and Little Ouse Valley Fens Special Area of Conservation (SAC), of international importance to nature conservation, is a short distance to the west of Hopton. Whilst visitors are currently welcomed, a significant increase in visitors could result in damage to vegetation on the site.
- The village is lacking in amenity open space but there is recreational area to the south-west of the primary school.
- There are two main clusters of listed buildings, the first at the western end of Nethergate Street and the second is centred around the crossroads and the church.
- A conservation area designation covers the area around the church and stretches northwards to cover the properties that front on to the High Street up to Hopton House. Combined, these designations will limit new development to the east and west of the High Street, so as to protect key views into and from the countryside and to protect the setting of the village.
- Hopton's historic settlement core centres on The Street and the church. Multi-period sites are recorded in the county Historic Environment Record (HER) to the south of Nethergate Street and to the west of Manor Farm at the northern boundary of Hopton. There are several locations of particular note in terms of archaeology. There should be assessment of the archaeological potential of proposed sites at an appropriate stage in the design of new developments.
- There is a flood zone which lies to the west of Hopton, between the residential development at Fen Street and the edge of development on Nethergate Street. A large flood risk area is also located to the north-east of the village, covering Raydon Common.
- Hopton lies on the B1111, which provides a north/south link between the A143 to Bury St Edmunds and the A1066 to Thetford and Diss. The local roads and junctions may require upgrading in order for Hopton to accommodate new development.

- There is no satisfactory bus service to Thetford or Diss from Hopton, with only limited buses to Bury St Edmunds.

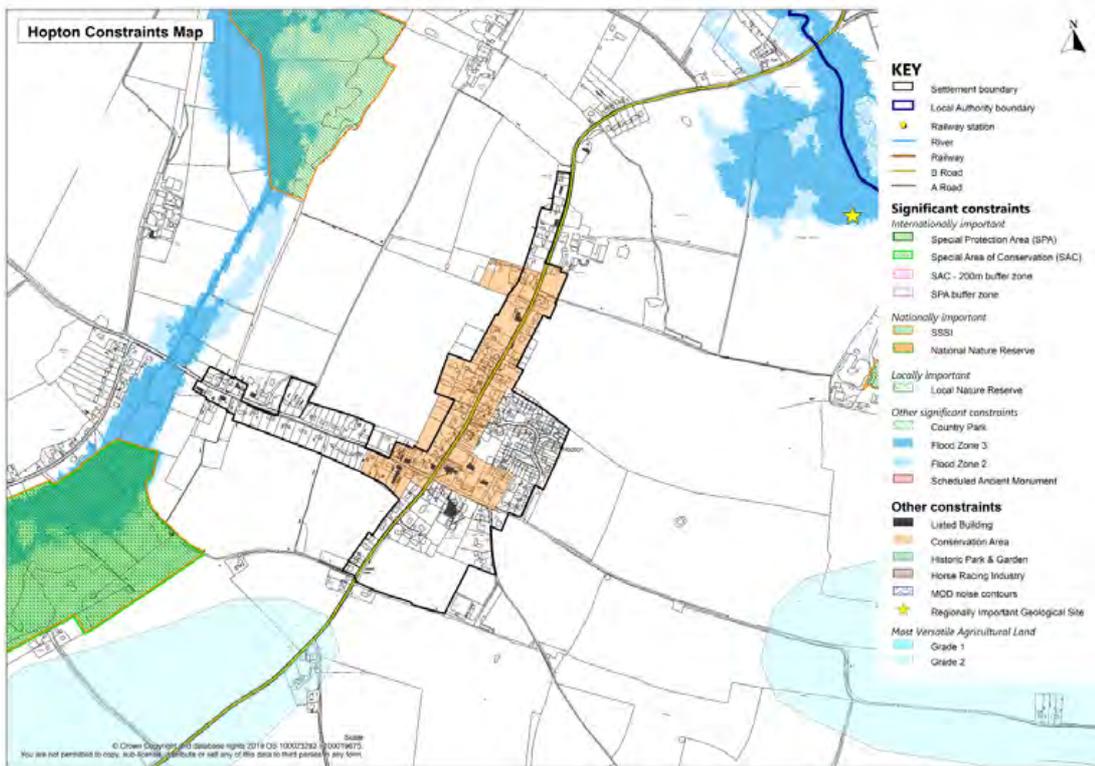
Settlement status

- 4.8.3 Hopton is designated as a local service centre in the current local plan in recognition of the role it has to play in serving the residents of the village and those who live in the surrounding rural area. It is proposed that its status is retained as a local service centre in the new West Suffolk settlement hierarchy.

Site options

- 4.8.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
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Hopton settlement constraints map



Hopton settlement map showing SHELAA included sites



Hopton - included SHELAA site

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*²¹
WS110	Land off Bury Road	2.72	Residential	Agricultural allocated RV21 planning permission granted	37

21. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

4.9. Hundon

4.9.1 Hundon is a village located approximately nine kilometres north-east of Haverhill and approximately 18 kilometres south-east of Newmarket, with a population of 1,915 (2018 mid-year estimate). Hundon has a reasonable range of facilities including:

- a primary school
- a pre-school
- a Public House
- a convenience food shop
- a play ground and artificial grass pitch.

Constraints and opportunities

- Growth in Hundon is constrained by Lower Road to the south and Mill Road to the north. Further, the southern boundary of the village is covered by a flood zone.
- The land in Hundon rises in a northerly direction as the village is situated on the slope of the valley.
- Lower Road forms a boundary to development towards the south and Mill Road to the north.
- The majority of the listed buildings in Hundon line North Street, in the east of the village. A conservation area also covers much of the eastern half of Hundon.
- There are three archaeological sites close to the village. Hundon's historic settlement core centres on Church Street, and North and Lower North Streets. There are traces of an earlier settlement and crop marks around the village which are recorded in the county Historic Environment Record (HER).
- The southern boundary of Hundon village is covered by a flood zone which will prevent any further development in this direction.
- Hundon has reasonably good road access to the A143 for Bury St Edmunds and Haverhill. Local roads and junctions within the village may require upgrading in order to cope with additional development.

Settlement status

- 4.9.2 Hundon is designated as a local service centre in the current local plan in recognition of the role it has to play in serving the residents of the village and those who live in the surrounding rural area. It is proposed that its status is retained as a local service centre in the new West Suffolk settlement hierarchy.
- 4.9.3 The former St Edmundsbury area Rural Vision 2031 (2014) did not allocate any sites for development within Hundon.

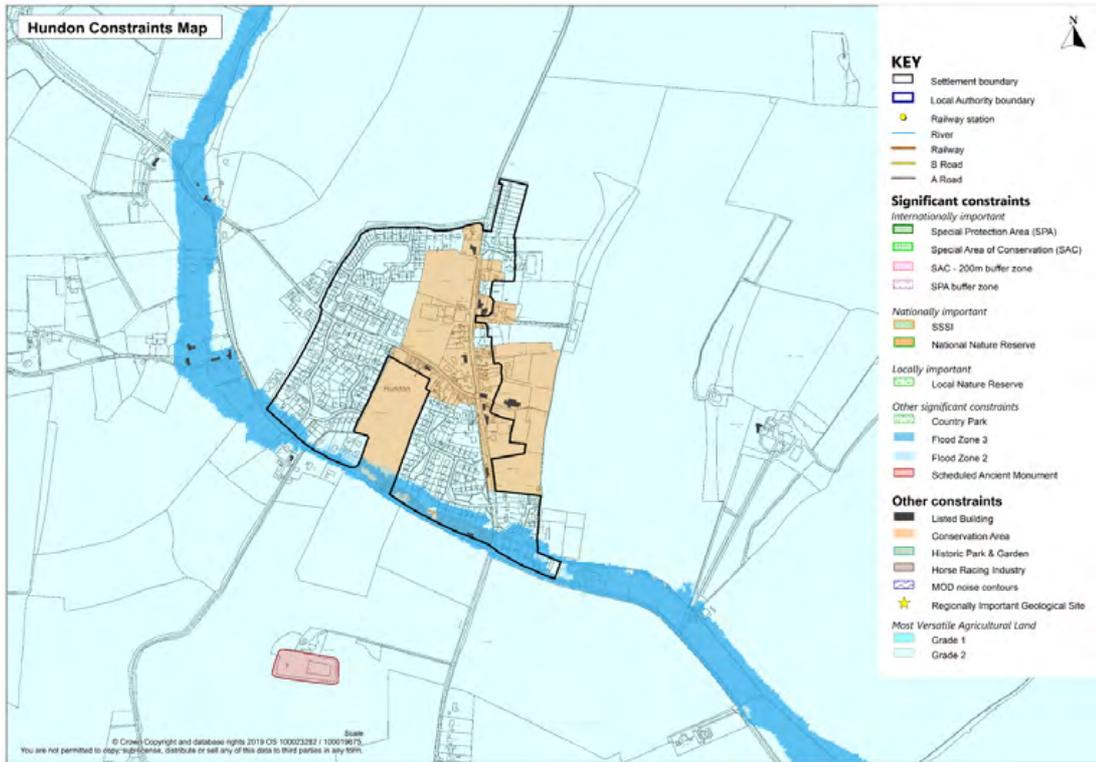
Site options

- 4.9.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 4.9.5 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map

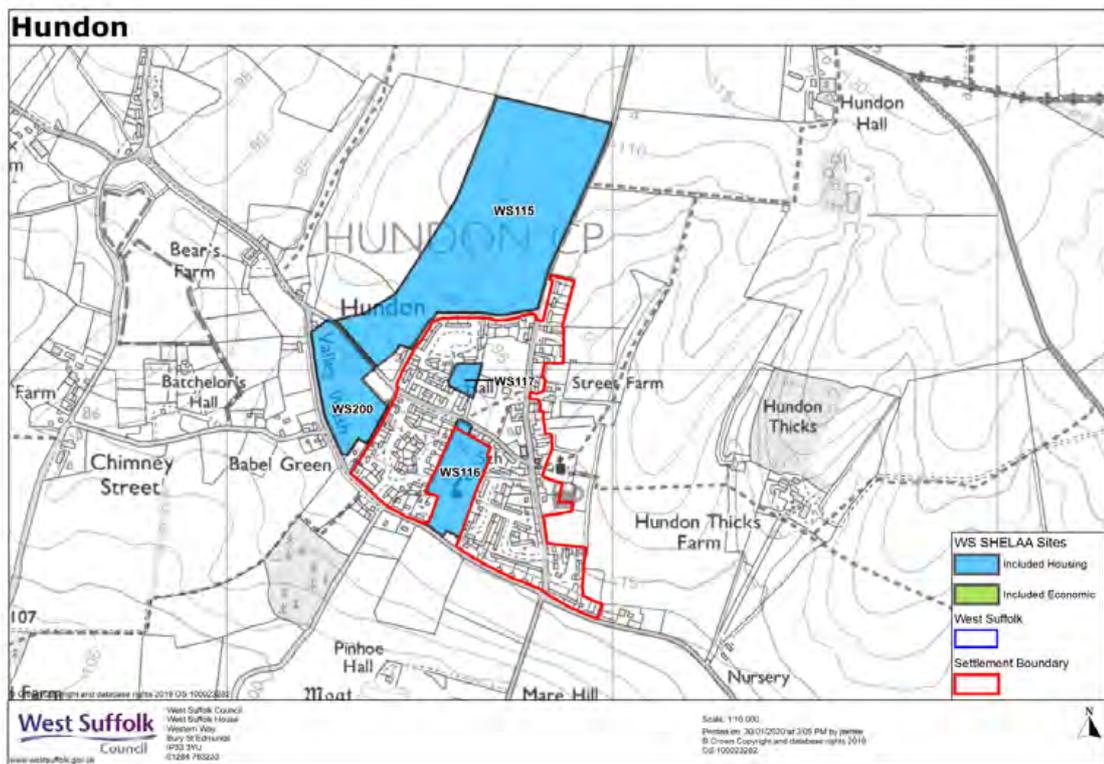
below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

- 4.9.6 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 4.9.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 4.9.8 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Hundon settlement constraints map



Hundon settlement map showing SHELAA included sites



Hundon - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*²²
WS200	Land between Valley Wash and Church Street, (also known as field adjacent to Mizon Close)	3.65	Residential	Agricultural none	66
WS115	Land at Mill Road	14.11	Residential	Agricultural none	254
WS116	Land between Church Street and Lower Road	2.75	Mixed use residential including an almshouse scheme	Allotments and vacant land none	83
WS117	Land at Mill Lane	0.53	Residential	Open space none	16

22. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

4.10. Moulton

4.10.1 Moulton is situated centrally, towards the west of the district. It is located five kilometres from Newmarket and 19 kilometres from Bury St Edmunds and has a population of approximately 1,318 (2018 mid-year estimate).

4.10.2 It is a modest village in size, with good range of amenities and facilities including:

- a primary school and pre-school
- a pub
- a convenience store
- a playing field.

Constraints and opportunities

- The existing primary school lies to the north of Moulton. An extension to the playing field is allocated in the current local plan.
- There is a good local bus service, with more than one bus an hour.
- Flood zones follow a narrow band north/south through the village along the line of the River Kennett.
- A conservation area covers a large part of the central village area, within which there are a number of listed buildings.
- Packhorse Bridge is a scheduled ancient monument in the centre of the village.
- A county wildlife site lies to the east within the conservation area.
- There are limited, if any opportunities for development within the conservation area.

Settlement status

4.10.3 Moulton is designated as a secondary village in the former Forest Heath

4.10.4 Core Strategy (2010), a settlement category where residential site allocations were not made in the local plan. The village has a large population and a good range of services and facilities to meet day to day needs, equivalent to other local service centres in the district. It is therefore proposed that Moulton moves up to the category of local service centre in the new West Suffolk settlement hierarchy. This means that that site allocations could be made, subject to available sites and any environmental and infrastructure capacity constraints being overcome.

4.10.5 Policy SA15 of the former Forest Heath area Site Allocations Local Plan (2019) allocates 0.75 ha of land for the expansion of Moulton Primary School.

Site options

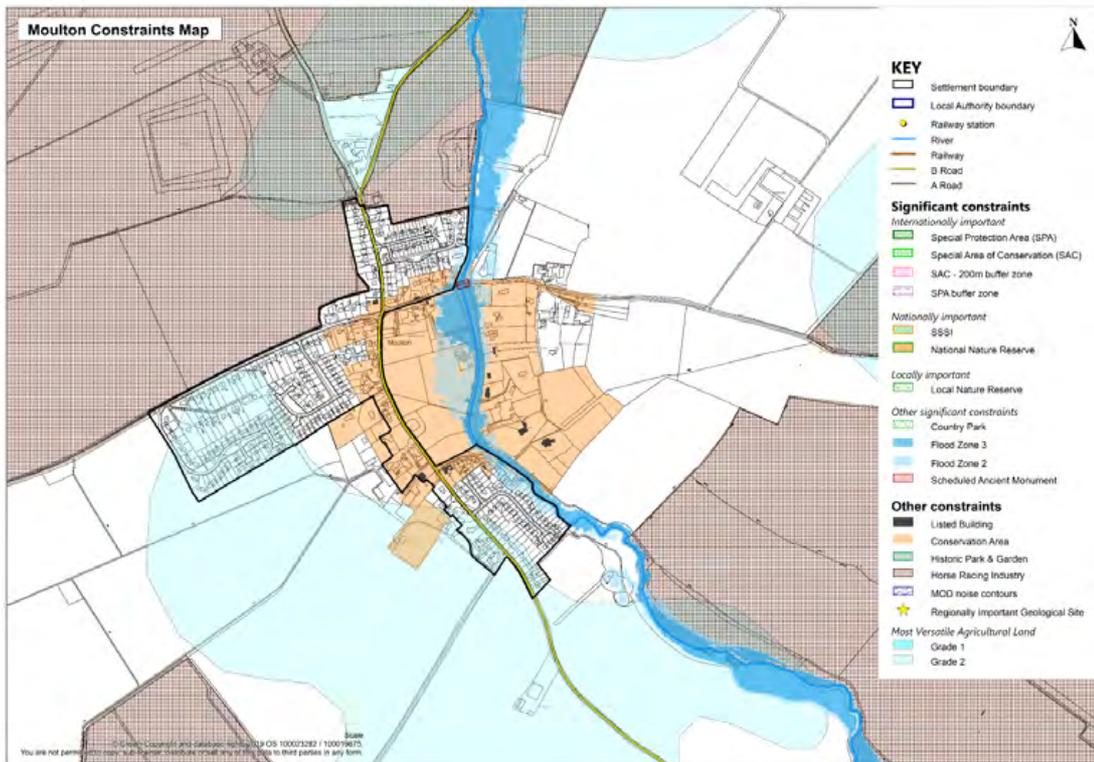
4.10.6 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

4.10.7 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and

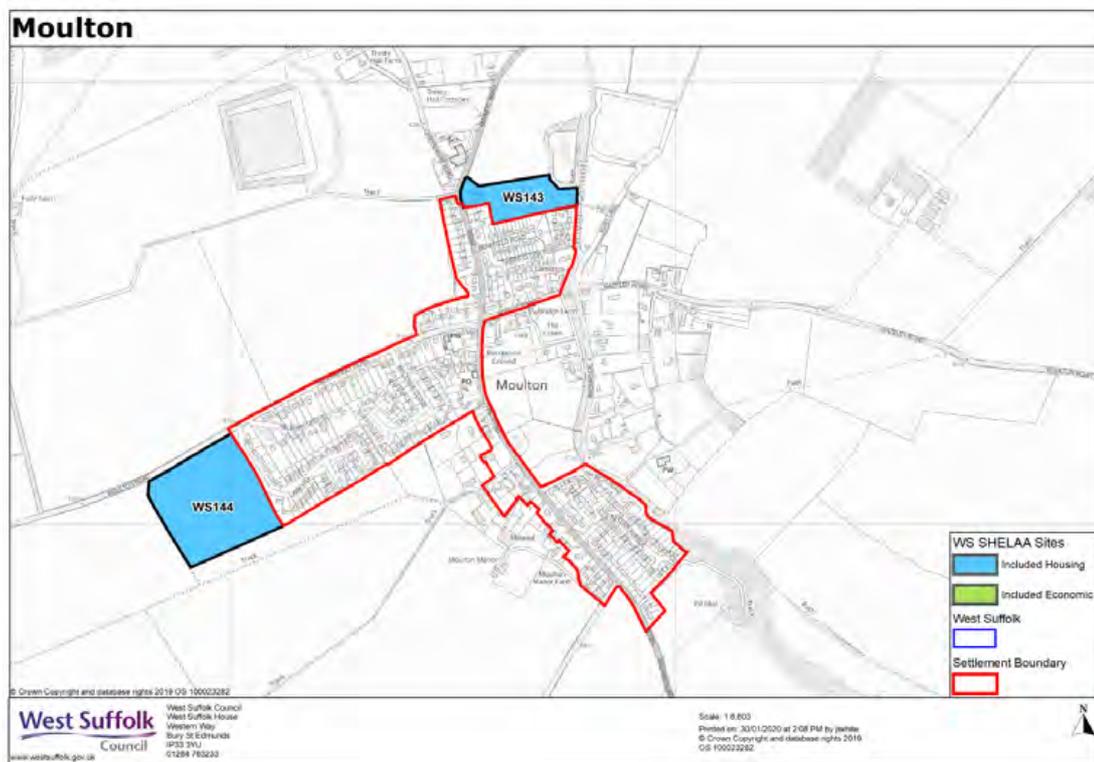
achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

- 4.10.8 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 4.10.9 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 4.10.10 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Moulton settlement constraints map



Moulton settlement map showing SHELAA included sites



Moulton - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*²³
WS143	Land to the east of Chippenham Road	1.70	Residential	Agricultural none	51
WS144	Land off Newmarket Road	5.44	Residential	Agricultural none	98

23. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

4.11. Rougham

4.11.1 Rougham is a small village with a population of 1,250 (2018 mid-year estimate for Rushbrooke with Rougham), located approximately 11 kilometres from Bury St Edmunds. It has a reasonable range of services and facilities including:

- a primary school
- shop and post office
- a pub
- a play area and recreational open space

4.11.2 The village is spread across two main areas, Blackthorpe and Kingshall Street.

Constraints and opportunities

- The scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the landscape setting and attractive character of Rougham.
- There are no nature or habitat designations in close proximity to the village.
- There is no designated conservation area but there are sites of various periods recorded in the county Historic Environment Record (HER) in the parish of Rougham.
- The surrounding landscape in the Rougham area is relatively flat; key views to the south should be protected.
- Local roads are rural in nature and new development may need to upgrade both roads and junctions. Rougham is close to the Rookery Crossroads on the A14 towards Bury St Edmunds and Ipswich.
- Any large scale development has the potential to impact negatively on the character of the settlement. However, small scale peripheral extension may be possible.

Settlement status

4.11.3 Rougham is designated as a local service centre in the current local plan in recognition of the role it has to play in serving the residents of the village and those who live in the surrounding rural area. It is proposed that its status is retained as a local service centre in the new West Suffolk settlement hierarchy.

4.11.4 The former St Edmundsbury area Rural Vision 2031 (2014) allocated one site in the village for a total of 12 dwellings. An application for 12 dwellings on the site was submitted in July 2019 and is pending a decision.

Site options

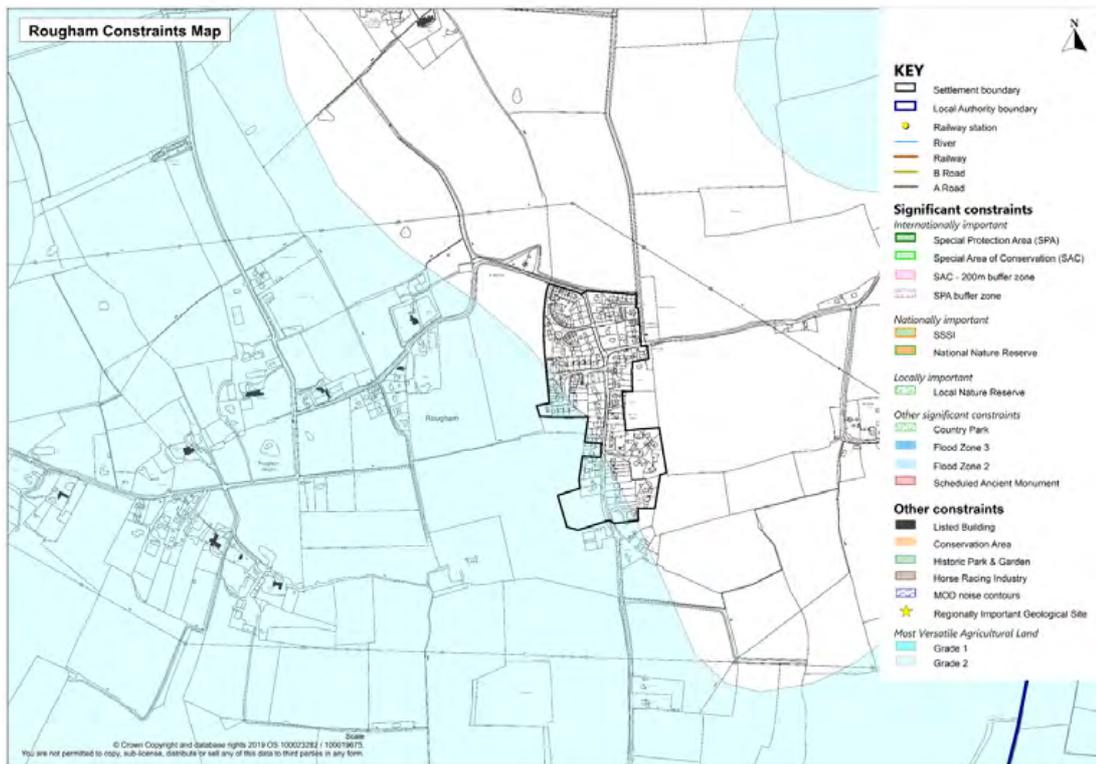
4.11.5 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

4.11.6 One site has been submitted to the council by a landowners or developer for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and

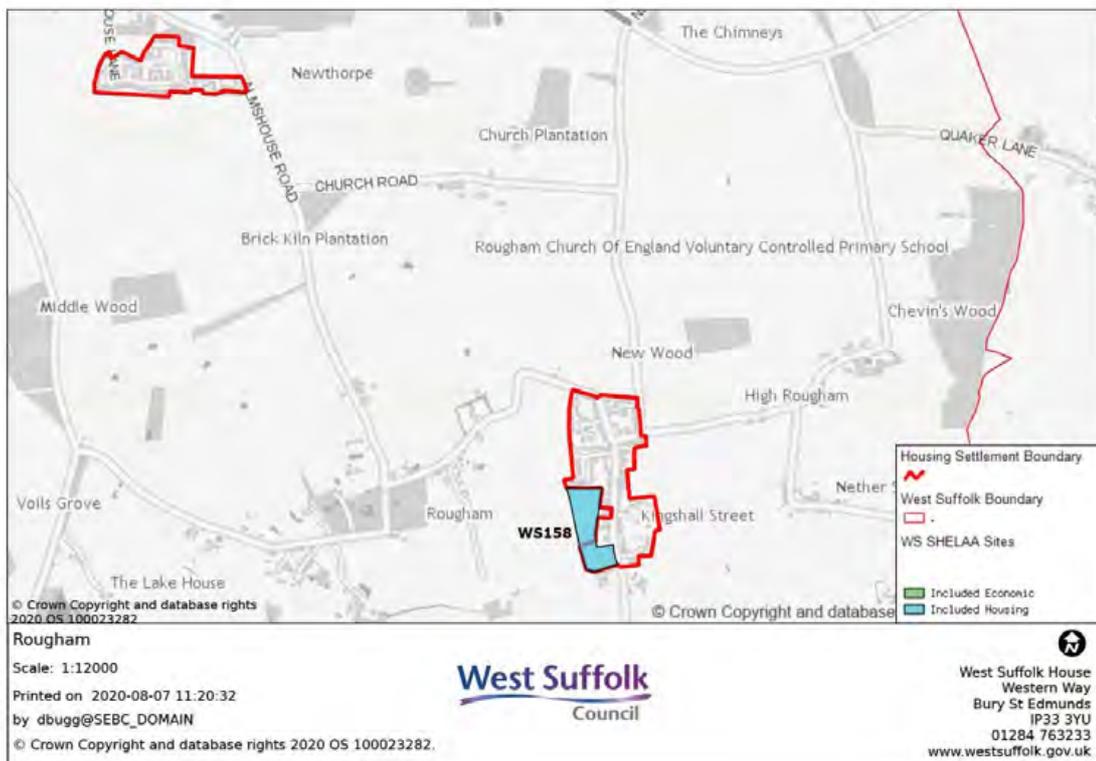
so are more likely to be sites that could be suitable for allocation in the local plan.

- 4.11.7 It is important to note that at this stage this site has not been selected as a preferred site for development, but we are seeking views on it to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 4.11.8 The table below provides information on the site, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 4.11.9 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Rougham settlement constraints map



Rougham settlement map showing SHELAA included sites



Rougham - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*²⁴
WS158	Land to the west of Kingshall Street and land south of Orchard Close	2.26	Residential	Agricultural none	68

24. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

4.12. West Row

4.12.1 West Row is a village located approximately two kilometres to the west of Mildenhall, which until 2019 formed part of a combined parish with Mildenhall. The village has a population of 1,688 (2018 mid-year estimate). RAF Mildenhall (the USAFE airbase) is immediately north-east of the village and to the south the settlement extends to the River Lark. Facilities include:

- a primary school
- a pre-school
- village hall
- a public house
- village store and post office
- sports facilities and play area.

Constraints and opportunities

- There are aircraft noise constraints to the north, associated with RAF Mildenhall airbase flight paths.
- Land to the south lies within Flood Zones 2 and 3 of the River Lark.
- The Breckland SPA is approximately four kilometres from village.
- Potential for settlement coalescence with Mildenhall to the east to be avoided.
- Existing rural road network is unlikely to be able to support high growth.
- There is a limited bus service to Mildenhall, Thetford and Bury St Edmunds.
- Good footpath and cycle links to Mildenhall.
- Uncertainty over consequences of the withdrawal of the USAFE post 2027 from Mildenhall and the future use of the site.
- Growth in West Row needs to be considered in conjunction with growth in Mildenhall as their infrastructure is closely related.

Settlement status

4.12.2 West Row is designated as a primary village in the current local plan as it provides basic local services and is able to accommodate small scale housing growth to meet local needs. It is proposed to remain in the same position in the new West Suffolk settlement hierarchy, where it is designated as a local service centre.

4.12.3 The former Forest Heath area Site Allocations Local Plan (2019) allocated a site in the village on land east of Beeches Road for a total of 152 dwellings. Planning permission has been granted for 46 dwellings on the northern part of the site, but to date development has not commenced.

Site options

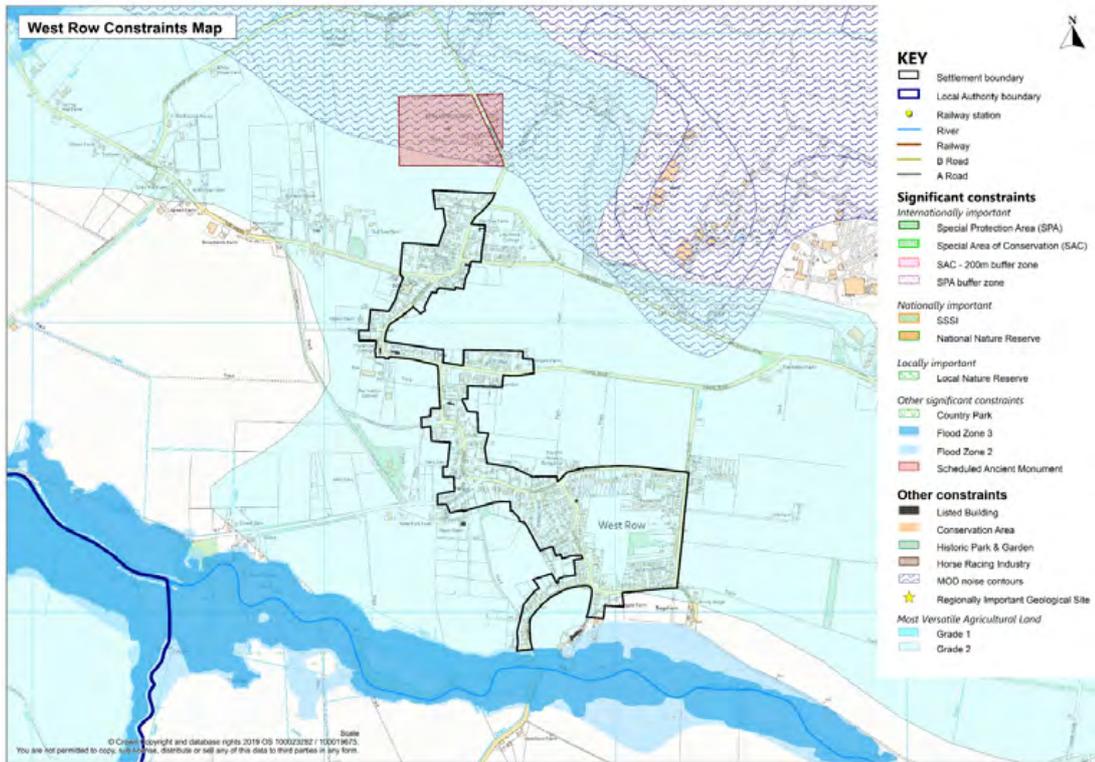
4.12.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

4.12.5 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and

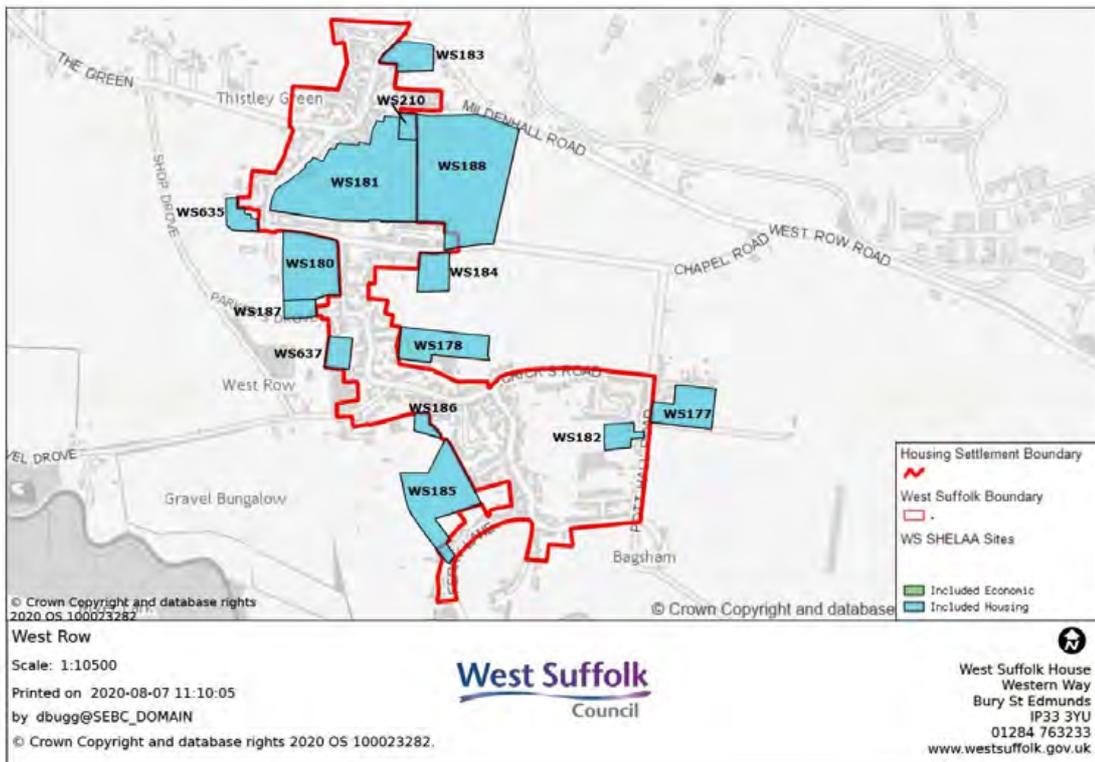
achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

- 4.12.6 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 4.12.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 4.12.8 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

West Row settlement constraints map



West Row settlement map showing SHELAA included sites



West Row - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*²⁵
WS177	Land at Pott Hall Road	1.50	residential	Unused none	45
WS178	Land at Williams Way	1.76	residential	Outbuildings none	53
WS210	Site B land to the east of The Forge	0.37	residential	Paddock allocated on part of SA14(a)	11
WS180	Land south of Chapel Road	2.60	Residential	Agricultural none	78
WS181	Access between 45 and 55 Beeches Road	7.35	Residential	Allocated SA14(a) hybrid application pending decision planning permission granted on part of site for 46 dwellings	152
WS182	Land off Pott Hall Road	0.58	Residential	Grassland and outbuildings none	17
WS183	Land at the junction of Jarman's Lane and Beeches Road	0.92	Residential	Agricultural none	28

25. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*
WS184	Land off Chapel Road	0.85	Residential	Agricultural none	26
WS185	Land to north of Ferry Lane	3.16	Residential	Open space none	95
WS186	Land to rear of 82/84 Church Road	0.28	Residential	Garden land none	8
WS187	Land off Parker's Drove	0.43	Residential	Grassland and cultivated land/none	13
WS188	Land off West Row Road	12.92	Residential	Agricultural none	146
WS635	Land off Manor Farm Road	0.53	Residential	Agricultural planning permission granted for five dwellings	5
WS637	Land adjacent to Park Garden, Friday Street	0.9	Residential	Outline and reserved matters planning permission has been granted for seven dwellings on the site.	7

4.13. Wickhambrook

4.13.1 Wickhambrook is located in the southern part of the district 16 kilometres from Haverhill and Newmarket and 18 kilometres from Bury St Edmunds. It had a 2017 population of 1,266 (2018 mid-year estimate). It has a range of services including:

- a primary school
- GP Surgery
- two pubs
- a convenience food store and post office
- a petrol filling station.

4.13.2 Wickhambrook comprises the core village area and a number of hamlets and small groups of dwellings such as Ashfield Green, Attleton Green, Coltsfoot Green, Meeting Green, Malting End, Boydon End, Thorns and Wickham Street (which comprises a cluster of buildings including several listed buildings around the A143 crossroads south-east of the village) and Clopton Green which are mostly or entirely separated from Wickhambrook village by the A143.

4.13.3 There are a number of small businesses locally, including two that employ more than 10 people, and the village and surrounding greens are close to HMP Highpoint.

Constraints and opportunities

- The topography of the area means that the land to the north-west of the settlement is on higher ground where there is a risk that large scale growth would be prominent in the landscape. In addition, proximity to a number of small groups of dwellings may potentially lead to some of these settlements coalescing which would significantly affect their character.
- Flood Zones 2 and 3 run adjacent to the eastern fringes of Thorns and Meeting Green which may potentially be a constraint to development.
- Despite being close to the A143 the village has a limited bus service to Bury St Edmunds and Haverhill.
- There is a conservation area at Wickham Street to the south-east of the main settlement.

Settlement status

4.13.4 Wickhambrook is designated as a local service centre in the current local plan in recognition of the role it has to play in serving the residents of the village and those who live in the surrounding rural area. It is proposed to remain in the same position in the new West Suffolk settlement hierarchy.

4.13.5 The former St Edmundsbury area Rural Vision 2031 (2014) allocated one site in the village and permission was granted for 23 dwellings on the site in 2018.

Site options

4.13.6 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

- 4.13.7 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 4.13.8 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 4.13.9 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 4.13.10 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Wickhambrook - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*²⁶
WS190	Land south of Bunters Road	1.60	Residential	Agricultural none	48
WS191	North and west of Boyden End (also known as north of Nunnery Green)	9.10	Residential	Agricultural none	164
WS192	Land north of Bunters Road	1.30	Residential	Agricultural none	39
WS193	Land at Nunnery Green and Cemetery Hill	1.51	Residential	Agricultural allocated RV25(a) planning permission granted and commenced	23
WS212	Land at Cemetery Hill	1.08	Residential	Agricultural none	32
WS195	Land to the east of Gaines Hall	15.00	Residential	Agricultural and commercial buildings none	450

26. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

Part 3 - 5. Type A Villages

5.1. Barnham

5.1.1 Barnham is located to the north of the district to the west of the A134 approximately 4.5 kilometres south of Thetford, 15 kilometres south west of Brandon and 16 kilometres north of Bury St Edmunds. The village has a population of approximately 621 (ONS 2018 mid-year estimates) Barnham has a limited range of facilities including:

- Barnham primary CEVC School
- a village hall
- a play area
- Barnham Bowls club.

Constraints and opportunities

- There is a good bus service (more than one bus per hour) with services to Thetford, Bury St Edmunds and Brandon.
- Much of the village is designated a conservation area with 17 listed buildings and a scheduled ancient monument within the settlement boundary.
- Barnham Camp a training site for the RAF Regiment is located approximately one kilometre north of the village.
- An industrial site is located some two kilometres west of the settlement on part of the former RAF Barnham on Thetford Heath. This former 1950's nuclear facility it is a scheduled monument and several buildings on the site have listed building status.
- Development around the settlement is heavily constrained by designations protecting the natural environment. Breckland Special Area of Conservation is one kilometre to the north east, areas of the Breckland Special Protection Area surround the village which is within the stone curlew, woodlark and nightjar buffers.
- Breckland Heath Site of Special Scientific Interest (SSSI) lies to the west, Breckland Farmland SSSI to the north and south, and Barnham Heath SSSI to the east.
- The village is situated in a special landscape area.

Settlement status

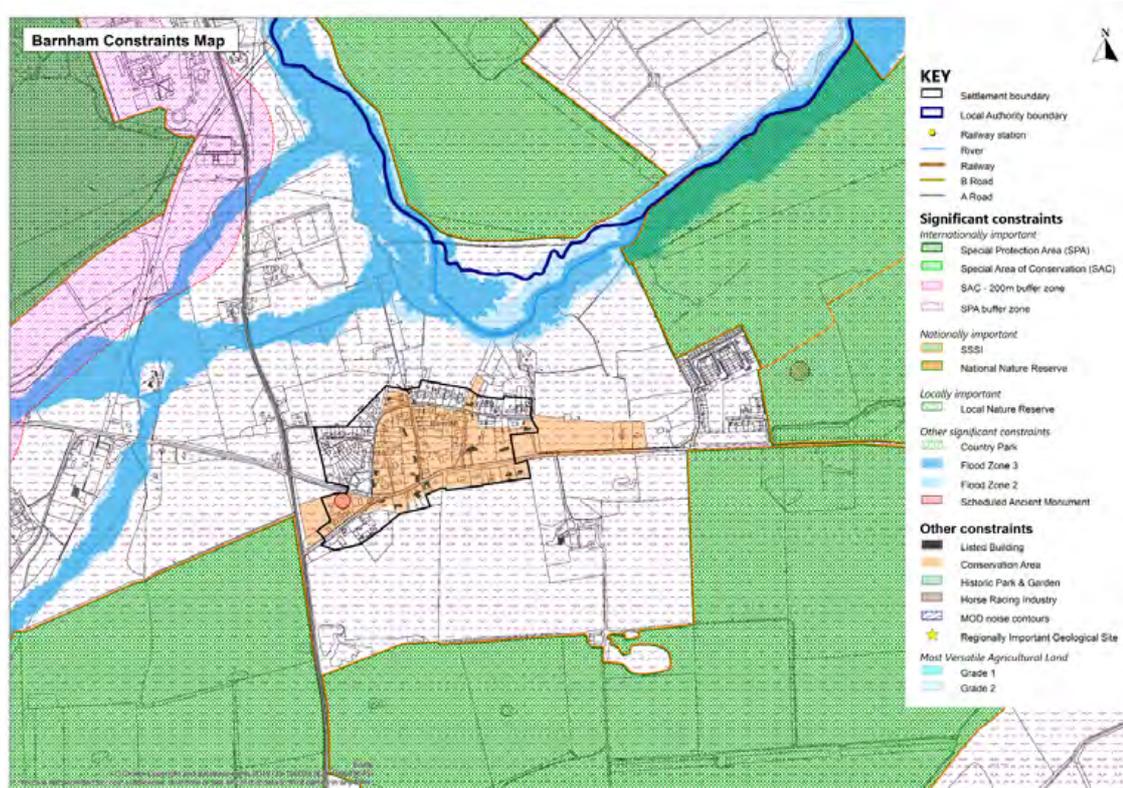
5.1.2 In 2010 Barnham was designated an infill village in the former St Edmundsbury area Core Strategy (2010) where normally only small-scale infill development of five homes would be allowed within the settlement boundary. The village retains some facilities including a village hall, primary school, recreation area, bus service and close proximity to Thetford are all sustainability indicators which warrants its categorisation as a Type A village in the new West Suffolk settlement hierarchy. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.

Site options

5.1.3 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

- 5.1.4 A number of sites in Barnham have been submitted to the council by landowners and developers for potential inclusion in the local plan, but they have all been deferred for suitability reasons. These sites are listed in the [SHELAA](#) and can be seen on [Find My Nearest](#).
- 5.1.5 Due to the environmental constraints, it is likely that the only options for development to come forward in the future will be within the settlement boundary. If you know of any sites for redevelopment in this area, please let us know via the [call for sites submission form](#).
- 5.1.6 Your comments will help in drawing up the next draft of the West Suffolk Local Plan which will be consulted on in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Barnham settlement constraints map



5.2. Barton Mills

5.2.1 Barton Mills is located three kilometres from Mildenhall and 13 kilometres from Newmarket and has a population of 1,114 (2018 mid-year estimate). The village has some facilities including:

- a public house and an Inn
- Barton Mills village green.

Constraints and opportunities

- Development to the north-east of the settlement is restricted by the presence of Breckland Forest SSSI and Breckland Special Protection Areas and flood zones associated with the River Lark.
- Barton Mills has a conservation area focusing on central and eastern parts of the settlement. Views to the east and south should be protected from future development.
- There is a county nature reserve to the north and another to the west.
- Coalescence should be prevented from Mildenhall to the north and Worlington to the west.
- The A11 is adjacent to the south of the settlement. There are limited bus services to Bury St Edmunds and Mildenhall.

Settlement status

5.2.2 Barton Mills is designated as a secondary village in the current local plan as it provides limited local services but can still meet some of the day to day needs of its residents. Given this and its close proximity to Mildenhall, it is proposed that Barton Mills is designated as a Type A village in the new West Suffolk settlement hierarchy, which means that small sites for development could be allocated. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.

Site options

5.2.3 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

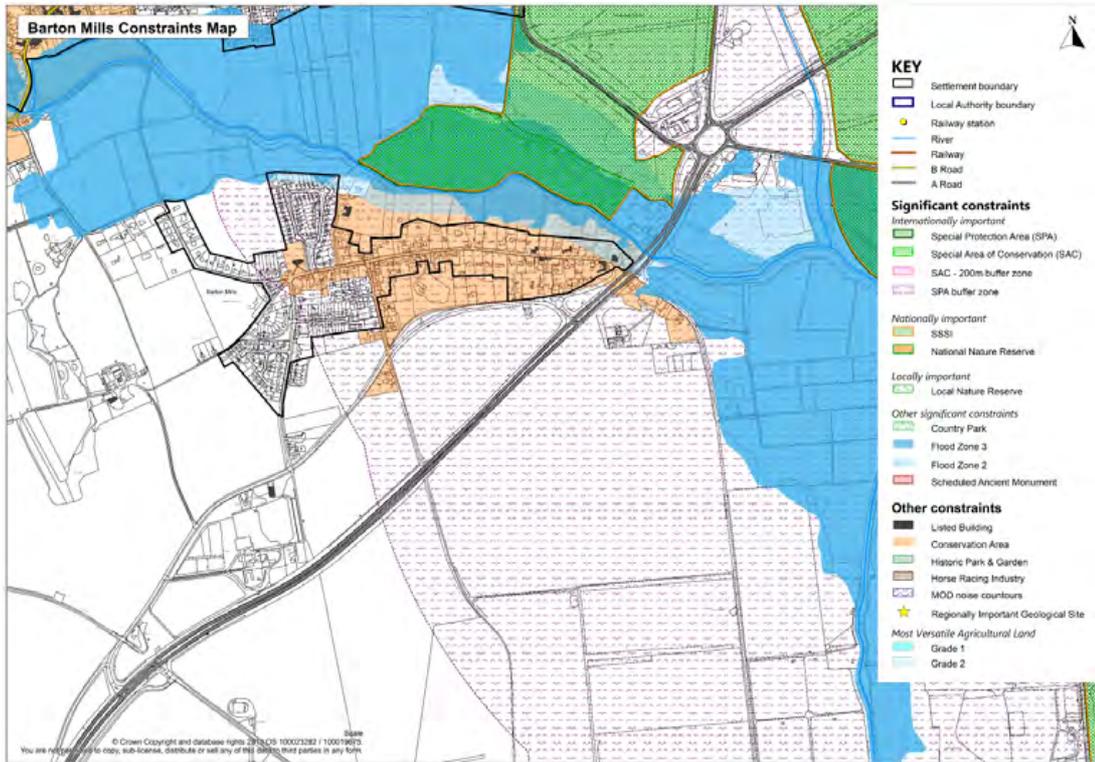
5.2.4 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

5.2.5 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.

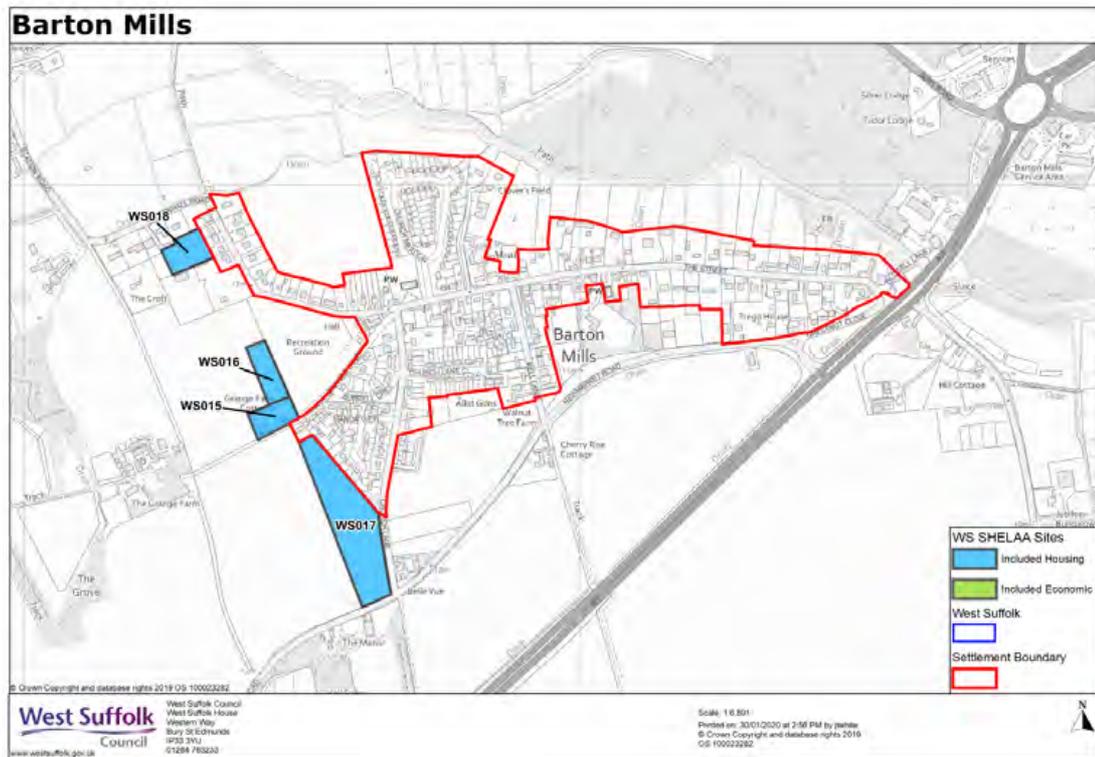
5.2.6 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.

- 5.2.7 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Barton Mills settlement constraints map



Barton Mills settlement map showing SHELAA included sites



Barton Mills - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*²⁷
WS015	Land at Grange Farm Cottages	0.33	Residential	Residential none	10
WS016	Land to the north of Grange Lane	0.47	Residential	Agricultural none	14
WS017	Land to the west of Church Lane	2.06	Residential	Agricultural none	62
WS018	Land at rear of 21 Mildenhall Road	0.44	Residential	Grassland none	13

27. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

5.3. Chedburgh

- 5.3.1 Chedburgh is a village with a population of 679 (2018 mid-year estimate). The village is located approximately 10 kilometres south-west of Bury St Edmunds and 18 kilometres south-east of Newmarket. The village has a limited range of facilities including Little Teapots Playgroup and a playing field.

Constraints and opportunities

- The village has four areas of amenity open space. A large area of recreation open space is located to the east and north-west of the village.
- The surrounding topography of the village is flat and should not constrain development. The A143 forms a significant defensible boundary to contain new development to the north of the road.
- There are only a small number of listed buildings in Chedburgh and there is no conservation area.
- There is one county archaeological site that is within the village boundary.
- Chedburgh has two main employment sites, one to the east of The Street and the second south of the A143.
- The village and the surrounding countryside are not classified as being within a flood zone risk area.
- The village has good transport links with direct access onto the A143. There is a travel-to-work bus service from Chedburgh to Bury St Edmunds. It is also possible to reach Haverhill on public transport.
- Chedburgh church and hall lie to the east of The Green and The Street. A Roman site is recorded to the north-west of The Green in the county Historic County Environment Record, and there are several cropmark sites around the village.

Settlement status

- 5.3.2 Chedburgh is designated as a local service centre in the current local plan in recognition of the role it has to play in serving the residents of the village and those who live in the surrounding rural area. It is proposed to redesignate Chedburgh as a Type A village in the new West Suffolk settlement hierarchy, in recognition that the village lacks the level of services and facilities required to justify maintaining it as a local service centre. This would mean that the opportunity for allocating small sites in or adjacent to the village could still be explored through the preparation of the local plan.
- 5.3.3 The former St Edmundsbury area Rural Vision 2031 (2014) allocated one site in the village for 10 dwellings. To date no application has been submitted for development on the site.

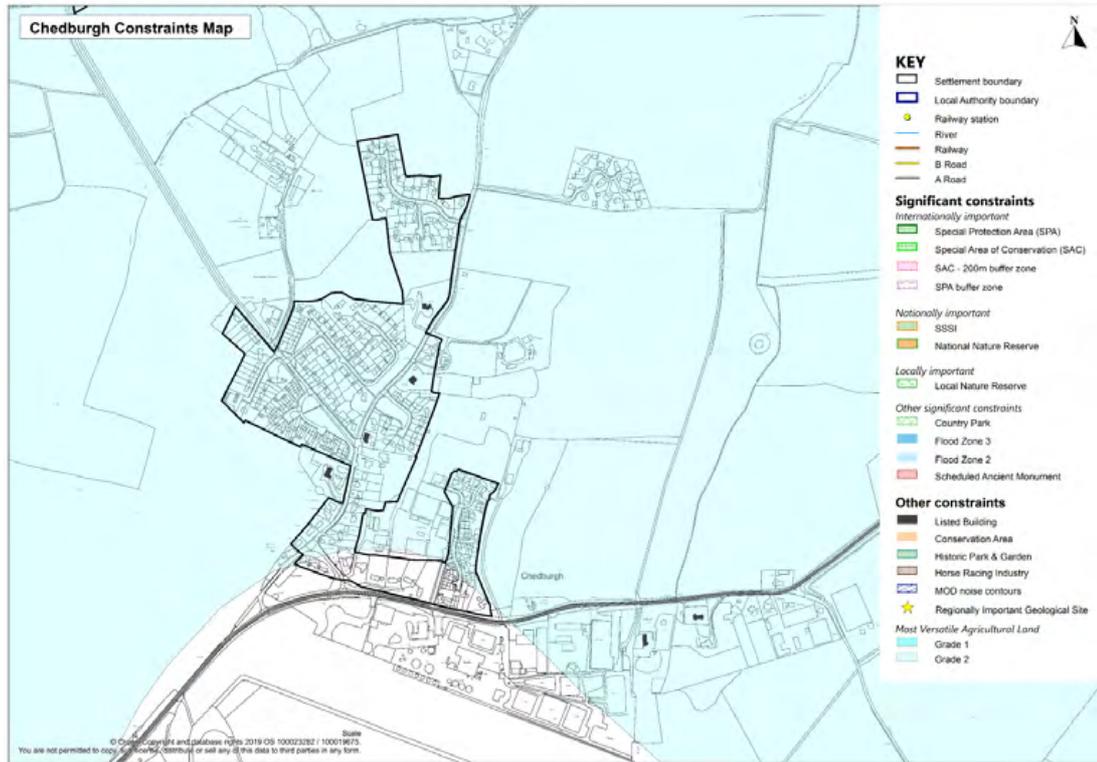
Site options

- 5.3.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.3.5 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and

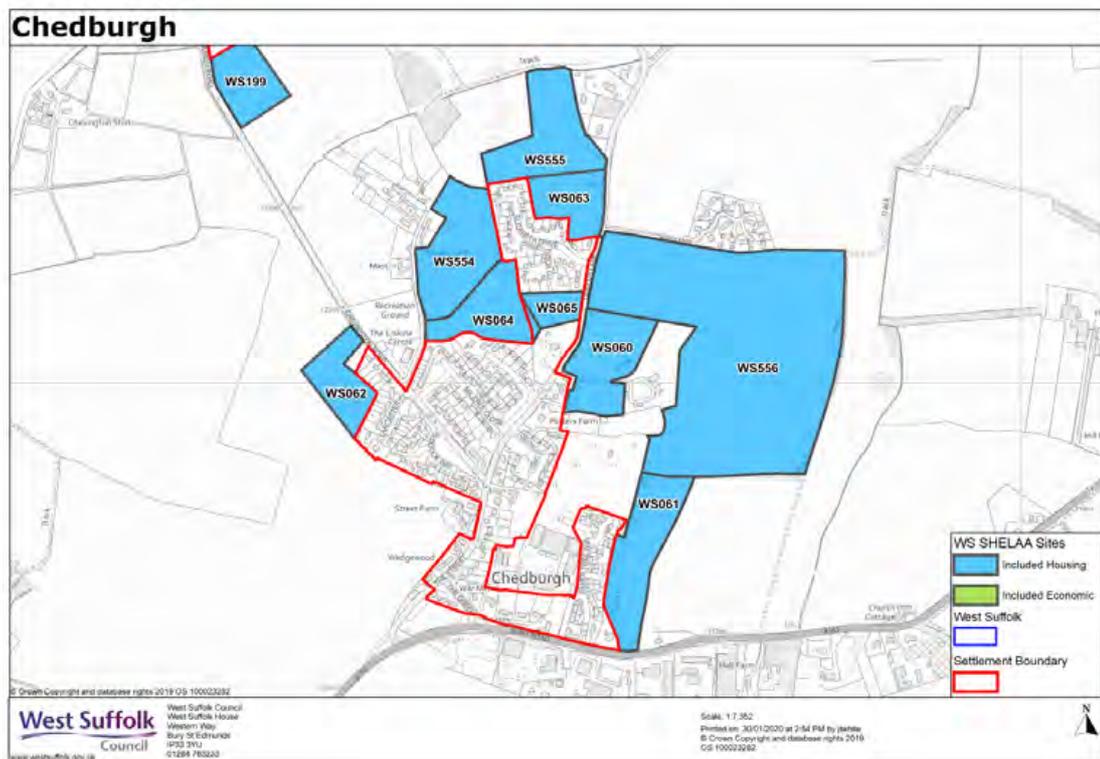
achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

- 5.3.6 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 5.3.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 5.3.8 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Chedburgh settlement constraints map



Chedburgh settlement map showing SHELAA included sites



Chedburgh - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*²⁸
WS060	Land adjacent to Queens Lane	2.34	Residential	Agricultural land with some associated agricultural buildings none	70
WS061	Oak Tree Farm, land north of Bury Road	2.73	Residential	greenfield and buildings (farm yard – grainstore and workshop on site) none	82
WS062	Land south-west of Chevington Road	1.41	Residential	Agricultural none	42
WS063	Land west of Queens Lane	1.28	Residential	Agricultural none	38
WS064	Land west of RV17(a) Queens Lane, Chedburgh (also known as land north of Majors Close)	1.89	Residential	Agricultural none	57
WS065	Queens Lane	0.62	Residential	Allocated – RV17(a)	10
WS554	Land to the west of Elizabeth Drive	2.88	Residential	Agricultural none	86

28. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*
WS555	Land to the north of Elizabeth Drive	4.24	Residential	Agricultural none	76
WS556	Land to the north of Elizabeth Drive	16	Residential	Agricultural none	288

5.4. Fornham All Saints

- 5.4.1 Fornham All Saints is located centrally in the district, five kilometres the north of Bury St Edmunds and 21 kilometres from Newmarket and has a population of approximately 1,123 (2018 mid-year estimate).
- 5.4.2 The village has a limited range of services and facilities, comprising a public house and a playing field.
- 5.4.3 The village lies in close proximity to the edge of Bury St Edmunds and is separated from it by an agricultural field and new country park lying to the south of the A1101 and Tut Hill. To the east of this, a strategic housing site known as Marham Park is currently under construction which will deliver some 950 new homes with associated services and facilities. The development will bring with it access to further facilities and services in close proximity to the village, including an improved bus service to Bury St Edmunds, a local centre and formal and informal recreation and open space.

Constraints and opportunities

- There is a good bus service to Fornham all Saints, more than one an hour.
- Flood Zones 2 and 3 along the eastern edge of the village.
- There is an extensive conservation area beyond the settlement boundary and 19 listed buildings.
- To the west of the village lies the designated special landscape area to the north the River Lark and to the east a hotel with a golf club complex.
- There is a Special Area of Conservation (SAC) which limits opportunities for development to the south-east.
- Coalescence should be avoided with the settlement of Bury St Edmunds which lies to the south-east and Fornham St Genevieve to the north-east.

Settlement status

- 5.4.4 Fornham All Saints is designated as an infill village in the current local plan where normally only small-scale infill development of five homes would be allowed within the settlement boundary. Since this designation, the village no longer has a village shop or post office, but the public house, recreation area, commutable bus service and close proximity to Bury St Edmunds are all sustainability indicators which warrants its categorisation as a Type A village in the new West Suffolk settlement hierarchy. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.

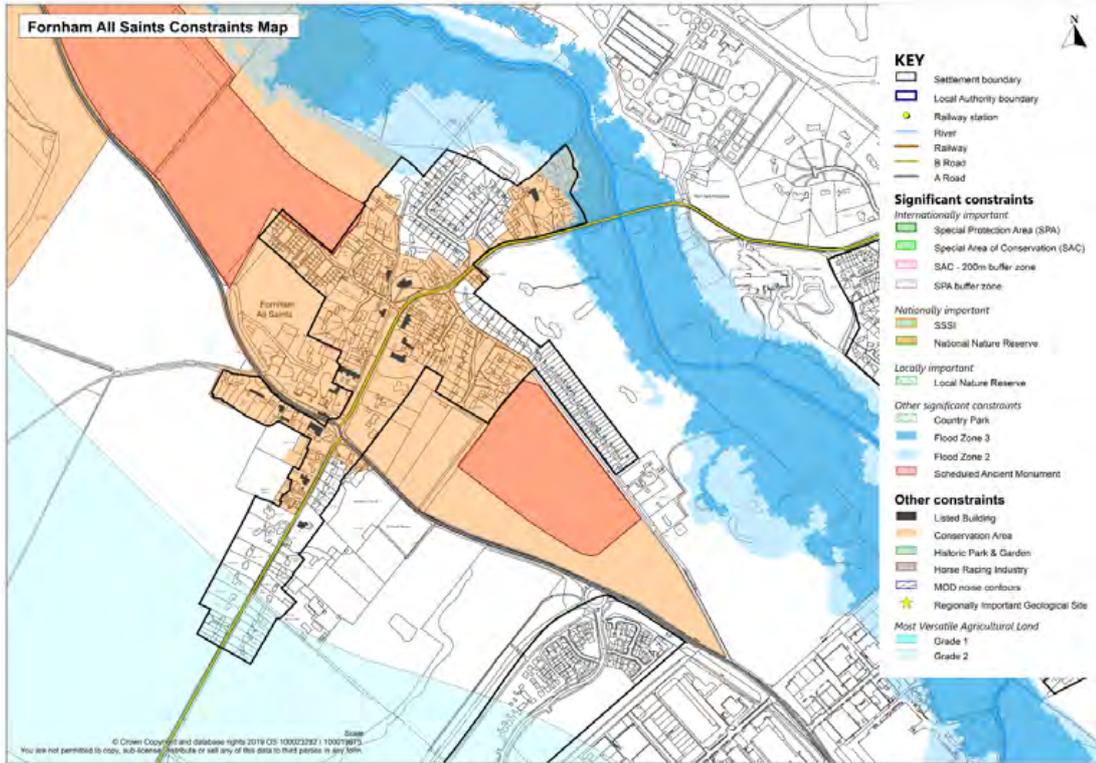
Site options

- 5.4.5 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.4.6 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and

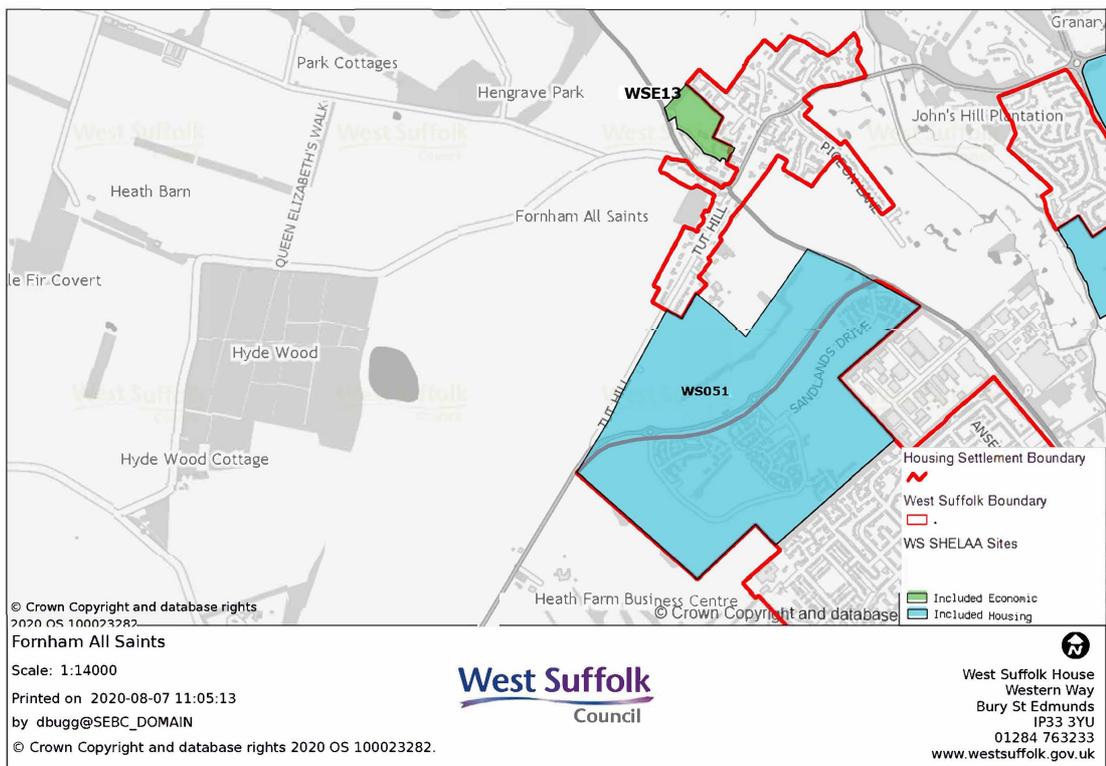
achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

- 5.4.7 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 5.4.8 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 5.4.9 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Fornham All Saints settlement constraints map



Fornham All Saints settlement map showing SHELAA included site



Fornham All Saints – included SHELAA site

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity²⁹*
WSE13	Moseleys Farm	3.08	Mixed (residential and employment)	Agricultural brownfield	TBC

29. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

5.5. Fornham St Martin

- 5.5.1 Fornham St Martin is a village with a population of 1,238 (2018 mid-year estimate). The village is located one kilometre north of Bury St Edmunds, 16 kilometres south-east of Mildenhall and 20 kilometres east of Newmarket. Fornham St Martin has some facilities including a public house and a playing field.

Constraints and opportunities

- There is good bus service from the village to Bury St Edmunds.
- The identity of Fornham St Martin must be protected and development that may result in the coalescence between the village and Bury St Edmunds should be avoided.
- The River Lark runs along the western side of the village, creating a natural boundary to development.
- Although Fornham St Martin does not contain a conservation area, there are a number of listed buildings primarily located in the south of the village.
- The western boundary of the village is covered by flood zone and would limit further development in that direction.
- The western edge of Fornham St Martin abuts two sites of nature conservation interest which would prevent development in that direction.

Settlement status

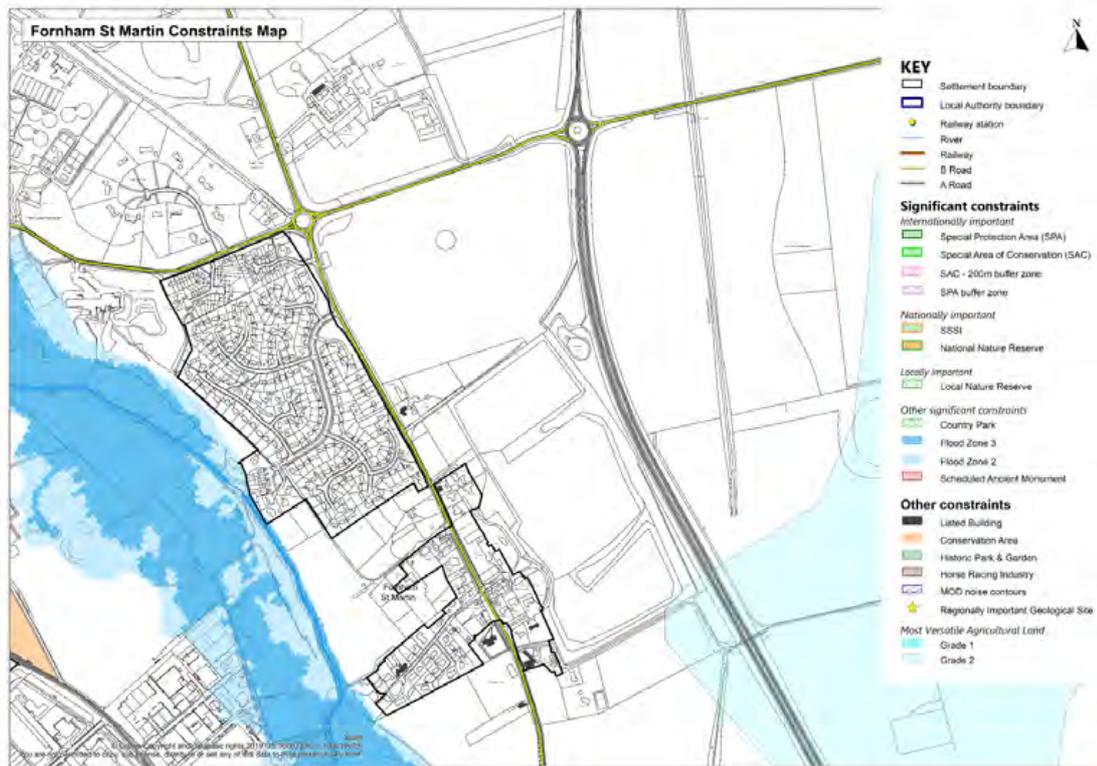
- 5.5.2 Fornham St Martin is designated as an infill village in the current local plan where normally only small-scale infill development of five homes would be allowed within the settlement boundary. The public house, recreation area, commutable bus service and close proximity to Bury St Edmunds are all sustainability indicators which warrants its categorisation as a Type A village in the new West Suffolk settlement hierarchy. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.

Site options

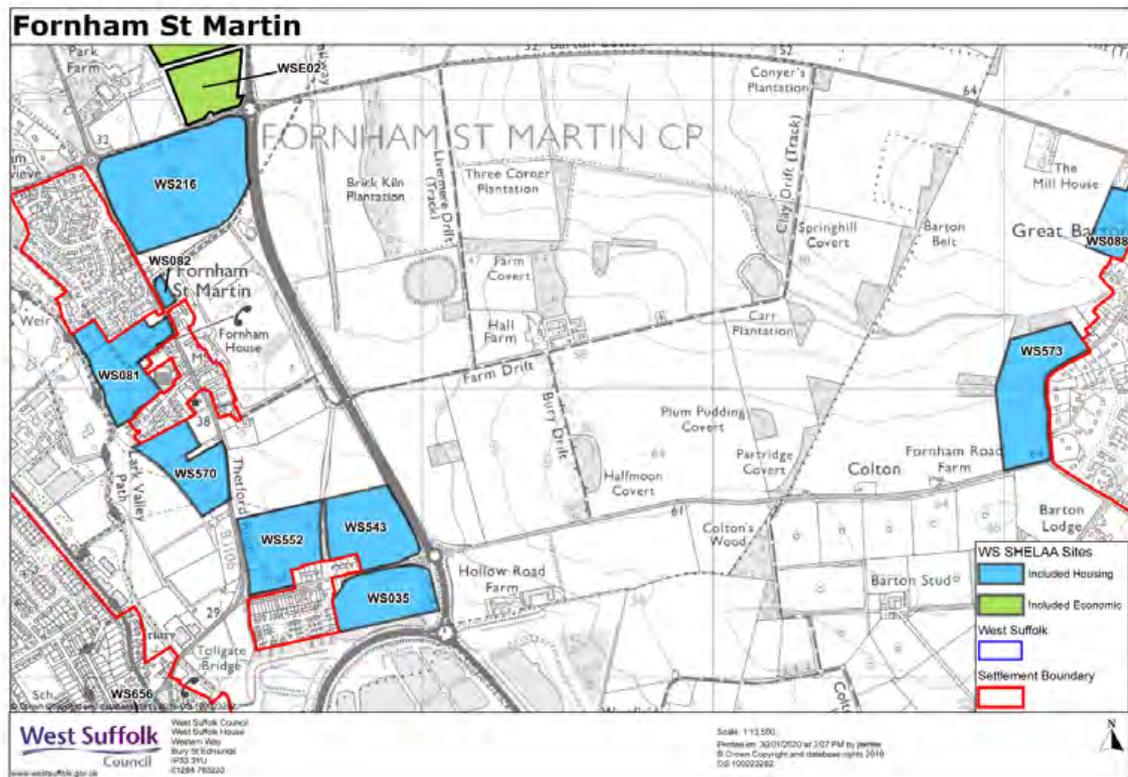
- 5.5.3 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.5.4 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 5.5.5 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 5.5.6 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.

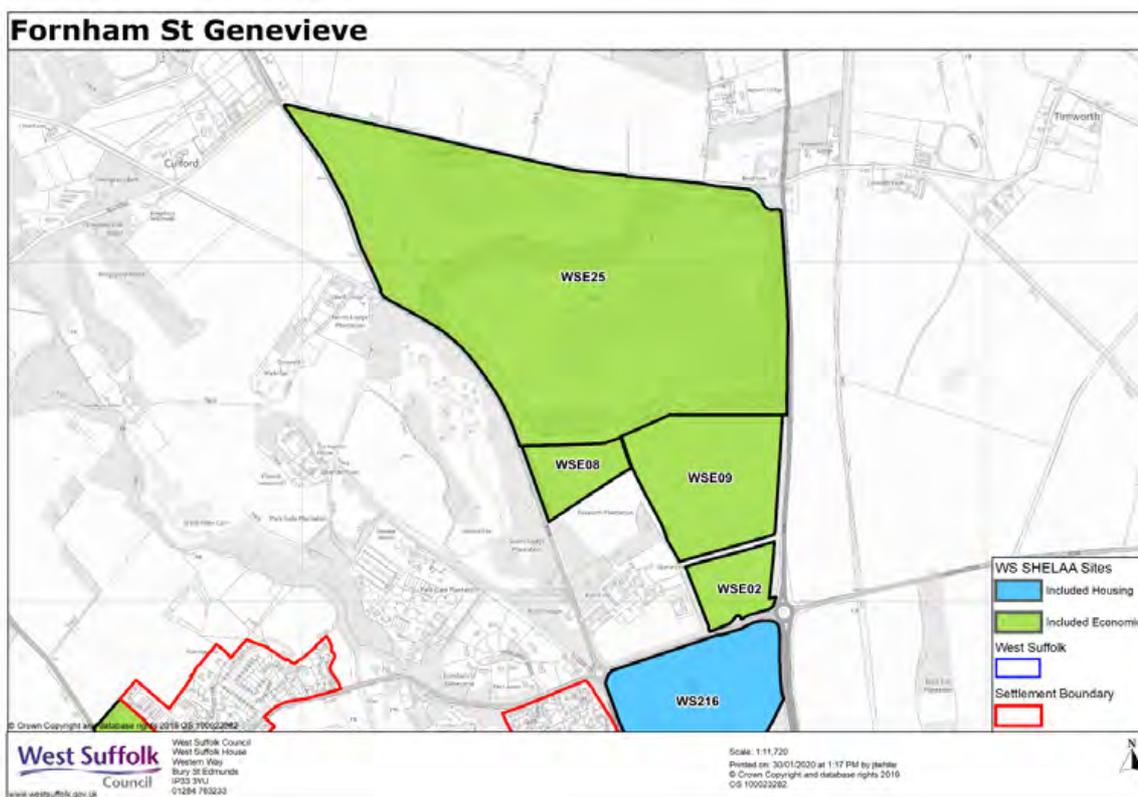
- 5.5.7 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Fornham St Martin settlement constraints map



Fornham St Martin settlement map showing SHELAA included sites



Fornham St Genevieve settlement map showing SHELAA included sites**Fornham St Martin - included SHELAA sites**

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity* 30
WS216	Land east of Culford Road	16.39	Residential	Agricultural none	295
WS081	Land at The Old Granary (also known as land at School Lane)	6.50	Residential	Paddocks none	117
WS082	Land fronting The Street	0.40	Residential	Grazing land none	12
WS570	Land west of Thetford Road	5.28	Residential	Agricultural none	95
WSE02	Land south-	4.35	Employment (tech village)	Planning permission granted for	N/A

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*
	east of Park Farm			office building on part of site DC/16/1165/HYB	
WSE08	Land north of B1106, Park Farm, Fornham St Genevieve (part of SS093 Park Farm Quarry)	4.5	Leisure	Agricultural	N/A
WSE09	Land North east of Park Farm business centre	15.4	Leisure (mixed)	Agricultural none	N/A
WSE25	Park Farm Quarry	87.45	Leisure	Restored quarry allocated RV6	N/A

30. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

5.6. Freckenham

- 5.6.1 Freckenham has a population of 350 (2018 MYE). It is situated 5.5 kilometres south west of Mildenhall close to the boundary with East Cambridgeshire. The village has a conservation area and the parish church is a Grade II* listed building. A tributary of the River Lark (Lee Brook) flows through the centre of the village.
- 5.6.2 Freckenham has a recreation ground and a public house. A bookable bus service is available through the Connecting Communities initiative. The nearest doctors' surgeries and dental practices are in Mildenhall and Red Lodge. Similarly, primary schools are in both Mildenhall and Red Lodge, and secondary schools in Mildenhall and Newmarket.

Constraints and opportunities

- Freckenham is within the Special Protection Area Recreational Pressure buffer
- A tributary of the River Lark runs through the village contributing to the character of the village
- The centre of the village along the Lee Brook is covered by flood zone and would limit development in that area
- Freckenham has a conservation area and a number of listed buildings
- There are several Tree Preservation Orders within, adjoining and close to the settlement boundary.
- Grade 2 agricultural land is found west of the village along the district boundary.
- Freckenham is in relatively close to Mildenhall which offers a wide range of facilities.

Settlement status

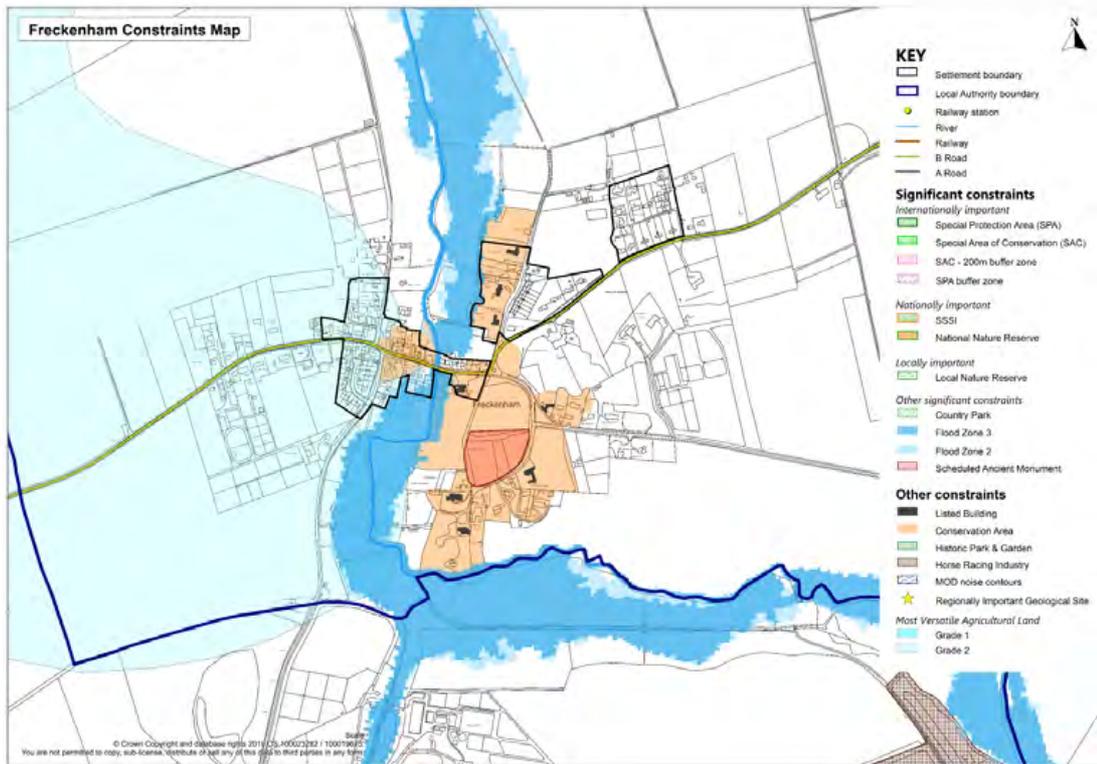
- 5.6.3 The village is designated as a secondary village in the former Forest Heath area Core Strategy (2010). It is proposed that Freckenham is categorised as a Type A village in the new West Suffolk settlement hierarchy, which means that small sites for development could be allocated. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.
- 5.6.4 The parish council have embarked on the process of preparing a neighbourhood plan. The neighbourhood plan area was designated by West Suffolk Council on 2 November 2018.

Site options

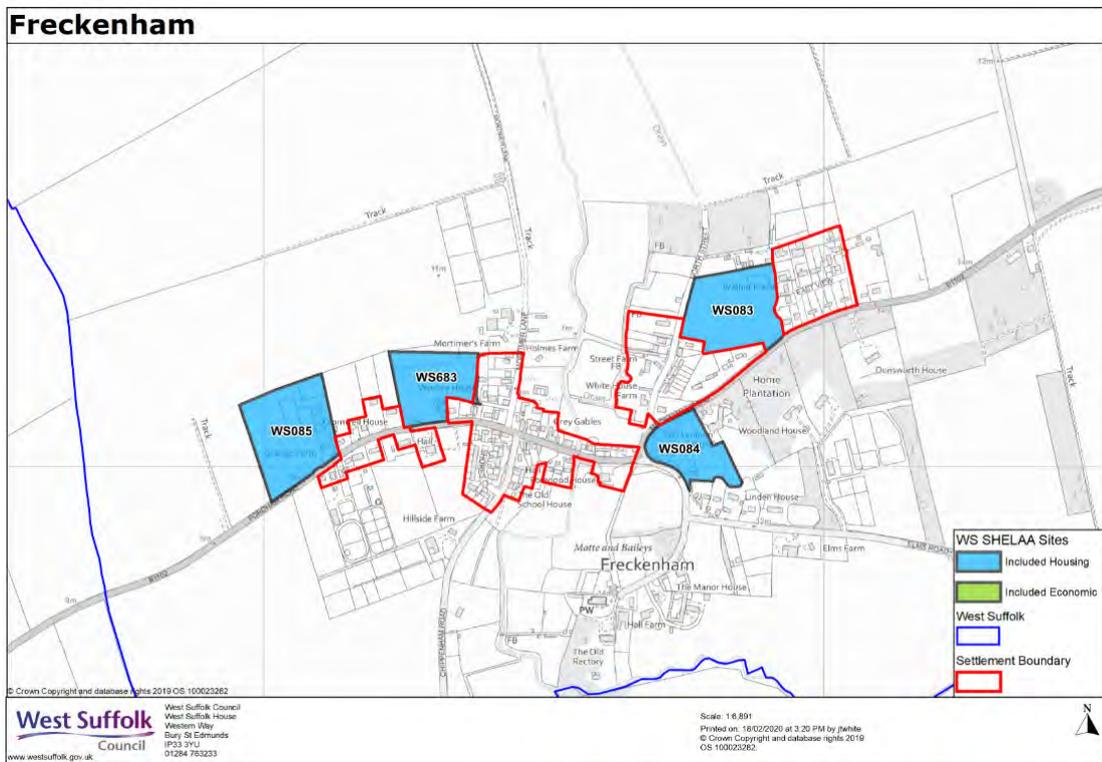
- 5.6.5 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.6.6 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

- 5.6.7 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 5.6.8 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 5.6.9 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Freckenham settlement constraints map



Freckenham settlement map showing SHELAA included sites



Freckenham - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*³¹
WS083	Land east of North Street	2.21	Residential	Agricultural grazing land	10
WS084	Land adjacent to Freckenham House, Mildenhall Road	1.30	Residential	Private garden	10
WS085	Land at Fordham Road	2.50	Residential	Agricultural	10
WS683	Land at Fordham Road	1.60	Residential	Agricultural	10

31. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

5.7. Great and Little Thurlow

5.7.1 Great and Little Thurlow are adjoining villages with a combined population of 183 (2017 MYE). They are located centrally and towards the south of the district approximately six kilometres north of Haverhill and sixteen kilometres south-east of Newmarket. The Thurlows have a range of services including:

- a primary school
- a pre-school
- an public house
- a playing field.

Constraints and opportunities

- The villages of Little Thurlow and Great Thurlow lie within the River Stour Valley. The land rises gradually away from the villages to the east and west.
- Opportunities for development are fundamentally limited by the open space character of the conservation area covering the settlement.
- Development in Great and Little Thurlow follows a linear pattern along the B1061. There is a large conservation area and 30 listed buildings within the village which require consideration when assessing locations for new development.
- Great and Little Thurlow lie within the rich archaeological landscape of the Stour Valley, and sites of various periods are recorded in the vicinity in the county Historic Environment Record (HER). There should be assessment of the archaeological potential of proposed sites at an appropriate stage in the design of new developments.
- A flood zone runs the length of the villages to the east of The Street and Wrattling Road; this poses a considerable constraint to development opportunities in this direction. There may be a need for mitigation measures as a result of any new development in this area.
- Great and Little Thurlow have reasonably good vehicular access through the B1061 to Newmarket and to the A143 which carries traffic between Haverhill and Bury St Edmunds. The travel-to-work public transport links to Haverhill, Newmarket and Bury St Edmunds are poor.
- The local road infrastructure and junctions may require assessment and potential upgrading if new development is proposed in the locality.
- There is sufficient capacity at the waste water treatment works and within the foul sewerage network to cope with the planned growth, however, there are major capacity constraints within the surface water network

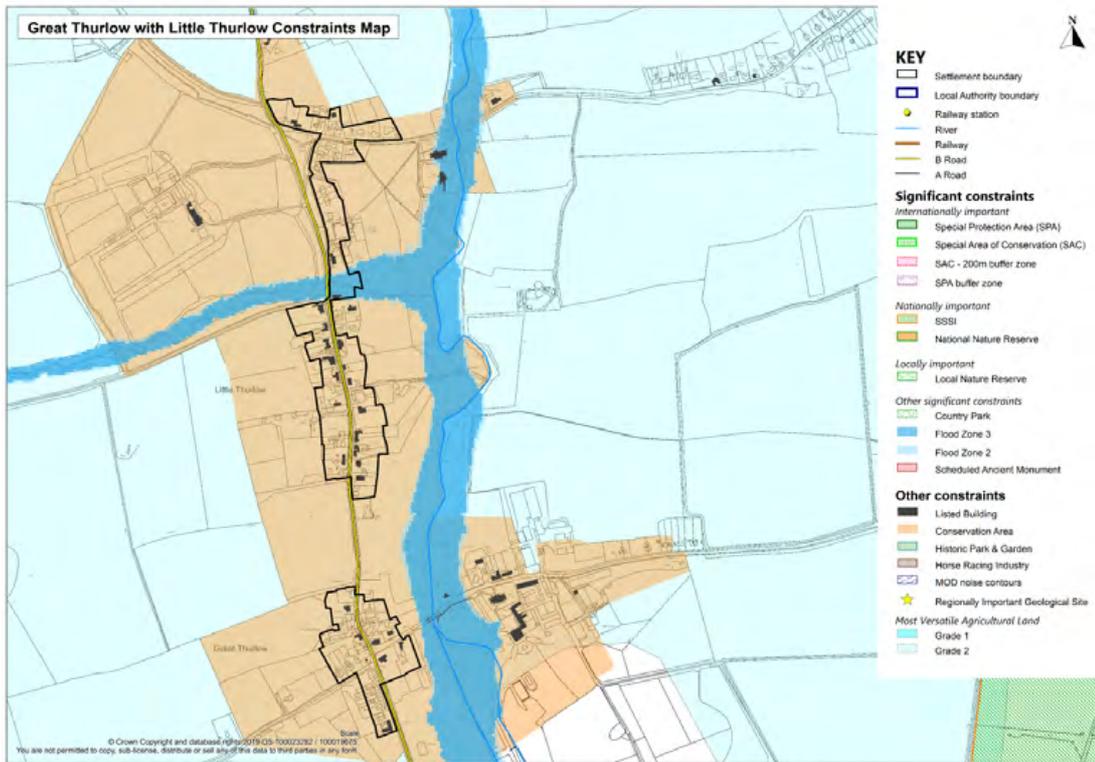
Settlement status

5.7.2 The village is designated as a local service centre in the former St Edmundsbury area Core Strategy (2010). In the West Suffolk Local Plan it will be renamed a Type A village. This is because it has limited facilities but can still meet the day to day needs of its residents. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.

Site options

- 5.7.3 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.7.4 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 5.7.5 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 5.7.6 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 5.7.7 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Great and Little Thurlow settlement constraints map



Great and Little Thurlow settlement map showing SHELAA included site



Great and Little Thurlow - included SHELAA site

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*³²
WS094	Goldings Farm, Great Thurlow	0.25	Residential	Farmyard and parking area allocated RV19(a) planning permission granted on slightly different site area in 2018	4

32. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

5.8. Honington and Sapiston

- 5.8.1 Honington is a village located approximately 13 kilometres from Bury St Edmunds and 10 kilometres from Thetford. It has a population of 1,413 (2018 mid-year estimate). Facilities include a primary school and a pub. RAF Honington is situated approximately two kilometres to the west of the village and facilities available off base include a post office and stores, hairdresser, Chinese take-away and fish and chip shop.
- 5.8.2 The River Blackbourn separates the village of Honington from the hamlet of Sapiston. Much of the farmland in the area is part of the Duke of Grafton's estate, and Euston Hall is approximately three kilometres to the north of the village. There is a conservation area that includes most of Honington village, and there are a number of listed buildings within the two settlement boundaries.

Constraints and opportunities

- The conservation area which covers much of Honington village must be considered when assessing opportunities for new development in order to protect the setting of the village.
- Flood Zones 2 and 3 along the River Blackbourn lie between eastern Honington and western Sapiston.
- The area is within the 7500m Special Protection Area Buffer Zone.
- The settlements are within the Ministry of Defence (MOD) safeguarding area.
- Honington is located on the A1088 which provides a good road link to Thetford. There is a fair bus service to Bury St Edmunds and Thetford, but not at times that make bus travel an option for commuting.

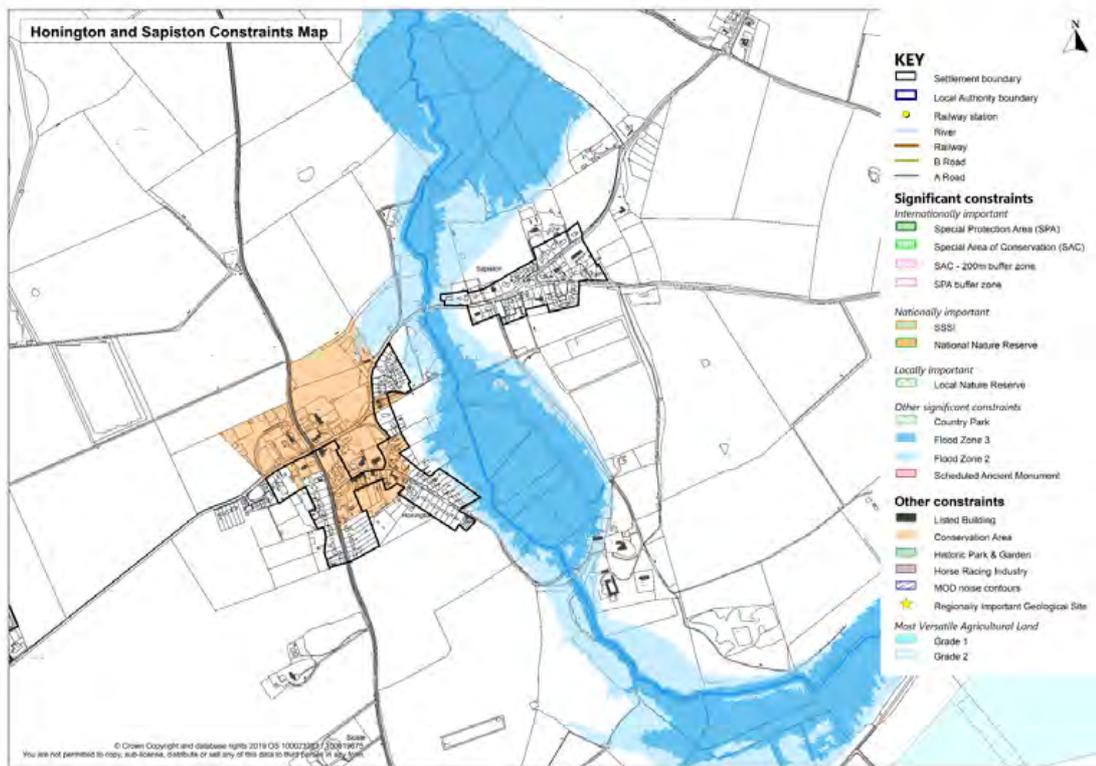
Settlement status

- 5.8.3 Honington and Sapiston is designated as an infill village in the current local plan where normally only small scale infill development of five homes would be allowed within the settlement boundary. The good range of services warrants its categorisation as a Type A village in the new West Suffolk settlement hierarchy. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.

Site options

- 5.8.4 A number of sites in the area have been submitted to the council by landowners and developers for potential inclusion in the local plan, but they have all been deferred for suitability reasons. These sites are listed in the [SHELAA](#) and can be seen on [Find My Nearest](#).
- 5.8.5 Due to the environmental constraints, it is likely that the only options for development to come forward in the future will be within the settlement boundary. If you know of any sites for redevelopment in this area, please let us know via the [call for sites submission form](#).
- 5.8.6 Your comments will help in drawing up the next draft of the West Suffolk Local Plan which will be consulted on in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Honington and Sapiston settlement constraints map



5.9. Horringer

5.9.1 Horringer is situated in the centre of the district approximately four kilometres south-west of Bury St Edmunds on the A143 and 23 kilometres north-east of Haverhill. The village has a population of approximately 1,090 (2018 mid-year estimate).

5.9.2 Horringer has a limited range of services including:

- a primary school
- a pre-school
- two public houses
- a playground.

Constraints and opportunities

- There is a good bus service (more than one bus per hour) with services to Bury St Edmunds.
- A large conservation area covers the historic core of the village to the west along The Street and Horringer Manor and its grounds to the north east. There are 24 listed buildings within the settlement boundary.
- Ickworth Park a historic park and garden and county wildlife site borders the village to the west.
- Ickworth House a Grade I listed building is some 800 metres south west of the settlement.
- The village is situated in a special landscape area.

Settlement Status

5.9.3 In 2010 Horringer was designated an infill village in the former St Edmundsbury Core Strategy (2010) where normally only small scale infill development of five homes would be allowed within the settlement boundary. Horringer retains some facilities including two public houses, a village hall, primary school, play area, bus service and its close proximity to Bury St Edmunds are all sustainability indicators which warrants categorisation as a Type A village in the new West Suffolk settlement hierarchy. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.

Site options

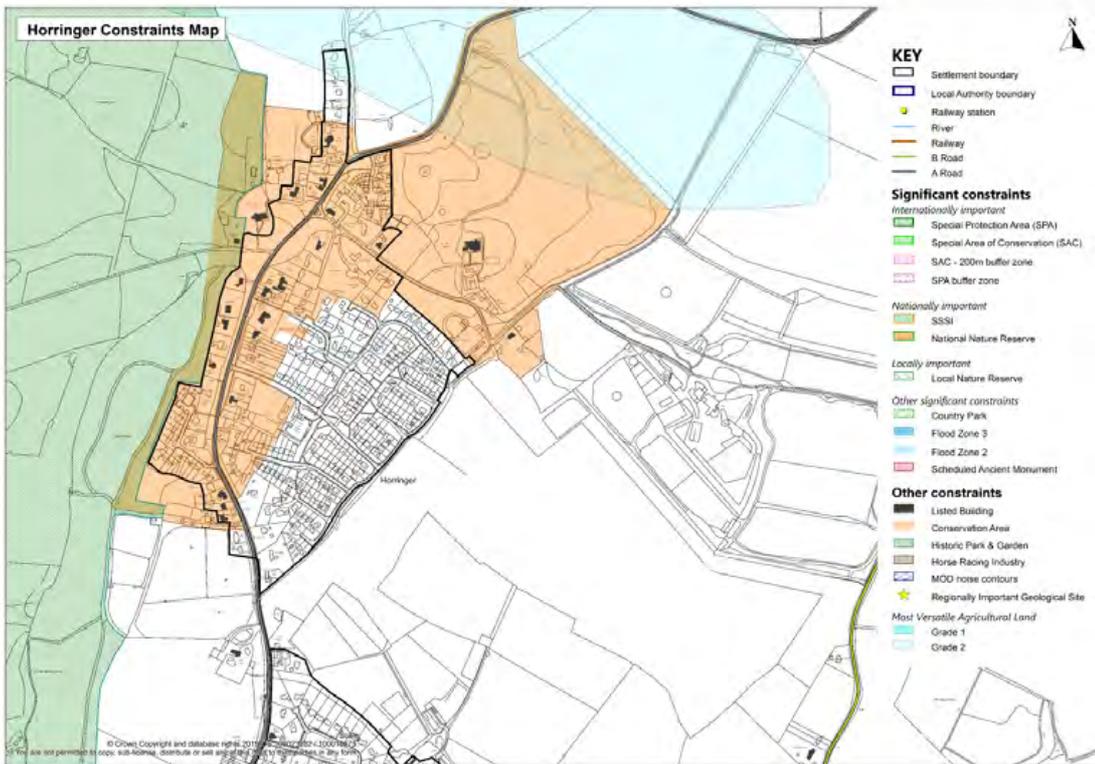
5.9.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

5.9.5 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

5.9.6 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.

- 5.9.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 5.9.8 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Horringer settlement constraints map



Horringer settlement map showing SHELAA included sites



Horringer - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*³³
WS111	Land north-east of Horringer	1.91	Residential	Agricultural none	57
WS112	Land north-west of Horringer	5.57	Residential	Agricultural none	100
WS113	Land between Glebe Close and Chevington Road	0.99	Residential	none	30
WS593	Land off Manor Lane, Horringer	0.48	Residential	Grazing land none	14
WS594	Land South east of Hornbeam Drive, Horringer	6.69	Residential	Agricultural none	120
WS595	The Corner of Westley Lane & A143, Horringer	0.79	Residential	Grazing land/none	24

33. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

5.10. Icklingham

- 5.10.1 Icklingham has a population of 364 (2018 MYE). The village is approximately 7 kilometres south east of Mildenhall and 13.5 kilometres north west of Bury St Edmunds on the A1101.
- 5.10.2 The village doesn't have a conservation area but is unusual in having two churches, one is Grade I and the other is Grade II* listed, and a number of other listed buildings. Two Scheduled Monuments lie close to the southern settlement boundary. The River Lark flows south of the village (approximately parallel with the road). Flood zones follow the route of the river.
- 5.10.3 The Icknield Way long distance path and multi-user route for walkers, horse riders and off-road cyclists passes through the village.
- 5.10.4 Icklingham formerly had two pubs, one of which has closed, and the other has recently been re-branded and refurbished. There is a playing field with children's play equipment and the old school hall is available to hire for clubs and meetings, but there is no shop or school in the village. There is a reasonable bus service to Mildenhall and Bury St Edmunds, and one bus route that connects to Newmarket.

Constraints and opportunities

- Development of the settlement is restricted by the presence of Breckland Farmland SSSI and Breckland Special Protection Area designated both for stone curlew, and for woodlark and nightjar close to the settlement boundary to the east and west.
- Flood zones associated with the River Lark.
- There are several individual Tree Preservation Orders within the settlement boundary, and a group TPO adjacent to it.
- There are reasonable/good bus services to Bury St Edmunds and Mildenhall.

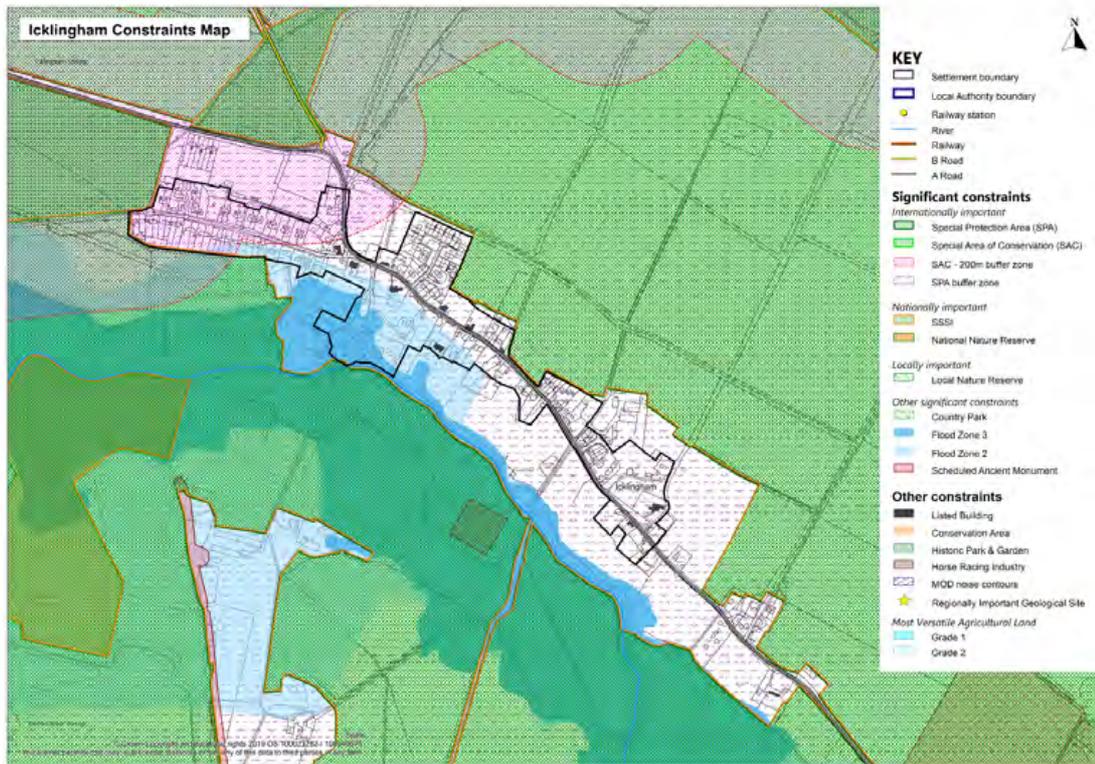
Settlement status

- 5.10.5 The village is designated as a secondary village in the former Forest Heath area Core Strategy (2010). It is proposed that Icklingham is designated as a Type A village in the new West Suffolk settlement hierarchy. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.

Site options

- 5.10.6 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.10.7 No sites in Icklingham have been submitted to the council through the Strategic Housing and Economic Land Availability Assessment ([SHELAA](#)) for potential inclusion in the local plan.
- 5.10.8 If you know of any sites that could be suitable for allocation please let us know by submitting the [call for sites submission form](#).

Icklingham settlement constraints map



5.11. Ingham

- 5.11.1 The village of Ingham has a population of 444 (ONS 2018 mid-year estimate). Ingham is eight kilometres north of Bury St Edmunds and 19 kilometres south of Brandon. The village lacks a primary school but its facilities include a public house and post office and stores. The role of the town of Thetford is also recognised in terms of the services and facilities it provides for residents of Ingham and other villages in the northern part of the district.
- 5.11.2 Residential development in Ingham is centred around three roads, The Street, Culford Road and Beaufort Road. There are County Council designated archaeological sites in Ingham and a special landscape area covering a substantial area to the east of the village. The busy A134 that cuts through the village is a risk in terms of highway safety and additional accesses on to it will need careful consideration.

Constraints and opportunities

- There is one area designated as recreational open space which is located to the rear of St Bartholomew's Church.
- A special landscape area covers a substantial area of land to the east of Ingham, which stretches across to Great Livermere.
- Ingham does not have a conservation area. It does have a cluster of listed buildings located south of the settlement boundary. Development in the vicinity would need to have regard to the historic assets.
- The surrounding landscape of Ingham is relatively flat and the effect of new development on the landscape should be minimal.
- Ingham lies on the line of a Roman road, and the historic settlement core centres around the church. There are multiperiod sites, recorded in the county Historic Environment Record (HER), to the south of the village. There are two large county council designated archaeological sites, both lie south-east of The Street.
- There are no flood zones within the vicinity of Ingham.
- The A134 to Bury St Edmunds and Thetford cuts through the village which is beneficial in terms of transport links but not in terms of highway safety. Any new development will need to have regard to an increase in traffic which may be turning on to this busy road; junction upgrades may be necessary.
- There are good travel to and from work bus links to Bury St Edmunds from Ingham.

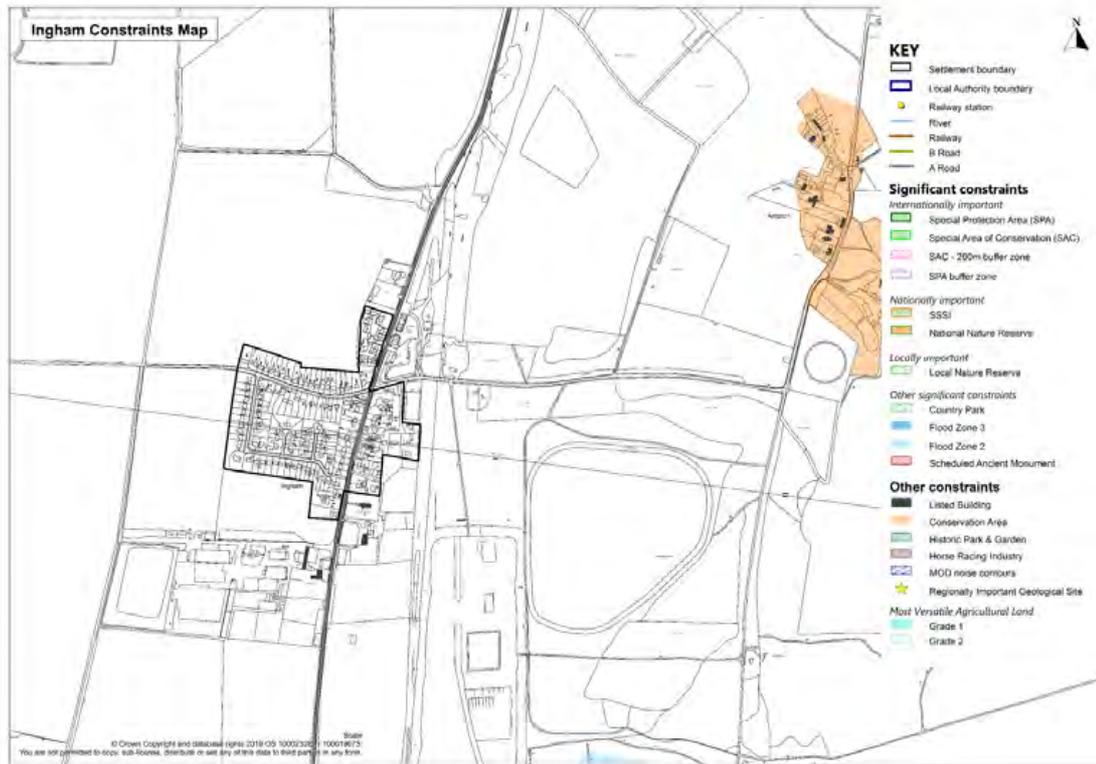
Settlement status

- 5.11.3 Ingham is designated as a local service centre in the current local plan in recognition of the role it has to play in serving the residents of the village and those who live in the surrounding rural area. It is proposed to redesignate Ingham as a Type A village in the new West Suffolk settlement hierarchy, in recognition that the village lacks the level of services and facilities required to justify maintaining it as a local service centre. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.
- 5.11.4 The former St Edmundsbury area Rural Vision 2031 (2014) allocated one site in the village. An application for 19 dwellings was approved in 2016 and the site has been completed.

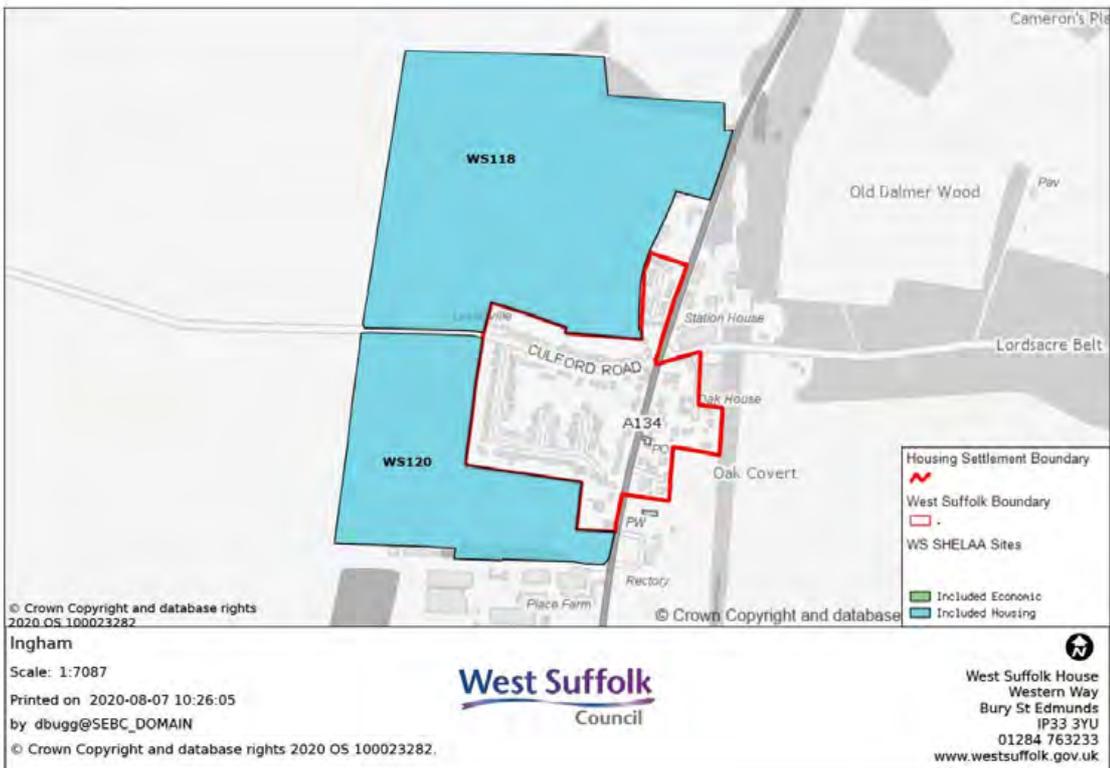
Site options

- 5.11.5 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.11.6 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 5.11.7 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 5.11.8 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 5.11.9 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Ingham settlement constraints map



Ingham settlement map showing included SHELAA sites



Ingham - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*³⁴
WS118	Land north of Culford Road	25.83	Mixed use	Agricultural none	465
WS120	Land south of Culford Road	12.17	Residential	Agricultural none	219

34. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

5.12. Kentford

5.12.1 Kentford has a population of 461 (2018 mid-year estimate). The village is approximately eight kilometres east of Newmarket, 10 kilometres south of Mildenhall and 14 kilometres west of Bury St Edmunds. Kentford has a limited range of facilities including:

- a public house
- a village store and combined post office
- a commercial garage
- good bus links to and from the village.

Constraints and opportunities

- There is a frequent bus service to Bury St Edmunds and Newmarket.
- There are some local employment opportunities within the village.
- There is an opportunity to maintain an important open strategic landscape gap to separate the two parts to Kentford's settlement boundary.
- There is an absence of sports pitches, non-pitch sports areas and playgrounds in the village.
- The A14 runs to the north of the village forming a physical boundary to further development.
- An extensive area of Flood Zones 2 and 3, associated with the River Kennett, runs north to south through the settlement.
- Breckland Special Protection Area designated for stone curlew, woodland and nightjar, and its constraint zones limit development to the north-east.
- The village and its immediate hinterland contain several known archaeological sites and listed buildings.

Settlement status

5.12.2 Kentford is designated as a primary village in the current local plan as it provides a few services to meet some of the day to day needs of its residents. However, it is proposed that Kentford is categorised as a Type A village in the new West Suffolk settlement hierarchy due to the lack of certain facilities like a school. This would mean that the opportunity for allocating only small sites in or adjacent to the village could be explored through the preparation of the local plan.

5.12.3 The former Forest Heath area Site Allocations Local Plan (2019) has allocated two sites, both of which have planning permission and are under construction:

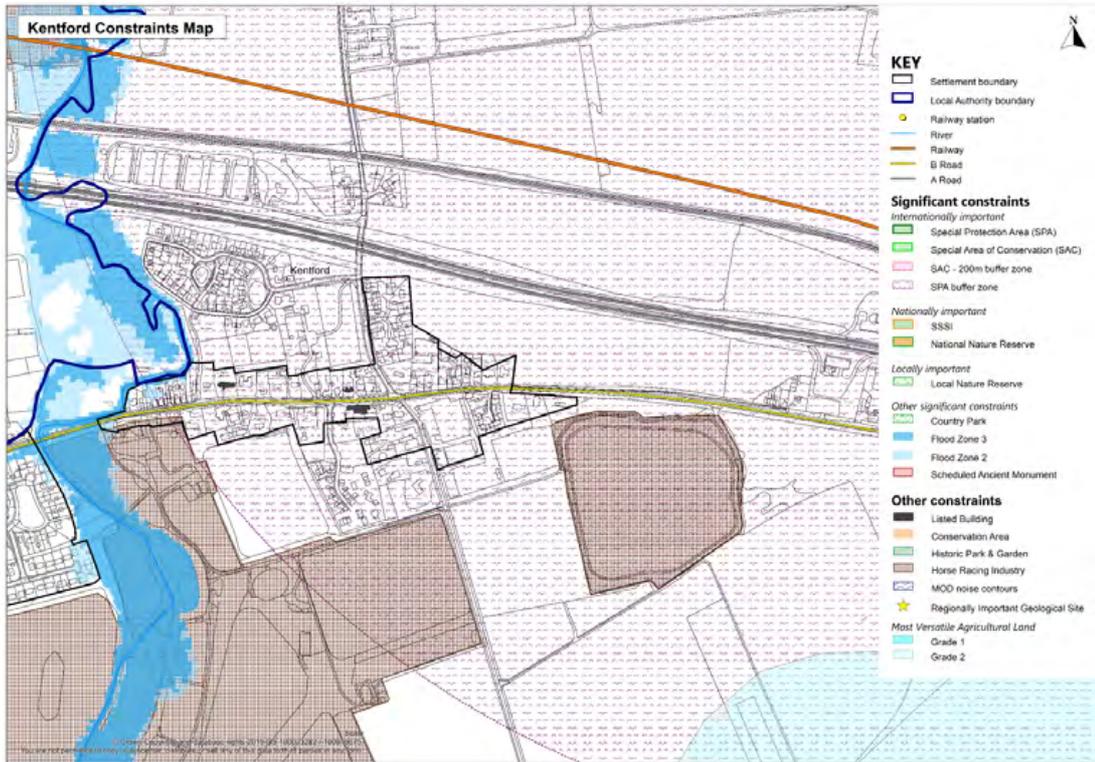
- 2.3ha of land for approximately 34 dwellings
- 2.2ha of land for mixed use for an additional 63 dwellings and a racehorse training establishment.

Site options

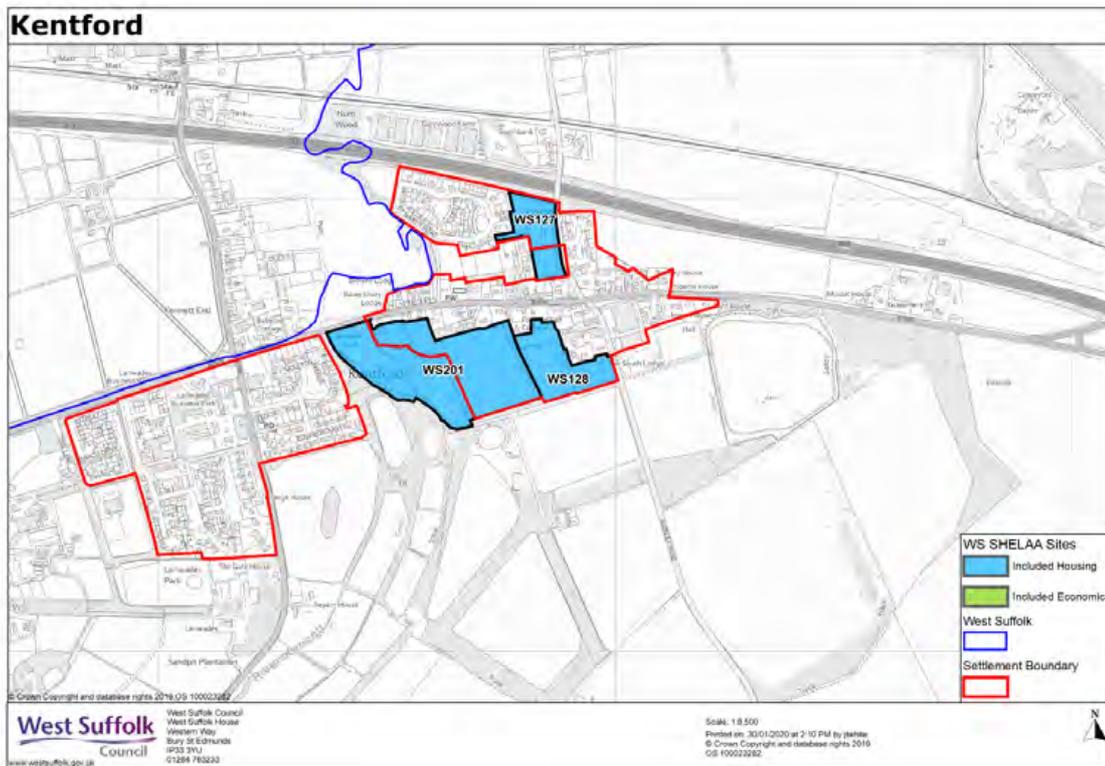
5.12.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

- 5.12.5 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 5.12.6 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 5.12.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 5.12.8 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Kentford settlement constraints map



Kentford settlement map showing SHELAA included sites



Kentford - included SHELAA sites

2020 reference	Site name	Area (ha)	Proposed use	Current use planning status	Indicative capacity*³⁵
WS127	Kentford Lodge, Herringswell Road	1.80	Residential	Commenced – 2015/2016 – site almost completed F/2013/0061/HYB – 4 June 2015 – 60 dwellings DC/15/2577/FUL – 10 July 2017 – 21 dwellings	21
WS128	Land to rear of The Kentford	2.27	Residential	Allocated – SA13(a) DC/14/2203/OUT – 8 July 2016 DC/18/0135/RM – 14 November 2018 Development commenced December 2018	30
WS201	Meddler Stud Bury Road	6.92	Mixed use including residential and racehorse training establishment	Allocated – SA13(b) DC/14/0585/OUT – 5 May 2016 DC/17/2476/RM – 30 November 2018 Development commenced	63

35. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

5.13. Pakenham

5.13.1 Pakenham is located in the eastern part of the district around 11 kilometres north-east from Bury St Edmunds. The village has a population of approximately 887 (2018 mid-year estimate).

5.13.2 The settlement has a good range of facilities including:

- a pub
- a nursery
- a convenience store with post office
- a playing field.

Constraints and opportunities

- There is a limited bus service.
- Flood Zones 2 and 3 running north/south through the village centre.
- There is a sizeable conservation area through the village and to the south and 12 listed buildings.
- There are county wildlife sites lying to the east and north-east.

Settlement status

5.13.3 Pakenham is designated as an infill village in the current local plan where normally only small-scale infill development of five homes would be allowed within the settlement boundary. The good range of local facilities are all sustainability indicators which warrants its categorisation as a Type A village in the new West Suffolk settlement hierarchy. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.

Site options

5.13.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

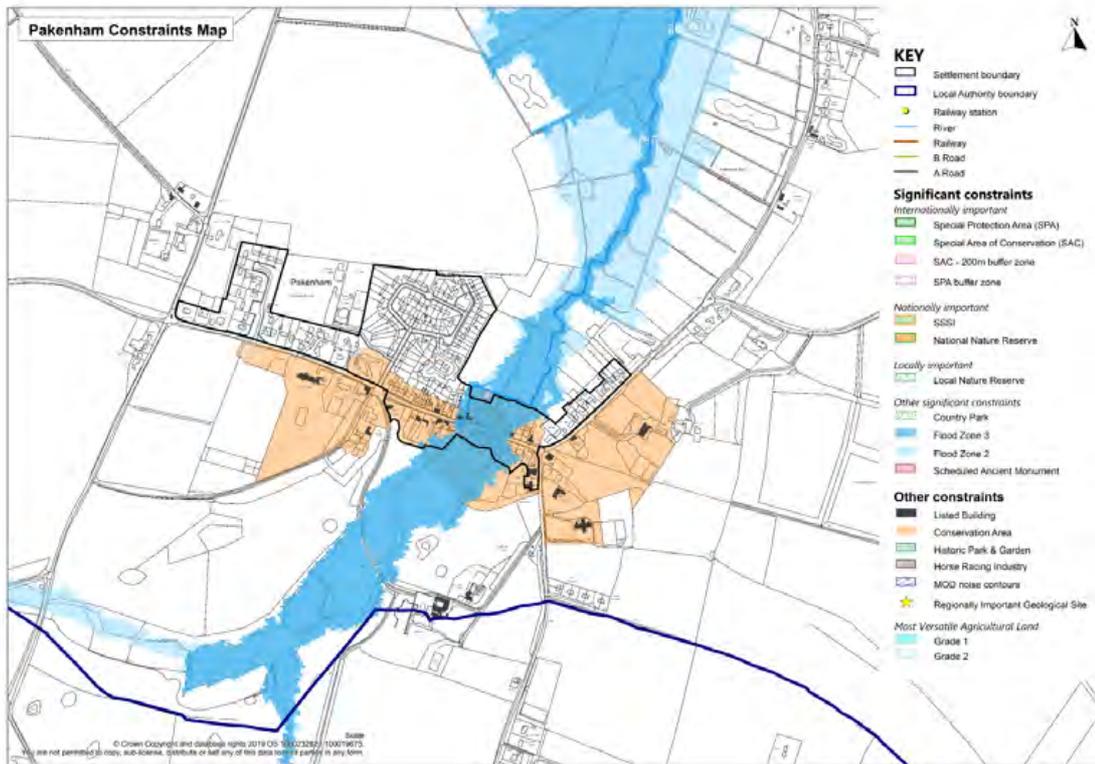
5.13.5 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

5.13.6 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.

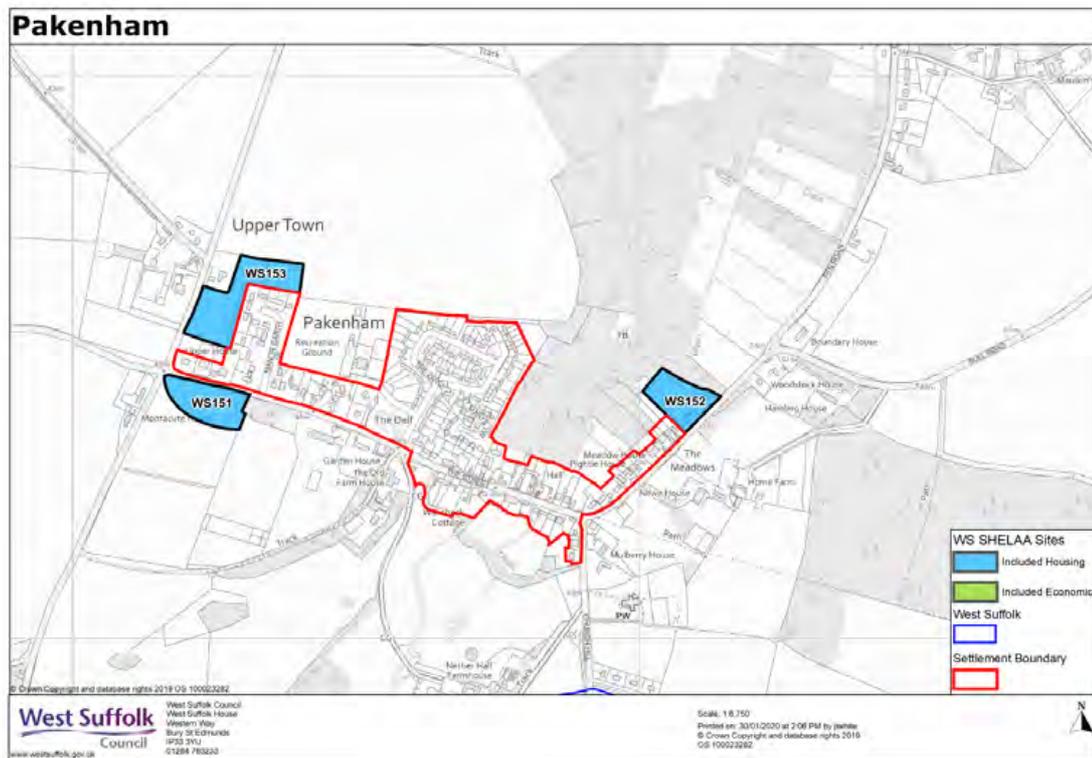
5.13.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.

5.13.8 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Pakenham settlements constraints map



Pakenham settlements map showing SHELAA included sites



Pakenham - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*³⁶
WS151	Land at Pakenham Lodge	0.89	Residential	Agricultural none	27
WS152	The Depot, Fen Road	0.76	Residential	Agricultural none	23
WS153	Land at Manor Farmhouse, Upper Town	1.17	Residential	Grassland none	35

36. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

5.14. Risby

5.14.1 Risby is a village with a population of 876 (2018 mid-year estimate). The village is located five kilometres west of Bury St Edmunds and 16 kilometres east of Newmarket. Risby has a range of services including:

- a primary school
- a pre-school
- a public house
- a playing field.

Constraints and opportunities

- There is a 1.5 kilometres SPA buffer to the west towards the Breckland Special Protection Area.
- Grade 2 agricultural land surrounds the settlement. Although not a fundamental constraint to development, preference is given to avoiding higher quality grade land.
- County wildlife sites form a fundamental constraint to development to the north and east requiring appropriate buffers to development.
- There are no topography issues affecting development within or around Risby.
- Development around Risby is not constrained by potential coalescence with adjoining settlements.
- The A14 to the south forms a defensible boundary to southward expansion of the village.
- Conservation area and listed buildings within the existing centre are a recognised constraint to development to the north-east of the village in order to protect key views into and from the conservation area to the countryside and protect the setting of the village.
- Cumulative impact on flows around A14 will need to be considered within Highways Agency modelling, and the A14 Infrastructure and Junction Capacity Study.
- There are limited bus services from Risby.
- The Calor Gas storage works to the south of Risby may restrict development to the south of the village which falls within a 500 metre precautionary buffer zone around the works.
- Risby has historic settlement cores that focus on the green and the church, and sites of various periods in and around the village are recorded in the county Historic Environment Record (HER).

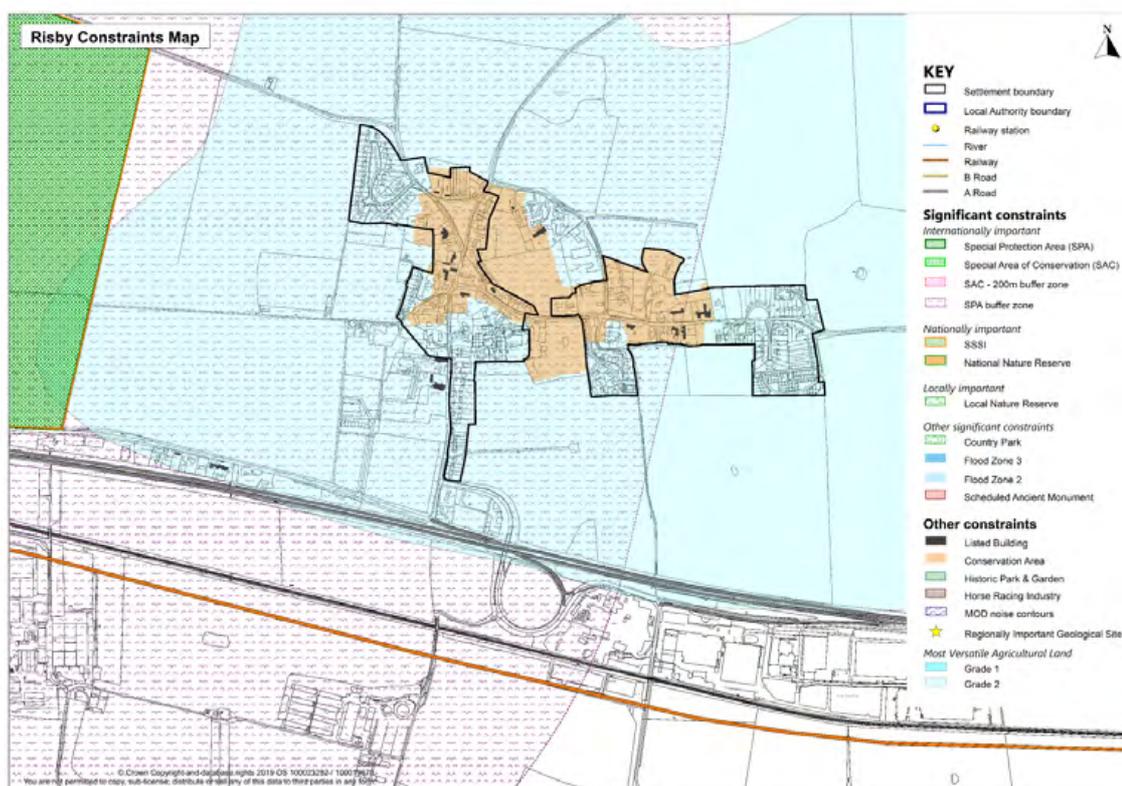
Settlement status

- 5.14.2 Risby is designated as a local service centre in the current local plan in recognition of the role it has to play in serving the residents of the village and those who live in the surrounding rural area. It is proposed to redesignate Risby as a Type A village in the new West Suffolk settlement hierarchy, in recognition that the village lacks the level of services and facilities required to justify maintaining it as a local service centre. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.
- 5.14.3 The former St Edmundsbury area Rural Vision 2031 (2014) allocated one site in the village. An application for 20 dwellings was approved in 2014 and the site has been completed.

Site options

- 5.14.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.14.5 A number of sites in Risby have been submitted to the council by landowners and developers through the Strategic Housing and Economic Land Availability Assessment (SHELAA) for potential inclusion in the local plan, but all have been deferred due to significant policy constraints or because they are not available. These sites are listed in the [SHELAA](#) and can be seen on [Find My Nearest](#).
- 5.14.6 If you know of any new sites that could be suitable for allocation, or can justify how the constraints on the deferred sites can be overcome, please let us know.
- 5.14.7 Your comments will help in drawing up the next draft of the West Suffolk Local Plan which will be consulted on in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Risby settlement constraints map



5.15. Stoke by Clare

5.15.1 Stoke by Clare is a village with a population of 514 (2017 MYE) located at the southern end of the district adjoining the county boundary with Essex. It is approximately eight kilometres to the east of Haverhill and 26 kilometres to the south-west of Bury St Edmunds. Facilities within the village include:

- Stoke College (independent day and boarding school)
- a public house
- a convenience food store
- village hall
- tennis courts, bowling green and a playing field.

Constraints and opportunities

- The scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the landscape setting and attractive character of Stoke by Clare.
- There are no nature or habitat designations in close proximity to the village.
- Flood risk areas cover much of the southern part of the village which will influence the possible locations for growth.
- Stoke by Clare is situated in the River Stour valley, reflected in the land that rises to the north and south of the village boundary. Any new development will need to be sensitive to the surrounding landscape characteristics.
- There is a large conservation area and 23 listed buildings within the village which require consideration when assessing locations for new development.
- Stoke by Clare is located on the A1092 which provides good road links for Sudbury to the east and Haverhill to the west. Cavendish is served by a bus service to Sudbury and Haverhill, with a journey time of less than half an hour.
- Stoke by Clare lies within the rich archaeological landscape of the Stour Valley as recorded in the county Historic Environment Record (HER), and Prehistoric sites are recorded within the vicinity of this historic settlement.

Settlement status

5.15.2 Stoke by Clare is classified as an infill village in the former St Edmundsbury area Core Strategy (2010). The school, shop, and pub are sustainability indicators which warrant Stoke by Clare being categorised as a Type A village in this plan.

5.15.3 This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.

Site options

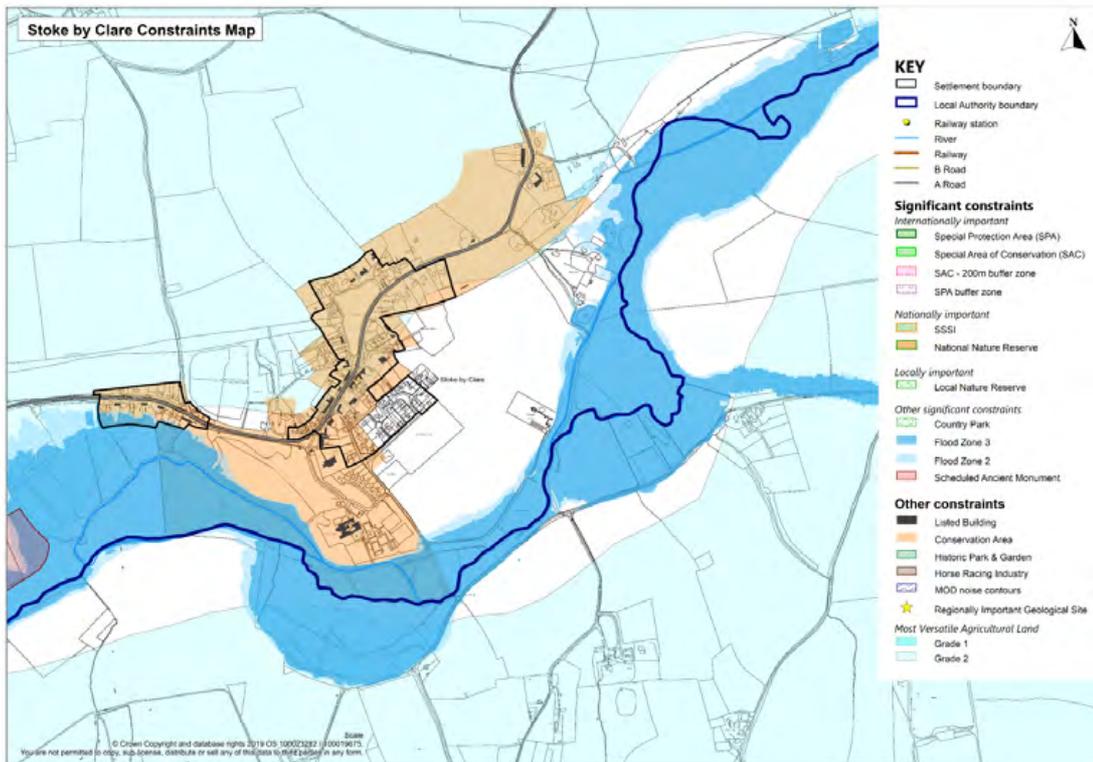
5.15.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

5.15.5 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that

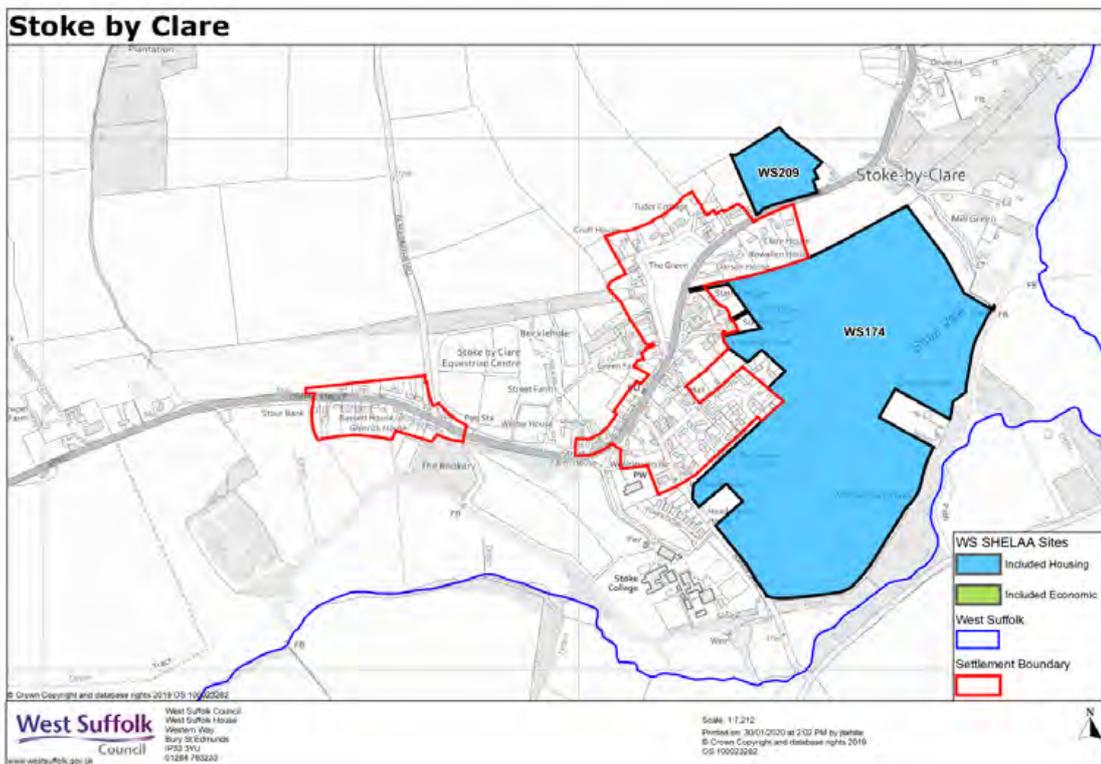
lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

- 5.15.6 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 5.15.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 5.15.8 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Stoke by Clare settlement constraints map



Stoke by Clare settlement maps showing SHELAA included sites



Stoke by Clare - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*³⁷
WS174	Land at Ashen Lane	23.03	Residential	Parkland, allotments, playing field, playground, woodland none	415
WS209	Land adjacent Little Paddocks	1.6	Residential	Agricultural buildings none	48

37. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

5.16. Stradishall

- 5.16.1 Stradishall is centrally located in the district, around 18 kilometres south-west of Bury St Edmunds and 13 kilometres north-east of Haverhill. The village is set within undulating ancient farmlands landscape, with an area of rolling valley farmlands to the north and east.
- 5.16.2 The village has very limited services and facilities within the settlement boundary but the A143 linking Bury St Edmunds and Haverhill runs north-east/south-west immediately north of the village and services located nearby along the A143 include:
- a pub
 - a garage and petrol filling station
 - a post office and convenience store
 - a café and take-away
 - A pre-school/nursery is located in the residential area east of HMP Highpoint which is approximately a mile from the village.

Constraints and opportunities

- There are no major environment or biodiversity designations.
- Anglian Water's Water Recycling Centre is located north of the village and a buffer zone will limit proximity of development.
- The conservation area extends beyond the settlement boundary and should be considered when considering opportunities for new development in order to protect the setting of the village.
- Flood Zones 2 and 3 may limit development north of the village.
- Despite the A143 linking Stradishall to Bury St Edmunds and Haverhill the bus service is only fair and not at times that make bus travel an option for commuting.
- Proximity to Haverhill and to local businesses and employment opportunities together with a reasonable level of local services would support some growth.

Settlement status

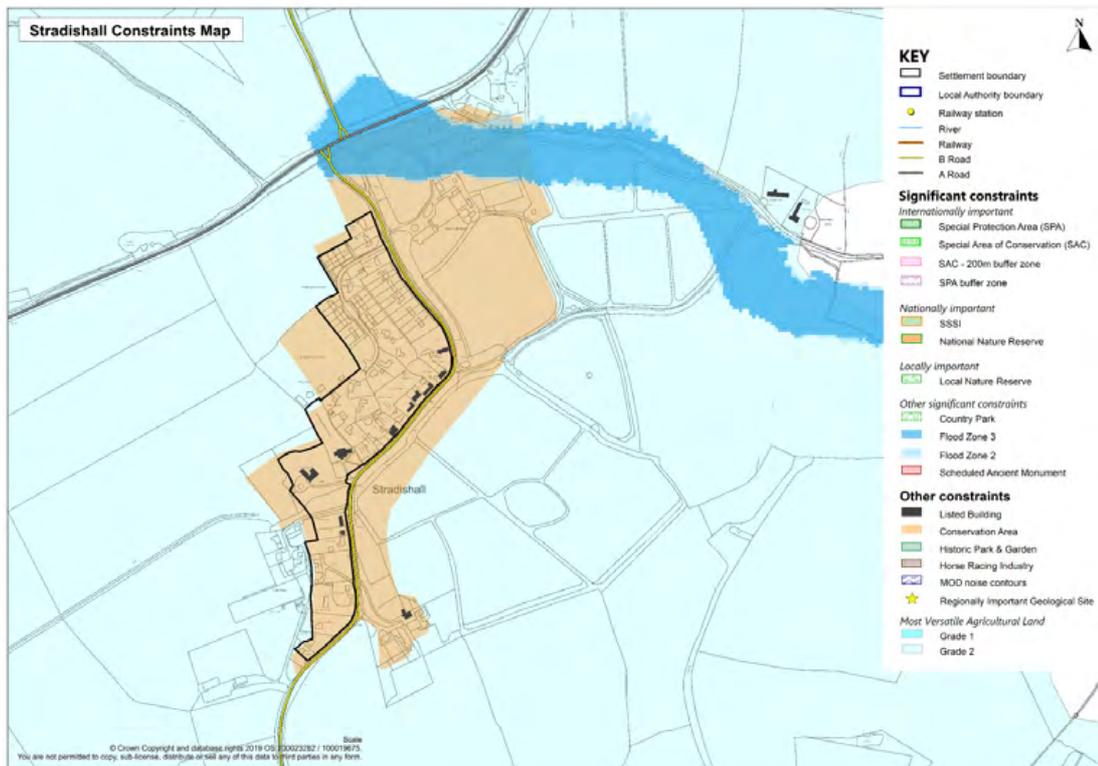
- 5.16.3 Stradishall is designated as an infill village in the current local plan where normally only small-scale infill development of five homes would be allowed within the settlement boundary. The good range of local facilities are all sustainability indicators which warrants its categorisation as a Type A village in the new West Suffolk settlement hierarchy. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.

Site options

- 5.16.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.16.5 No sites in Stradishall have been submitted to the council through the Strategic Housing and Economic Land Availability Assessment ([SHELAA](#)) for potential inclusion in the local plan.
- 5.16.6 If you know of any sites that could be suitable for allocation please let us know by submitting the [call for sites submission form](#).

5.16.7 Your comments will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Stradishall settlement constraints map



5.17. Troston

- 5.17.1 Troston village lies south of RAF Honington and includes some of the personnel accommodation which contribute to the relatively high population of the parish at 822 (2018 MYE). The village is approximately 11 kilometres from Bury St Edmunds and 15 kilometres from Thetford.
- 5.17.2 The village has a village hall and play area, and several listed buildings including the Grade I listed parish church which lies just outside the housing settlement boundary.

Constraints and opportunities

- Troston is within the Special Protection Area Recreational Pressure buffer
- There are six listed buildings within the settlement boundary and some close by including the Grade I Church of St Mary
- There are several individual, area and group Tree preservation Orders within, adjoining and close to the settlement boundary

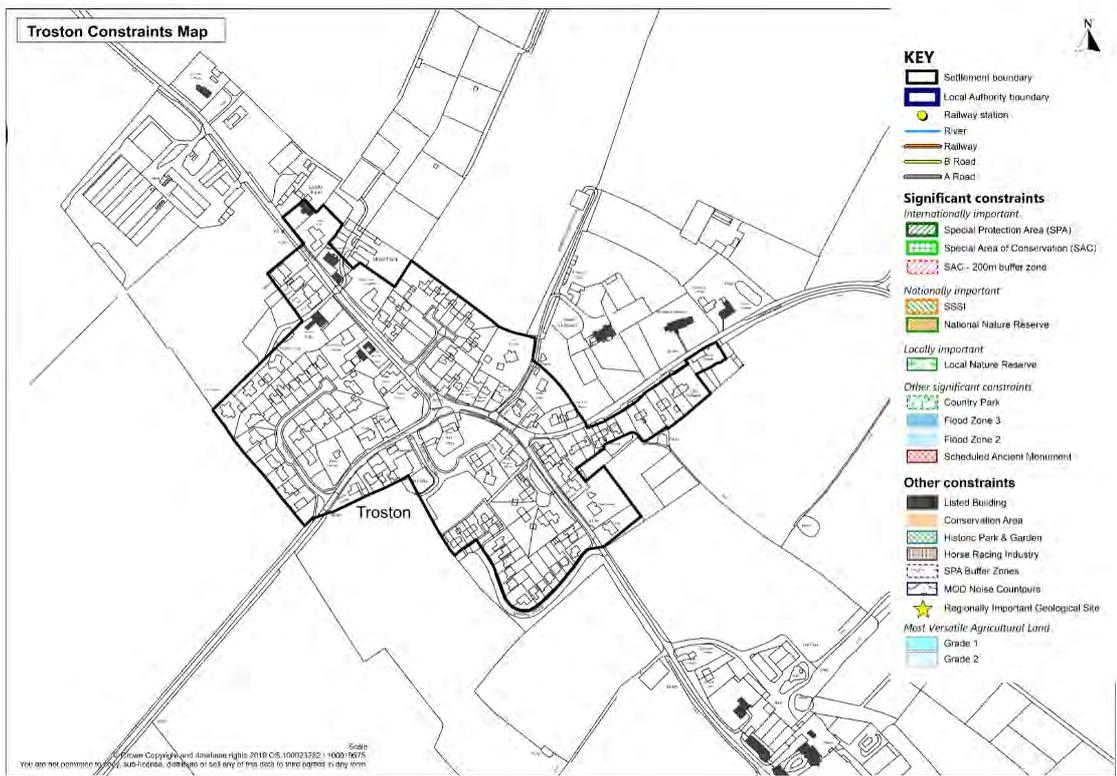
Settlement status

- 5.17.3 Troston is designated as an infill village in the current local plan where normally only small-scale infill development of five homes would be allowed within the settlement boundary. The range of local facilities are all sustainability indicators which warrants its categorisation as a Type A village in the new West Suffolk settlement hierarchy. This would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.

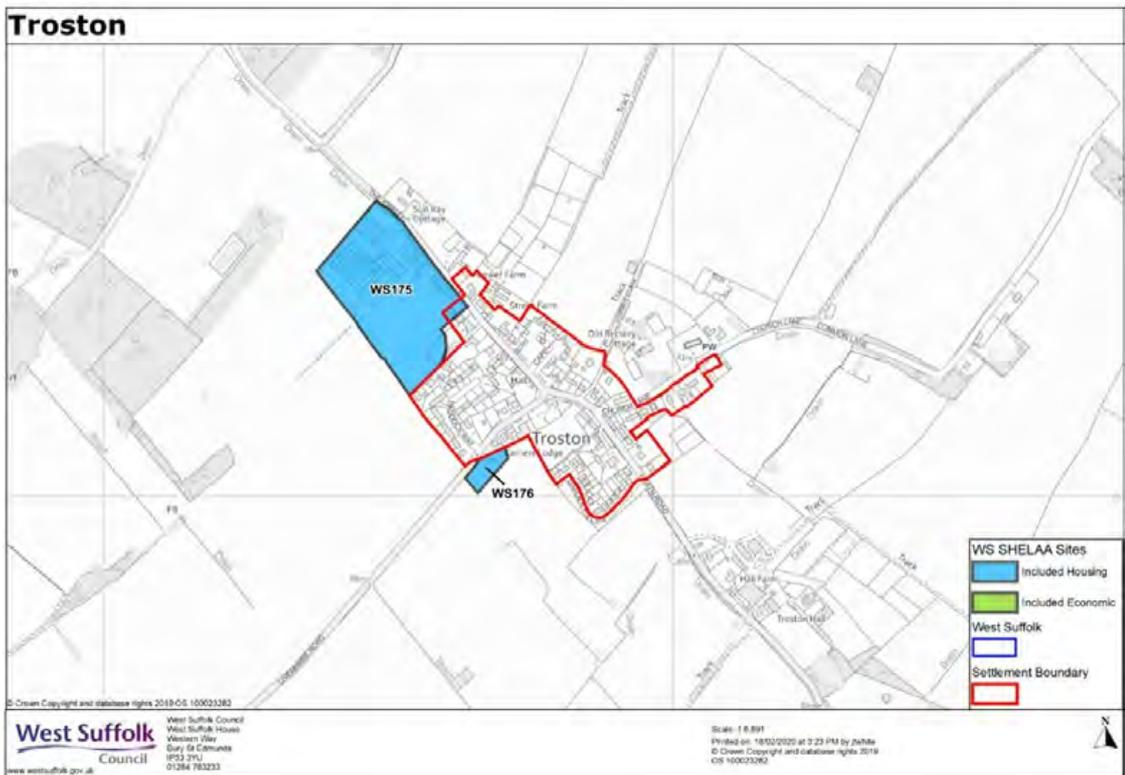
Site Options

- 5.17.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.17.5 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.
- 5.17.6 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.
- 5.17.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 5.17.8 Your comments will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Troston settlement constraints map



Troston settlement map showing SHELAA included sites



Troston – included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*³⁸
WS175	Land West of the Street (also known as Lower Farm Piggery)	4.41	Residential	Agriculture none	5
WS176	Land at Livermere Road	0.32	Residential	Vacant land none	5

38. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

5.18. Tuddenham

- 5.18.1 Tuddenham is located three kilometres south-east from Mildenhall and 11 kilometres north east of Newmarket and has a population of 407 (2018 mid-year estimate). The village has some facilities including a public house, a convenience shop and playing fields.

Constraints and opportunities

- Development of the settlement is restricted by the presence of Breckland Farmland SSSI and Breckland Special Protection Area designated for stone curlew, woodlark and nightjar which wrap around the settlement boundary.
- An area of Flood zone 2 and 3 runs along the west and south west along the Tuddenham Mill Stream.
- There are a number of listed buildings and several individual trees with preservation orders within and adjoining the settlement boundary.

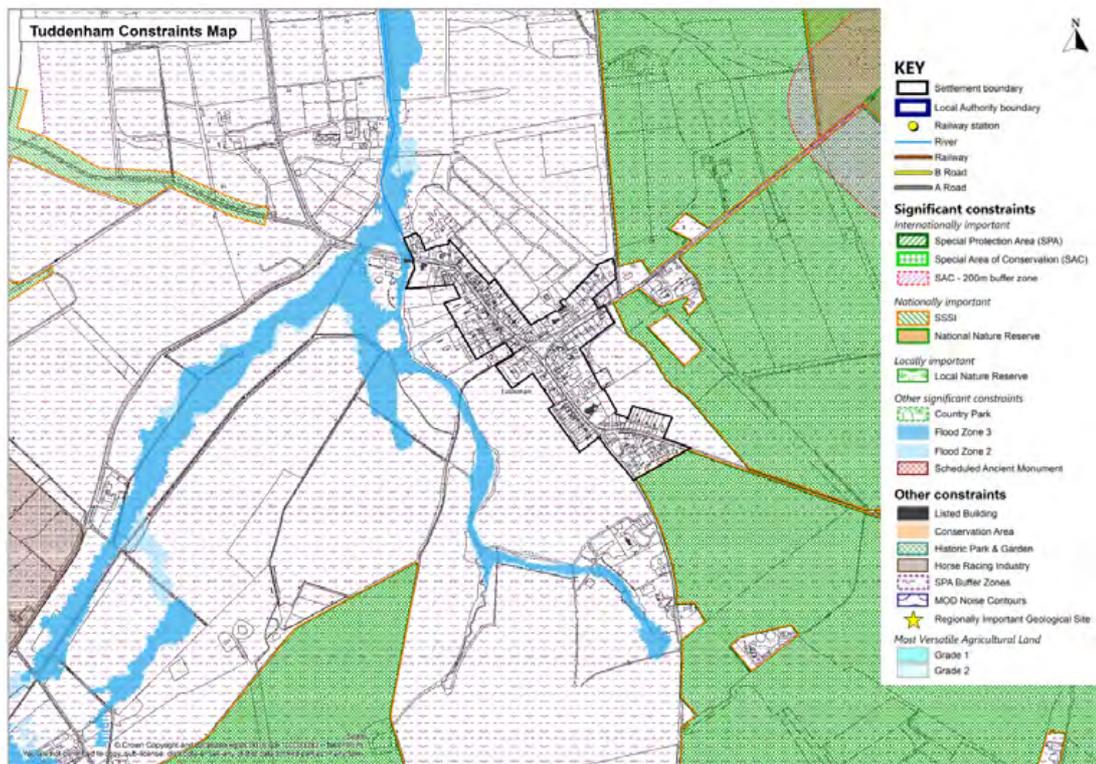
Settlement status

- 5.18.2 The village is designated as a Secondary village in the former Forest Heath area Core Strategy (2010). It is proposed that Tuddenham is designated as a Type A village in the new West Suffolk settlement hierarchy, which would mean that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the Local Plan.

Site options

- 5.18.3 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.18.4 A number of sites in Tuddenham have been submitted to the council by landowners and developers for potential inclusion in the Local Plan, but they have all been deferred for suitability reasons. These sites are listed in the [SHELAA](#) and can be seen on [Find My Nearest](#).
- 5.18.5 Due to the environmental constraints, it is likely that the only options for development to come forward in the future will be within the settlement boundary. If you know of any sites for redevelopment in this area, please let us know via the [call for sites submission form](#).
- 5.18.6 Your comments will help in drawing up the next draft of the West Suffolk Local Plan which will be consulted on in 2021. This will set out the Council's preferred options for the distribution of housing and other land uses across the district. The Council will also consult on the preferred sites across the district to achieve this distribution.

Tuddenham settlement constraints map



5.19. Worlington

5.19.1 The village has very limited services and facilities including:

- a public house
- a play area and village hall within the settlement boundary
- a good bus service (more than one an hour) links the village to nearby Mildenhall with its many services and facilities.

Constraints and opportunities

- An area of Flood Zone 2 and 3 runs west/east to the north of the settlement along the River Lark.
- Worlington does not have a conservation area but has seven listed buildings within the settlement boundary.
- The Royal Worlington and Newmarket Golf Course to the south-east of the settlement is a designated county wildlife site.
- A cricket pitch/sports ground and pavilion are located to the north of The Street.
- The settlement and its environs contain several known archaeological sites, tree preservation orders and records of protected species.

Settlement status

5.19.2 Worlington is designated as a secondary village in the current local plan as it provides limited local services but can still meet some of the day to day needs of its residents. Given this and its close proximity to Mildenhall, it is proposed that the Worlington is categorised as a Type A village in the new West Suffolk settlement hierarchy, which means that the opportunity for allocating small sites in or adjacent to the village could be explored through the preparation of the local plan.

Site options

5.19.3 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

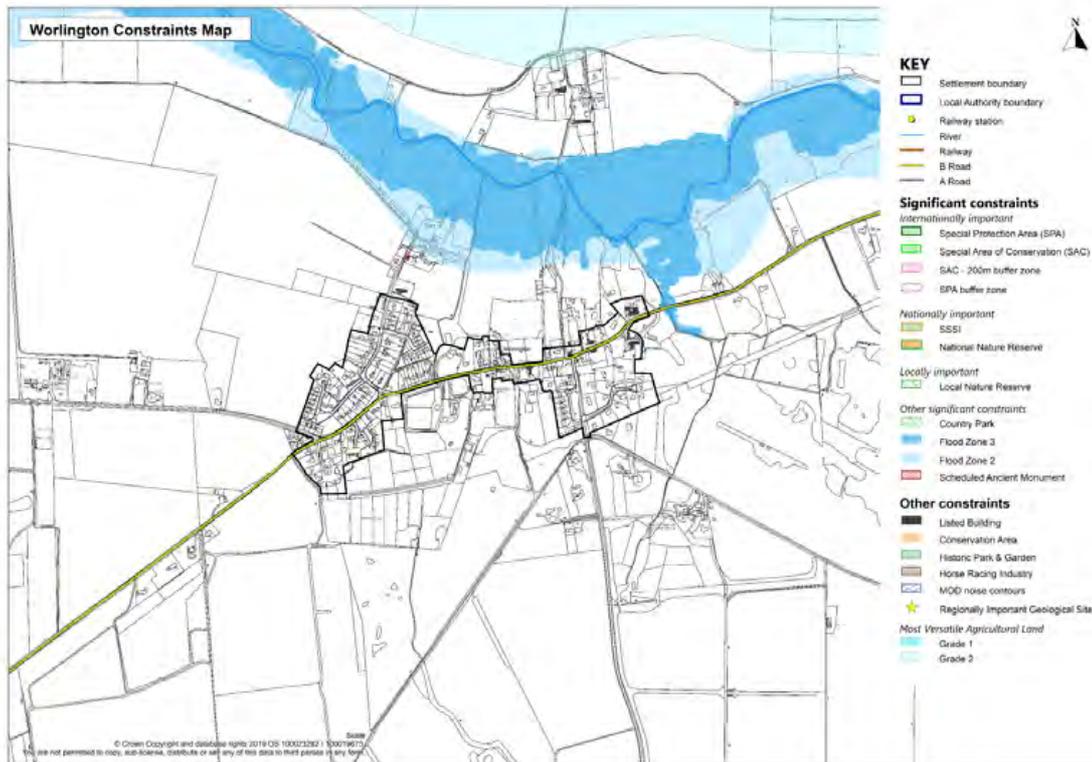
5.19.4 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

5.19.5 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.

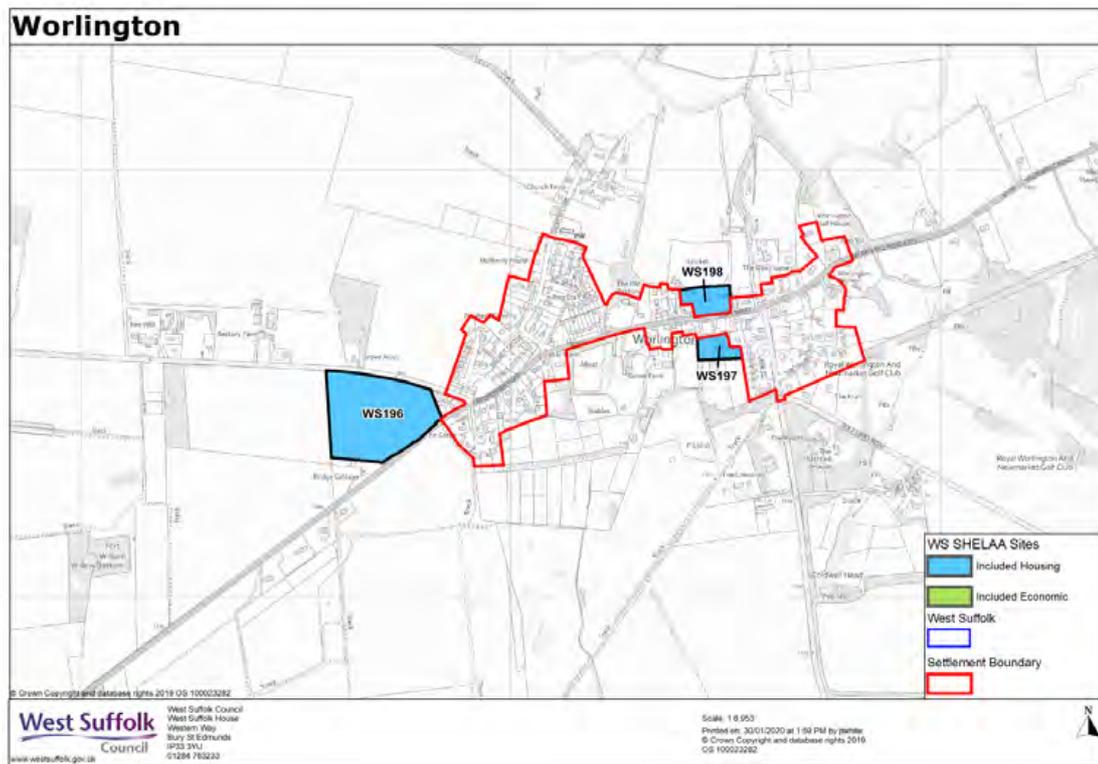
5.19.6 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.

5.19.7 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Worlington settlement constraints map



Worlington settlement map showing SHELAA included sites



Worlington - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity*³⁹
WS196	Land north of Freckenham Road	4.33	Residential	Agricultural none	78
WS197	Land north of Manor Farm	0.47	Residential	Agricultural buildings none	14
WS198	Land north of The Street (up to cricket ground)	0.68	Residential	Grazing land none	20

39. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.

Part 3 - 6. Other included employment sites

- 6.1 Where employment sites have been submitted to the SHELAA and included in the towns, key service centre, local centres and villages they are shown in the maps and tables in the above settlement sections.
- 6.2 Other included employment sites outside of the settlements above are as follows:

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity
WSE14	Land at Chedburgh Road, Whepstead	2.4	offices	grazing land none	N/A



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West Suffolk Local Plan Issues and Options

Appendix 1 - Glossary of terms

Appendix 1 – glossary of terms

Acronym	Term	Definition
	Adoption	The final confirmation of a local plan document as having statutory (legal) status for implementation by a local planning authority (LPA).
	Affordable housing	<p>As defined by the NPPF 2019.</p> <p>“Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:” (see separate definitions for each of these in this glossary)</p> <ul style="list-style-type: none"> • Affordable housing for rent • Starter homes • Discounted market sales housing • Other affordable routes to home ownership
	Affordable housing for rent	<p>As defined by the NPPF 2019.</p> <p>“Meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20 per cent below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).”</p>
	Air quality	A measurement of the level of pollution within the air
AQMA	Air quality management areas	<p>As defined by the NPPF 2019.</p> <p>“Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.”</p>

Acronym	Term	Definition
WRMP	(Anglian) Water Resource Management Plan	A suite of documents produced by Anglian Water to outline their strategy for managing the demand and supply of water in the East of England.
AMR	Authority monitoring report	Report produced every year on the progress of preparing the local plan and the extent to which policies within it are being achieved.
BMV	Best and most versatile agricultural land	Classifies agricultural land into five categories according to versatility and suitability for growing crops. The top three grades (Grade 1, 2 and 3a) are referred to as 'best and most versatile agricultural land' and enjoy significant protection from development. Grade 4 and 5 are described as poor quality agricultural land and very poor quality agricultural land.
BNG	Biodiversity net gain	An overall increase in biodiversity within a specified region or area.
	Breckland Special Protection Area and special area of conservation	See special protection area (SPA).
	Broad options for distribution of growth	The options for where housing and employment growth could be focussed within West Suffolk.
	Brownfield land	(See previously developed land)
	Buffer zones	Core strategy policies CS2 define buffer zones outside of the Breckland SPA where development could have an impact on protected species.
CAM	Cambridge Autonomous Metro	The proposed metro system that is intended to operate within Cambridge and surrounding areas. Key corridors proposed suggest Haverhill, Mildenhall and Newmarket may be served by the Cambridge Autonomous Metro
	Cambridge sub region housing market area	The Cambridge housing sub-region is made up of seven district councils; five in Cambridgeshire and two in Suffolk: <ul style="list-style-type: none"> • Cambridge • East Cambridgeshire • Fenland • Huntingdonshire • South Cambridgeshire

Acronym	Term	Definition
		<ul style="list-style-type: none"> • The former Forest Heath (now West Suffolk Council) • The former St Edmundsbury (now West Suffolk Council).
	Community facilities	A building used by a community for activities such as social gatherings or educational facilities.
	Conservation area	Areas of special architectural or historic interest that we want to preserve the character, appearance and/or setting.
	Core strategy	Outlines the key principles regarding the development and use of land within a local planning authority's area.
	Countryside	An area that has been identified as outside of a settlement boundary.
CWS	County wildlife site	This designation is non-statutory but is recognition of a site's high value for wildlife, with many sites being of county and often regional or national importance. They often support characteristic or threatened species and habitats included in local and national biodiversity action plans.
	Deferred site	A site that has been considered either unsuitable, unavailable or unachievable for development through the strategic housing and economic land availability assessment.
	Development boundary	(See settlement boundary)
	Development management	The term applied to the consideration and determination of planning applications by a local planning authority (LPA).
	Development plan	The statutory development plan comprises the development plan documents contained in an authority's adopted local plans and neighbourhood plans and is defined by section 38 of the Planning and Compulsory Purchase Act 2004.
	Discounted market sales housing	<p>As defined by the NPPF 2019.</p> <p>"is that sold at a discount of at least 20 per cent below local market value. Eligibility is determined with regard to local incomes and</p>

Acronym	Term	Definition
		local house prices. Provisions should be in place to ensure housing remains at a discount for future.”
	Distribution of growth	The strategy for focusing housing and employment development across West Suffolk.
	Duty to cooperate	The legal requirement to collaborate with neighbouring local authorities and other bodies as set out in section 33A of the Planning and Compulsory Purchase Act 2004.
ELR	Employment land review	Assessment of the supply of and demand for employment land and floorspace.
	Entry level exception sites	As defined by the NPPF 2019. “A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 71 of this Framework.”
	Environmental constraints study	A study to establish the environmental constraints that are likely to impact on future growth of West Suffolk.
	Find my nearest	West Suffolk Council’s public mapping system (https://maps.westsuffolk.gov.uk/)
FRA	Flood risk assessment	An assessment of the risk of flooding, particularly in relation to residential, commercial and industrial land uses. The Environment Agency requires a flood risk assessment (FRA) to be submitted alongside planning applications in areas that are known to be at risk of flooding (within flood zones 2 or 3) and/or are greater than one hectare.
	Flood zones	Flood zones refer to the probability of a river or the sea flooding, ignoring the presence of defences. The zones are shown on the Environment Agency’s Flood Map available to view via their webpages.
	Forest Heath Core Strategy 2010	An outline of the key principles regarding the development and use of land within the area formerly known as Forest Heath adopted in May 2010 (with a Single Issue Review of Core Strategy Policy CS7 adopted in September 2019).

Acronym	Term	Definition
	Former Forest Heath area	The area of land previously under the authority of Forest Heath District Council.
	Former St Edmundsbury area	The area of land previously under the authority of St Edmundsbury Borough Council.
GI	Green infrastructure	<p>As defined by the NPPF 2019.</p> <p>“A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.”</p>
	Greenfield land	Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time (opposite of brownfield).
	Gypsies and Travellers and Travelling Showpeople	<p>Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show people or circus people travelling together as such.</p> <p>In determining whether persons are ‘Gypsies and Travellers’ for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:</p> <ul style="list-style-type: none"> a) Whether they previously led a nomadic habit of life. b) The reasons for ceasing their nomadic habit of life. c) Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances. <p>For the purposes of this planning policy, ‘Travelling Showpeople’ means:</p> <p>Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but</p>

Acronym	Term	Definition
		excludes Gypsies and Travellers as defined above. (Planning Policy for Traveller sites, CLG, August 2015.)
	Habitats directive	A European Union directive adopted in 1992 as an EU response to the Berne Convention. It is one of the EU's two directives in relation to wildlife and nature conservation, the other being the Birds Directive.
HRA	Habitats regulations assessment	An assessment undertaken to consider and appraise the likely impact of a plan or project upon internationally designated sites of nature conservation importance.
HER	Historic environment record	As defined by the NPPF 2019. "Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use."
HRI	Horseracing industry	A term applied to the unique assembly of horse racing related interests concentrated in and around Newmarket.
	Horse walks	The infrastructure that allows the movement of horses through Newmarket
	Housing need assessment	An assessment that quantifies the future housing needs of the district, in terms of the size, type and affordability of dwellings.
	Housing or dwelling stock	The total number of houses or flats in an area.
	Housing requirement	The number of houses that need to be provided over the plan period
	Housing settlement boundary	Represents the development limits of residential areas within which development proposals would be acceptable subject to complying with other policies contained in the development plan. They seek to prevent development from gradually extending into the surrounding countryside.
	Included site	A site that has been considered either suitable, available and achievable for development through the strategic housing and economic land availability assessment.

Acronym	Term	Definition
	Indicative capacity	An estimate of the number of housing or intensity of economic uses that can be developed in an area.
IDP	Infrastructure delivery plan	A document setting out the infrastructure issues and requirements for the area to facilitate growth within a given plan period.
	Issues and options	Documents produced during the early stages in the preparation of development plan documents and issued for consultation (in accordance with Regulation 18 of the Town and Country Planning Regulations).
JDMPD	Joint Development Management Policies (local plan) Document	The document containing policies that are used in day-to-day development management decision making in the former Forest Heath and St Edmundsbury areas.
	Key service centres	Settlements that have a wide range of services that support the day to day needs of its residents.
LCA	Landscape character area	An area containing a set of landscape features that create a unique landscape.
	Listed building	This is a building that has been placed on the statutory list of buildings of special architectural or historic interest.
LDS	Local development scheme	This sets out a programme for the preparation of local plan documents. It is a project management tool that identifies which documents are to be prepared, the various stages required in their production together with a detailed timetable.
LHN	Local housing need	As defined by the NPPG 2019. "An unconstrained assessment of the number of homes needed in an area."
LP	Local plan	A plan prepared by a local planning authority to guide the future development of the local area.
	Local service centres	A settlement with a smaller range of facilities when compared with a key service centre but contain a school and a convenience shop as a minimum.

Acronym	Term	Definition
LWS	Local wildlife site	These are areas which are important for the conservation of wildlife. They may support threatened habitats, such as chalk grassland or ancient woodland, or may be important for the wild plants or animals which are present.
	Major development	As defined by the NPPF 2019. "For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 m ² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015."
MOD	Ministry of Defence	A part of the Government responsible for matters of defence.
NPPF	National planning policy framework	Designed to consolidate all policy statements, circulars and guidance documents into a single, simpler National Planning Policy Framework. The framework is intended to be user-friendly and accessible with clear policies for making robust local and neighbourhood plans and development management decisions.
NPPG	National planning practice guidance	Online suite of national planning guidance intended to elucidate on sections of the national planning policy as contained in the National Planning Policy Framework (NPPF).
	Natura 2000 sites	A European Union designation for protecting significant natural environments.
	Neighbourhood plans	A plan prepared by a parish council or neighbourhood forum for a particular neighbourhood area made under the Planning and Compulsory Purchase Act 2004.
	Neighbouring authorities	The local authorities who are adjacent to West Suffolk Council. Namely: <ul style="list-style-type: none"> • Babergh District Council • Braintree District Council • Breckland Council • The Borough Council of King's Lynn and West Norfolk • Mid Suffolk District Council

Acronym	Term	Definition
		<ul style="list-style-type: none"> <li data-bbox="724 230 1350 264">• South Cambridgeshire District Council.
	Net biodiversity gain	An overall increase of biodiversity within an area.
	New settlement(s)	A large-scale development that would result in the creation of a settlement
	Non-designated heritage assets	A heritage asset that does not meet the definition of a designated heritage asset.
	Other affordable routes to home ownership	<p data-bbox="676 629 1118 663">As defined by the NPPF 2019.</p> <p data-bbox="676 696 1406 1234">"is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20 per cent below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement."</p>
PPTS	Planning Policy for Traveller Sites	Government planning policy 'Planning Policy for Traveller Sites, August 2015'
	Preferred options	Documents produced as part of the preparation of development plan documents and issued for formal public participation (in accordance with Regulation 18 of the Town and Country Planning Regulations). The document shows the preferred 'direction', but not the final version, of a development plan document.
	Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has

Acronym	Term	Definition
		been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
	Rural areas or designated rural areas	Designated areas where provision of affordable housing can be sought for residential development of five units or fewer.
	SA scoping report	A report that outlines the scope and level of detail to be included in the sustainability appraisal.
SAM	Scheduled ancient monument	A scheduled monument is a 'nationally important' archaeological site or historic building given protection against unauthorised change.
	Settlement boundary	A settlement boundary represents the development limits of the built-up areas within which development proposals would be acceptable subject to complying with other policies contained in the development plan. They seek to prevent development from gradually extending into the surrounding countryside.
	Settlement hierarchy	A method of arranging settlements into a hierarchy based on set criteria and services and facilities.
	Site allocation	A site that is allocated within a local plan for development.
SALP	Site allocations local plan	Allocates sites for homes, jobs and community facilities.
SSSI	Site of special scientific interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981. This is a conservation designation denoting a protected area in the United Kingdom.
SAC	Special areas of conservation	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Acronym	Term	Definition
	Special landscape areas	A non-statutory designation which can be used to recognise an area as having a sensitive landscape.
SPA	Special protection area	<p>Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.</p> <p>Special protection area (SPA) components – These are the sites of special scientific interest (SSSI) which make up and underpin the special protection area designation.</p>
SEBC	St Edmundsbury Borough Council	The previous local authority for the former St Edmundsbury Borough Council area which has been superseded by West Suffolk Council.
	St Edmundsbury Core Strategy 2010	An outline of the key principles regarding the development and use of land within the area formerly known as St Edmundsbury adopted in November 2010.
	Starter homes	<p>As defined by the NPPF 2019.</p> <p>“is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.”</p>
SCI	Statement of community involvement	A statement which sets out how the community will be consulted and engaged with throughout the plan making and decision-making processes.
SEA	Strategic Environmental Assessment Directive	The European Strategic Environment Assessment Directive (2001/42/EC) (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) requires an assessment of certain plans and programmes

Acronym	Term	Definition
		including those related to planning and land-use.
SFRA	Strategic flood risk assessment	Combined strategic flood risk assessment and water cycle study, assessing the impact of new development on flood risk, water supply and discharges within the district.
	Strategic framework priorities	<p>An outline of what West Suffolk Council will focus on developing between 2020 and 2024. The strategic priorities are:</p> <ul style="list-style-type: none"> • Growth in West Suffolk’s economy for the benefit of all our residents and UK plc. • Resilient families and communities that are healthy and active. • Increased and improved provision of appropriate housing in West Suffolk in both our towns and rural areas.
SHELAA	Strategic housing and economic land availability assessment	One of the principal documents used in the preparation of the local plan. This document is produced periodically to help demonstrate that the area has sufficient sites to meet demand and it is a key evidence base for the local plan insofar as it considers the ‘status’ of all known sites within the area i.e. their availability, suitability, viability and deliverability.
SHMA	Strategic housing market assessment	A document which provides an objective assessment of the need for all homes, as well as for affordable homes, to inform local plan reviews.
SRN	Strategic road network	The structure of motorways and major trunk or A roads in England that are managed by Highways England.
SPD	Supplementary planning document	<p>As defined by the NPPF 2019.</p> <p>“Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.”</p>

Acronym	Term	Definition
SA	Sustainability appraisal	A tool for appraising policies to ensure that they reflect sustainable development objectives. An appraisal is required by legislation for all local plans and many SPDs.
	Sustainable settlements Study	A study undertaken by West Suffolk Council to identify settlements in the district which would be most appropriate to deliver sustainable growth.
	The standard method(ology)	A standardised system introduced by central government for calculating the local housing need
	Town centre	As defined by the NPPF 2019. "Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres."
	Towns	The highest level of settlement within settlement hierarchy. Towns contain a higher order of services and facilities which support the surrounding rural areas.
	Type A village	Villages which have a more limited range of services and facilities but can still meet some of the day to day needs of their residents and/or lie within two kilometres of a town with the opportunity for sustainable access.
	Type B village	Settlements which have a very limited range or no services and poor accessibility to public transport.
USAFE	United States Air Forces in Europe	The United States Air Force operating within Europe

Acronym	Term	Definition
	Use class	The types of use for a building as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).

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Appendix 2: Sustainable settlements matrix (parish consultation undertaken October to November 2019)

Please note – each settlement has scored ‘1’ where a sustainability criterion is identified, even if there is more than one of that particular service (For example if there are two or more shops the score will still be ‘1’).

Settlement	Former St Edmundsbury area 2010 designation	Former Forest Heath area 2010 designation	Dwelling stock within current settlement boundary and environs (October 2019)	Population (parish mid-year estimate 2018)	Primary school	Early years	GP	Public house	Convenience food shop	Permanent Post office	Library building	play area and/or recreation ground	commutable bus service	Within two kilometres of nearest town	Within five kilometres of nearest town	Total
Brandon		Town	4370	9474 (with Wangford)	1	1	1	1	1	1	1	1	1	N/A	N/A	9
Bury St Edmunds	Town		19577	41,332	1	1	1	1	1	1	1	1	1	N/A	N/A	9
Haverhill	Town		11021	27,503	1	1	1	1	1	1	1	1	1	N/A	N/A	9
Lakenheath		Key service centre	2220	5305	1	1	1	1	1	1	1	1	1	No	No	9
Mildenhall		Town	4029	9133	1	1	1	1	1	1	1	1	1	N/A	N/A	9
Newmarket		Town	8220	16941	1	1	1	1	1	1	1	1	1	N/A	N/A	9
Clare	Key service centre		978	2131	1	1	1	1	1	1	1	1	0	No	No	8
Kedington	Key service centre		786	2037	1	1	1	1	1	0	1	1	1	No	Yes	8
Barrow	Key service centre		746	1889	1	1	1	1	1	1	0	1	0	No	No	7
Great and Little Whelnetham	Local service centre		264	185	1	1	0	1	1	1	0	1	1	No	Yes	7
Ixworth	Key service centre		909	2287 (with Ixworth Thorpe)	1	1	1	1	1	0	1	1	0	No	No	7
Moulton		Secondary village	353	1318	1	1	0	1	1	1	0	1	1	No	Yes	7
Red Lodge		Primary village	2567	5731	1	1	1	1	1	0	0	1	1	No	Yes	7
Stanton	Key service centre		916	2869	1	1	1	1	1	1	0	1	0	No	No	7
Beck Row		Primary village	1376	5561 (with Holywell Row and Kenny Hill)	1	1	0	1	1	0	0	1	1	No	Yes	6
Exning		Primary village	814	2096	1	1	0	1	1	1	0	1	0	Yes	Yes	6
Great Barton	Local service centre		640	2236	1	1	0	1	1	1	0	1	0	No	Yes	6
Hundon	Local service centre		338	1915	1	1	0	1	1	1	0	1	0	No	No	6

Settlement	Former St Edmundsbury area 2010 designation	Former Forest Heath area 2010 designation	Dwelling stock within current settlement boundary and environs (October 2019)	Population (parish mid-year estimate 2018)	Primary school	Early years	GP	Public house	Convenience food shop	Permanent Post office	Library building	play area and/or recreation ground	commutable bus service	Within two kilometres of nearest town	Within five kilometres of nearest town	Total
Rougham	Local service centre		289	1250 (with Rushbrooke)	1	1	0	1	1	1	0	1	0	No	No	6
Wickhambrook	Local service centre		241	1266	1	0	1	1	1	1	0	1	0	No	No	6
Bardwell	Local service centre		289	867	1	0	0	1	1	1	0	1	0	No	No	5
Barningham	Local service centre		356	967	1	0	0	1	1	1	0	1	0	No	No	5
Honington and Sapiston	Infill village		176	1413	1	1	0	1	1	1	0	0	0	No	No	5
Hopton	Local service centre		233	624 (with Knettishall)	1	1	0	1	1	0	0	1	0	No	No	5
Horringer	Infill village		369	1090	1	1	0	1	0	0	0	1	1	Yes	Yes	5
Ingham	Local service centre		173	444	0	0	0	1	1	1	0	1	1	No	No	5
Pakenham	Infill Village		191	887	0	1	0	1	1	1	0	1	0	No	No	5
West Row		Primary village	526	1688	1	1	0	1	1	0	0	1	0	No	Yes	5
Cavendish	Local service centre		400	1008	1	0	0	1	1	0	0	1	0	No	No	4
Great Thurlow with Little Thurlow	Local service centre		98	188	1	1	0	1	0	0	0	1	0	No	Yes	4
Kentford		Primary village	372	398	0	0	0	1	1	1	0	0	1	No	No	4
Risby	Local service centre		324	876	1	1	0	1	0	0	0	1	0	No	No	4
Stradishall	Infill village		63	479	0	1	0	1	0	1	0	1	0	No	No	4
Barnham	Infill village		314	621	1	0	0	0	0	0	0	1	1	No	Yes	3
Chedburgh	Local service centre		264	679	0	1	0	0	0	0	0	1	1	No	No	3
Eriswell		Secondary village	48	3070	0	0	0	1	0	0	0	1	1	No	Yes	3
Fornham All Saints	Infill village		326	1123	0	0	0	1	0	0	0	1	1	Yes	Yes	3
Fornham St Martin	Infill village		361	1238 (with Fornham St Genevieve)	0	0	0	1	0	0	0	1	1	Yes	Yes	3

Settlement	Former St Edmundsbury area 2010 designation	Former Forest Heath area 2010 designation	Dwelling stock within current settlement boundary and environs (October 2019)	Population (parish mid-year estimate 2018)	Primary school	Early years	GP	Public house	Convenience food shop	Permanent Post office	Library building	play area and/or recreation ground	commutable bus service	Within two kilometres of nearest town	Within five kilometres of nearest town	Total
Freckenham		Secondary village	111	350	0	1	0	1	0	0	0	1	0	No	Yes	3
Icklingham		Secondary village	148	364	0	0	0	1	0	0	0	1	1	No	No	3
Stoke by Clare	Infill village		164	522	0	0	0	1	1	0	0	1	0	No	No	3
Troston	Infill village		124	822	0	0	0	0	1	1	0	1	0	No	No	3
Tuddenham		Secondary village	162	407	0	0	0	1	1	0	0	1	0	No	Yes	3
Barton Mills		Secondary village	317	1114	0	0	0	1	0	0	0	1	0	Yes	Yes	2
Coney Weston	Infill village		122	402	0	0	0	1	0	0	0	1	0	No	No	2
Cowlinge	Infill village		64	607	0	0	0	1	0	0	0	0	1	No	No	2
Elveden		Secondary village	49	222	1	0	0	1	0	0	0	0	0	No	No	2
Lidgate	Infill village		74	237	0	0	0	1	0	0	0	1	0	No	No	2
Ousden	Infill village		65	237	0	0	0	1	0	0	0	1	0	No	No	2
RAF Honington*	Infill village - sustainable military settlement		344	Not available	0	0	0	0	1	1	0	0	0	No	No	2
Stansfield	Infill village		52	210	0	0	0	1	0	0	0	1	0	No	No	2
Whepstead	Infill village		38	451	0	0	0	1	0	0	0	1	0	No	No	2
Worlington		Secondary village	179	510	0	0	0	1	0	0	0	0	1	Yes	Yes	2
Bradfield St George	Infill village		71	407	0	0	0	0	0	0	0	1	0	No	No	1
Chevington	Infill village		215	599	0	0	0	1	0	0	0	0	0	No	No	1
Gazeley		Secondary village	284	666	0	0	0	1	0	0	0	0	0	No	No	1
Great Bradley	Infill village		109	394 (with Little Bradley)	0	0	0	0	0	0	0	1	0	No	No	1
Hawkedon	Infill village		30	130	0	0	0	1	0	0	0	0	0	No	No	1

Settlement	Former St Edmundsbury area 2010 designation	Former Forest Heath area 2010 designation	Dwelling stock within current settlement boundary and environs (October 2019)	Population (parish mid-year estimate 2018)	Primary school	Early years	GP	Public house	Convenience food shop	Permanent Post office	Library building	play area and/or recreation ground	commutable bus service	Within two kilometres of nearest town	Within five kilometres of nearest town	Total
Hepworth	Infill village		147	551	0	0	0	0	0	0	0	1	0	No	No	1
Holywell Row		Secondary village	133	Not available	0	0	0	0	0	0	0	0	1	Yes	Yes	1
Market Weston	Infill village		67	242	0	0	0	1	0	0	0	0	0	No	No	1
Rede	Infill village		38	138	0	0	0	1	0	0	0	0	0	No	No	1
Stanningfield	Infill village		150	Not available	0	0	0	1	0	0	0	0	0	No	No	1
Thelnetham	Infill village		32	250	0	0	0	1	0	0	0	0	0	No	No	1
Withersfield	Infill village		104	690	0	0	0	1	0	0	0	0	0	Yes	Yes	1
Hargrave	N/A		65	Not available	0	0	0	0	0	0	0	0	0	No	No	0
Lords Walk		N/A	571	Not available	0	0	0	0	0	0	0	0	0	No	Yes	0

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 *The criteria identified at RAF Honington relate to those available to the wider population