

TO: All members of Cabinet
(Copy to recipients of Cabinet papers)

Our reference CS
Your reference N/A
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14 April 2022

Dear Councillor

Supplementary Agenda Pack 'C': West Suffolk Local Plan: Site Allocations

This provides the draft consultation document for Part Three: Site Allocations section of the Preferred Options consultation. These include residential, mixed-use and employment site allocations. It also identifies existing employment areas, town centres and local centres.

Yours sincerely

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West Suffolk
Council

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Part Three: Site Allocations

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About this consultation and how to respond

This preferred options consultation draft of the local plan is the second opportunity for you to get involved with preparing the new plan. We want to hear your views and to make this as easy as possible for you to do this. This is #YourFuture #YourSay and now is the chance for you to help shape the future of West Suffolk.

A good local plan is central to the future development of West Suffolk and our communities. It is much more than just about where housing and associated facilities may go but will also set out how best to support the future prosperity of our area and future generations as well as tackling wider issues such as improving the economy, health and tackling climate change, it is about planning to make sure we get the right kind of development in the right place while protecting our environment. The local plan shapes planning and development in West Suffolk here up to 2040 which is why it is vital that people have their say.

How to comment

All of the consultation information is available to view in our [live exhibition hall](#). There is also an online chat facility in the exhibition hall where you can chat to planning officers if you have any questions.

The best way to comment on the local plan is online via the [council's consultation system](#). If you have difficulty commenting online, or you need information in a different format, please let us know and we will be happy to help.

You can email us planningpolicy@westsuffolk.gov.uk and if you have any questions on any aspect of this consultation, please contact a member of the strategic planning team on 01284 757368.

The consultation period runs from 26 May 2022 (9am) to 26 July 2022 (5pm) and all comments must be received by Tuesday 26 July 2022 at 5pm.

We have commissioned and produced background evidence that have helped inform this draft of this plan. These are available to view at West Suffolk Local Plan background evidence documents on our website.

How we deal with your data and protect it

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.

Your data will be kept until the document is superseded in line with our retention policy.

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

Please note that all images in this document were taken prior to the COVID-19 pandemic.

1. Introduction

1.1. **This section of the West Suffolk Local Plan sets out the council's** preferred sites for housing, employment, mixed-use, retail and commercial leisure use in towns, key service centres, local service centres and type A villages. While those settlements categorised as type B villages will not have site allocations, section six sets out how small levels of growth may be brought forward in this category of settlement.

1.2. Your views are an important part of the process, and we welcome responses from both the public and statutory stakeholders to the sites allocated in this plan. This is #YourFuture and the chance to have #YourSay.

Evidence to support site selection

1.3. Evidence and research have helped develop the policy parameters for the site allocations set out in this part of this plan, as well as the outcomes of the West Suffolk Issues and Options consultation carried out in October 2020. Evidence produced to support this plan is ongoing and will be made available on the [background evidence webpage](#) when published. These documents should not be read in isolation.

Residential site options

1.4. The sites within this part of the West Suffolk Local Plan are identified as strategic or non-strategic. The strategic sites are larger residential sites **which help address the council's strategic priorities and housing need.** The non-strategic sites are smaller residential sites across the district to meet the housing need.

1.5. The majority of residential sites included as preferred options in this plan originate from the current adopted local plan documents for the former St Edmundsbury and Forest Heath areas, the strategic housing and economic land availability assessment 2020 and 2021 update and the [West Suffolk Local Plan Issues and Options](#) consultation document (October 2020). A table showing existing allocations to be carried forward in this plan and proposed new allocations can be seen at appendix A.

1.6. The National Planning Policy Framework states that planning policies should identify a sufficient supply and mix of sites and that they are available, suitable and viable (paragraph 68). Allocations in the former St Edmundsbury and Forest Heath Local Plans have been carried forward to this plan where there is evidence of delivery. Where development has commenced on a currently allocated site it is omitted from this plan.

1.7. Where there remains uncertainty about particular delivery issues of an allocated site, this is referred to in the policy considerations text. If no further evidence can be provided to confirm deliverability of these sites during this consultation, they may be removed from the submission (final) version of this plan.

- 1.8. There are non-strategic sites, with planning permission which are not listed in this plan and details of these can be found in the five year housing land supply (February 2022).

Omission sites

- 1.9. As a result of comments received at the issues and options consultation stage and further evidence base work, many sites have now been discounted and are not proposed for allocation in this plan. These sites **are now referred to as 'omission sites' and are set out in appendix B alongside a brief justification setting out why they haven't been selected for allocation.**

Infrastructure delivery plan

- 1.10. The draft infrastructure delivery plan (IDP) is an evidence base study supporting the local plan which sets out baseline information for those categories of settlements which could experience growth in this plan period. Ongoing discussions with infrastructure providers throughout the preparation of the local plan will establish and define infrastructure requirements generated by the sites proposed in this plan. The development of the IDP is an iterative process, and it will continue to be refined through the preparation of this local plan.

Site assessment criteria

- 1.11. The following criteria have been used to help assess the sites included in this plan as preferred options:
- Only included sites in or adjacent to towns, key service centres, local service centres and type A villages (see SP5 in part one of this plan for information on the settlement hierarchy and categories of settlement).
 - Excluded sites below 10 dwellings (these can come forward as windfall).
 - Applied the criteria below to calculate the overall number of dwellings and/or density for that site except where constraints suggest a more appropriate capacity and/or density:
 - sites over 50 dwellings – 60 per cent of the site will be calculated at 30 dwellings per hectare to allow for infrastructure provision on site (evidenced by Natural England Sites of Special Scientific Interest impact zone setting).
 - Mixed-use sites – a lower density will be assumed reflecting the proportion of the site likely to be available for residential development.
 - on sites below 50 dwellings, 30 dwellings per hectare is likely to be appropriate unless obvious constraints are known, for example the site is extensively covered by mature trees and a tree preservation order has been applied.

- Where there is a current application (for example with resolution to grant permission) or planning permission the dwelling number on the application is used, as this reflects what is deliverable.
- Where a neighbourhood plan is being progressed, we have had regard to its status and content.

Employment mixed-use, retail and commercial leisure use sites

- 1.12. The employment land review study (2021) has helped inform the distribution of employment sites across the district. Further information on how the overall employment requirement has been derived can be seen in part one of the local plan. Section seven of this part of this plan allocates sites to meet our employment mixed-use, retail and commercial leisure use needs.

Gypsy and Traveller sites

- 1.13. The council has a legal duty to consider the needs of Gypsies and Travellers in the same way as other sectors of the community. In order to plan positively and evidence the permanent and transit site accommodation needs of Gypsies and Travellers, the council has worked collaboratively with neighbouring local authorities in the Cambridge Sub Region Housing Market Area to produce a revised Gypsy and Traveller Accommodation Needs Assessment
- 1.14. This consultation invites land to be put forward for sites for Gypsy and Traveller accommodation to be considered for allocation (See call for sites below).

Site boundaries and mapping

- 1.15. All of the **preferred allocated sites can be viewed in this plan, on [Find my nearest](#)** under **'West Suffolk Local Plan Preferred Options'** on the **council's website** and on the policies map.
- 1.16. It should be noted that as a result of further evidence-based work and this consultation, the allocated site boundaries and capacities may be subject to change in the final submission plan.

Next steps

- 1.17. It is important to note that no firm decisions have been made on whether the sites in this document will be taken forward to the final consultation draft of the local plan. We are seeking your views at this stage to assist with making these decisions.
- 1.18. At the end of the settlement sections there are questions asking for your opinion on the preferred sites. Please respond setting out the reference number of the site being referred to where applicable.

- 1.19. Following the close of this consultation, the comments will be analysed and used to help produce the final submission version of the local plan for a final round of consultation in 2023. This plan will then be submitted for examination by an independent planning inspector. The timeline for plan production and key dates can be viewed [West Suffolk Council's website](#).

Call for sites

- 1.20. In order to ensure that all potential options for the distribution of new housing, employment, retail and Gypsy and Traveller sites are explored through the preparation of this local plan, a new call for sites accompanies this consultation.
- 1.21. If you are aware of any other potential sites for the above uses in West Suffolk that are available for development which are not identified in this document and have not been previously submitted to us, then please let us know by completing the ['call for sites' site submission form](#), providing details of the site location and a map with a red outline of the site boundary.
- 1.22. We are particularly keen to receive information about potential sites within, or directly adjacent to, those local service centres and type A villages where no sites have been currently identified in this plan. The National Planning Policy Framework requires that at least 10 per cent of the housing requirement is provided on sites no larger than one hectare in the development plan, unless it can be shown that there are strong reasons why this 10 per cent target cannot be achieved. We currently have insufficient sites to meet this NPPF policy requirement, so are also interested to hear about potential sites in all settlements no larger than one hectare, subject to these sites meeting the criteria outlined in the form.
- 1.23. This information will help in drawing up the final draft of the West Suffolk Local Plan, which will be the final version of this plan submitted to an independent planning inspector for examination.

2. Towns

2.1. Brandon

2.1.1. Brandon is a market town located to the north of West Suffolk on the border with Breckland district and has a population of approximately 9,343 (2019 mid-year estimate). The town hosts a twice weekly provisions market and has a range of local convenience stores and comparison shops which include national and independent retailers. There are a good range of services and amenities available including GP surgeries, a police and fire station, library, open spaces, and sports provision including a leisure centre. The town has two primary schools and a free school (age 11 to 16 years). Brandon railway station is situated in the north of the settlement off Bridge Street and is on the Greater Anglia Breckland line which provides links to Thetford, Ely, Norwich and Cambridge.

Constraints and opportunities

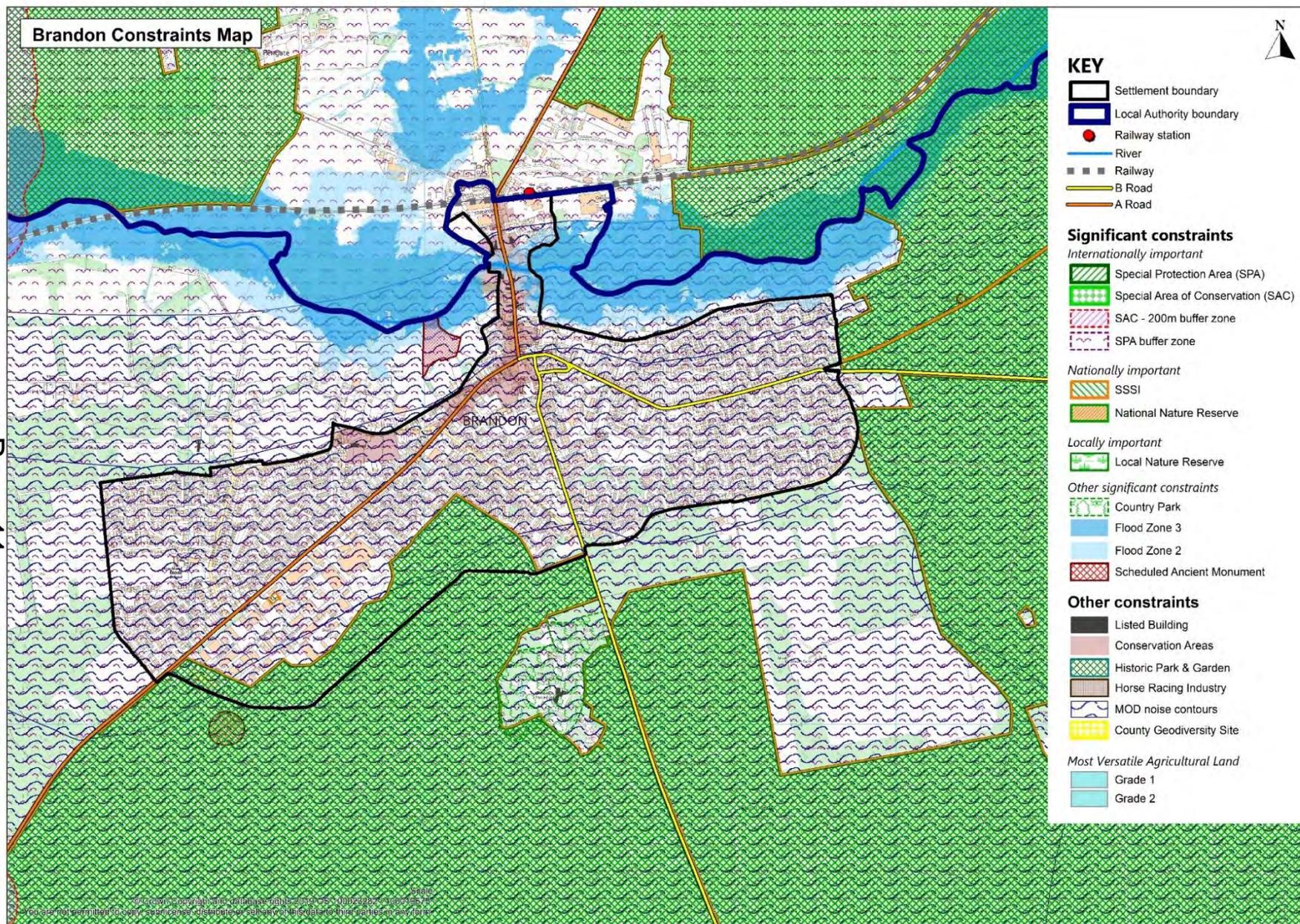
- Whilst this well served market town would appear to provide significant opportunities for growth, the environmental constraints, in particular the 'Natura 2000' sites, place a severe limit on the extent of development that can take place.
- Land within flood zones 2 and 3 lies to the north of the settlement along the Little Ouse River which constrains development to the north.
- Breckland Special Protection Area 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.
- 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 to the south-west.
- There are excellent natural areas around the town giving opportunities for sport and recreation, however new development may lead to an increase in recreational disturbance to protected bird species.
- 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.
- The increased trend in working from home will help to strengthen the vitality and viability of businesses in the town.
- There are Ministry of Defence airbase noise constraint zones to the south of Brandon as a consequence of aircraft landing at and taking off from RAF Lakenheath.
- There are numerous archaeological sites in and around the town with concentrations along the river valley to the north and forest to the south and east.

Preferred allocation

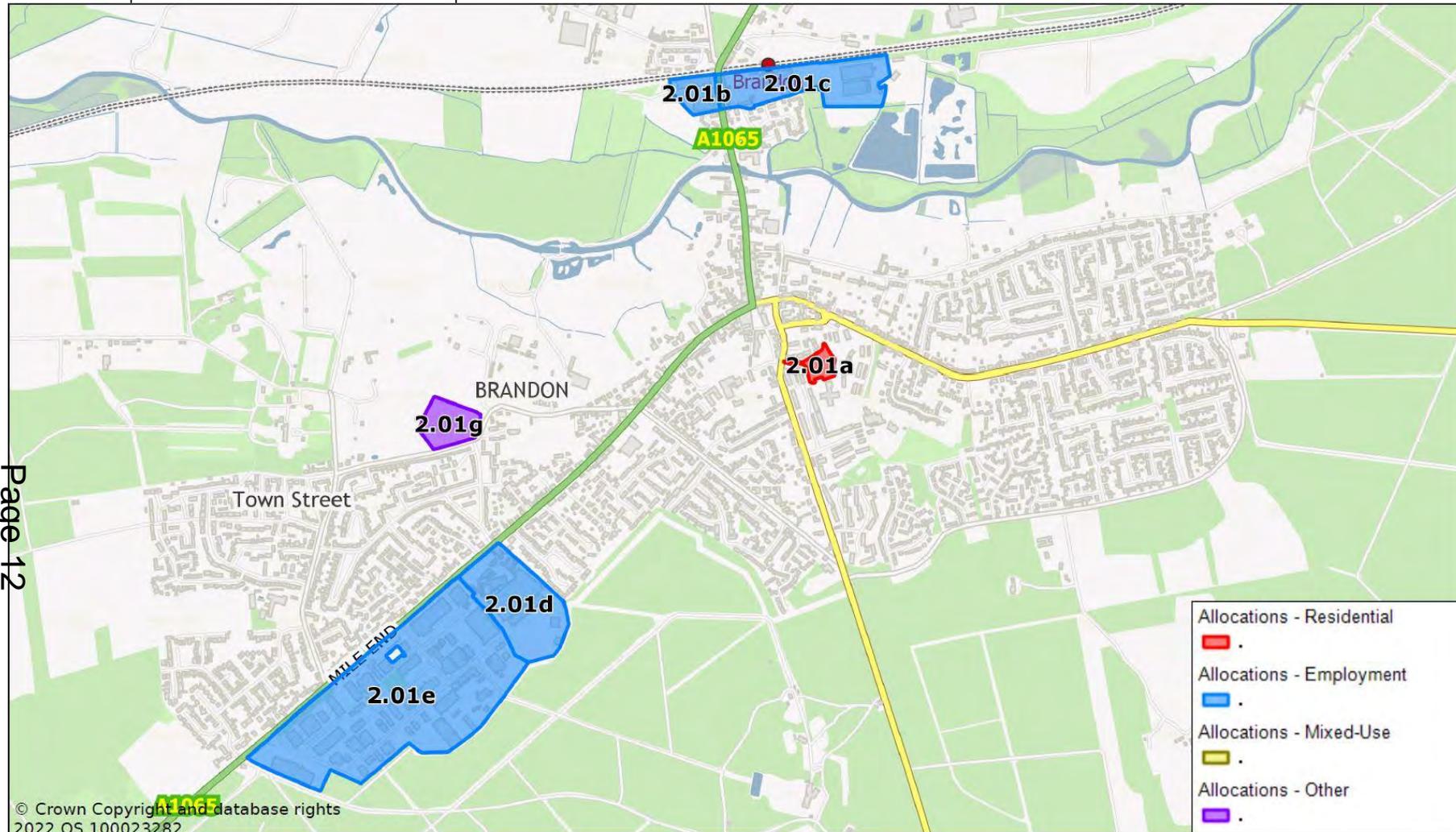
- 2.1.2. Brandon continues to function as a market town serving the retail and leisure needs of the local catchment area. However, the constraints, in particular the proximity to Breckland Special Protection Area (SPA), continue to limit opportunities for growth with strong evidence that the buffers to protect Breckland SPA continue to be justified. The council will continue to work with Natural England to determine whether any growth can be accommodated in the longer term
- 2.1.3. The level of development proposed in Brandon is influenced by the overall housing requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 2.1.4. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 2.1.5. Existing established employment areas have been identified for Brandon. Further details can be seen in chapter 7 employment. Each site is identified on the policies map.
- 2.1.6. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Brandon settlement constraints map

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Brandon preferred allocations map



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Brandon

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Non-strategic allocation

2.01a Warren Close, Brandon

New reference number: 2.01a

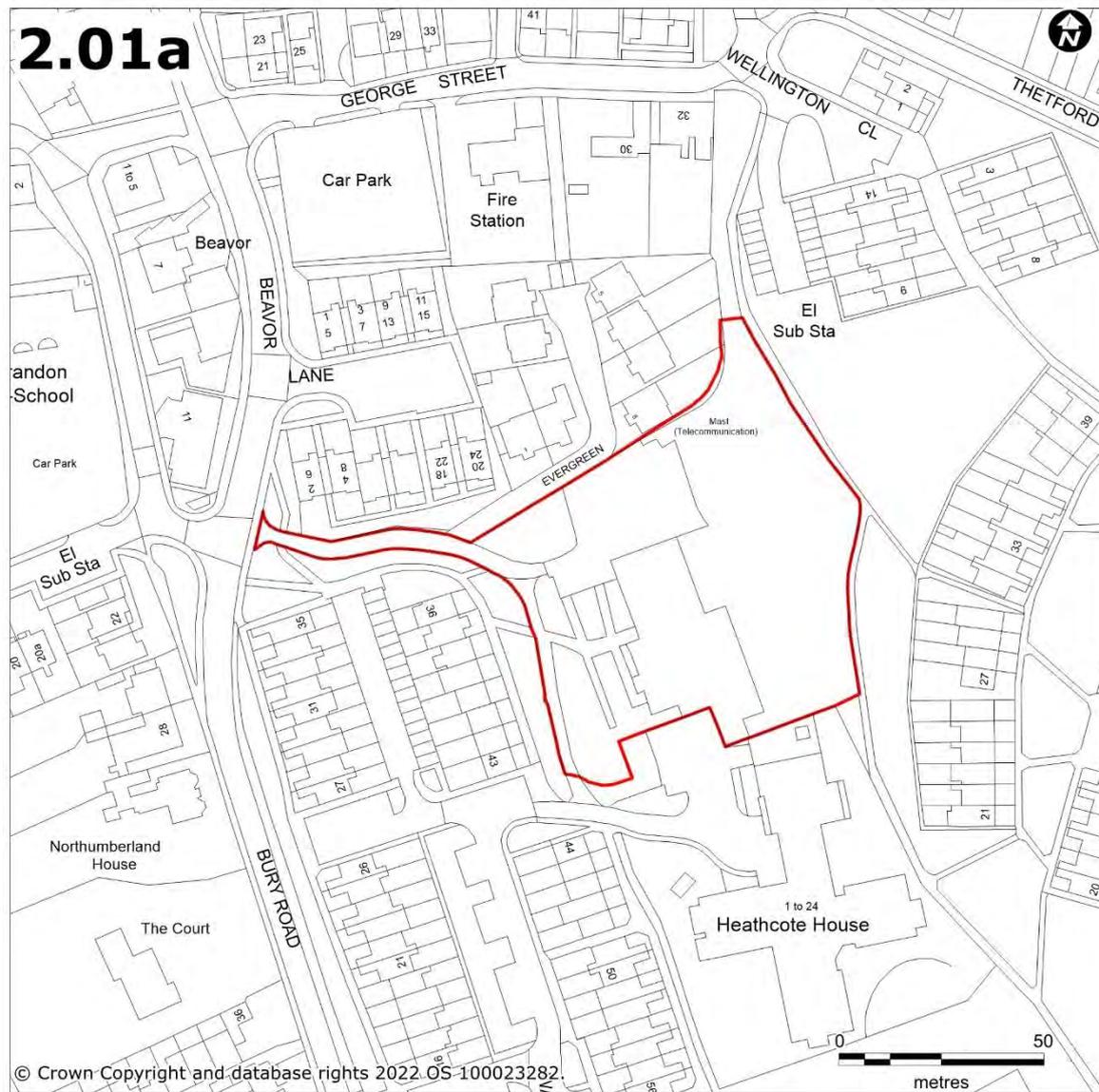
SHELAA reference: WS033 and existing policy reference: SA2(a)

Location: Warren Close, Brandon

Site area: 0.67 hectares

Preferred options indicative capacity: to be determined by a development brief

Site map



Policy and capacity considerations

- a. The site is located just outside the town centre to the east of Bury Road off Warren Close. It is previously developed land comprising the site of the **town's** former library and a pre-school.
- b. The layout and capacity of this site will be determined through the preparation of a development brief.
- c. The protected trees and woodland located on the site shall be retained with appropriate buffers.
- d. Strategic landscaping and open space must be provided to address the individual site requirements and location.
- e. The site is within the 1500 metre constraint buffer around Breckland Special Protection Area (SPA). Effects on Stone Curlew from residential development must be considered including in-combination effects.
- f. This site is within 7.5 kilometres of Breckland Forest Site of Special Scientific Interest (SSSI), a component of Breckland SPA. Within this distance the potential for in-combination recreational effects should be considered.
- g. The site triggers the SSSI impact risk zone relating to SSSI components of Breckland SPA.
- h. Connections to the existing footpath network around the site and to the open space to the south should be provided.
- i. Given the proximity to RAF Lakenheath, all proposals for development must incorporate appropriate noise mitigation measures.
- j. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

2.01g Brandon Cemetery

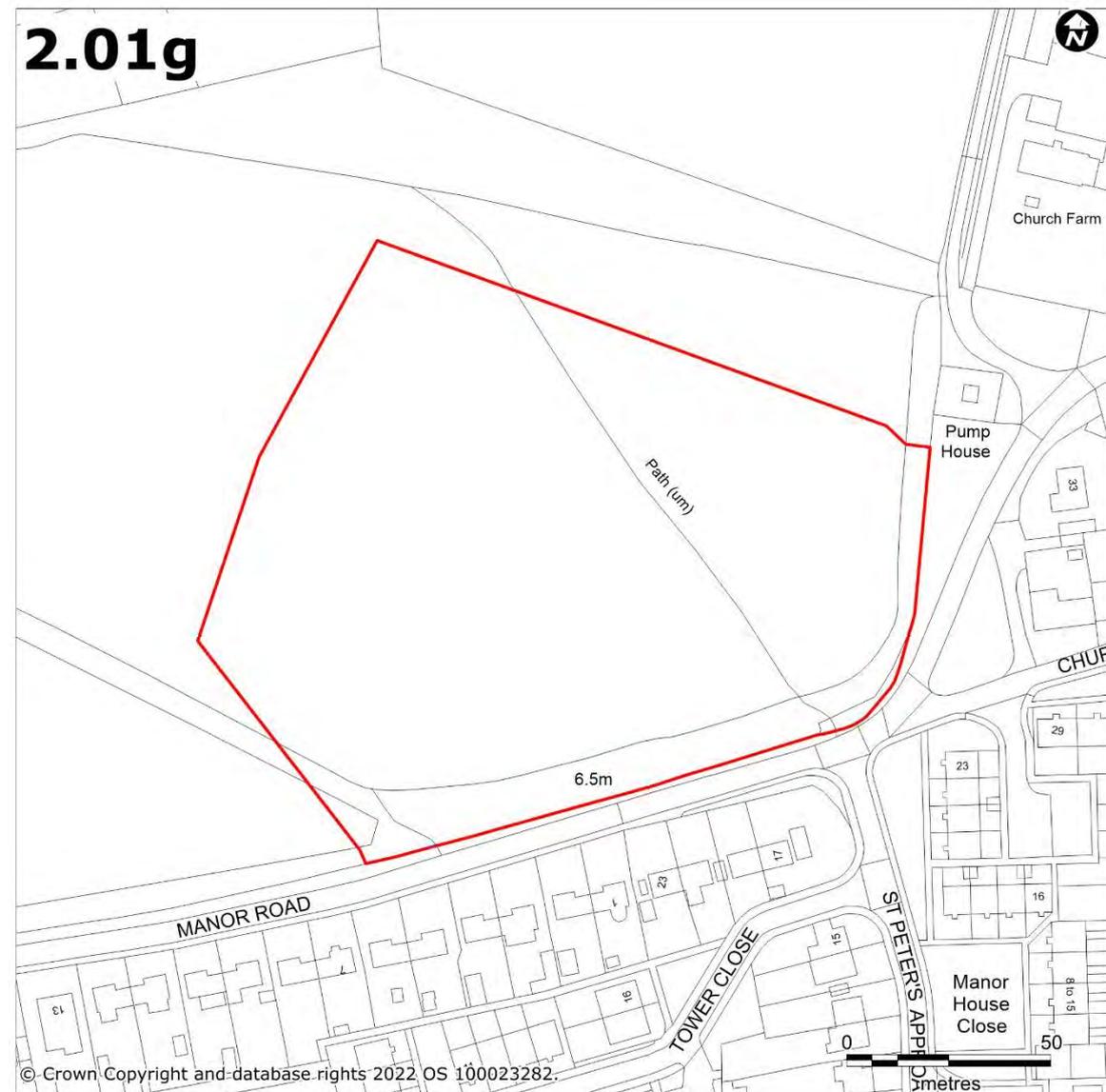
New reference number: 2.01g

Existing policy reference: SA3

Location: Manor Road, Brandon

Site area: hectares

Site map



Policy and capacity considerations

- a. Planning permission for the new cemetery, vehicular access and road crossing was granted in April 2019 (DC/18/2490/FUL).
- b. A programme of archaeological work is required to be implemented prior to any development taking place on the site to safeguard archaeological assets within the site.
- c. A new access, boundary treatment, gates and landscaping will be required.
- d. If the current planning permission is not implemented or is varied, proposals should include measures for the management on site of any protected and/or priority species and any priority habitats present.

2.2. Bury St Edmunds

2.2.1. Bury St Edmunds is the largest town in West Suffolk with a population of 41,139 (2019 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 has a good range of services with a number of GP surgeries, sport, leisure and cultural facilities, police, ambulance and fire stations, and a hospital with outpatient. The town is well served with primary and secondary schools, as well as further and higher education facilities. There are also a number of established employment areas and sites for expansion of employment uses.

Constraints and opportunities

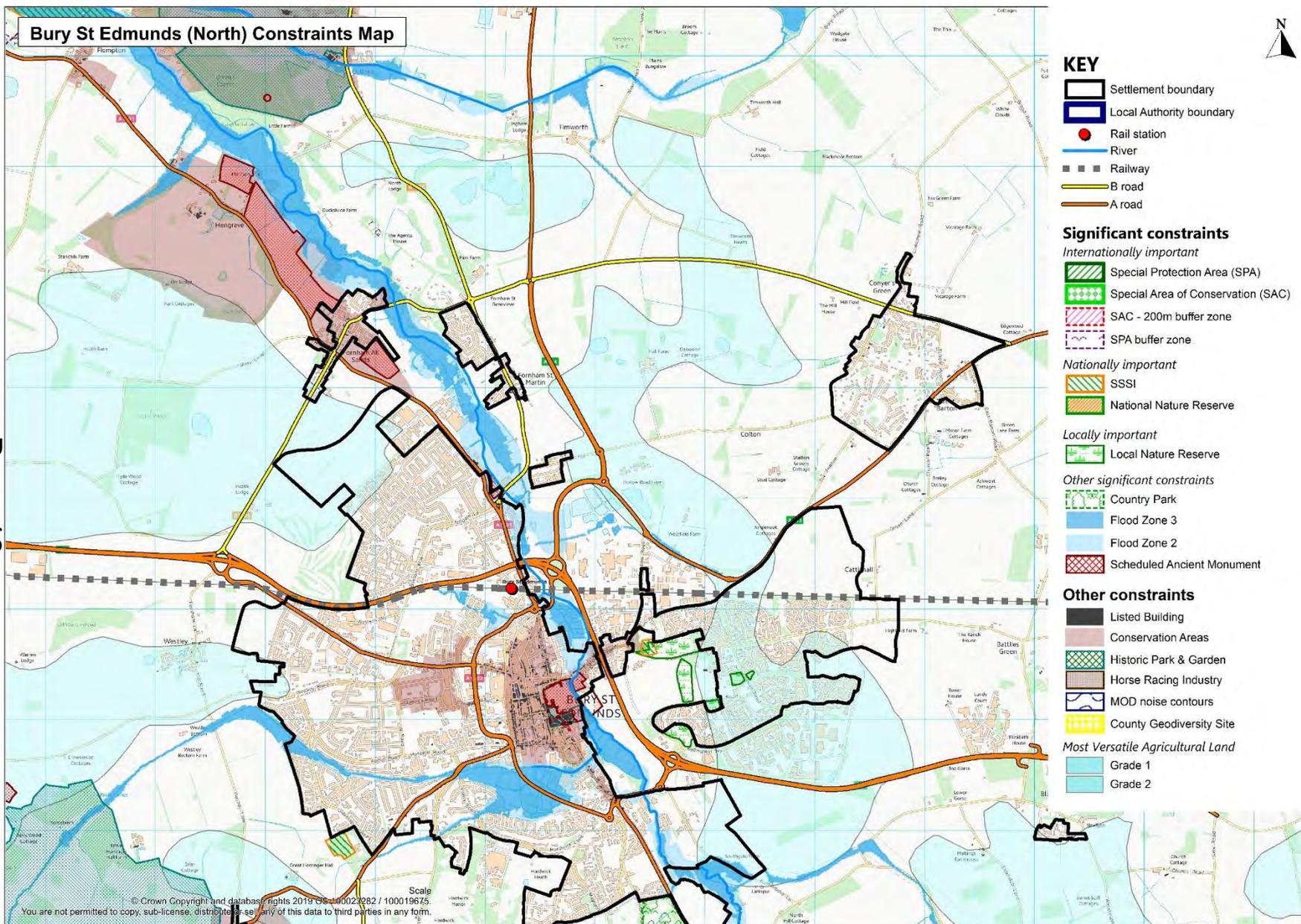
- The town has a strong business culture with a significant employment sector.
- Proximity of Bury St Edmunds to the A14 makes it an attractive commuter location increasing congestion on the local road network, which in the town centre is narrow and not built to cope with a high volume of traffic.
- The town has a bus station and rail station which serves the wider area.
- 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, including abbey ruins, cathedral and the nationally recognised Abbey Gardens, and is increasingly a tourist destination.
- Existing allocations in the town plan to deliver in the region of 5,000 new homes, two new primary schools and new open access land by 2031.
- The increased trend in working from home will help to strengthen the vitality and viability of local centres and businesses in the town.
- The town lies at the junction 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.
- Further growth will be dependent on local environmental and infrastructure capacity.

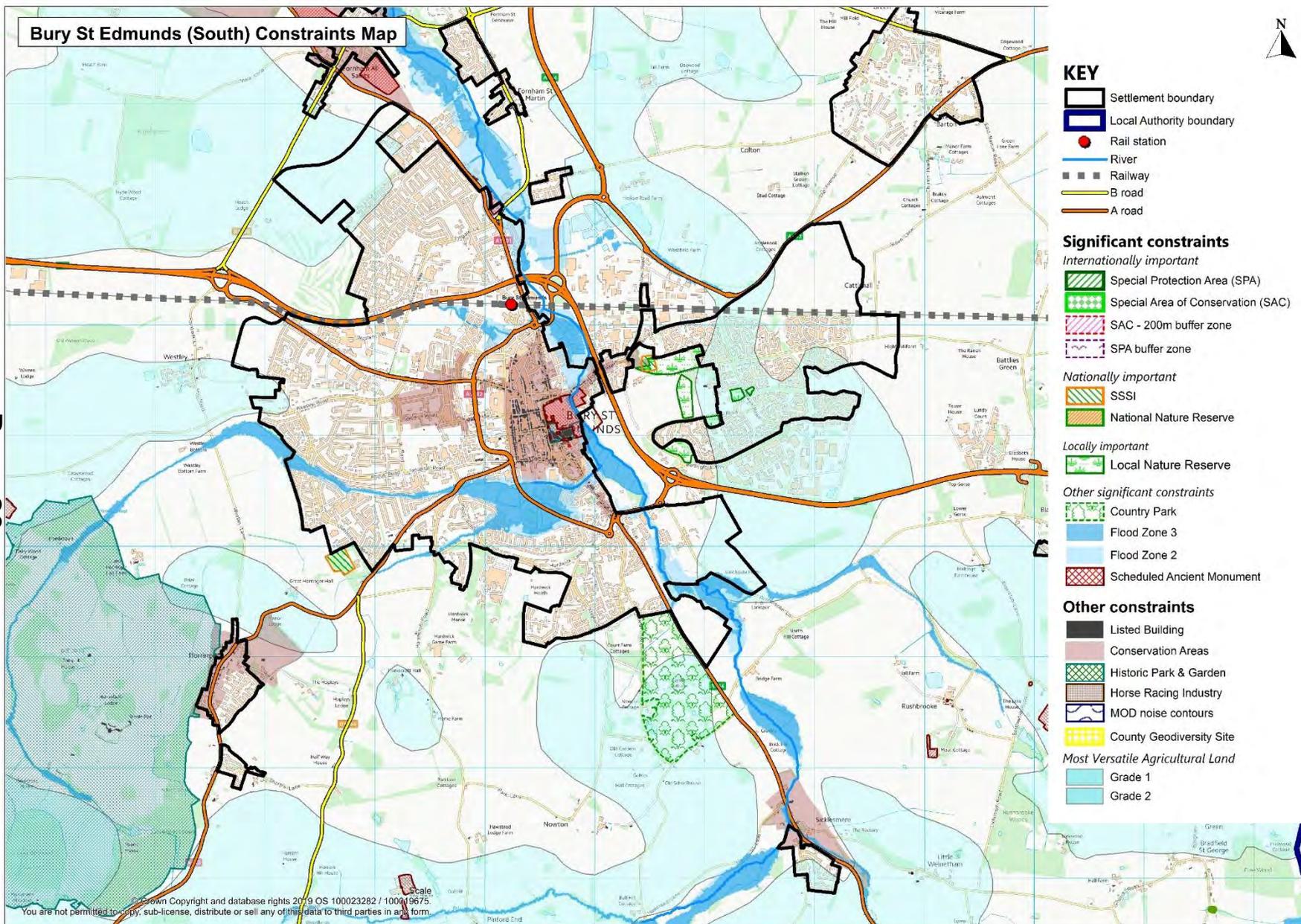
Preferred allocations

2.2.2. The level of development proposed in Bury St Edmunds is influenced by the overall housing requirement and the settlement strategy. This determines 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. Further information on how

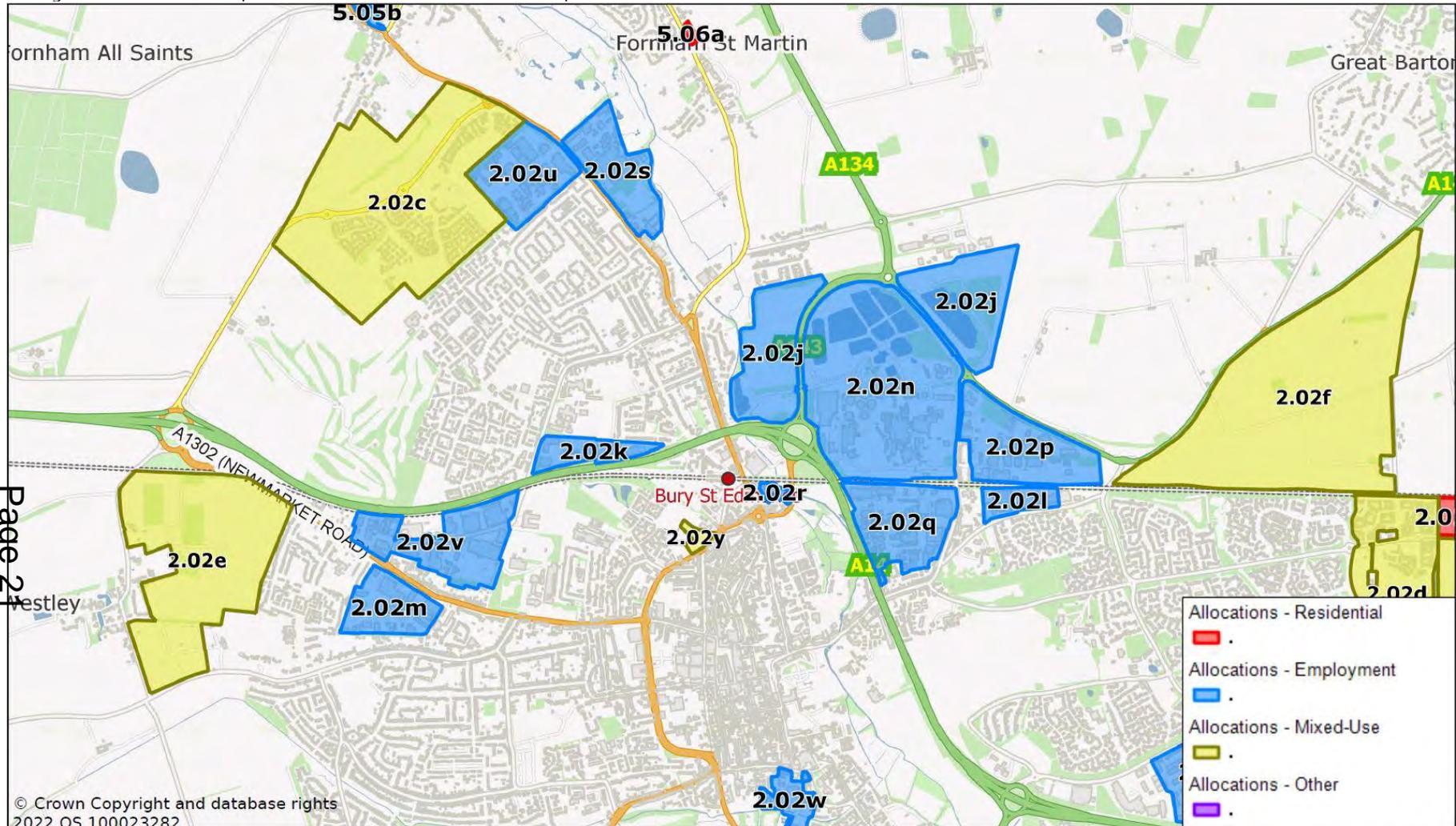
housing numbers have been derived can be seen in part one of the local plan.

- 2.2.3. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 2.2.4. New and existing preferred strategic and non-strategic employment, mixed-use and retail and commercial leisure use sites, as well as existing established employment areas have been identified for Bury St Edmunds. Further details can be seen in chapter 7 employment. Each site is identified on the policies map.
- 2.2.5. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.





Bury St Edmunds preferred allocations map north



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Bury St Edmunds North

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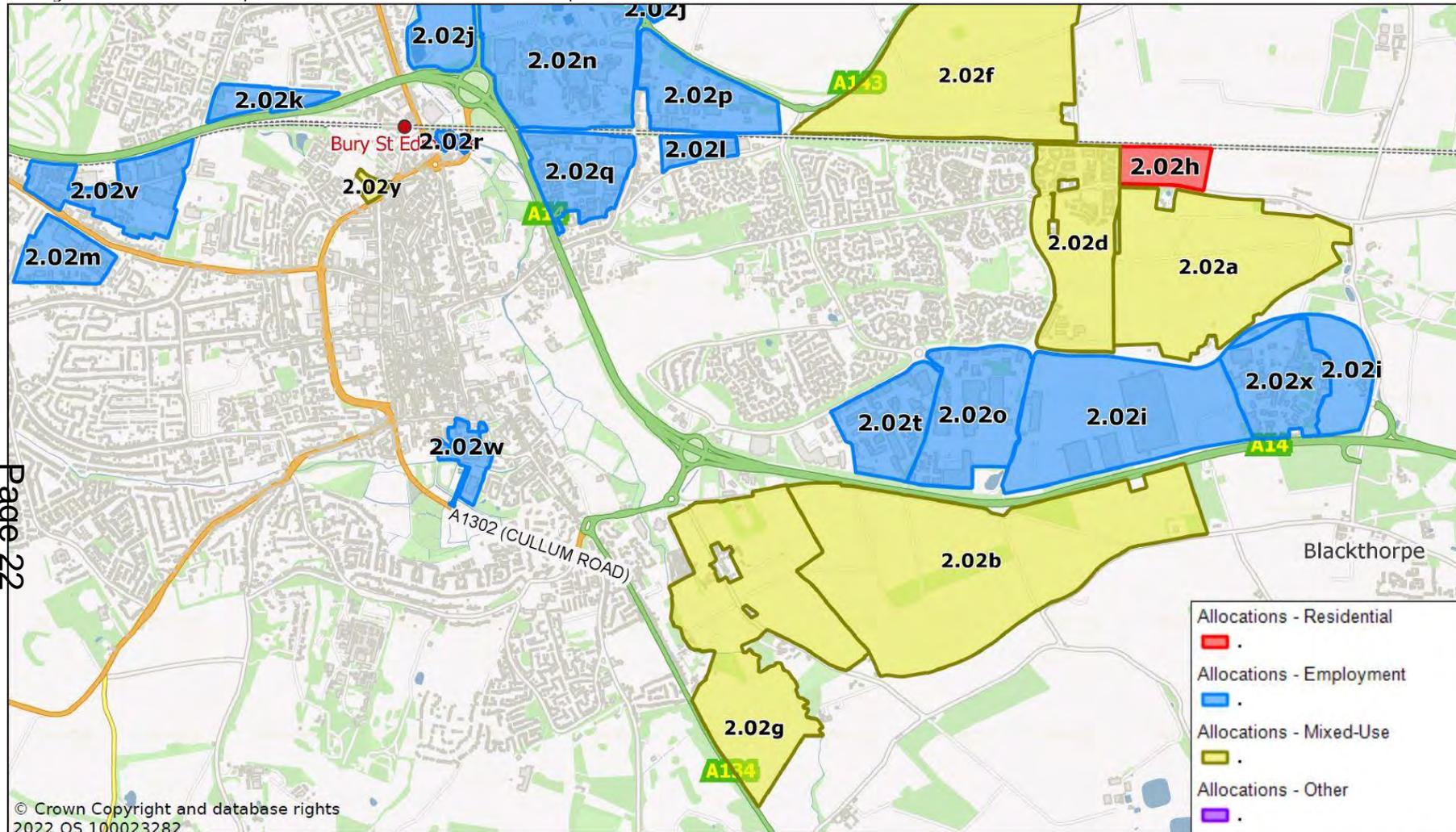
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Bury St Edmunds preferred allocations map south



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Bury St Edmunds South

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Strategic locations for future growth

- 2.2.6. In the former St Edmundsbury Local Plan five strategic sites are already allocated around Bury St Edmunds which will deliver approximately 4,400 new homes. These sites are at varying stages in the planning process and development has commenced on two sites with the others having obtained planning permission or awaiting approval.
- 2.2.7. In this new local plan, it is important that growth is distributed to the most sustainable places in accordance with the National Planning Policy Framework (NPPF). This means that the majority of new growth is being **directed to the district's five towns. The background to this can be read** in part one of the local plan.
- 2.2.8. A variety of factors have helped determine the most appropriate locations for new strategic growth in Bury St Edmunds, including the **town's infrastructure and environmental capacity, available sites, the** need to balance employment and housing needs, as well as levels of growth taking place in recent years.
- 2.2.9. Taking into account all of the above, two preferred locations for future strategic growth have been identified to meet both future housing and employment needs in Bury St Edmunds to 2040:
- Employment-led growth on land at Rougham Airfield (site 2.02a) with some residential and associated infrastructure and amenities.
 - Residential growth and associated infrastructure and amenities on land at south-east Bury St Edmunds (additional land) on land adjacent to existing allocated strategic site BV7 (site 2.02b).
- 2.2.10. It is considered that overall these two sites could deliver around 1,000 homes and 20 hectares of employment in the plan period. At this stage, it is not possible to provide firm capacities and uses on each site. Further evidence-based work is required to determine the appropriate level of development.
- 2.2.11. For the purposes of this preferred options consultation the red line boundary of each site includes the entirety of the land available for development but only part of that land will be required to deliver the homes and jobs needed. This consultation and further evidence base work will aid the preparation of site concept plans for these strategic sites. The concept plans will refine the site boundaries and be included in the final version of this plan.
- 2.2.12. At this stage we are interested to hear your views on the principle of development in the two proposed strategic locations and whether you feel these are the right places for the future strategic growth of homes and jobs in the town taking into account policy and capacity considerations.

2.02a land at Rougham Airfield, Bury St Edmunds

New reference number: 2.02a

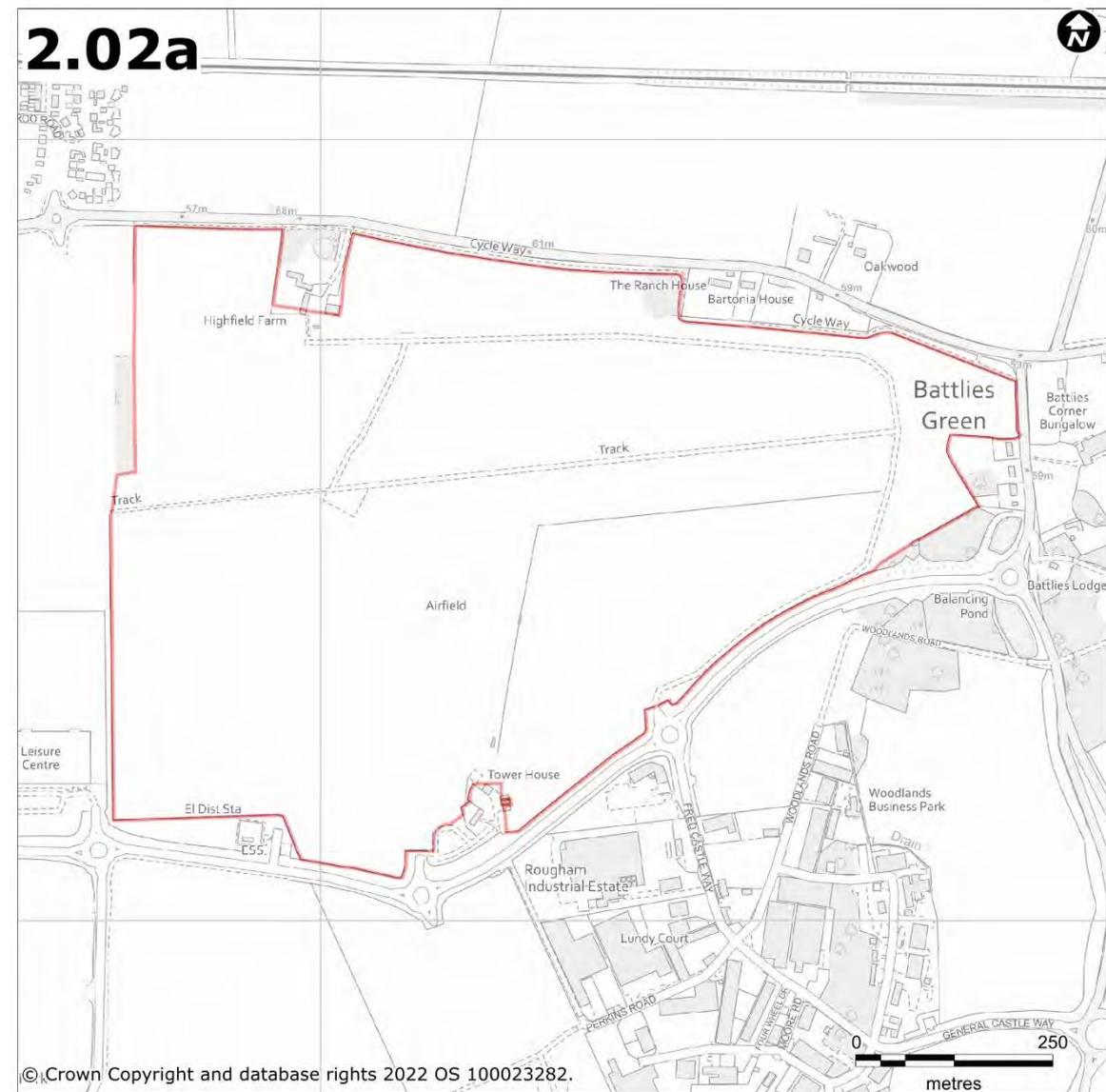
SHELAA reference: WS277 and existing policy reference: BV20

Location: land at Rougham Airfield, Bury St Edmunds

Site area: 63 hectares (to be refined)

Preferred options indicative capacity: to be determined

Site map



Policy and capacity considerations

- a. The red line boundary includes the entirety of the land available for development but only part of that land will be required to deliver the homes and jobs needed.
- b. Situated to the south of Mount Road and north of Rougham Tower Avenue.
- c. Currently allocated for airfield, sporting and recreational uses, leisure activities and showground outdoor events.
- d. Site lies partially adjacent to the settlement boundary.
- e. Suitable for employment-led growth with some housing due to close proximity of Suffolk Business Park extension and Rougham Tower Avenue.
- f. A concept statement will be required for inclusion in the final draft of this plan.
- g. A masterplan will be required for the site prior to the determination of any planning application.
- h. Appropriate safeguarding buffer required for the setting of the listed control tower and radar rooms and other notable historic and landscape features.
- i. Design of any new development should be sympathetic to sensitive environmental features.
- j. A link between cycle path 51 and Rougham Tower Avenue along Sow Lane should be provided as well as foot and cycleways to established infrastructure.
- k. This is an open site with potential for landscape effects.
- l. Site triggers the consideration of the site of special scientific interest (SSSI) impact risk zone relating to Glen Chalk Caves SSSI.
- m. Restoration of this land may have led to ground conditions impacting on drainage.
- n. This site is partially or wholly within a minerals consultation area. The quantity and quality of the minerals resources beneath the site and the feasibility of either: extraction prior to development of the site or use of some of the sand and gravel in the development itself should be assessed.
- o. This is a potential area of archaeological interest and further investigation may be required.
- p. The site will require access to green infrastructure, open countryside and existing walking and cycling routes. Opportunities to connect to established public rights of way will be encouraged.

q. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

2.02b land south-east Bury St Edmunds (additional land)

New reference number: 2.02b

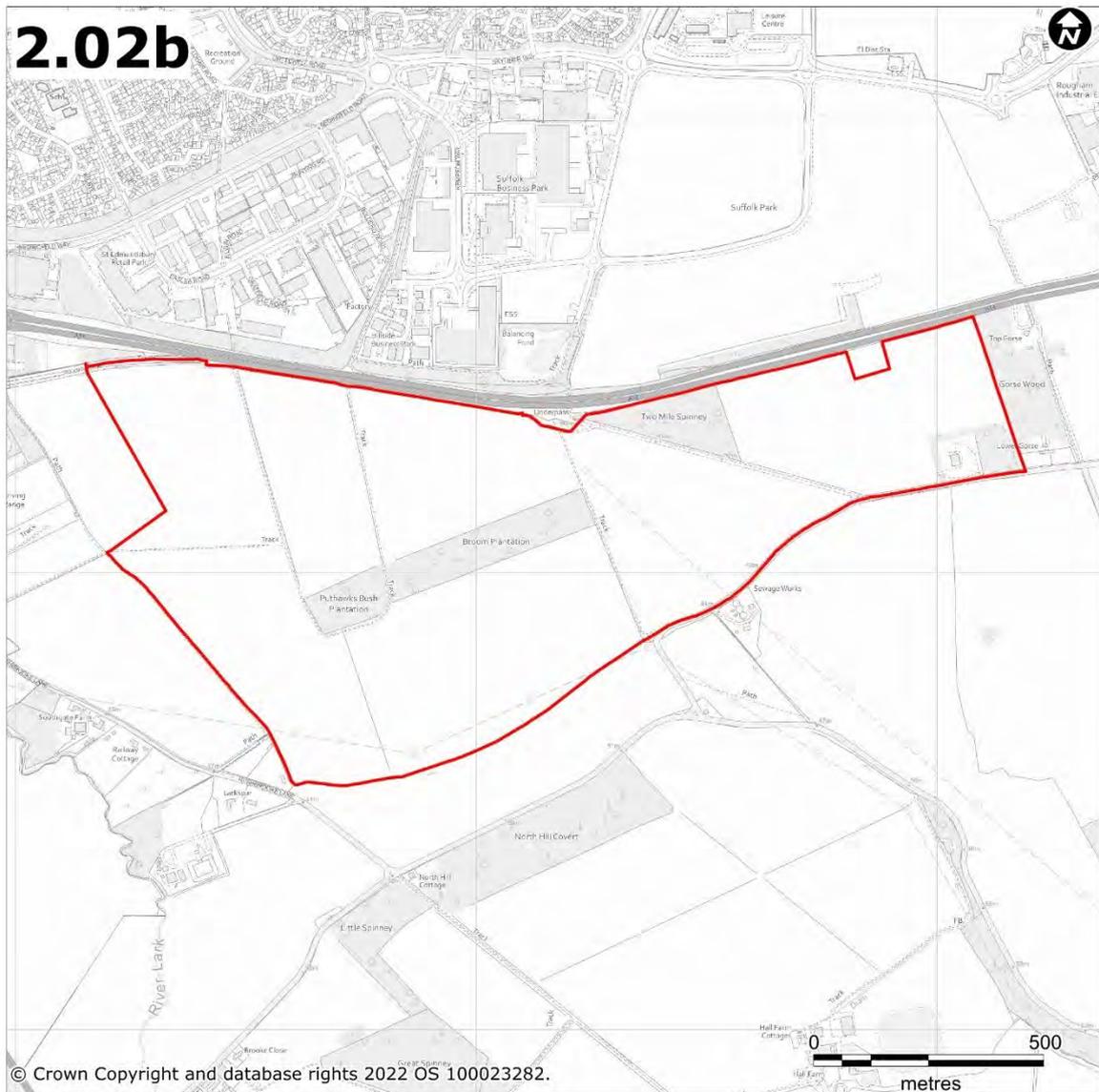
SHELAA references: WS034 and WS039

Location: land south-east Bury St Edmunds (additional land)

Site area: 117 hectares (to be refined and reduced)

Preferred options indicative capacity: to be determined

Site map



Policy and capacity considerations

- a. The red line boundary includes the entirety of the land available for mixed-use development but only part of that land will be required to deliver the homes needed.
- b. Bordered by the A14 to the north and largely arable, with various woodland blocks that are well linked by hedgerows.
- c. Site is partially adjacent to the settlement boundary.
- d. A concept statement will be required for inclusion in the final draft of this plan.
- e. A masterplan will be required for the site prior to the determination of any planning application.
- f. Need to demonstrate safe and suitable means of access to the adopted **highway and connectivity to the allocated strategic residential site (Abbott's Vale)**.
- g. A suitable buffer is required to avoid coalescence with the settlement of Blackthorpe.
- h. Link new sustainable foot and cycleways to established infrastructure ensuring good access to the town centre and local schools.
- i. The site triggers the consideration of the site of special scientific interest (SSSI) impact risk zone relating to Glen Chalk Caves SSSI and Horringer Court Caves SSSI.
- j. The site has existing features including priority habitats which contribute to the ecological network and must be safeguarded.
- k. Retain and enhance the woodland blocks, hedgerows and hedgerow network and southern stream corridor with appropriate buffers.
- l. Retain and buffer mature and veteran trees to ensure trees are protected to avoid loss or deterioration.
- m. Deliver a minimum 30 metre landscape buffer with the A14.
- n. An appropriate buffer will be required due to the proximity of the water recycling centre to the south of the site.
- o. This site is partially or wholly within a minerals consultation area. The quantity and quality of the minerals resources beneath the site and the feasibility of either: extraction prior to development of the site or use of some of the sand and gravel in the development itself should be assessed.
- p. The site is low risk of flooding.

- q. The public right of way running alongside the site should be safeguarded and enhanced wherever possible.
- r. The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be encouraged.
- s. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

Strategic commitments

2.2.13. The five strategic sites currently allocated in the former St Edmundsbury Vision 2031 local plan are re-allocated in this plan as they are all at varying stages in the planning application process.

2.02c land north-west Bury St Edmunds

New reference number: 2.02c

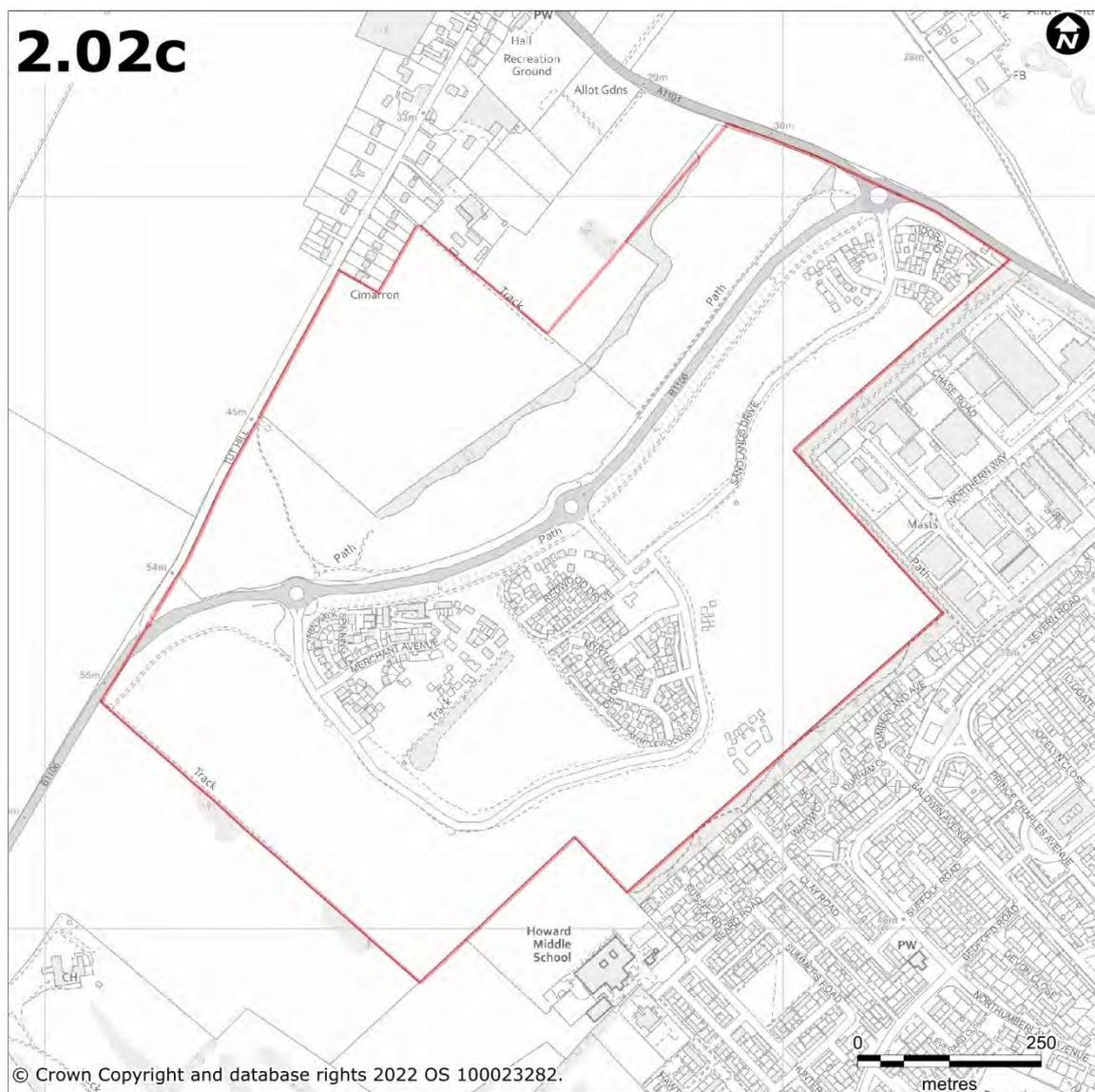
SHELAA reference: WS051 and existing policy reference: BV3

Location: land north-west Bury St Edmunds

Site area: 78.2 hectares

Preferred options indicative capacity: 900 dwellings

Site map



Policy and capacity considerations

- a. This site to the north-west of Bury St Edmunds is allocated for residential development with an area of amenity and recreational open space and relief road linking Tut Hill with Mildenhall Road.
- b. A concept statement and masterplan have been adopted for the site.
- c. Planning permission has been granted and development has commenced for residential development which includes affordable housing, local centre, public open space (sports & leisure facilities, allotments, play facilities and informal open space).

2.02d Moreton Hall, Bury St Edmunds

New reference number: 2.02d

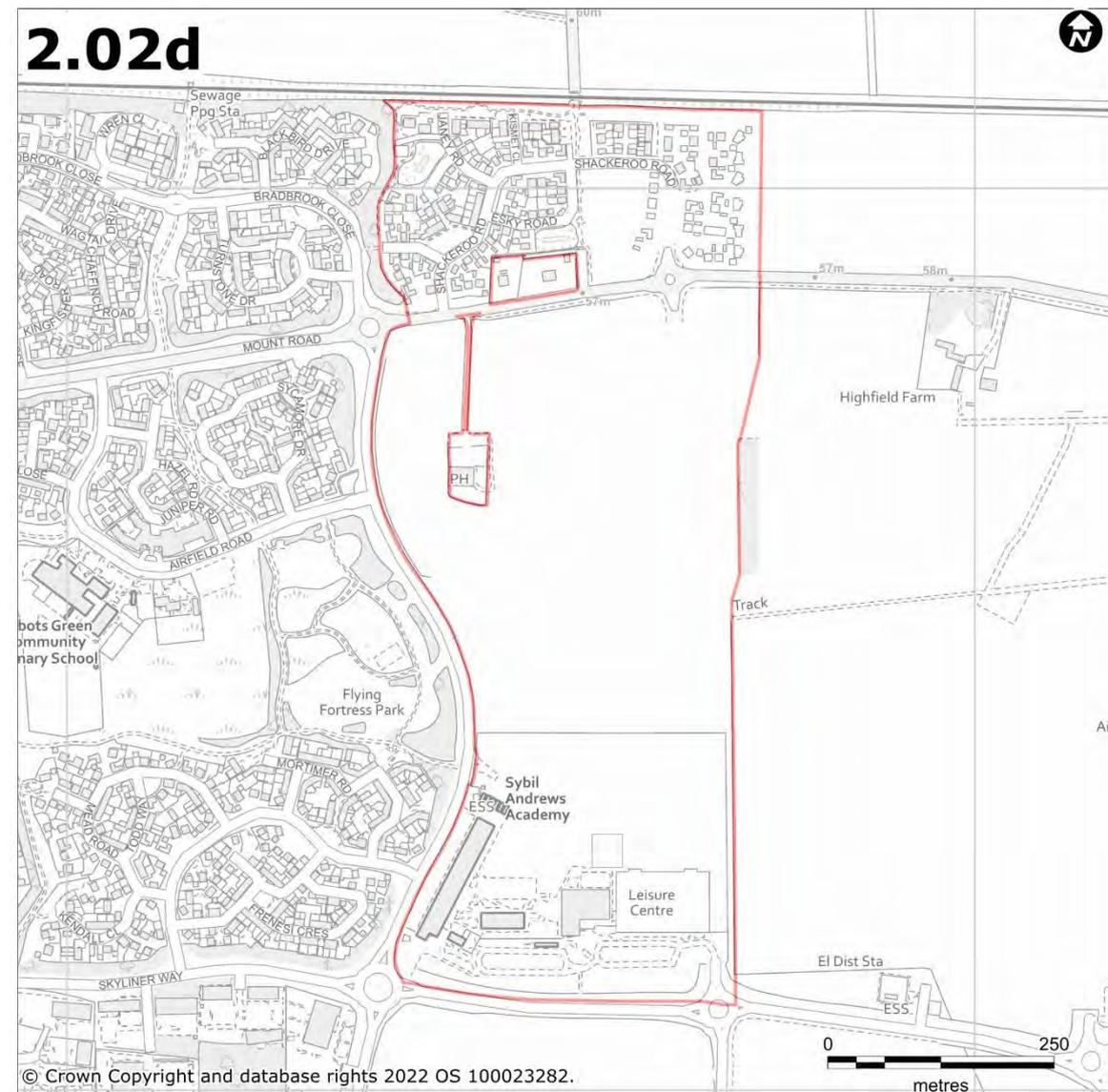
SHELAA reference: WS044 and existing policy reference: BV4

Location: Moreton Hall, Bury St Edmunds

Site area: 34.1 hectares

Preferred options indicative capacity: 500 dwellings

Site map



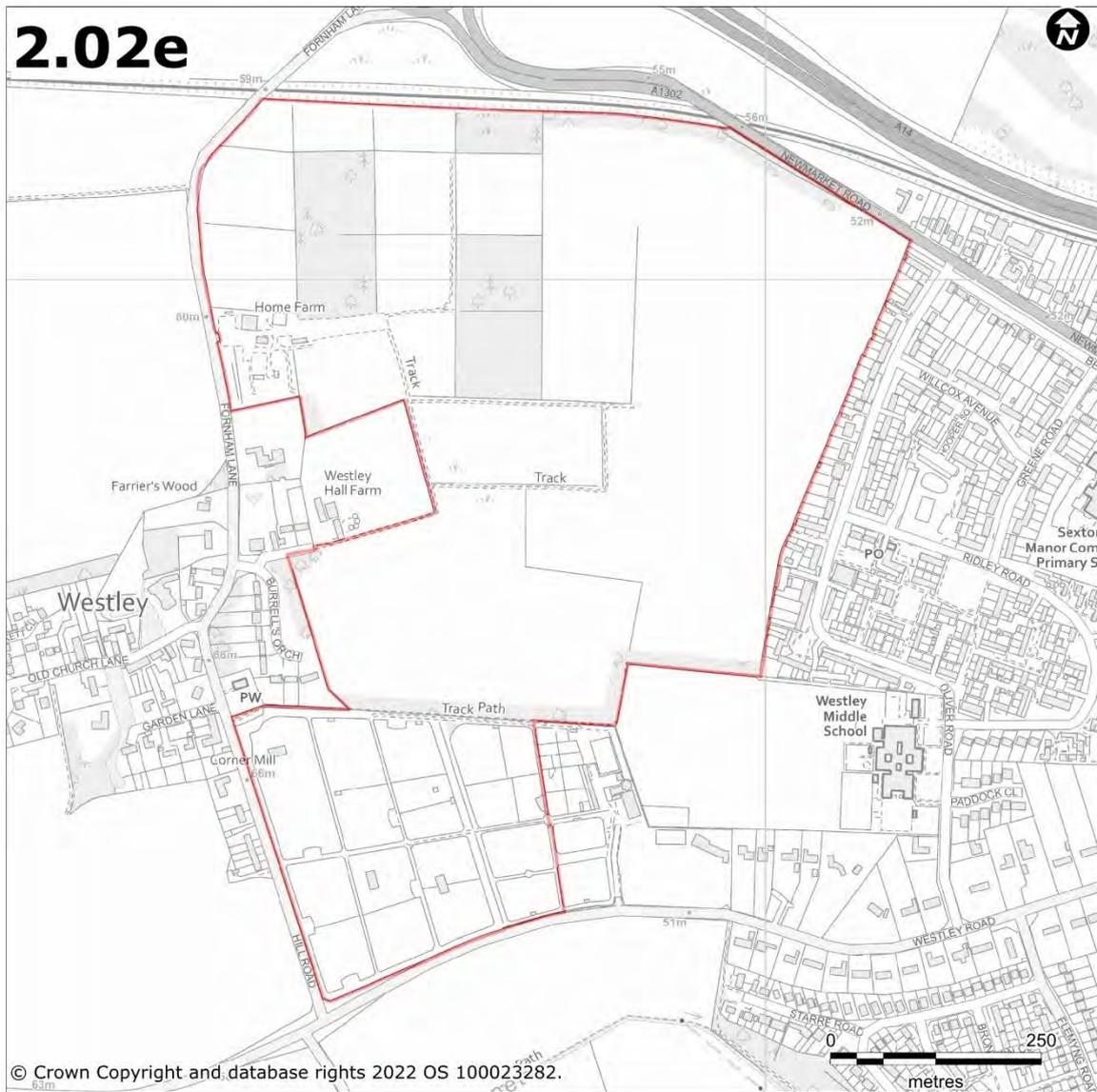
Policy and capacity considerations

- a. Located to the east of Bury St Edmunds and allocated for residential development.
- b. A concept statement and masterplan have been adopted for the site.
- c. Planning permission has been granted and development has commenced for residential development which includes affordable housing, strategic open space, local centre and associated infrastructure.

2.02e west Bury St Edmunds

New reference number: 2.02e
SHELAA reference: WS041 and existing policy reference: BV5
Location: west Bury St Edmunds
Site area: 54.2 hectares
Preferred options estimated capacity: 450 dwellings

Site map



Policy and capacity considerations

- a. Situated to the west of Bury St Edmunds and allocated for residential development.
- b. A landscape buffer and relief road to be provided to the east of Westley village.
- c. A concept statement has been adopted and a masterplan is required.
- d. A planning application has been submitted and is awaiting determination.
- e. A site reserved for a sub-regional health campus forms part of this strategic allocation.
- f. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

2.02f north-east Bury St Edmunds

New reference number: 2.02f

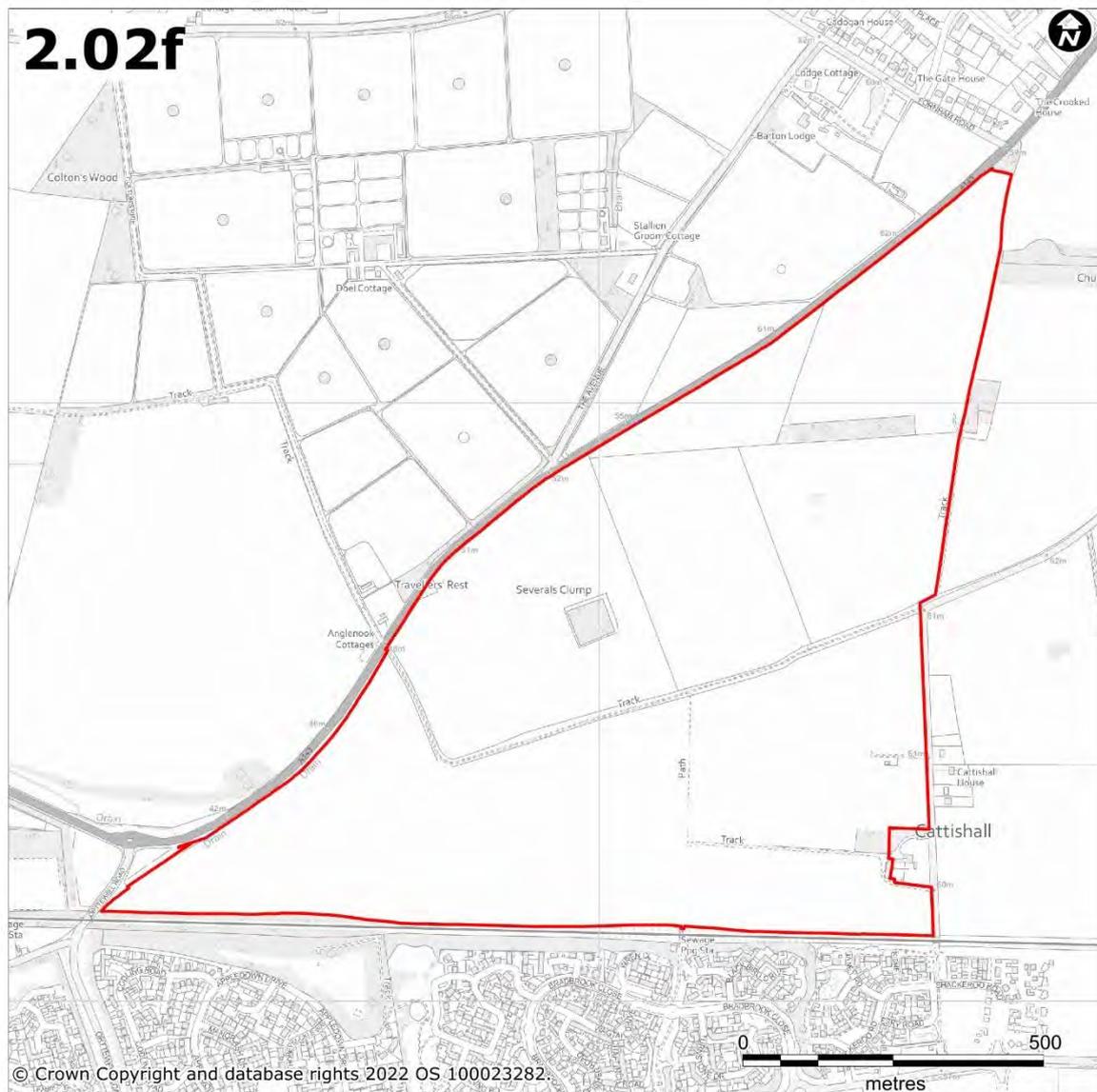
SHELAA reference: WS040 and existing policy reference: BV6

Location: north-east Bury St Edmunds

Site area: 89.2 hectares

Preferred options indicative capacity: 1250 dwellings

Site map



Policy and capacity considerations

- a. Situated approximately two kilometres north-east of Bury St Edmunds town centre, bounded to the north-west by the A143, and to the south by the Ipswich to Cambridge railway line.
- b. Allocated for mixed-use development.
- c. A concept statement and masterplan have been adopted for the site.
- d. A planning application has been submitted and is awaiting determination.
- e. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

2.02g south-east Bury St Edmunds

Policy: new reference number: 2.02g

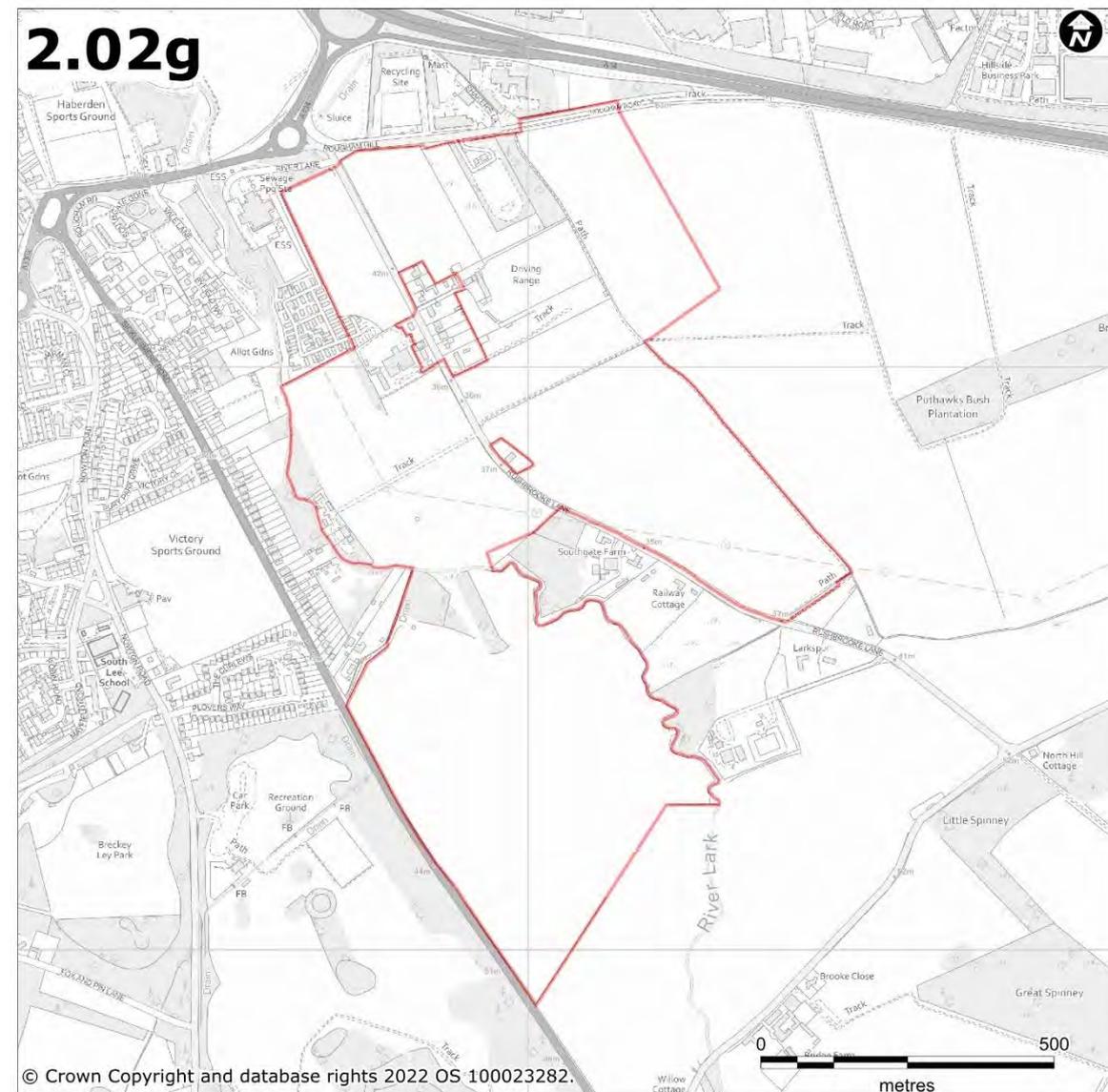
SHELAA reference: WS048 and existing policy reference: BV7

Location: south-east Bury St Edmunds

Site area: 74.7 hectares

Preferred Options indicative capacity: 1250 dwellings

Site map



Policy and capacity considerations

- a. Located approximately 1.5 kilometres to the south-east of Bury St Edmunds town centre, the site is bounded to the north by Rougham Hill and will deliver a relief road between Sicklesmere Road and Rougham Hill.
- b. Allocated for mixed-use development.
- c. A concept statement and masterplan have been adopted for the site.
- d. Outline planning permission has been granted on this site.
- e. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

Non-strategic allocation

2.02h land to the north of Mount Road, Bury St Edmunds

New reference number: 2.02h

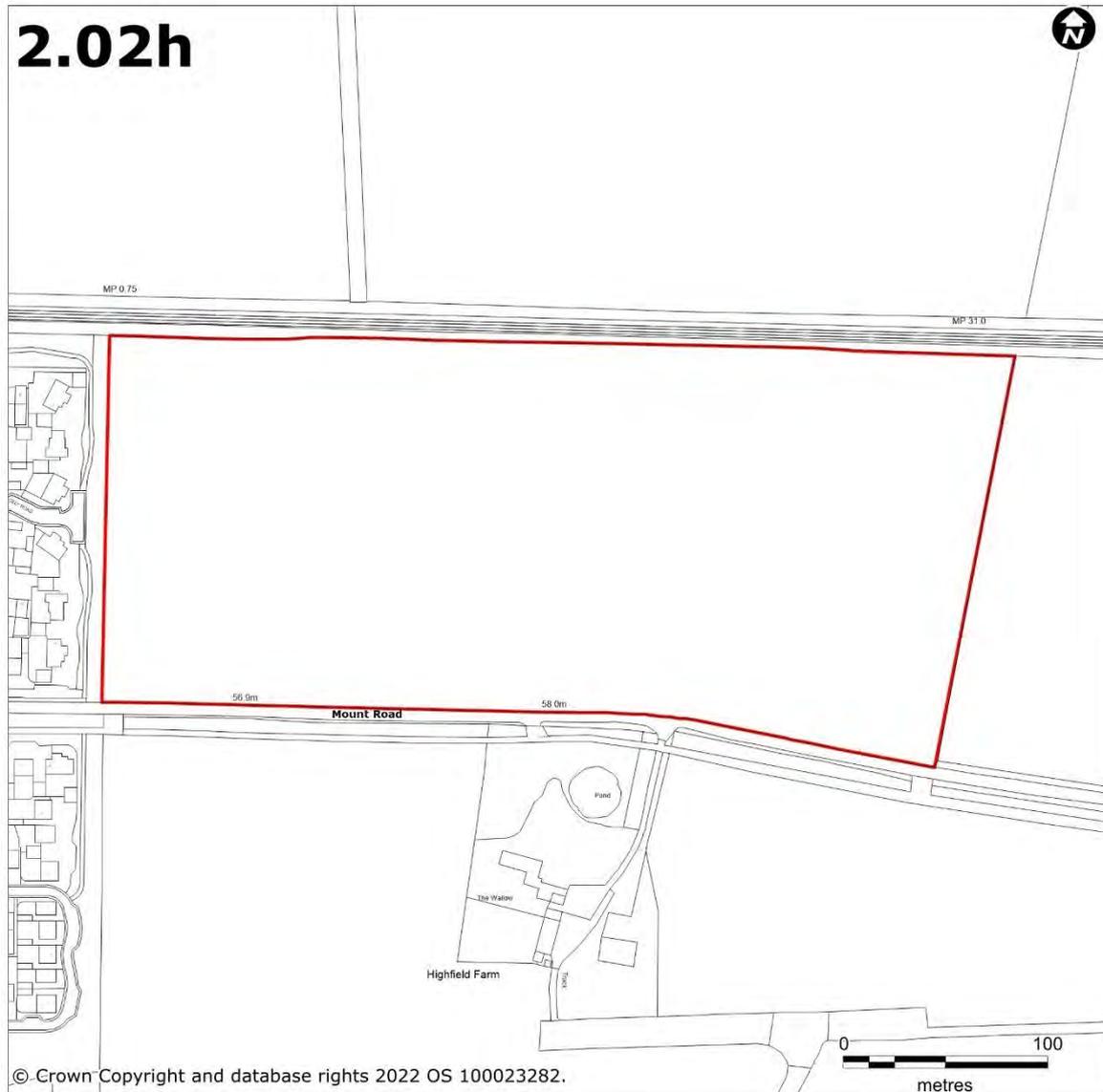
SHELAA reference: WS044

Location: land to the north of Mount Road, Bury St Edmunds

Site area: 7.9 hectares

Preferred options indicative capacity: 120 dwellings

Site map



Policy and capacity considerations

- a. Located to the south of the Ipswich to Bury St Edmunds railway line and north of Mount Road and comprises an arable field.
- b. Site lies partially adjacent to the settlement boundary.
- c. Deliver a 25 metre landscape buffer with the railway to the north.
- d. Retain and enhance the existing boundary features with appropriate buffers.
- e. An appropriate landscaping buffer to countryside to the east will be a key consideration.
- f. Provide new hedgerows to the western end of the southern boundary.
- g. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

2.3. Haverhill

2.3.1. Haverhill is the second largest town in West Suffolk with a population of 27,481 (2019 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 considered to be a sustainable location with access to a wide range of services and facilities to serve the town and wider district, however it does not benefit from a railway and has limited health provision, local transport links and 16+ education. The market town hosts 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 hosts a number of facilities which serve a wide rural hinterland including a number of small sites for expansion of employment uses, secondary schools, primary schools, sports, leisure and cultural facilities and a number of established employment areas mostly clustered around the south-east of the town.

Constraints and opportunities

- Haverhill is a medieval market town, which follows a linear pattern of development within the contours of the Stour Brook. This key characteristic of the town will influence possible locations for growth.
- The town includes two conservation areas, Queen Street and Hamlet Road, which makes up the historic core of the town.
- Haverhill includes a few listed buildings, primarily clustered along the High Street and Queen Street.
- 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.
- The Stour Brook runs through the town on the north-west, south-east axis. The banks of the river are designated as flood zone two and three which may restrict development in these locations.
- The town also includes a disused railway line, which has been utilised as a footpath and cycleway running along the town on the north-west, south-east axis. The railway walk provides an important green corridor connecting natural areas of the town and is a key asset to the natural environment of Haverhill. Development within Haverhill must consider opportunities to improve access and/or connectivity to the railway walk and the natural environment.
- 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 increased trend in working from home will help to strengthen the vitality and viability of local centres and businesses in the town.
- 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.
- The recent high rate of planned growth at Haverhill is likely to affect the ability of the settlement and the local housing market to absorb further large-scale growth.

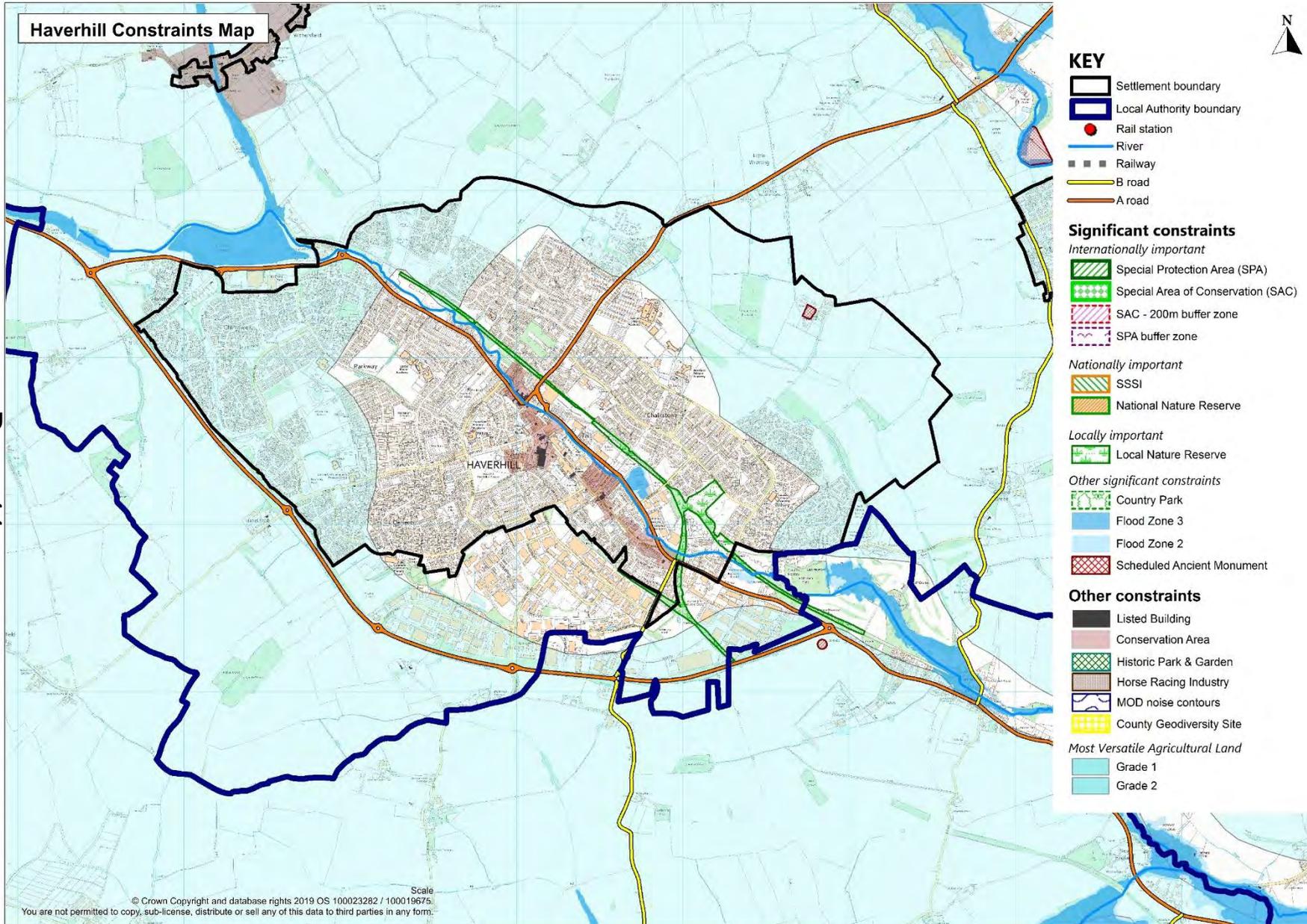
- Proximity of the county boundaries on the east, west and south sides of the town will influence the possible locations for development. Any development in the adjacent counties, near to the town, could have an adverse effect on the town if it has to provide additional services.
- The Haverhill Town Centre Masterplan was adopted in 2015 which outlines the direction of future development within Haverhill town centre. This masterplan will be superseded following adoption of the West Suffolk Local Plan.

Preferred allocation

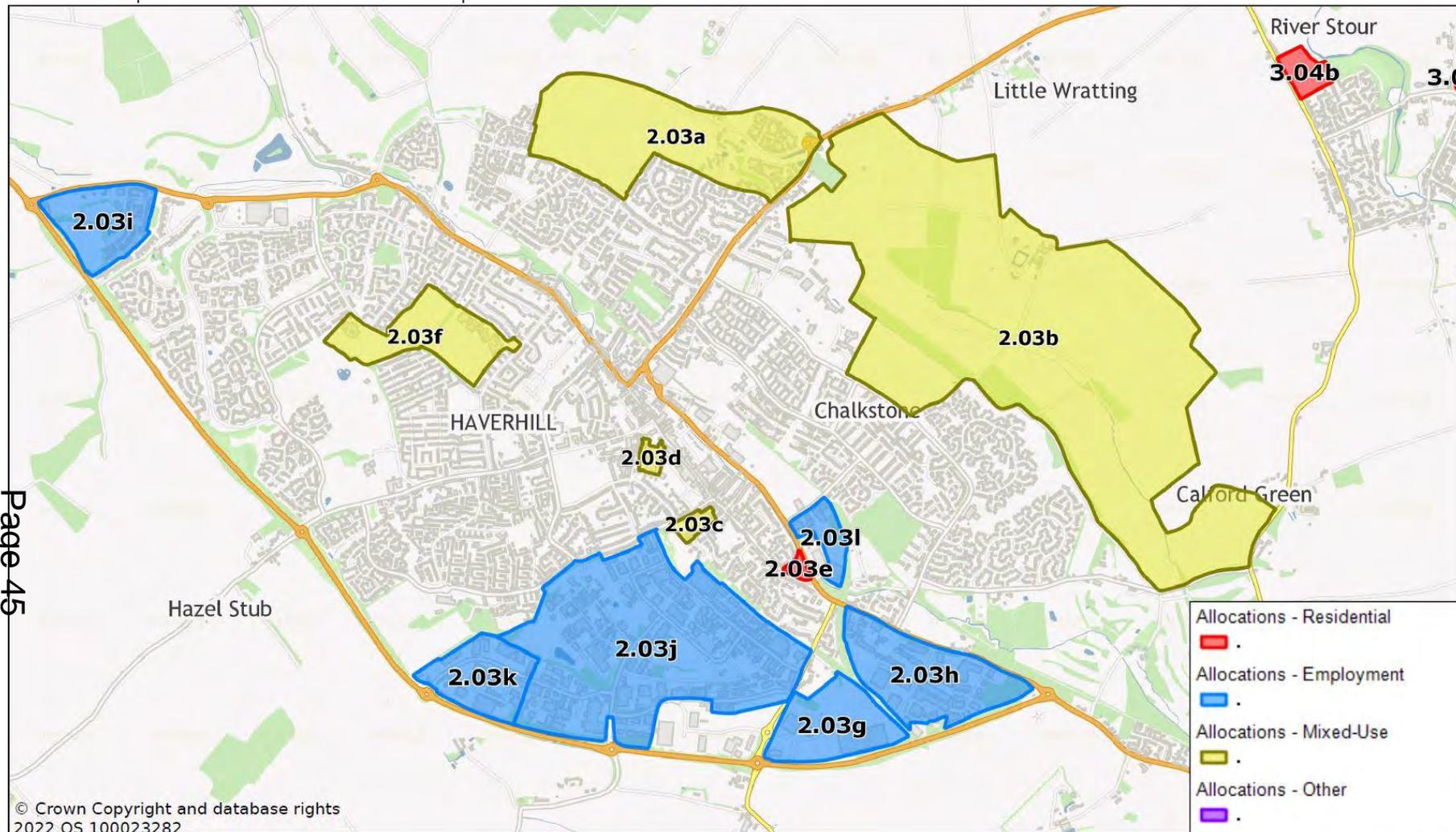
- 2.3.2. The level of development proposed in Haverhill is influenced by the overall housing requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the town. Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 2.3.3. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 2.3.4. Existing preferred non-strategic employment and mixed-use sites, as well as existing established employment areas have been identified for Haverhill. Further details can be seen in chapter 7 employment. Each site is identified on the policies map.
- 2.3.5. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Haverhill settlement constraints map

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Haverhill preferred allocations map



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Haverhill

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Policy and capacity considerations

- a. The site is located to the north-west of Haverhill and accessed from the A143 and the new relief road, currently under construction.
- b. A concept statement and masterplan have been adopted for the site.
- c. Outline planning permission has been granted for up to 1150 dwellings, which includes a provision of 30 per cent affordable housing, a primary school, a local centre containing retail and community facilities, public open space and a relief road. Development of the site has commenced and as at 1 April 2021 approximately 980 remain to be constructed.

2.03b north-east Haverhill

New reference number: 2.03b

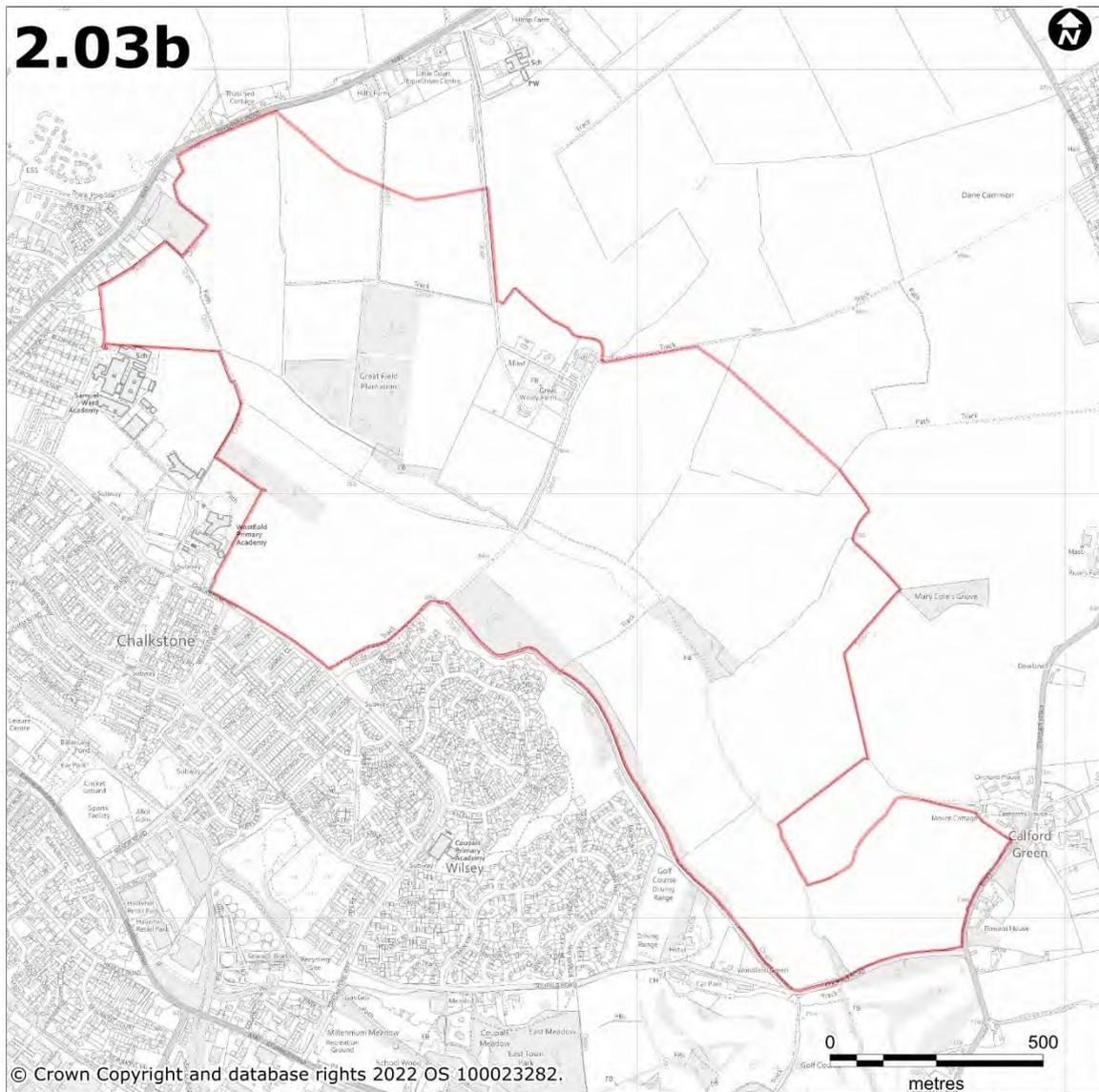
SHELAA reference: WS681 and existing policy reference: HV4

Location: north-east Haverhill

Site area: 175 hectares

Preferred options indicative capacity: 2500 dwellings

Site map



Policy and capacity considerations

- a. The site is located to the north-east of Haverhill and accessed off the A143 and Chalkstone Way.
- b. A concept statement and masterplan have been adopted for the site.
- c. Outline planning permission has been granted for up to 2500 dwellings, which includes a provision of 30 per cent affordable housing, two primary schools, two local centres containing retail, employment (B1 office use) and community facilities, public open space, associated infrastructure and landscaping and is expected to be delivered throughout the lifetime of the local plan period.

Non-strategic allocations

2.03c Wisdom Toothbrush Factory, Colne Valley Road, Haverhill

New reference number: 2.03c

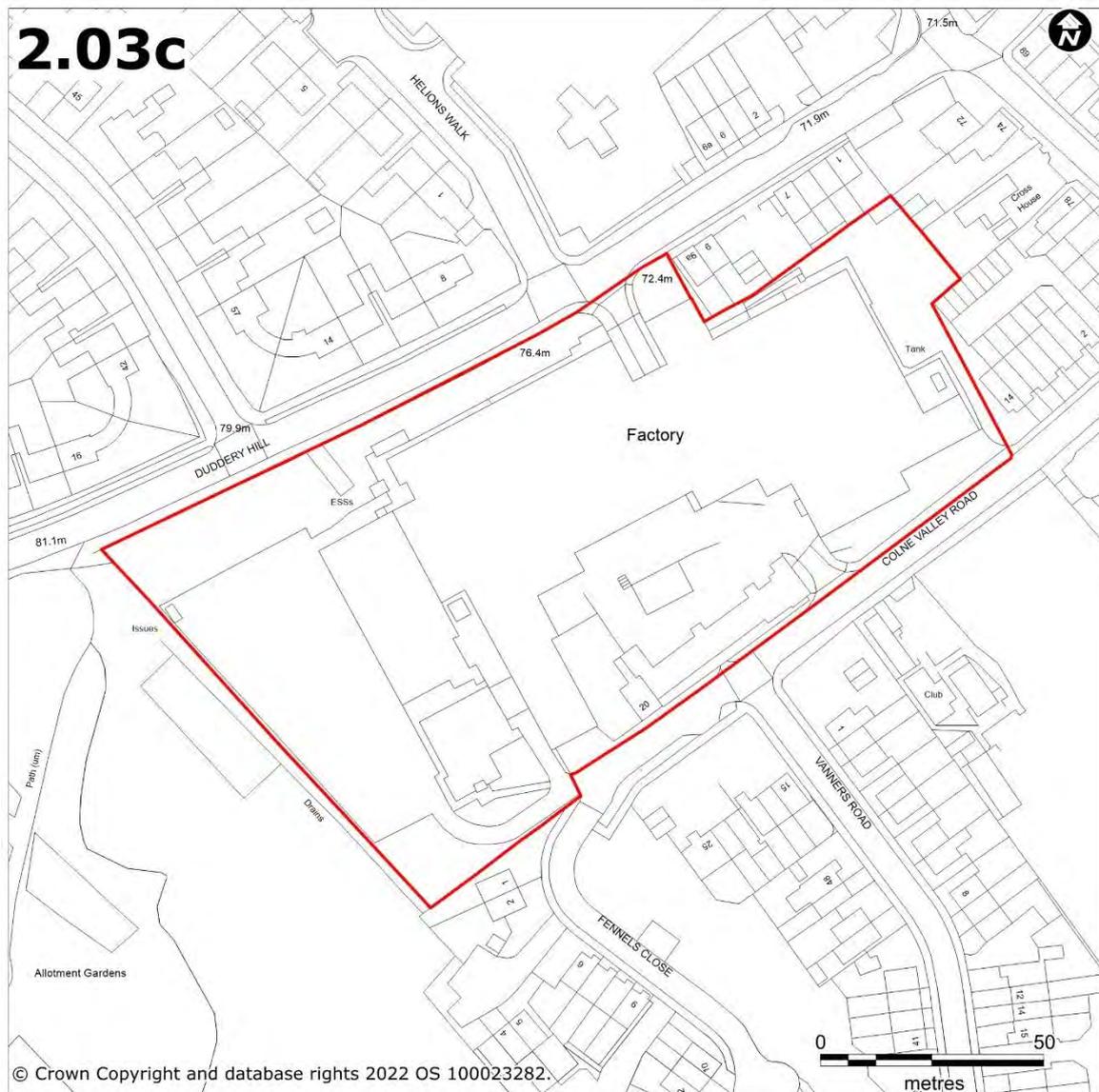
SHELAA reference: WS104 and existing policy reference: HV7(a)

Location: Wisdom Toothbrush Factory, Colne Valley Road, Haverhill

Site area: 1.53 hectares

Preferred options indicative capacity: to be determined by a development brief

Site map



Policy and capacity considerations

- a. The site comprises of industrial buildings including, containing a historic industrial office building to the south-east of the site.
- b. The site lies within the settlement boundary, located in the centre of Haverhill, to the south-east of the town centre and includes vehicular access from Colne Valley View and Duddery Hill with further options for access along Hollands Road and has good links to the town centre.
- c. The site is currently allocated the Haverhill Vision 2031 and is included within the Haverhill Town Centre Masterplan.
- d. The site forms part of the historic core of the town and will need be sensitively integrated into the surrounding townscape including maintaining views into the historic cores.
- e. The site includes a historic factory building south-east of the site which would need to be retained on site as a heritage asset.
- f. Development must assess and mitigate any contamination on the site.
- g. There are opportunities for the site to connect to the existing Haverhill green corridor.
- h. Retain and enhance the existing mature trees, tree lines and boundary features with appropriate buffers.
- i. Provide good connection to the public right of way to the east of the site.
- j. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

2.03d Chantry Mill, High Street, Haverhill

New reference number: 2.03d

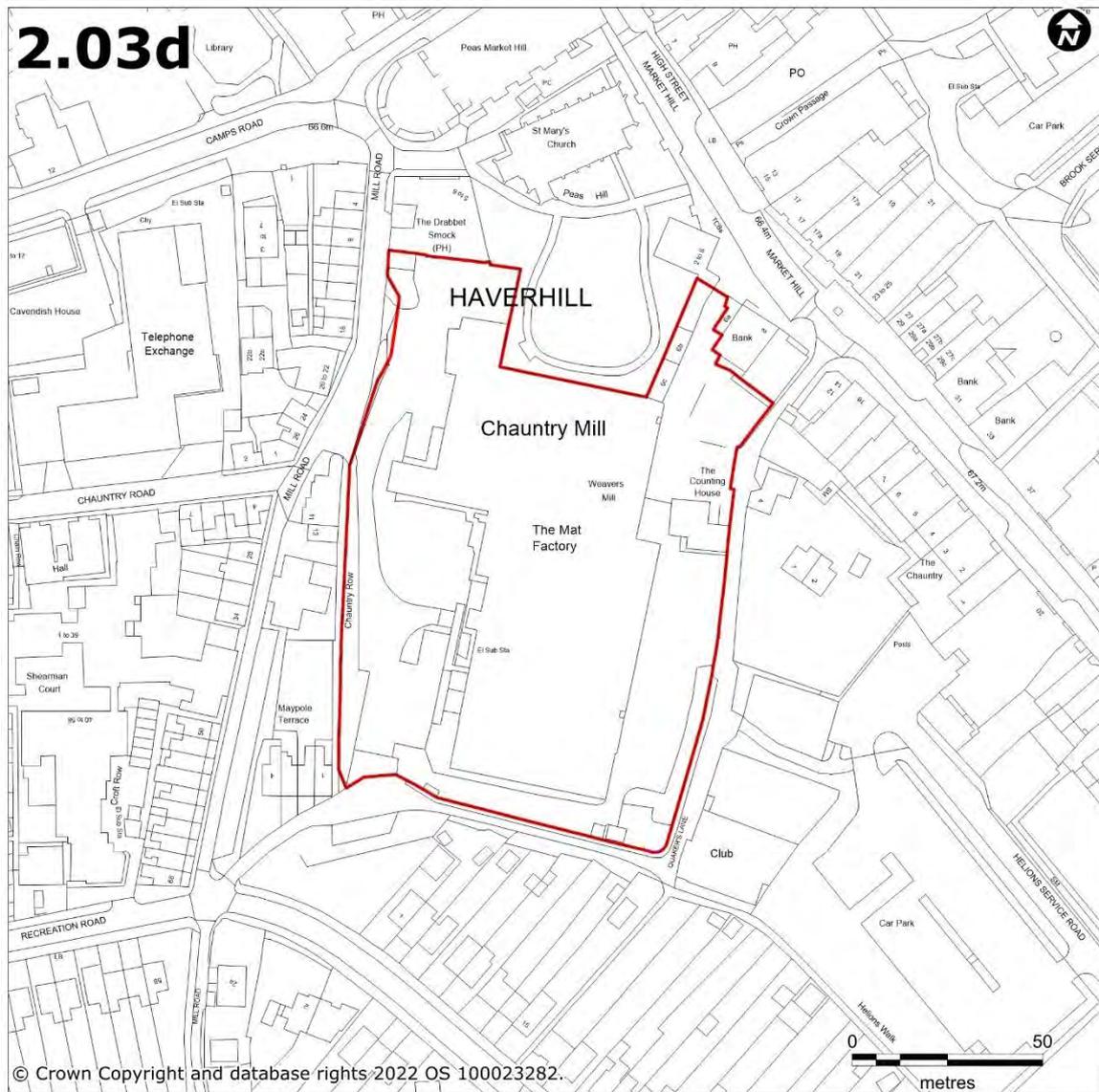
SHELAA reference: WS581 and existing policy reference: HV7(b)

Location: Chantry Mill, High Street, Haverhill

Site area: 1.2 hectares

Preferred options indicative capacity: to be determined by a development brief

Site map



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Policy and capacity considerations

- a. The site comprises a number of grade II listed buildings and other ancillary structures, historically used for textile manufacture. Whilst the site is no longer used for manufacturing, the site is used for storage, distribution and administration.
- b. The site lies within the settlement boundary and is located in the centre of Haverhill.
- c. The site is in close proximity to the High Street.
- d. The site is currently allocated the Haverhill Vision 2031 and is included within the Haverhill Town Centre Masterplan.
- e. A development brief has been adopted for the site.
- f. **Site has important views into St Mary's Church and churchyard** which would need to be retained.
- g. The historic factory buildings are grade II listed buildings and an important heritage asset to the town centre which should be incorporated into the redevelopment of the site.
- h. Retain and enhance the existing mature trees (some protected), tree lines and boundary features with appropriate buffers.
- i. Provide good connection to the public right of way to the east and south of the site.
- j. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

2.03e land at Atterton and Ellis, Haverhill

New reference number: 2.03e

SHELAA reference: WS217

Location: land at Atterton and Ellis, Haverhill

Site area: 0.63 hectares

Preferred options indicative capacity: 18 dwellings

Site map



Policy and capacity considerations

- a. The site is located within the centre of Haverhill, south-east of the town centre and comprises a hardstanding and a number of derelict buildings with some overgrown vegetation within the site.
- b. The Stour Brook flows through the north of the site, which may limit development on the northern section of the site.
- c. The green area on the eastern boundary of site forms an important gateway to the town and should be maintained.
- d. The site lies within the Hamlet Road conservation area and acts as an entrance to the historic core of the town. Development of this site must be well integrated and maintain views into the historic core of the town and introduce a positive entrance into the town centre.
- e. This site is generally of low wildlife value, however the presence of the Stour Brook flowing through the site provides a wildlife corridor and means there is potential for protected and/or priority species.
- f. Retain with appropriate buffers the existing mature trees including the beech tree which is protected by a tree preservation order.
- g. Retain and enhance the river and associated existing features with an appropriate buffer.
- h. Part of this site is within 200 metres of a safeguarded waste facility and any new development should take steps to ensure that it will not inhibit the operation of the waste site.
- i. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

2.03f Castle Manor Academy, Haverhill

New reference number: 2.03f

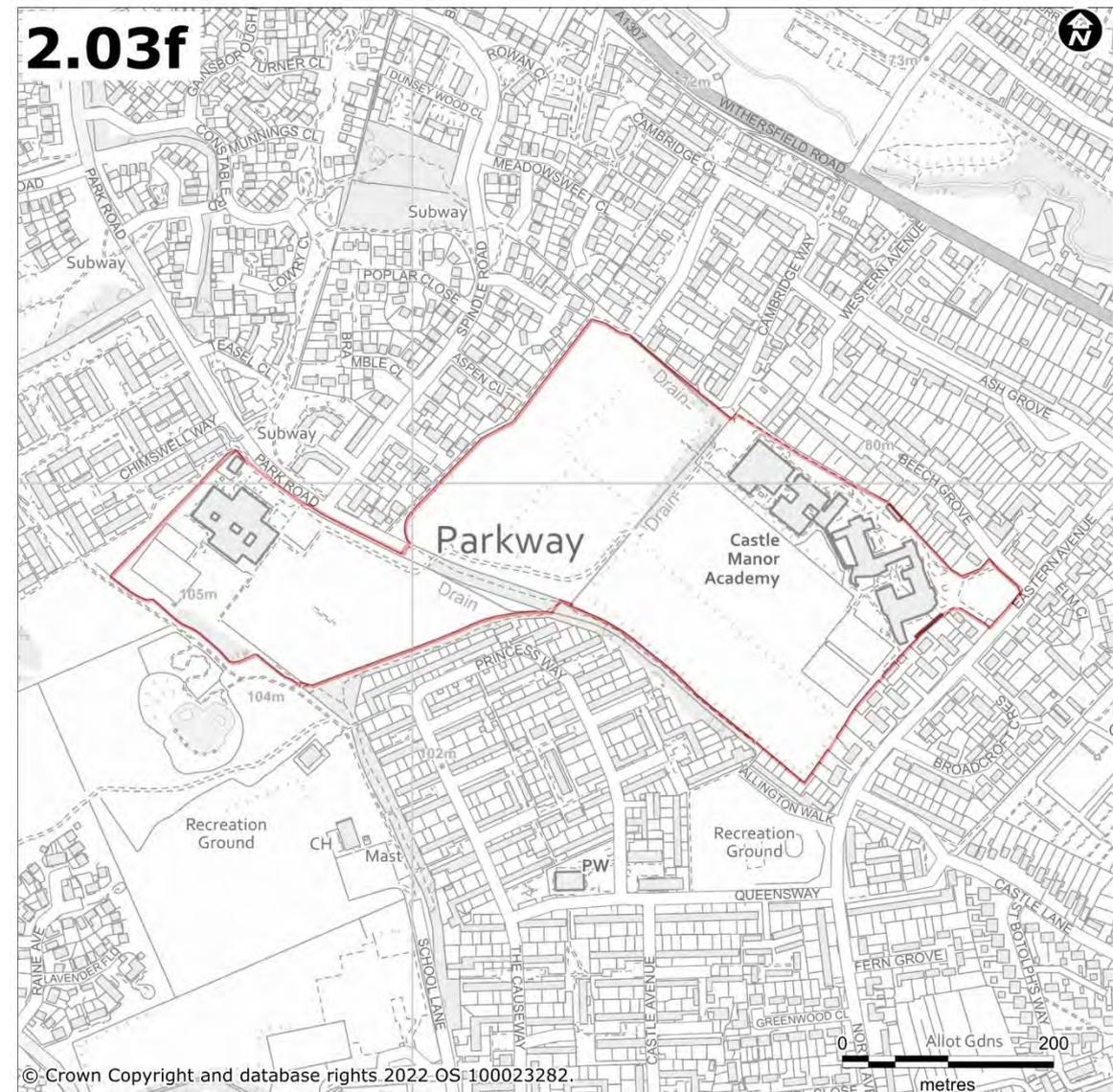
Existing policy reference: HV16

Location: Castle Manor Academy, Haverhill

Site area: 15 hectares

Preferred options indicative capacity: to be determined by a development brief

Site map



Policy and capacity considerations

- a. Land at Eastern Avenue and Park Road, (known as Castle Manor Academy) is allocated for the expansion and redevelopment of educational premises.
- b. An element of residential development may be appropriate on the site of the existing buildings to facilitate the delivery of educational facilities.
- c. The site has an existing adopted masterplan, however due to the length of time passed a new development brief will be required to confirm the amount of land available for development, location of uses, access arrangements and design and landscaping.
- d. Further evidence is required to demonstrate the site is deliverable in order to take forward the allocation into regulation 19 stage of local plan.
- e. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

2.4. Mildenhall

2.4.1. Mildenhall is a market town with a population of approximately 9,054 (2019 mid-year estimate) close to the A11, 11 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 a fire station, a police station, a high school academy (age 11 to 18 years), primary schools, two GP surgeries, sport and leisure facilities. The town centre offers a range of shops and services including supermarkets, local convenience stores, comparison shops and services.

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.
- The increased trend in working from home will help to strengthen the vitality and viability of businesses in the town.
- 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.
- The United States Air Forces in Europe is located on the edge of West Mildenhall positioned between Mildenhall, Beck Row and West Row.
- 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 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.
- The Mildenhall Hub project has brought together public services in one accessible place with better leisure facilities.
- There is the potential for a district heating network to be provided as part of new major development.

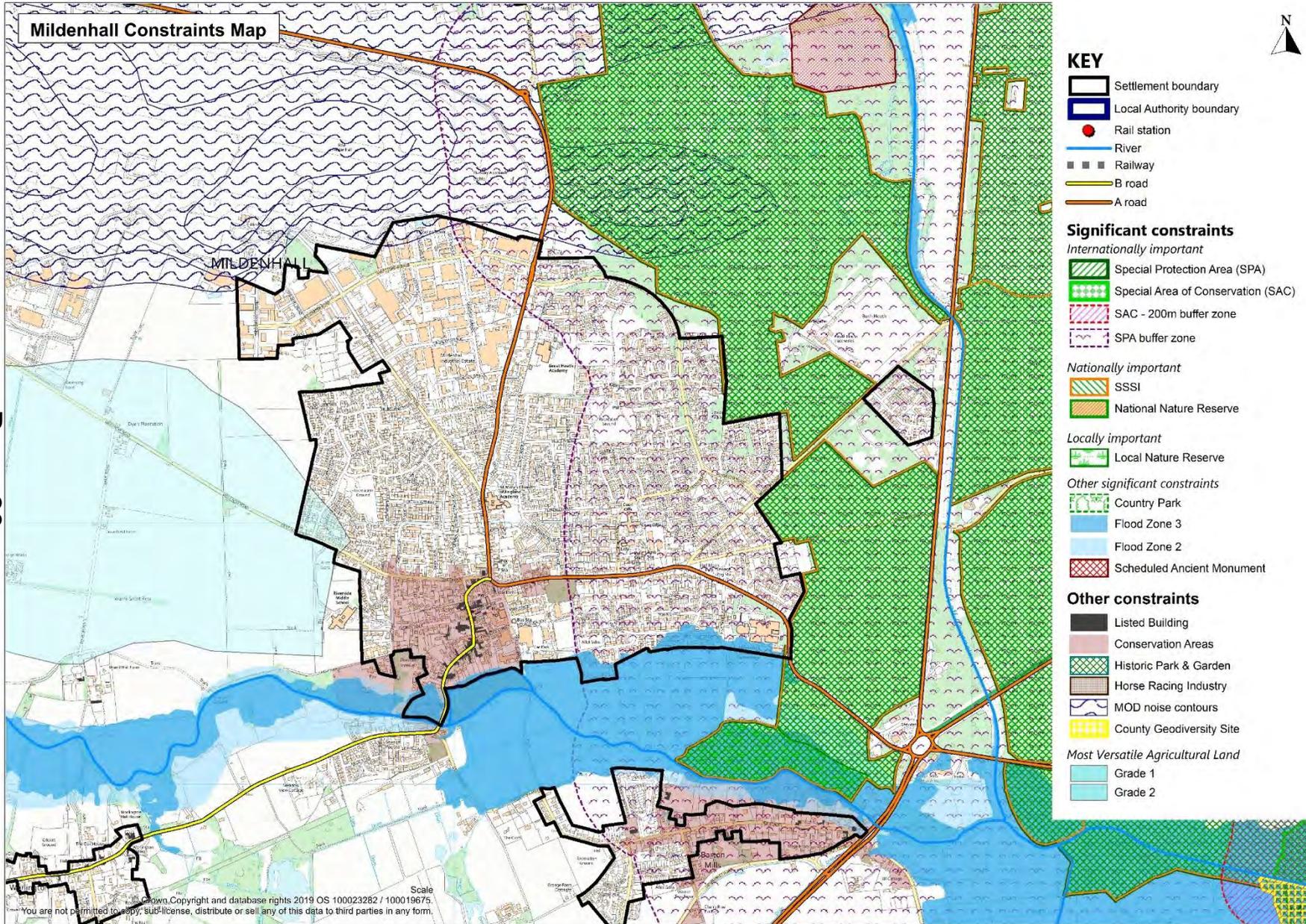
Preferred allocations

2.4.2. The level of development proposed in Mildenhall is influenced by the overall housing requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing environmental and physical constraints and the overall

capacity for growth in the Further information on how housing numbers have been derived can be seen in part one of the local plan.

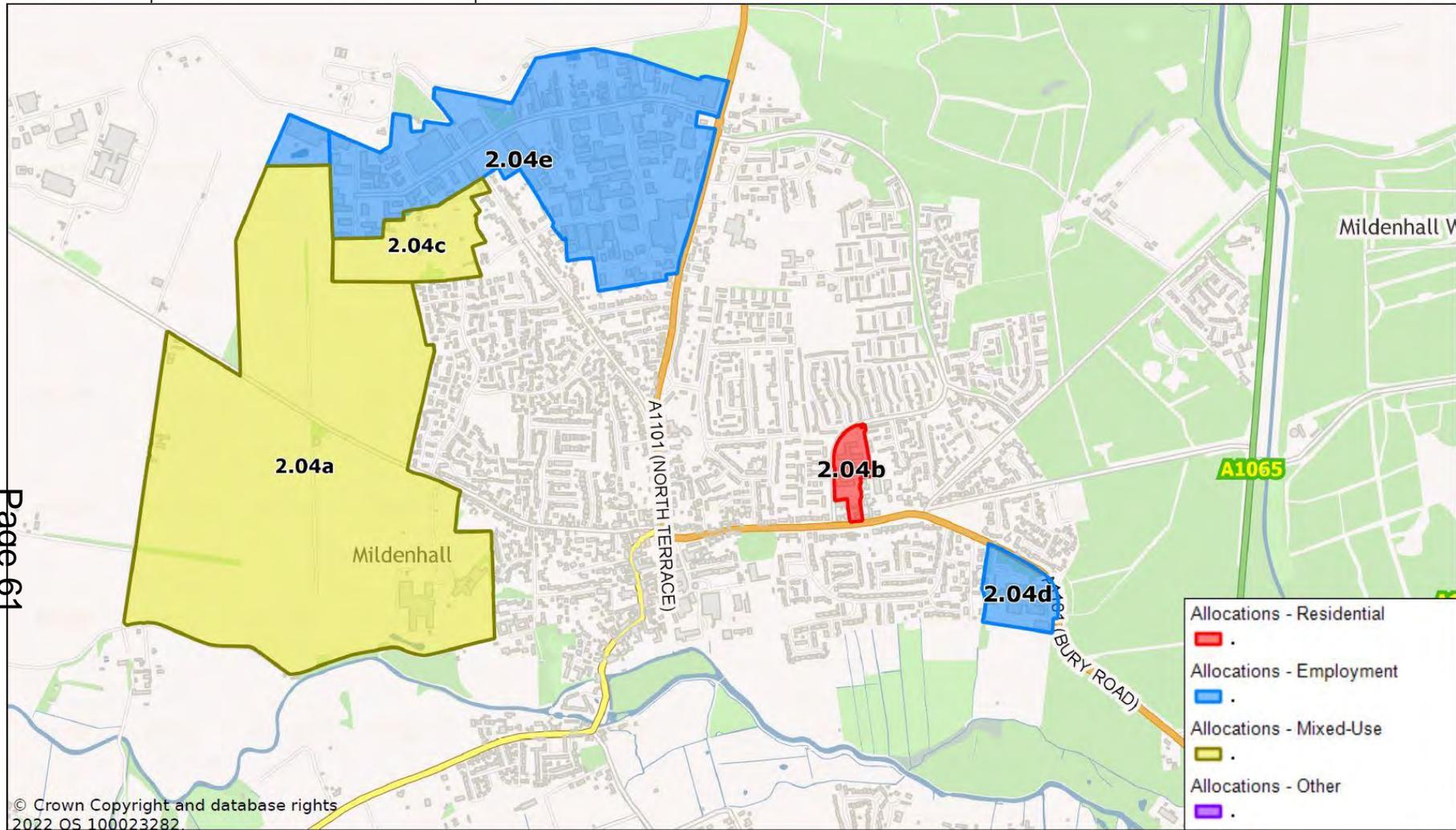
- 2.4.3. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 2.4.4. New and existing preferred strategic and non-strategic employment and mixed-use sites, as well as existing established employment areas have been identified for Mildenhall. Further details can be seen in chapter 7 employment. Each site is identified on the policies map.
- 2.4.5. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Mildenhall settlement constraints map



Mildenhall preferred allocations map

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Mildenhall

Scale: 1:15000

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Strategic commitment

- 2.4.6. The one strategic site currently allocated in the former Forest Heath Local Plan is re-allocated in this plan as planning permission has not yet been granted.

2.04a land west of Mildenhall, south of West Stow Road, Mildenhall

New reference number: 2.04a

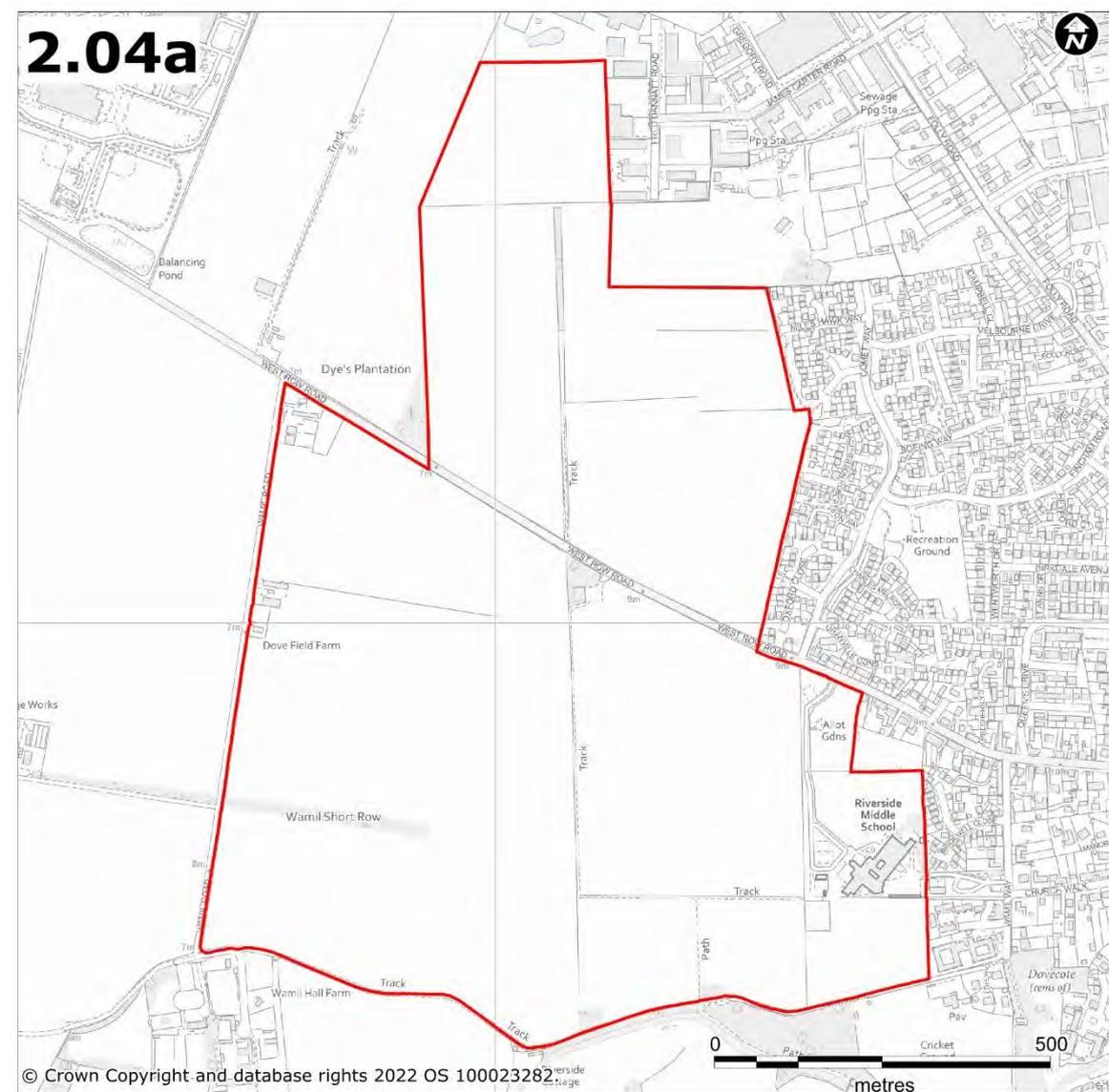
SHELAA reference: WS138 and existing policy reference: SA4

Location: land west of Mildenhall, south of West Row Road, Mildenhall

Site area: 95.4 hectares

Preferred options indicative capacity: 1300 dwellings

Site map



Policy and capacity considerations

- a. This site comprises a large expanse of (grades 2 and 3) agricultural land to the west of Mildenhall and is allocated for mixed-use development to include 1300 dwellings with a local centre, a minimum of five hectares (ha) employment land, a 10ha suitable alternative natural green space, schools, leisure facilities and public services.
- b. A detailed masterplan is being prepared for the site which was subject to public consultation in late 2021. The masterplan area excludes the public sector hub which has been constructed in the south-eastern corner, comprising multidisciplinary offices, library, sports centre and Mildenhall College Academy and Sixth Form Centre.
- c. The site is bounded by existing residential development and employment areas to the east and open countryside to the west.
- d. Development will need to have regard to areas of known archaeological interest and areas of high potential, the setting of a listed building, Wamil Hall, to the south-west and conservation area to the east.
- e. This site is within 7.5 kilometres of Breckland Forest Site of Special Scientific Interest (SSSI), a component of Breckland Special Protection Area (SPA). Within this distance the potential for in-combination recreational effects should be considered.
- f. The site triggers the SSSI impact risk zone relating to SSSI components of Breckland SPA.
- g. Provide footpath and cycle connections to the town centre, River Lark Valley and the Bridleway to West Row as appropriate.
- h. Retain and enhance existing hedgerows and woodland blocks with appropriate buffers.
- i. Deliver a wide buffer with the River Lark (30 metre minimum)
- j. Provide a new landscape boundary and settlement edge on the western boundary of the site.
- k. Provide an appropriate landscape buffer to existing and proposed employment uses to the north.
- l. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site – this includes the delivery of any highway mitigation required such as necessary provision and improvement to roads.

Non-strategic allocations

2.04b District Council Offices, College Heath Road, Mildenhall

New reference number: 2.04b

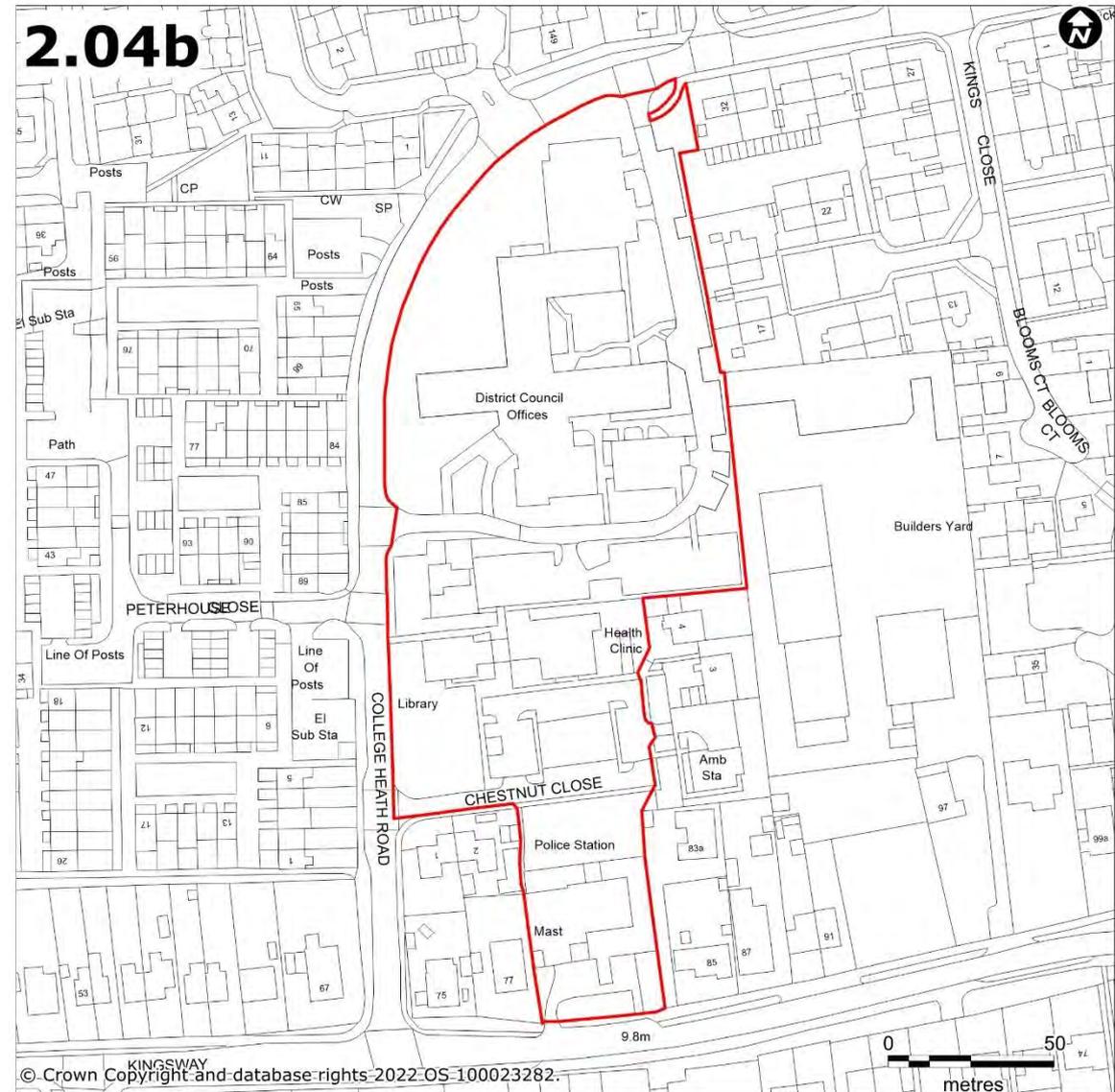
SHELAA reference: WS139 and existing policy reference: SA5(b)

Location: District Council Offices, College Heath Road, Mildenhall

Site area: 2.14 hectares

Preferred options indicative capacity: 45 dwellings

Site map



Policy and capacity considerations

- a. Site of the council offices, surgery and library on College Heath Road which is available following the completion of the Mildenhall Hub project.
- b. Further investigation of the site has led to a reduced capacity in this plan from that included in the adopted local plan. The number of dwellings that can be accommodated will be refined, if necessary, prior to finalising this plan.
- c. The site is bounded by College Heath Road to the north and west and existing residential development to the east.
- d. The site includes a known area of archaeological interest and will require pre-determination desk-based evaluation.
- e. The site is within the 1,500 metre constraint buffer around Breckland Special Protection Area (SPA). Effects of residential development on Stone Curlew must be considered including in-combination effects.
- f. This site is within 7.5 kilometre of Breckland Forest Site of Special Scientific Interest (SSSI), a component of Breckland Special Protection Area. Within this distance the potential for in-combination recreational effects should be considered.
- g. The site triggers the SSSI impact risk zone relating to SSSI components of Breckland SPA.
- h. Retain the trees on the site in particular the veteran trees.
- i. Retain and enhance boundary hedgerows with an appropriate buffer.
- j. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

2.04c west of Folly Road (Folly Farm), Mildenhall

New reference number: 2.04c

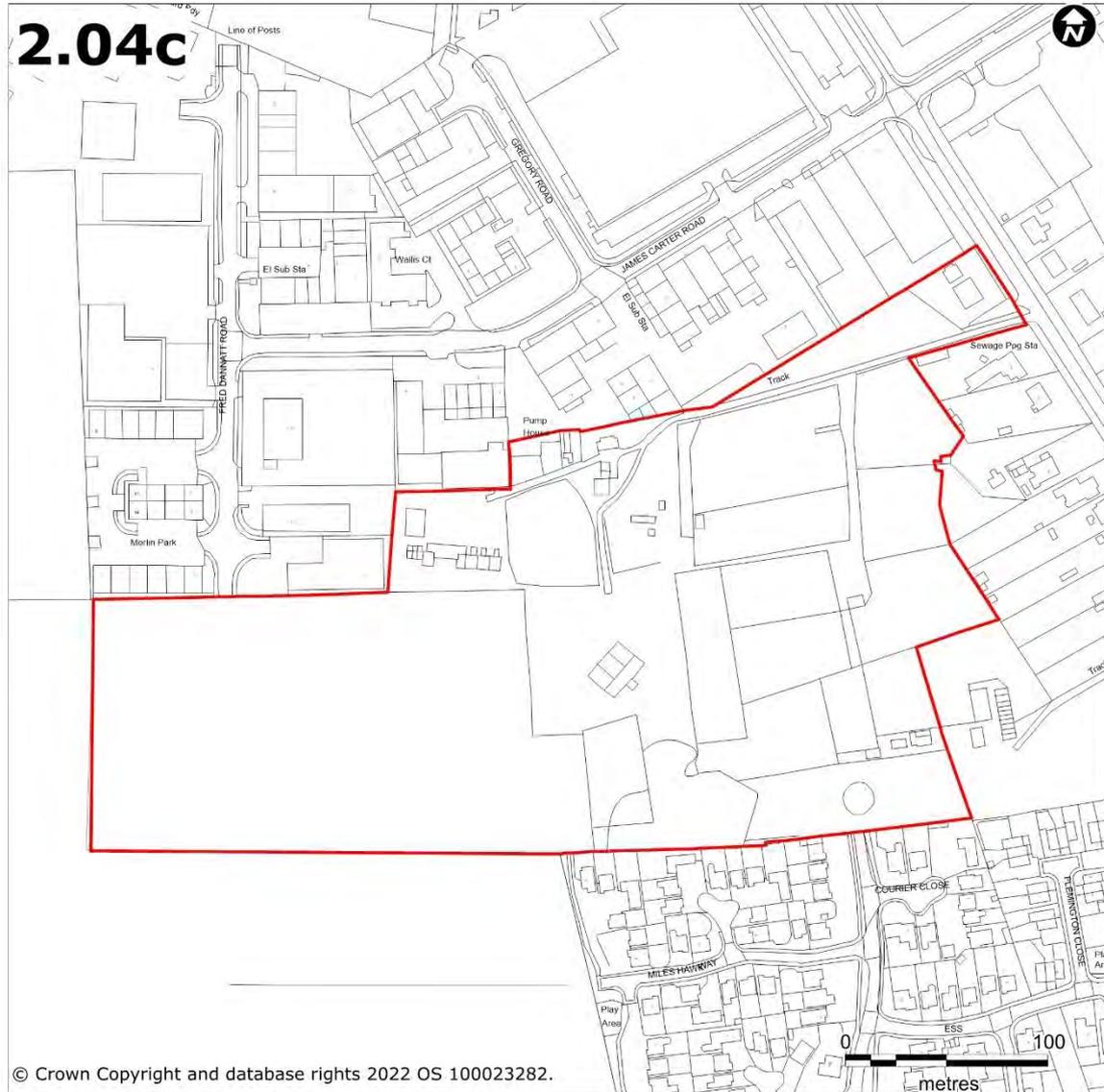
SHELAA reference: WS141

Location: west of Folly Road (Folly Farm), Mildenhall

Site area: 8 hectares

Preferred options indicative capacity: 100 dwellings and 2.5 hectares of employment

Site map



Policy and capacity considerations

- a. The predominant use of the site is arable land. There are also a scattered array of existing buildings within the site, some of which have been in use for pig farrowing.
- b. The northern part of the site is within a Ministry of Defence noise contour area and further assessments would be required to address this impact on the development of this site.
- c. A development brief for the site will be required prior to determination of any planning application which should ensure a joined-up approach with the masterplan for the West Mildenhall site (2.04a).
- d. The site is suitable for mixed residential and employment use, the location of these should be carefully considered through a development brief.
- e. A cordon sanitaire would be required for the sewage pumping station to the north of the site.
- f. This site is within 7.5 kilometre of Breckland Forest Site of Special Scientific Interest (SSSI), a component of Breckland Special Protection Area. Within this distance the potential for in-combination recreational effects should be considered.
- g. The site triggers the SSSI impact risk zone relating to Breckland Forest SSSI.
- h. The site has existing features which contribute to the ecological network which should be safeguarded. In particular retain and enhance areas of species rich acid grassland, mature scrub and mature hawthorn specimens.
- i. Pedestrian and cycling connectivity with the wider west of Mildenhall development should be achieved.
- j. Landscape buffers with the adjacent sites should be achieved depending on the location of the uses within the site.
- k. This site is partially or wholly within a minerals consultation area. The quantity and quality of the minerals resources beneath the site and the feasibility of either: extraction prior to development of the site or use of some of the sand and gravel in the development itself should be assessed.
- l. The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be encouraged.

2.5. Newmarket

2.5.1. Newmarket has a population of approximately 16,599 (2019 mid-year estimate) and is located south of the A14, some 18 kilometres west of Bury St Edmunds and 16 kilometres east of Cambridge. Newmarket 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 has a good range of services with a number of GP surgeries, sport, leisure and cultural facilities, police, ambulance and fire stations, and a hospital with outpatient services. The town is served with primary schools and a secondary school, as well as a number of established employment areas. Newmarket is a centre for the British Horse Racing Industry which has an important economic and cultural role in the town. The industry is an important economic and cultural asset that will be protected and enhanced.

2.5.2. **Newmarket neighbourhood development plan was 'made' (adopted) in February 2020** and is a statutory development plan document for West Suffolk Council. This means that the plan is a material consideration for planning application purposes.

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, is** situated to the south-west of the racecourse.
- Newmarket is the international home of horseracing and makes an important contribution to the economy, local heritage and character of the town. Local policies have aimed to protect and conserve its significance.
- 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.
- Any allocations for development will need to balance protection and of the horse racing industry whilst meeting the housing and other needs for the town.
- The town centre has a substantial comparison goods offer and a wide range of services.
- The increased trend in working from home will help to strengthen the vitality and viability of local centres and businesses in the town.
- There is an opportunity to build on the tourism opportunities created by the National Heritage Centre for Horseracing and Sporting Art.
- Land running north to 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.
- Development in surrounding settlements such as Kentford and Exning may impact on **Newmarket's infrastructure.**

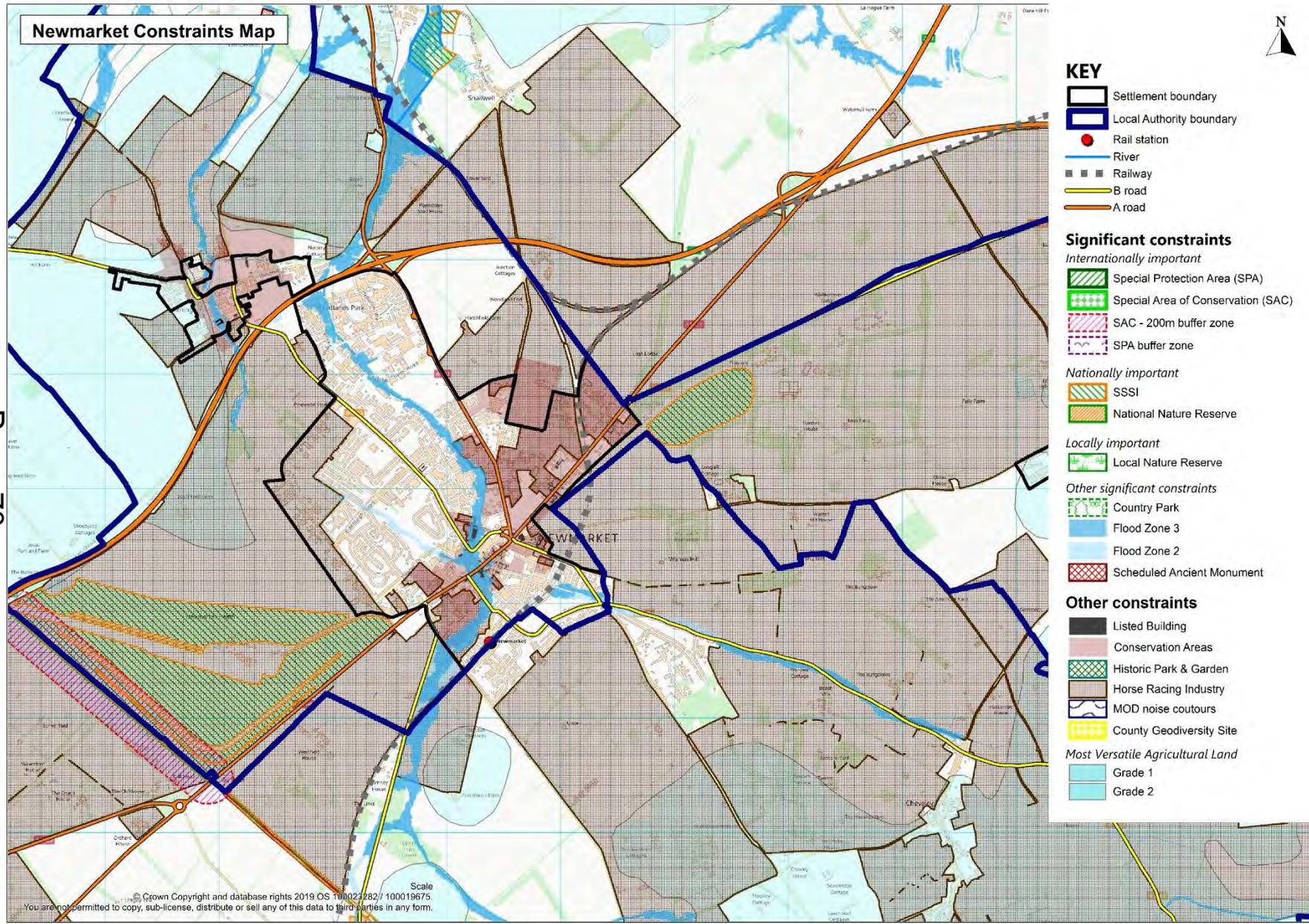
- Coalescence with the settlement of Exning to the north-west should be avoided.
- There is a need to carefully manage the movements of vehicles and horses within the town.
- Newmarket benefits from good public transport infrastructure which includes a railway line that connects the town to Ipswich, 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.

Preferred allocations

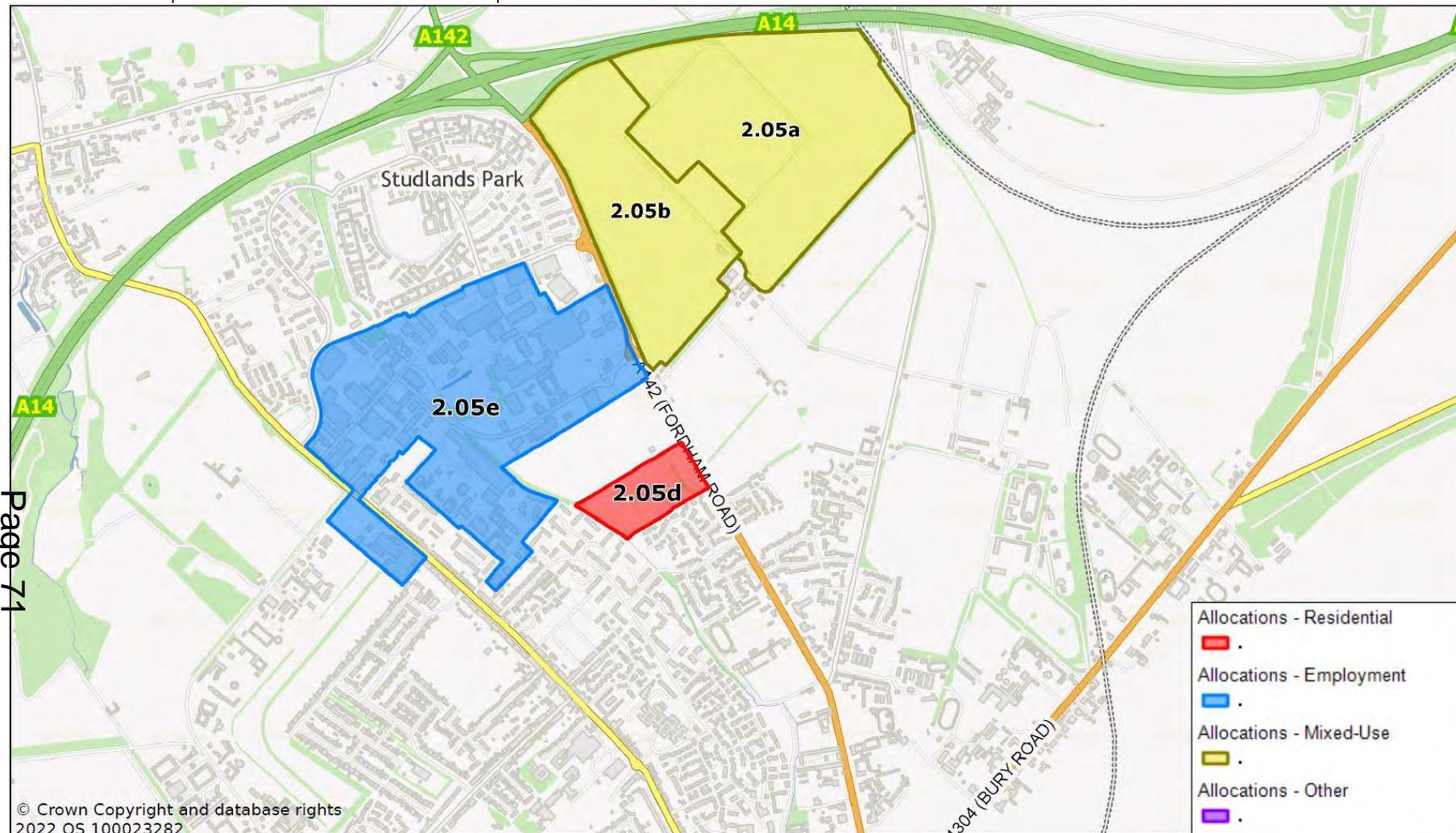
- 2.5.3. One new strategic site is proposed as a preferred site for residential development in Newmarket providing an indicative capacity of 400 dwelling, alongside an existing strategic site and two non-strategic sites allocated in the current local plan.
- 2.5.4. The level of development proposed in Newmarket is influenced by the overall housing requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for development. Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 2.5.5. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 2.5.6. New and existing preferred strategic employment and mixed-use sites, as well as an existing established employment area have been identified for Newmarket. Further details can be seen in chapter 7 employment. Each site is identified on the policies map.
- 2.5.7. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Newmarket settlement constraints map

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Newmarket preferred allocations map north



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Newmarket North

Scale: 1:15000

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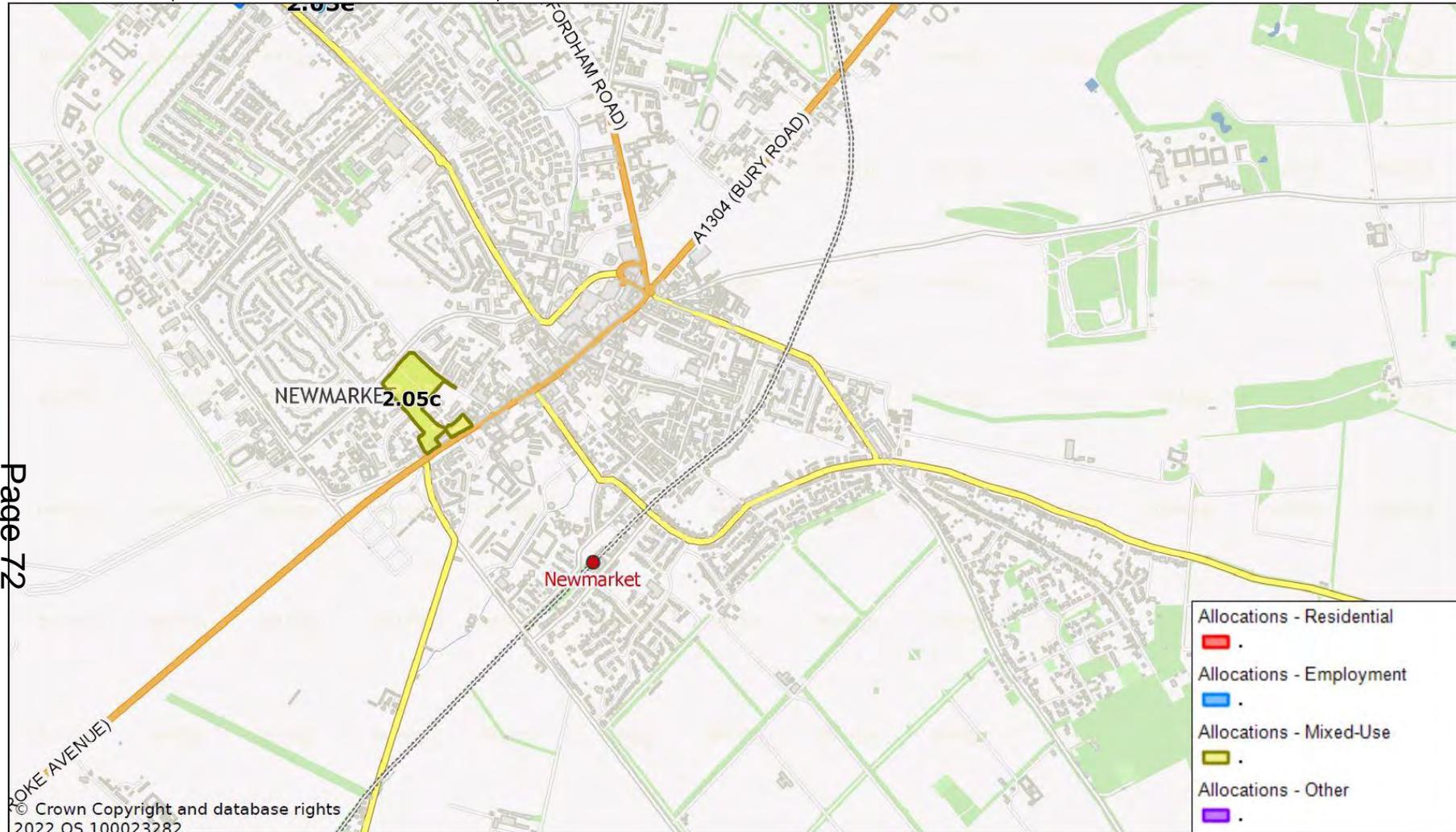
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Newmarket preferred allocations map south



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Newmarket South

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Strategic location for future development

- 2.5.8. In the former Forest Heath Local Plan one strategic site is allocated in Newmarket which will deliver 400 new homes, five hectares of employment and a primary school. The residential component of this site and the school have outline planning permission, but development has not yet commenced.
- 2.5.9. In this new local plan, it is important that development is distributed to the most sustainable places in accordance with the National Planning Policy Framework. This means that the majority of new development is **being directed to the district's five towns. Further information on this can be read in part one of this document.**
- 2.5.10. A variety of factors have helped determine the most appropriate locations for new strategic development in Newmarket, including the **town's infrastructure and environmental capacity, available sites, the need to balance employment and housing needs, as well as potential impacts to the horse racing industry and levels of development taking place in recent years.**
- 2.5.11. Taking into account all of the above, one preferred location for future strategic development has been identified to meet future housing needs at Hatchfield Farm. This site is in addition to the site that is already allocated part of which has outline planning permission for housing and a school.
- 2.5.12. It is considered that this site could deliver around 400 additional homes and an additional five hectares of employment in the plan period, however, further evidence-based work is required to determine the precise number of dwellings.
- 2.5.13. For the purposes of this preferred options consultation the red line boundary of the site includes the entirety of the land available for development but only part of that land is needed to deliver the homes and jobs needed. This consultation and further evidence base work will aid the preparation of a site concept plan for this strategic site. The concept plan will refine the site boundary and be included in the final version of this plan.
- 2.5.14. At this stage we are interested to hear your views on the principle of this proposed strategic location, which is set out in more detail below, and whether you feel this is the right location for the future allocation of homes in the town taking into account the policy and capacity considerations.

2.05a Hatchfield Farm additional land, Fordham Road, Newmarket

New reference number: 2.05a

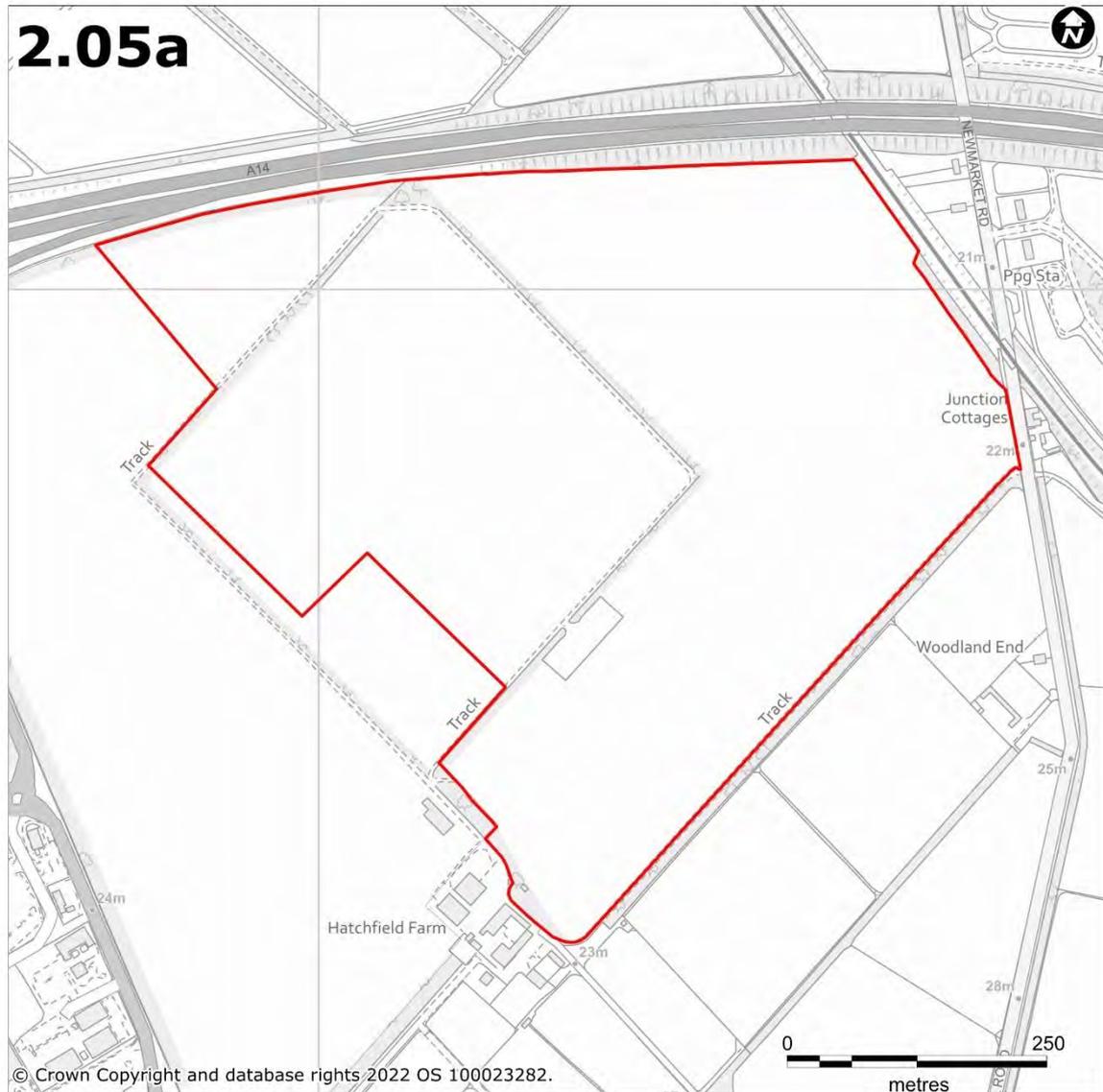
SHELAA reference: WS145 and WS145(A)

Location: Hatchfield Farm, Fordham Road, Newmarket

Site area: 38 hectares (to be refined once capacity is known)

Preferred options indicative capacity: mixed-use to include 400 dwellings and five hectares of employment

Site map



Policy and capacity considerations

- a. The red line boundary includes the entirety of the land available for development but only part of that land will be required to deliver the homes and jobs needed.
- b. This site is to the northeast of Newmarket bound by the A14 to the north, the existing allocation and Studlands Park housing area to the west and open fields and paddocks to the east and south.
- c. The site lies adjacent to the existing settlement boundary.
- d. Suitable for residential and employment mixed-use.
- e. A concept statement and masterplan will be required for the site prior to the determination of any planning application. This should have regard to the adopted masterplan for the site 2.05b.
- f. The transport impact of the proposal on horse movements in the town, together with impacts on other users of the highway, must be assessed to determine whether the proposal results in material adverse impacts and, where necessary, to identify any measures necessary to mitigate the individual (and, where appropriate, cumulative) transport impacts of development.
- g. This site is within five kilometres of Devils Dyke Special Area of Conservation. Within this distance the potential for in-combination recreational effects should be considered.
- h. The site triggers the site of special scientific interest (SSSI) impact risk zone relating to Newmarket Heath SSSI and Devils Dyke SSSI.
- i. Retain, with appropriate buffers, the existing mature trees some of which are protected by a tree preservation order.
- j. Retain and enhance the existing woodland and tree belts, hedgerows and boundary features with appropriate buffers.
- k. Provide a wide buffer with the A14 (30 metres) and with the railway line (25 metres).
- l. Provide an appropriate landscape buffer proposed employment uses.
- m. This site is partially or wholly within a minerals consultation area. The quantity and quality of the minerals resources beneath the site and the feasibility of either: extraction prior to development of the site or use of some of the sand and gravel in the development itself should be assessed.
- n. Additional power infrastructure may be required.

- o. Provide cycle and pedestrian connections to George Lambton playing fields and the existing cycle and footpath network.
- p. The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be required.
- q. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

Strategic commitment

2.5.15. The strategic site currently allocated in the former Forest Heath Local Plan for 400 homes is re-allocated in this plan.

2.05b Hatchfield Farm, Fordham Road, Newmarket

New reference number: 2.05b

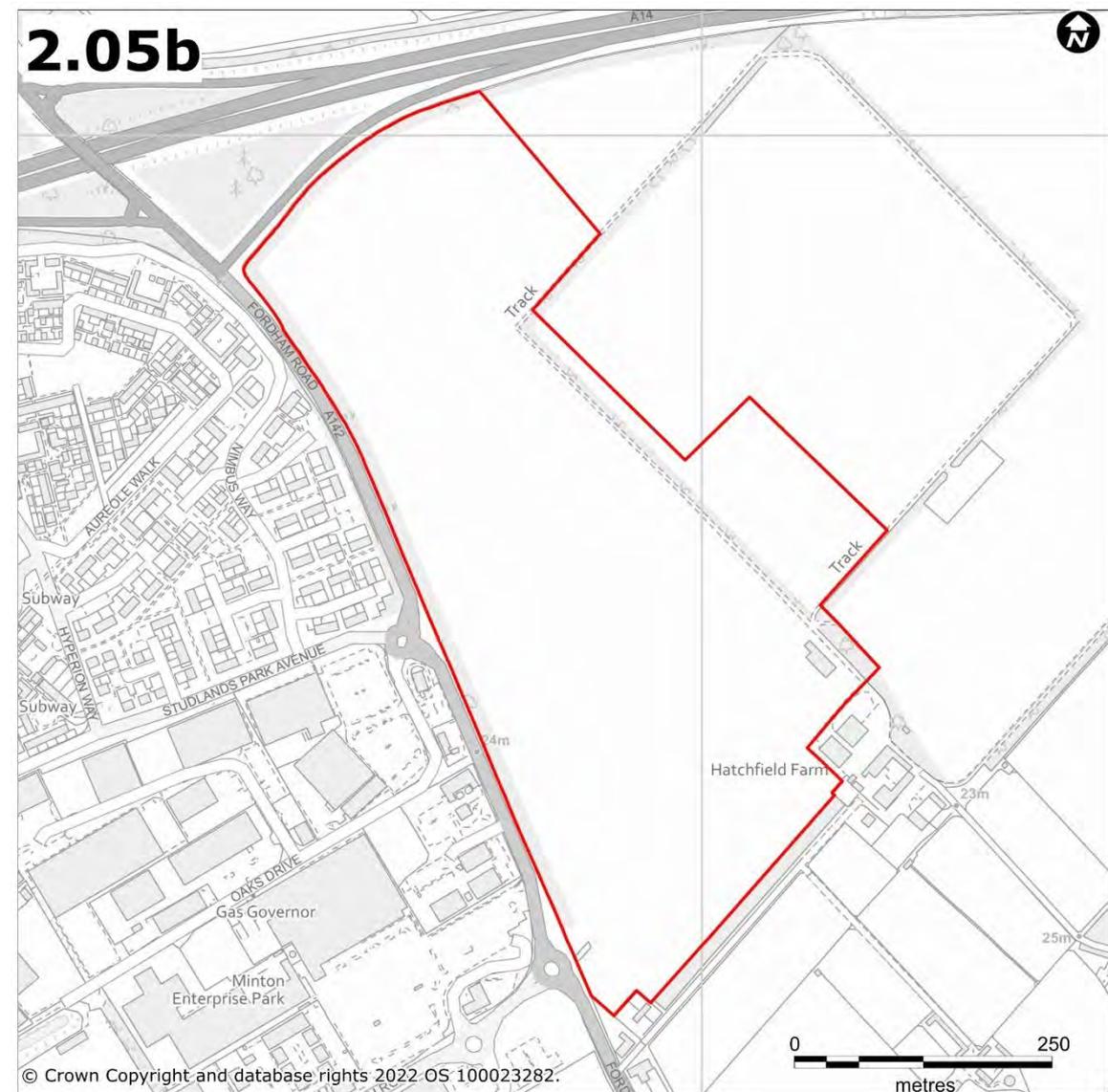
SHELAA reference: WS145 and existing policy reference: SA6(g)

Location: Hatchfield Farm, Fordham Road, Newmarket

Site area: 26 hectares

Preferred options indicative capacity: 400 dwellings and five hectares employment

Site map



Policy and capacity considerations

- a. This site is allocated to the north-east of Newmarket and is allocated for residential development, employment and a school site.
- b. Outline planning permission was granted in 2019 by the Secretary of State for up to 400 dwellings, open space, two accesses and associated infrastructure.
- c. A masterplan was adopted for the site in March 2019.
- d. The transport impact of the proposal on horse movements in the town, together with impacts on other users of the highway, must be assessed to determine whether the proposal results in material adverse impacts and, where necessary, to identify any measures necessary to mitigate the individual (and, where appropriate, cumulative) transport impacts of development.
- e. Provision should be made for the signalisation of the A14/A142 junction, or other agreed measure and the signalisation of the Rayes Lane horse crossing.
- f. Strategic landscaping and open space must have particular regard to the relationship between the site and designated nature conservation sites in the vicinity. The development must provide measures for influencing recreation in the surrounding area to avoid a damaging increase in visitors to sensitive ecological sites.
- g. This site is within five kilometres of Devils Dyke Special Area of Conservation. Within this distance the potential for in-combination recreational effects should be considered.
- h. The site triggers the site of special scientific interest (SSSI) impact risk zone relating to Newmarket Heath SSSI and Devils Dyke SSSI
- i. Retain, with appropriate buffers, the existing mature trees some of which are protected by a tree preservation order.
- j. Retain and enhance the existing woodland and tree belts, hedgerows and boundary features with appropriate buffers.
- k. Deliver a wide buffer with the A14 (30 metres).
- l. Provide an appropriate landscape buffer to the proposed employment uses.
- m. Provide cycle and pedestrian connections to George Lambton playing fields.
- n. The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be encouraged.

Non-strategic allocations

2.05c land off High Street, Black Bear Lane and Rowley Drive, High Street, Newmarket (Queensbury Lodge)

New reference number: 2.05c

SHELAA reference: WS149 and existing policy reference: SA6(b)

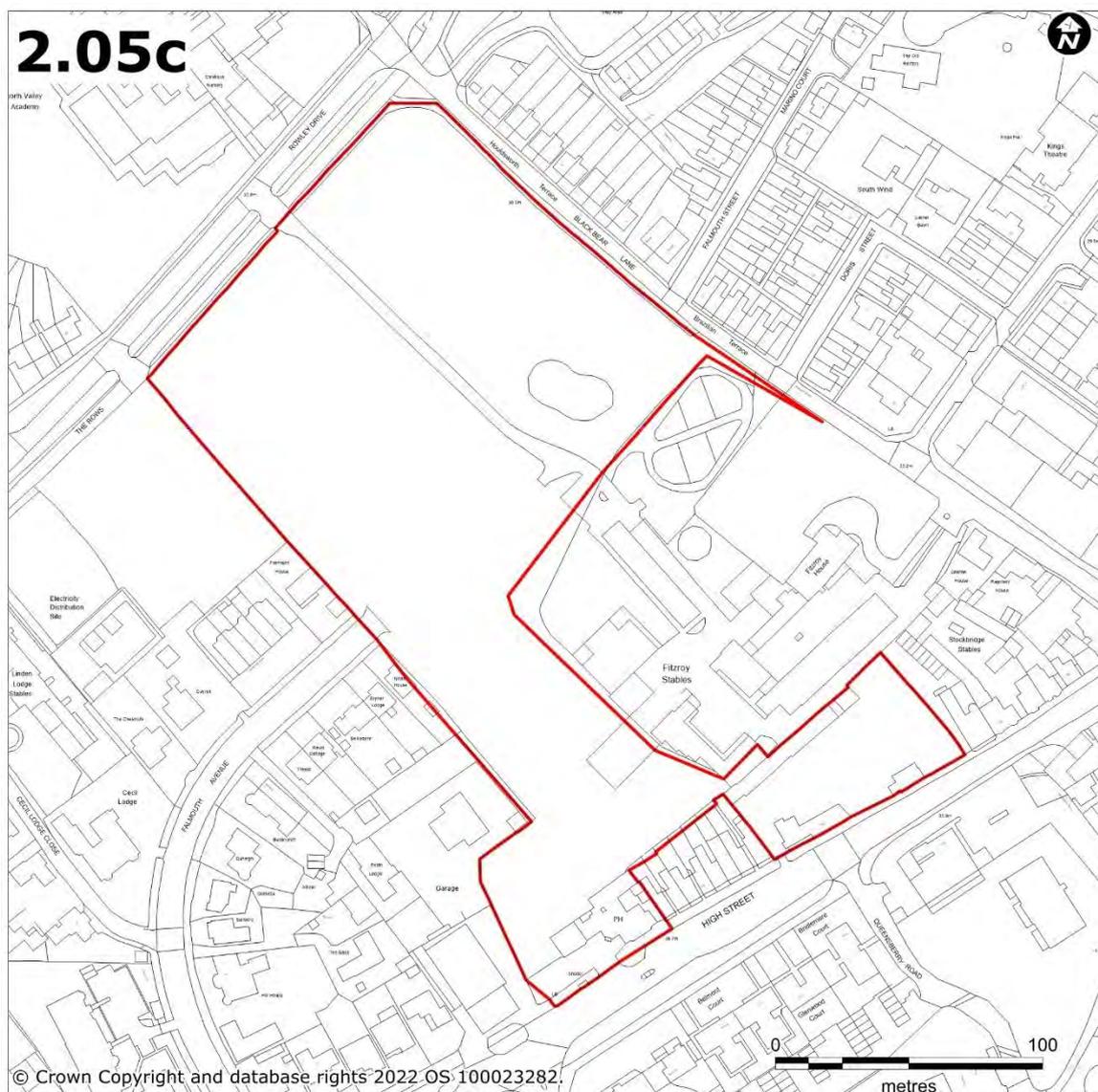
Location: land off High Street, Black Bear Lane and Rowley Drive, High Street, Newmarket (Queensbury Lodge)

Site area: 3.57 hectares

Preferred options indicative capacity: 50 dwellings

Mixed-use: to include racehorse training yard and paddock

Site map



Policy and capacity considerations

- a. The site is currently allocated for mixed-use to include some 50 dwellings, and a racehorse training yard and paddock.
- b. The constraints identified above and lack of progress in advancing a policy compliant scheme will necessitate further evidence to demonstrate the site is deliverable in order to take forward the allocation into Reg 19 stage of local plan.
- c. The site is a mixture of brown and greenfield comprising the historic grade II listed Queensbury Lodge Stables, former swimming pool, White Lion Public House and Fitzroy Paddocks.
- d. Any development on this site should facilitate the sympathetic restoration and viable reuse of the listed buildings, racehorse training yard and paddock on the site and preserve or enhance the character and appearance of the conservation area. The optimum viable use of the listed buildings and paddock will be a central consideration in assessing proposals.
- e. Fitzroy Paddock is identified as an important open space in the conservation area and the significant contribution it makes to the areas character and appearance should be respected.
- f. Development proposals should not adversely impact on the listed buildings, or their settings.
- g. The potential uses and capacity of the site will be explored through the preparation of a development brief taking into account the optimal viable use of the listed buildings and paddock and viability evidence.
- h. The transport impact of the proposal on horse movements in the town, together with impacts on other users of the highway, must be assessed to determine whether the proposal results in material adverse impacts and, where necessary, to identify any measures necessary to mitigate the individual (and, where appropriate, cumulative) transport impacts of development.
- i. Strategic landscaping and open space must be provided on all sites to address the individual site requirements and location.
- j. This site is within five kilometres of Devils Dyke Special Area of Conservation. Within this distance the potential for in-combination recreational effects should be considered.
- k. The site triggers the site of special scientific interest (SSSI) impact risk zone relating to Newmarket Heath SSSI and Devils Dyke SSSI.
- l. Retain, with appropriate buffers, the existing mature trees some of which are protected by the conservation area designation.

- m. Retain and enhance the existing boundary features and hedgerows with appropriate buffers.
- n. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

2.05d former St Felix Middle School Site, Newmarket

New reference number: 2.05d

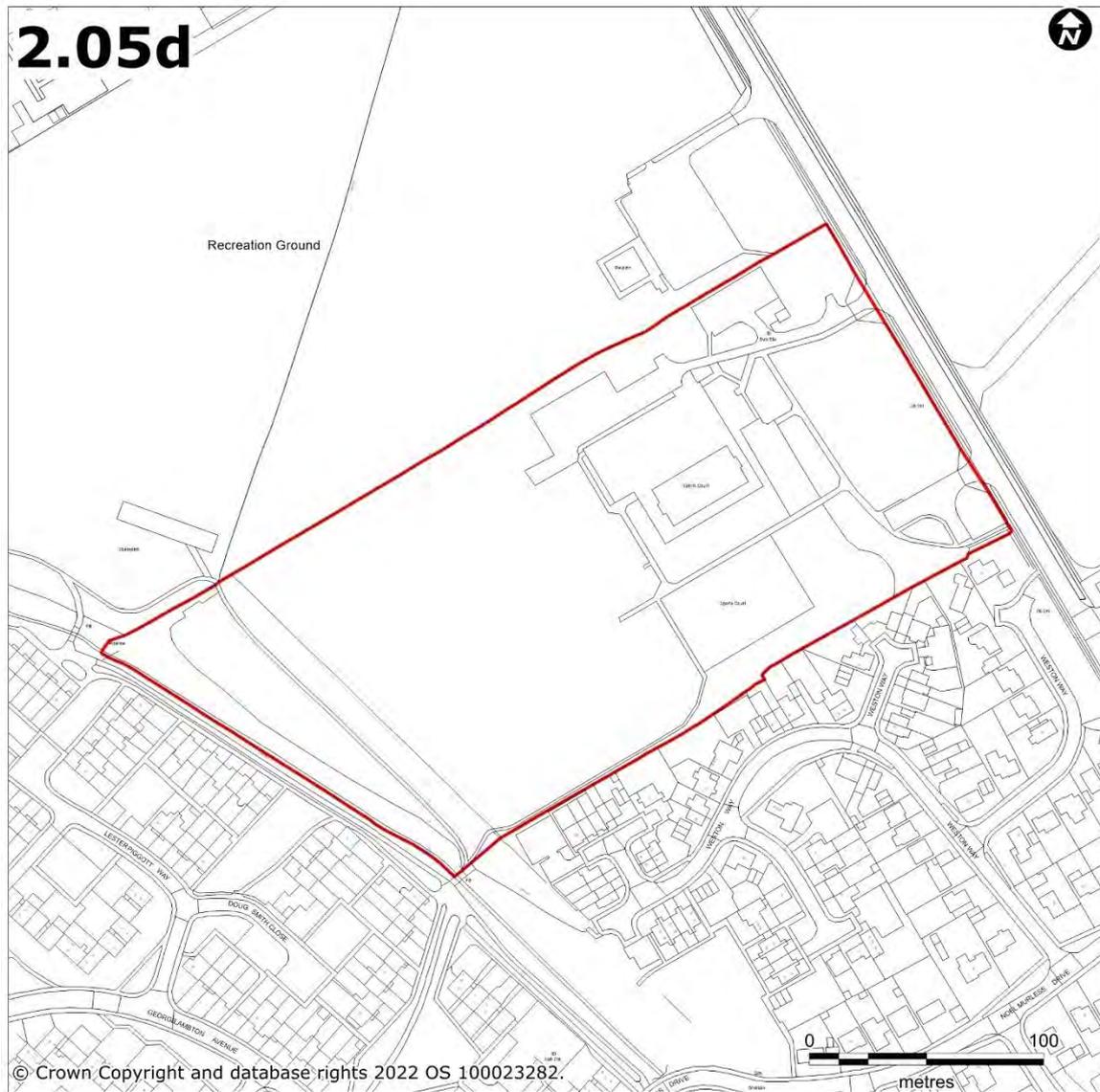
SHELAA reference: WS146 and existing policy reference: SA6(d)

Location: former St Felix Middle School site, Newmarket

Site area: 4.5 hectares

Preferred options indicative capacity: 45 dwellings

Site map



Policy and capacity considerations

- a. The site is currently allocated for residential development in the Forest Heath Site Allocations Local Plan.
- b. The site comprises the footprint of the former school, outbuildings, sports pitches, courts and playing fields to the west of Fornham Road.
- c. The site is allocated in its entirety although the suggested residential capacity reflects retention of the open space.
- d. Development must make provision for the retention or relocation of the existing tennis courts and retention of the open space for public use and provide access and connectivity to this facility and open space from George Lambton playing fields.
- e. Development must also protect and enhance the amenity and biodiversity of the Yellow Brick Road blue/green corridor and access route.
- f. The transport impact of the proposal on horse movements in the town, together with impacts on other users of the highway, must be assessed to determine whether the proposal results in material adverse impacts and, where necessary, to identify any measures necessary to mitigate the individual (and, where appropriate, cumulative) transport impacts of development.
- g. This site is within five kilometres of Devils Dyke Special Area of Conservation. Within this distance the potential for in-combination recreational effects should be considered.
- h. The site triggers the site of special scientific interest (SSSI) impact risk zone relating to Newmarket Heath SSSI and Devils Dyke SSSI.
- i. Provide connections to Yellow Brick Road and to George Lambton Playing Field.
- j. Retain and enhance the existing trees, tree-belts and hedgerows on the site with appropriate buffers.
- k. Strategic landscaping and open space must be provided on all sites to address the individual site requirements and location.
- l. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

3. Key service centres

3.1. Barrow

3.1.1. Barrow is a large village with a population of 1,887 (2019 mid-year estimate), one of the highest settlement populations outside of the towns. It is just under 10 kilometres from Bury St Edmunds. Barrow is designated as a key service centre in recognition of the important role it plays in serving the residents of the village and those who live in the surrounding rural area. The village provides a number of key services and facilities including convenience food shops, a school and early years provision, post office, public houses and a GP surgery.

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

Constraints and opportunities

- Bus services are less frequent than hourly, or operate during limited times.
- 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 sites 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 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.
- 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 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.

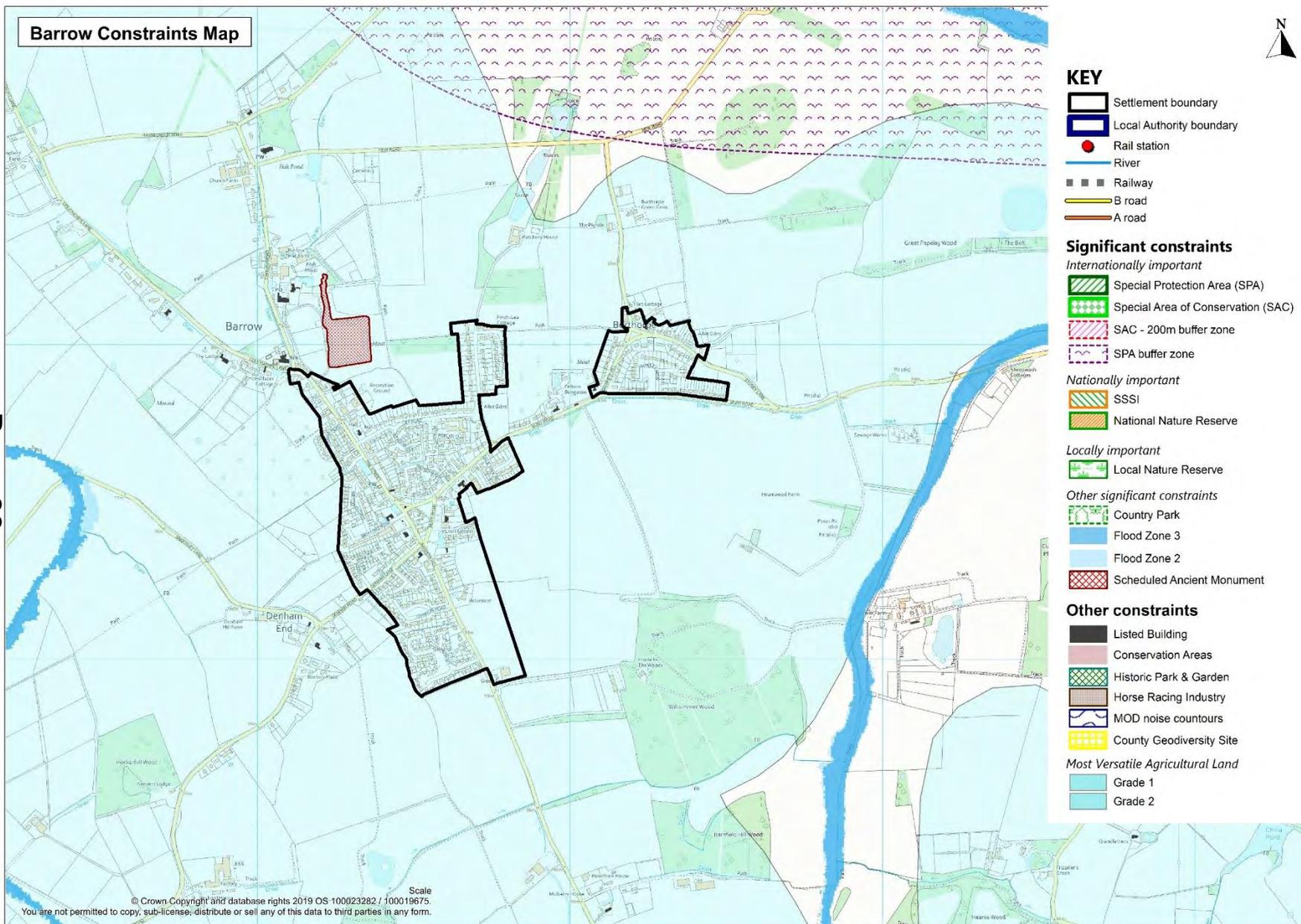
Preferred allocations

3.1.3. Two new sites are proposed as preferred sites for residential development in Barrow providing an indicative capacity of 170 dwellings. The level of development proposed in Barrow is influenced by the overall housing requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing

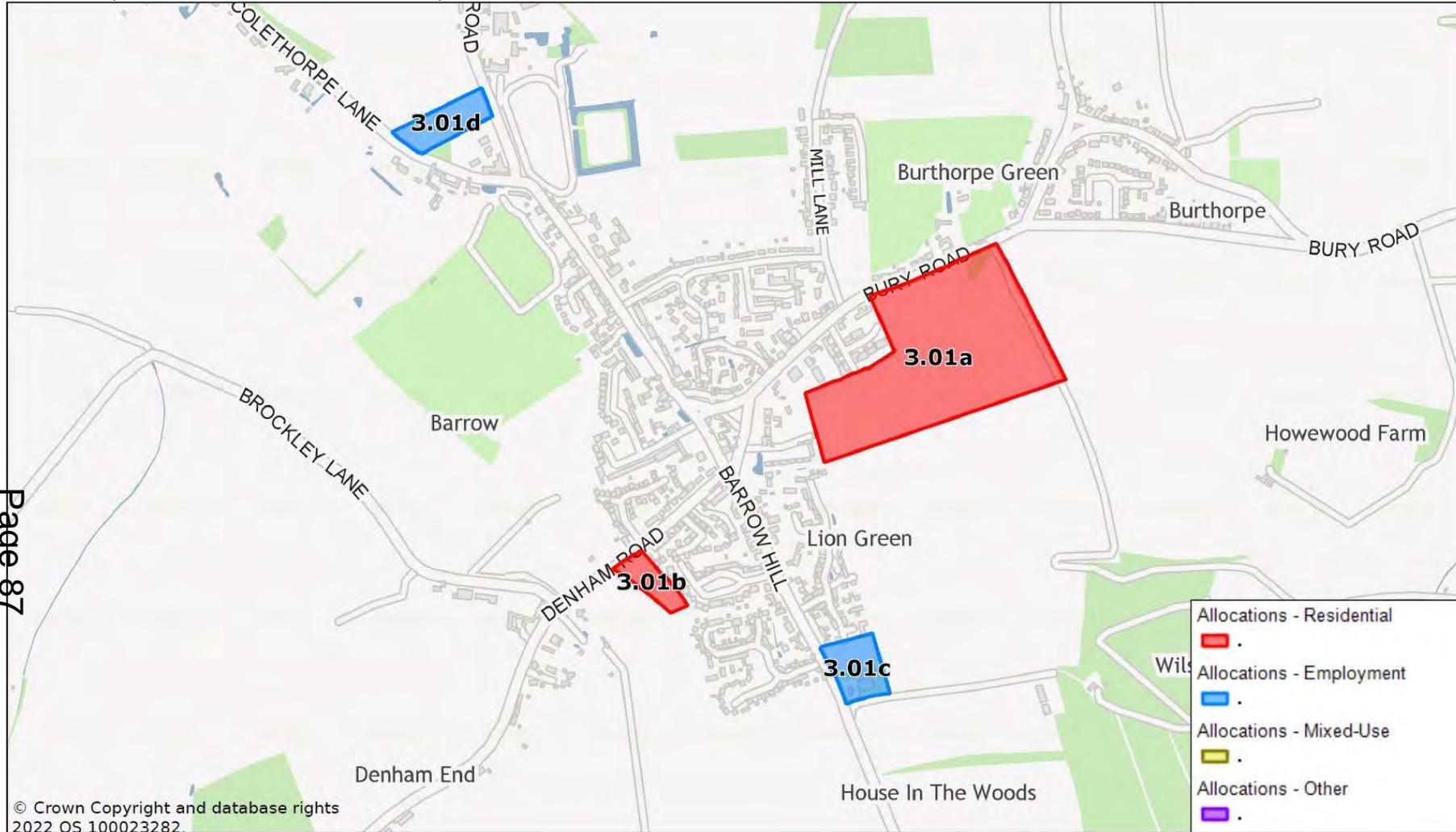
environmental and physical constraints and the overall capacity for growth in the settlement. Further information on how housing numbers have been derived can be seen in part one of the local plan.

- 3.1.4. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 3.1.5. An existing preferred non-strategic employment site, as well as an employment area have been identified for Barrow. Further details can be seen in chapter 7 employment. Each site is identified on the policies map.
- 3.1.6. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Barrow settlement constraints map



Barrow preferred allocations map



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Barrow

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Non-strategic allocations

3.01a land off Bury Road, Barrow

New reference number: 3.01a

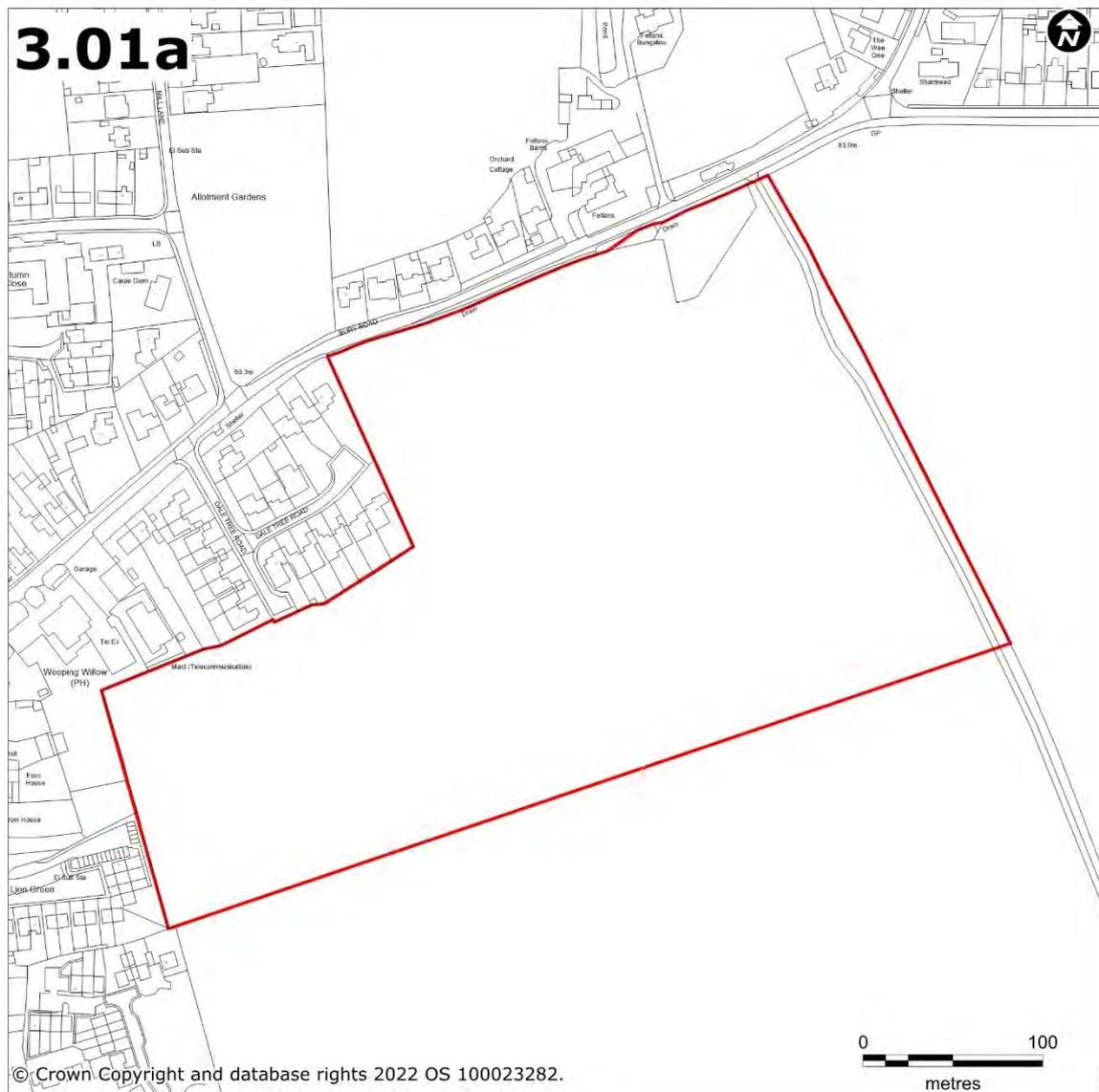
SHELAA reference: WS011

Location: land off Bury Road, Barrow

Site area: 10 hectares

Preferred options indicative capacity: 150 dwellings (final capacity to be determined by a site development brief)

Site map



Policy and capacity considerations

- a. The site is part of a larger arable field with species rich hedgerows along the northern and western boundaries and a small area of woodland in the north-east corner.
- b. Site lies partially adjacent to the settlement boundary.
- c. The amount of land available for development, site capacity, location of uses, access arrangements, design and landscaping will be informed by a site development brief.
- d. Link new sustainable foot and cycleways to established infrastructure ensuring good access to the village centre and school.
- e. The site triggers the sites of special scientific interest (SSSI) impact risk zone relating to Breckland farmland SSSI, a component of Breckland Special Protection Area.
- f. Retain and enhance the existing woodland, hedgerows and boundary features with appropriate buffers.
- g. Provide a new hedgerow and landscaped site boundary to the south.
- h. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

3.01b land off Denham Lane, Barrow

New reference number: 3.01b

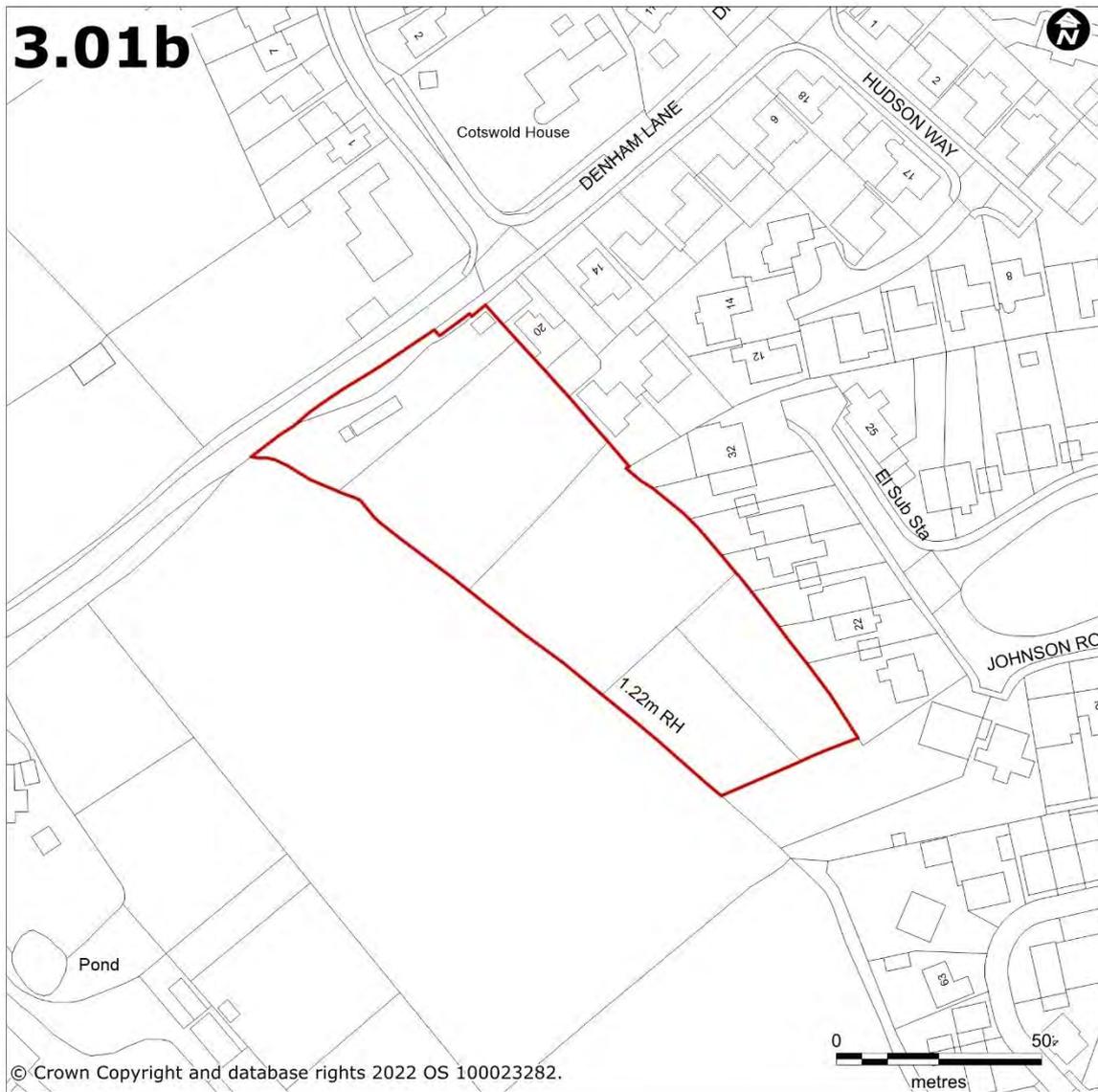
SHELAA reference: WS008

Location: land off Denham Lane, Barrow

Site area: 0.7 hectares

Preferred options indicative capacity: 20 dwellings

Site map



Policy and capacity considerations

- a. The site consists of a well contained grassland site currently grazed by horses.
- b. Site is adjacent to the settlement boundary.
- c. This small extension would follow the line of existing recently built out development to the south.
- d. Link new sustainable foot and cycleways to established infrastructure ensuring good access to the village centre and school.
- e. Retain and enhance the existing woodland, hedgerows and boundary features with appropriate buffers.
- f. Part of this site is in close proximity to a safeguarded waste facility and any new development should take steps to ensure that it will not inhibit the operation of the waste site.
- g. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

3.2. Clare

3.2.1. Clare is a small market town with a population of 2,173 (2019 mid-year estimate), located approximately 11 kilometres from the centre of Haverhill. It is a historic Suffolk town with a wide range of local services and facilities including GP surgeries, a primary and community school and leisure facilities.

Constraints and opportunities

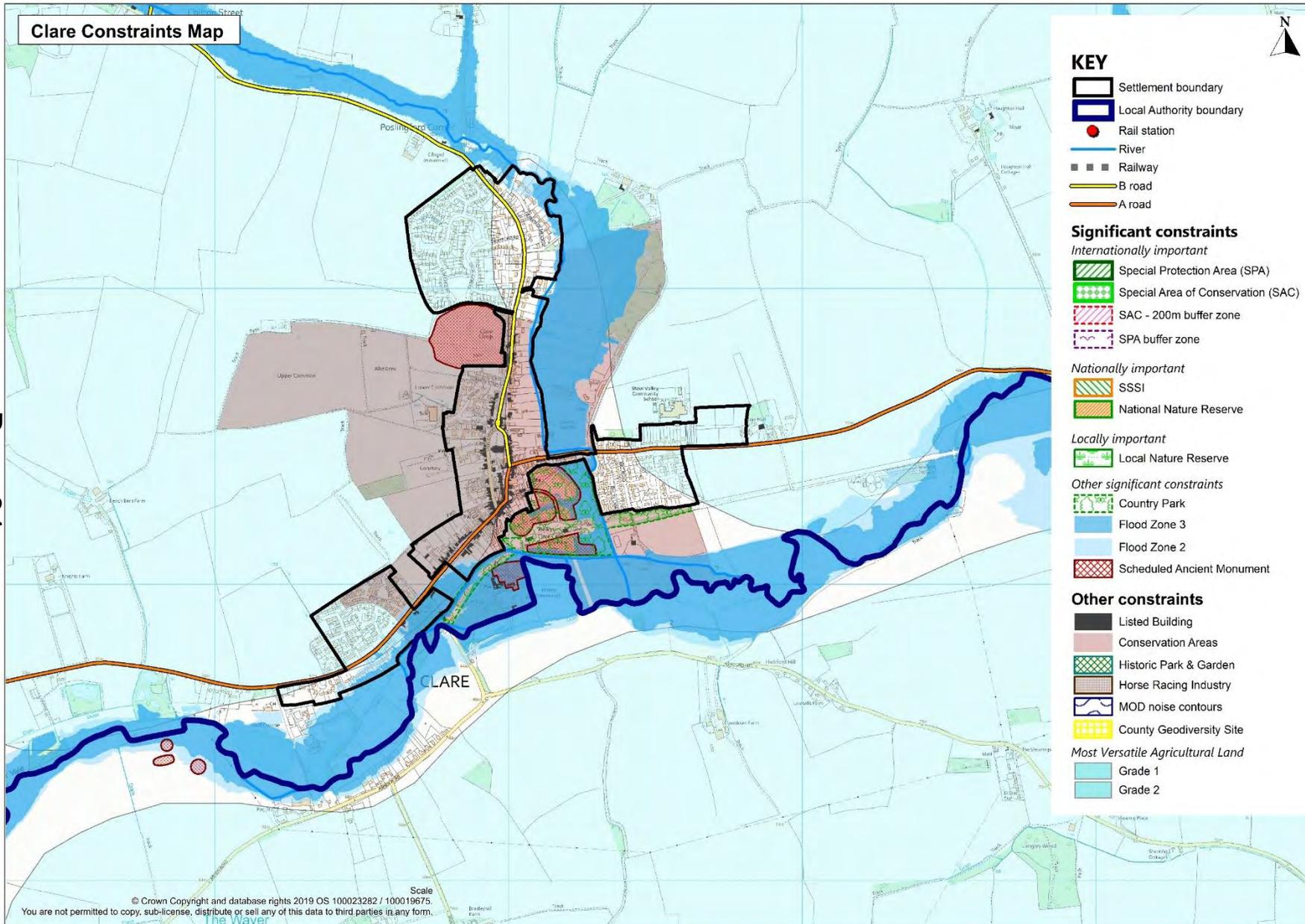
- Clare is a medieval settlement that lies within the rich archaeological landscape of the Stour Valley, as recorded in the county historic environment record The prehistoric Clare Camp and medieval castle are scheduled ancient monuments.
- The historic settlement has a good range of independent shops, cafes and country park which is a draw for tourism.
- Any large-scale development has the potential to impact negatively on the character of the settlement. However, small-scale peripheral extensions may be possible.
- Bus services are less frequent than hourly or operate during limited times.
- Future 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. There are also numerous listed buildings **within the town's settlement boundary**.
- Additional growth should aim to consolidate and enhance existing community services and facilities.
- The scale of growth 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.

Preferred allocations

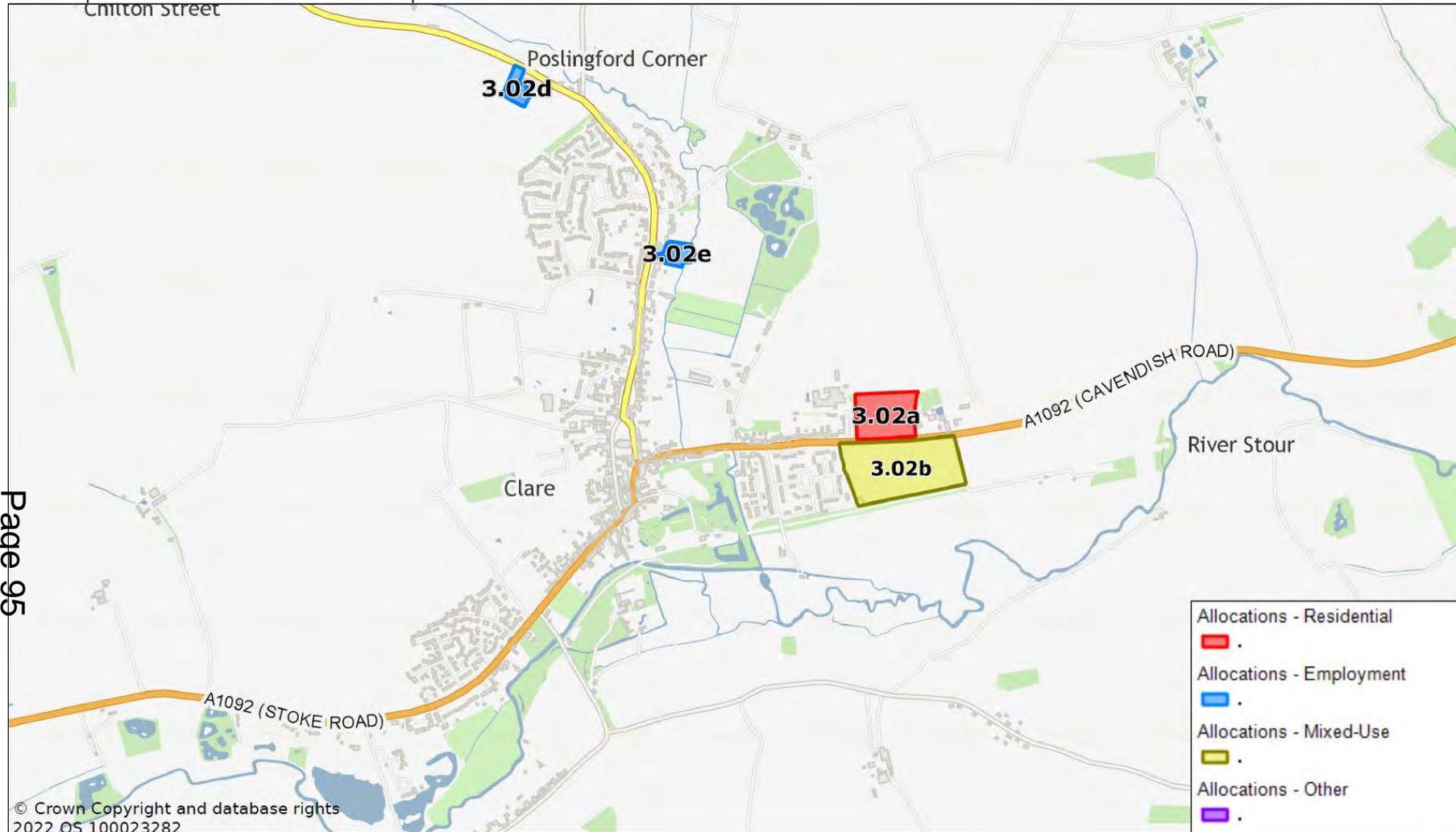
- 3.2.2. Two sites are proposed as preferred sites for residential development in Clare providing an indicative capacity of 98 dwellings. The level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 3.2.3. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 3.2.4. An existing established employment area has been identified for Clare. Further details can be seen in chapter 7 employment. The site is identified on the policies map.

3.2.5. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Clare settlement constraints map



Clare preferred allocations map



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Clare

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Non-strategic allocations

3.02a land north of Cavendish Road, Clare

New reference number: 3.02a

SHELAA reference: WS076 and existing policy reference: RV11(b)

Location: land north of Cavendish Road, Clare

Site area: 2.56 hectares

Preferred options indicative capacity: 53 dwellings

Site map



Policy and capacity considerations

- a. The site lies on the eastern edge of Clare, on the northern side of A1092.
- b. The site is allocated in the former St Edmundsbury Vision 2031 Local Plan and a development brief for the site has been approved and there is a resolution to grant planning permission.
- c. The site comprises paddocks and has been assessed as being of low ecological value and lies outside the conservation area.
- d. This site is within the Upper Stour Valley locally valued landscape area.
- e. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.
- f. Section 106 funding will secure improvements to the footway along the A1092 (Cavendish Road) to the town centre and will secure a new route south to link into the old railway line public right of way.

3.02b land south of Cavendish Road, Clare

New reference number: 3.02b

SHELAA reference: WS071

Location: land south of Cavendish Road, Clare

Site area: 5.36 hectares

Preferred options indicative capacity: 45 dwellings and public car park

Site map



Policy and capacity considerations

- a. The site comprises an arable field and semi-improved grassland. To the east of the site lies the sewage treatment works and to the south is Clare Castle Country Park County Wildlife Site (CWS). Part of the disused railway line links the site to the River Stour.
- b. A development brief is required.
- c. The proposal should seek to enhance footpath and cycleway access to the town centre.
- d. Opportunity to provide a car park to serve the country park accessed from a footpath to the south of the site.
- e. Provide a wide buffer to the existing right of way to the south, to Clare Castle Country Park CWS.
- f. Safeguard a footpath connection to the public right of way on the existing railway embankment to the south.
- g. Provide an appropriate landscape buffer to open countryside to the east.
- h. Retain and enhance boundary features, tree belt and hedgerows with an appropriate buffer.
- i. This site is within the Upper Stour Valley locally valued landscape area.
- j. Part of this site is in close proximity to a safeguarded waste facility and any new development should take steps to ensure that it will not inhibit the operation of the waste site. The extent of the cordon sanitaire should be defined in the development brief.
- k. This site is partially or wholly within a minerals consultation area. The quantity and quality of the minerals resources beneath the site and the feasibility of either: extraction prior to development of the site, or use of some of the sand and gravel in the development itself should be assessed.
- l. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

3.3. Ixworth

- 3.3.1. Ixworth is a large village with a population of approximately 2,256 (2019 mid-year estimate for Ixworth and Ixworth Thorpe) located to the north-east of the district, around 13 kilometres from Bury St Edmunds. The village has a good range of services and facilities including primary and **free school, doctors' surgery, leisure facilities and shops.**
- 3.3.2. 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 and it is understood that the pre-submission draft plan is currently being prepared for the required six week consultation.

Constraints and opportunities

- Roads to the north (A1088) and the east (A143) of the village provide natural barriers to growth.
- There is at least an hourly bus service from 9am (at the latest) to 5pm (at the earliest).
- Bangrove Wood, to the north of Ixworth, is identified as a site of special scientific interest, a designation which limits development beyond the relief road.
- 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 shows prehistoric, Roman and Anglo-Saxon sites within and around the medieval settlement of Ixworth and its priory.

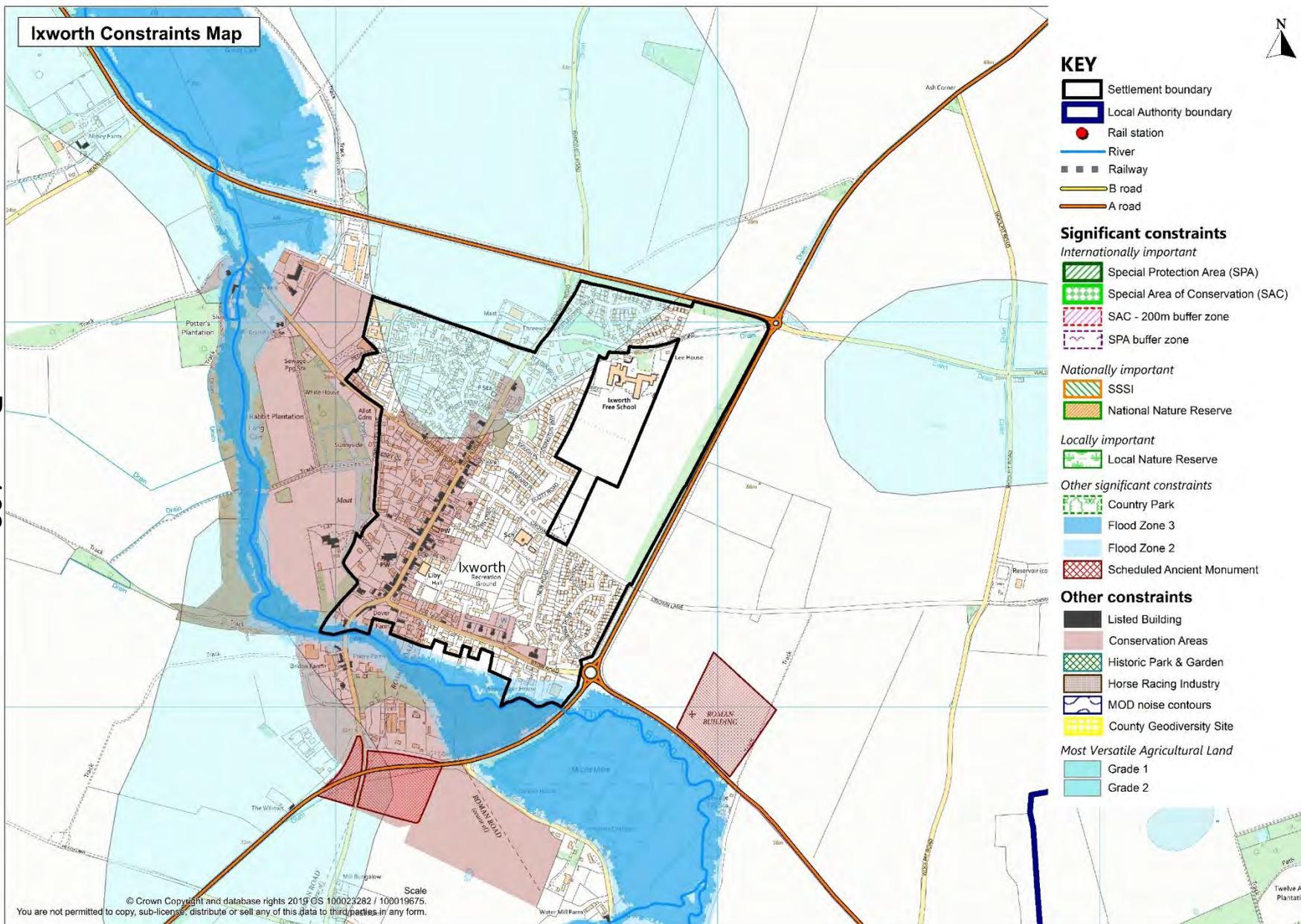
Preferred allocations

- 3.3.3. Two new sites are proposed for growth in Ixworth. The first is a new site for mixed-use development for approximately 145 dwellings and employment (retail) and/or village hall uses. The second allocation is formed from the two sites allocated as RV12b and RV12c in the former St Edmundsbury Vision 2031 local plan combined into one comprehensive site for a reduced number of dwellings. This is in recognition of the challenges in developing the current allocations. Further information on the reasons for this are set out below.
- 3.3.4. The level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines 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. Further information on how housing numbers have been derived can be seen in part one of the local plan.

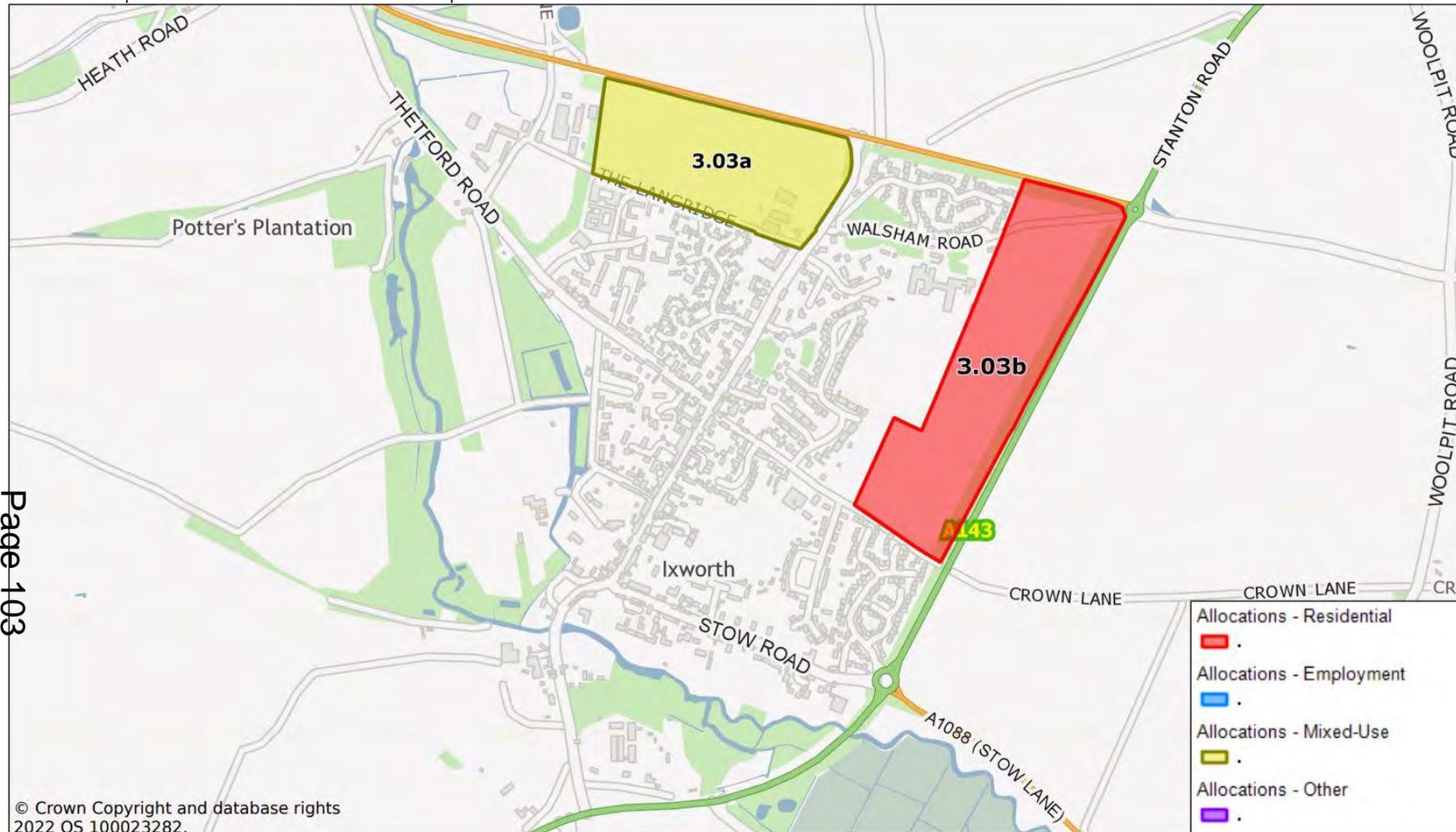
- 3.3.5. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 3.3.6. An employment area has been identified for Ixworth. Further details can be seen in chapter 7 employment. The site is identified on the policies map.
- 3.3.7. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Ixworth settlement constraints map

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Ixworth preferred allocations map



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Ixworth

Scale: 1:10000

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- Allocations - Residential ■
- Allocations - Employment ■
- Allocations - Mixed-Use ■
- Allocations - Other ■



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Non-strategic allocations

3.03a Bardwell Road, Ixworth

New reference number: 3.03a

SHELAA reference: WS121

Location: Bardwell Road, Ixworth

Site area: 9.8 hectares (total of which approximately 1.5 hectares for community and employment uses)

Preferred options indicative capacity: 145 dwellings

Site map



Policy and capacity considerations

- a. This site lies south of Thetford Road, A1088 to the north of Ixworth village. It has boundaries with Bardwell Road to the east, The Langridge with new housing to the south and a new plantation woodland and agricultural buildings to the west.
- b. The majority of the site is a large arable field sown with a cereal crop. In the south-eastern corner there is an area with modern agricultural buildings, storage tanks and two dwellings known as Threeways and Windycot.
- c. The local planning authority will continue to work with the neighbourhood plan group as the plan progresses to ensure the neighbourhood plan and local plan are aligned as far as possible.
- d. The amount of land available for development, site capacity, location and types of uses, access arrangements, design and landscaping will be informed by a site development brief.
- e. The site is proposed for mixed-use, including a new local centre including village hall and community centre, employment uses, car park and retail unit.
- f. Part of the site is an existing local plan allocation RV4g 1.6 hectares rural employment area, which is yet to come forward.
- g. Existing boundary hedges retained where possible.
- h. New vehicular access to be onto Bardwell Road.
- i. Development to be designed around the provision of green infrastructure throughout the site and connecting to the countryside beyond with links to public rights of way (PRoW) where possible.
- j. Landscaping to provide new edge to the settlement.
- k. Sustainable drainage systems must be multifunctional and in addition to open space.
- l. The layout should prioritise pedestrian and cycle links to the village services and facilities.
- m. Links to PRoW to be created where possible or contributions to improving access to the countryside and PRoW (which may include a footbridge over the A143).
- n. Accessible open space to be provided.
- o. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

- 3.3.8. The two sites currently allocated in the former St Edmundsbury Vision 2031 local plan as RV12b and RV12c for 90 and 80 dwellings respectively are well related to the village, close to the services and facilities and can provide community and social benefits. Together they are a preferred option in this plan as one combined and comprehensively developed site but for a reduced number of dwellings.
- 3.3.9. Bringing forward these sites for development has proved challenging. These challenges include the topography of the area, the need to provide sufficient land for sustainable drainage systems, retention of the tree belt on the eastern boundary, the requirement for a new school site, the need to provide good quality open space, space for good pedestrian and cycle links to the village, and to ensure any development meets up to date space standards (including space to work from home) and that any development includes sufficient space to ensure climate change adaptation and mitigation measures can be accommodated. In addition, the two sites are in different ownerships. Therefore, previous site allocations RV12b and RV12c have been reassessed and this has resulted in the need for a new masterplan that treats the two areas as one site, addresses the issues that have arisen and delivers new development to meet changed circumstances and modern standards (as noted above).

3.03b land off Crown Lane and west of A143 and south of A1088

New reference number: 3.03b

SHELAA reference: WS122 and WS123 and existing policy reference: RV12b and RV12c

Location: land off Crown Lane and west of A143 and south of A1088

Site area: to be determined by a site masterplan

Preferred options indicative capacity: to be determined by a site masterplan

Site map



Policy and capacity considerations

- a. The site comprises arable land which rises to the north. The northern part of the site is bounded by existing hedgerows alongside the A143 to the east and A1088 to the north, it adjoins Thistledown Drive and SET Ixworth School to the west and contains part of Walsham Road that terminates at the site boundary. The southern part of the site adjoins the cemetery to the west and the pedestrian only part of Crown Lane to the south beyond which is established development around Micklesmere Drive.
- b. The site is proposed for residential development and land for a new primary school.
- c. The amount of land available for development, site capacity, location of uses, access arrangements, design and landscaping will be informed by a site masterplan.
- d. Development to be designed around the provision of green infrastructure throughout the site and connecting to the countryside beyond with links to public right of way (PRoW) where possible.
- e. Tree belt on eastern boundary to be protected and incorporated into green infrastructure.
- f. Sustainable drainage systems to be multifunctional and in addition to open space.
- g. Accessible open space to be provided.
- h. Pedestrian and cycle links to the village to be prioritised over road network.
- i. Provision of/or contributions to a footbridge over the A143 to access the countryside and PRoW.
- j. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

3.4. Kedington

3.4.1. Kedington is a large village located in the south of the district, approximately five kilometres north-east of Haverhill and has a population of 2,032 (2019 mid-year estimate). Kedington is designated as a key service centre, with a good range of services and facilities including a GP surgery, primary school, provision for early years education, a public house, library, shop and leisure facilities.

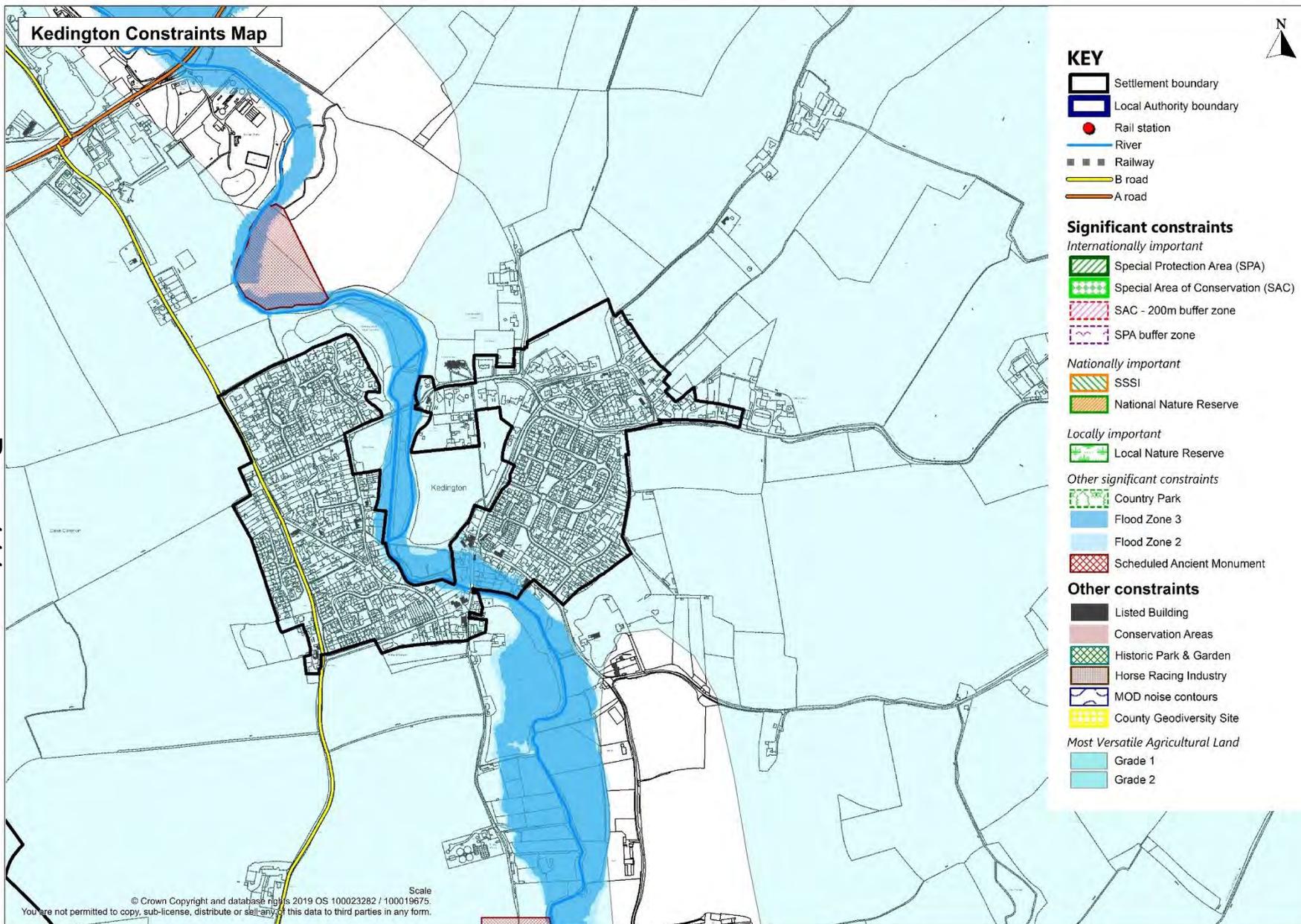
Constraints and opportunities

- Kedington lies within the rich archaeological landscape of the Stour Valley, as recorded in the county historic environment record. Prehistoric sites are recorded to the north around the medieval church and hall.
- Additional growth could also provide opportunities to consolidate and enhance existing community services and facilities and active travel links to Haverhill.
- Large scale development would likely impact the character of the settlement. However, there is opportunity for small scale peripheral development within the village.
- There is at least an hourly bus service from 9am (at the latest) to 5pm (at the earliest).
- Kedington has vehicular access to the A143 through the B1061, with Mill Road and Hundon Road traversing the village. These roads are narrow in places, which can be difficult for heavy goods vehicles to navigate.
- There are no nature or habitat designations in close proximity to the village although the Risbridge Meadow and Stour around the Great Meadow are sites for diversity and wildlife. Development may provide **opportunities to improve Kedington's links to the natural environment**.
- The Stour River also introduces flood risk areas through the centre of the village. There is an attractive green in the centre of the village which should be protected as a key asset to the village.
- Development on the rising land to the east of the settlement should be limited to maintain a coalescence and visual buffer between Kedington and Haverhill and to protect the rural character of Kedington.
- The landscape character assessment notes that the villages lie within the Upper Stour Valley character area.
- Kedington follows the topography of the River Stour Valley, which runs through the centre of the village north to south, with sloping land to the east and west with the valley crest obscuring views of the Haverhill.

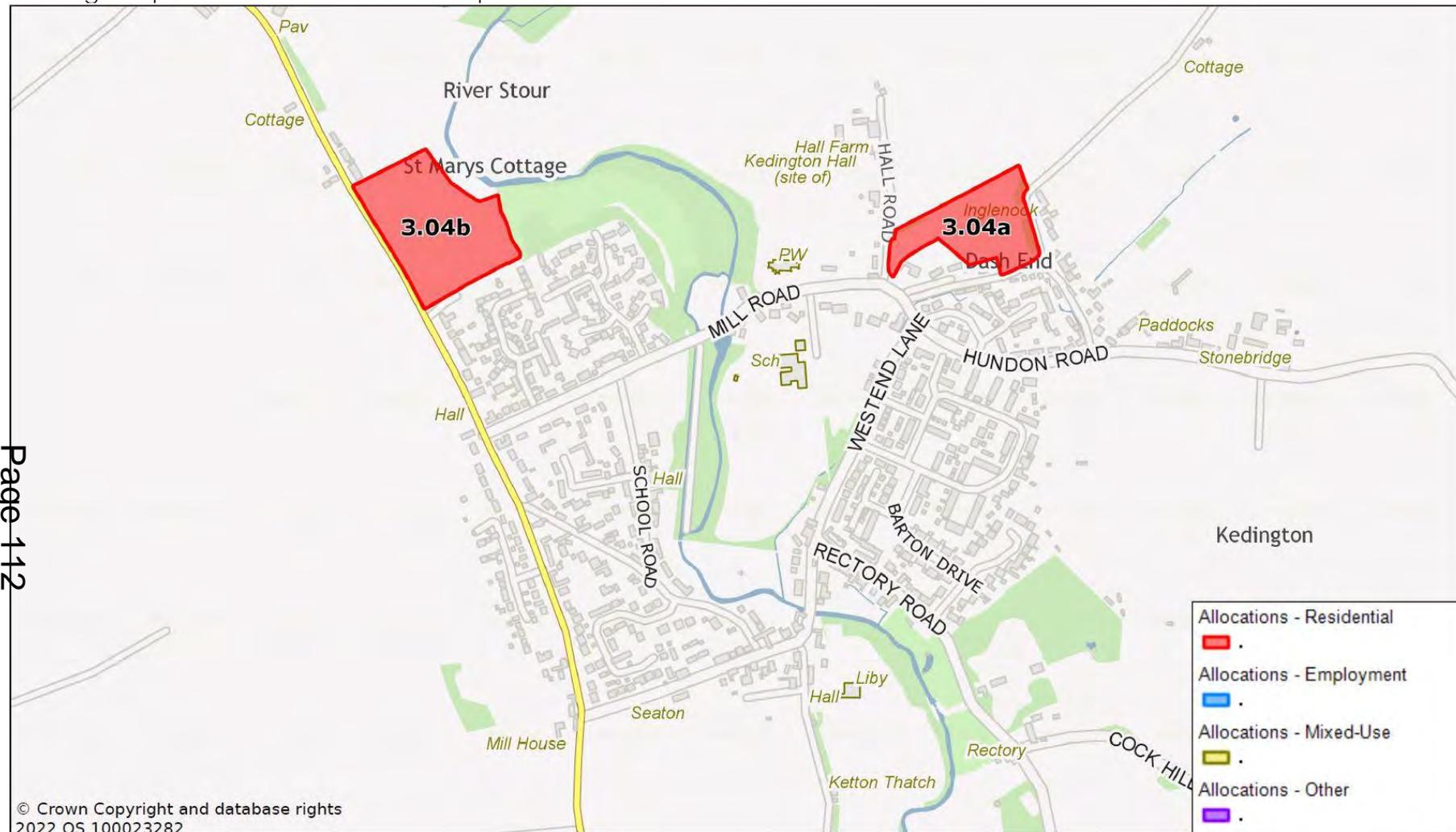
Preferred allocations

- 3.4.2. Two sites are proposed as preferred sites for residential development in Kedington providing an indicative capacity of 90 dwellings in the plan period. This comprises one existing allocation with planning permission and one new site. The level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 3.4.3. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 3.4.4. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Kedington settlement constraints map



Kedington preferred allocations map



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Kedington

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Non-strategic allocations

3.04a land at junction of Hall Road and Mill Road, Kedington

New reference number: 3.04a

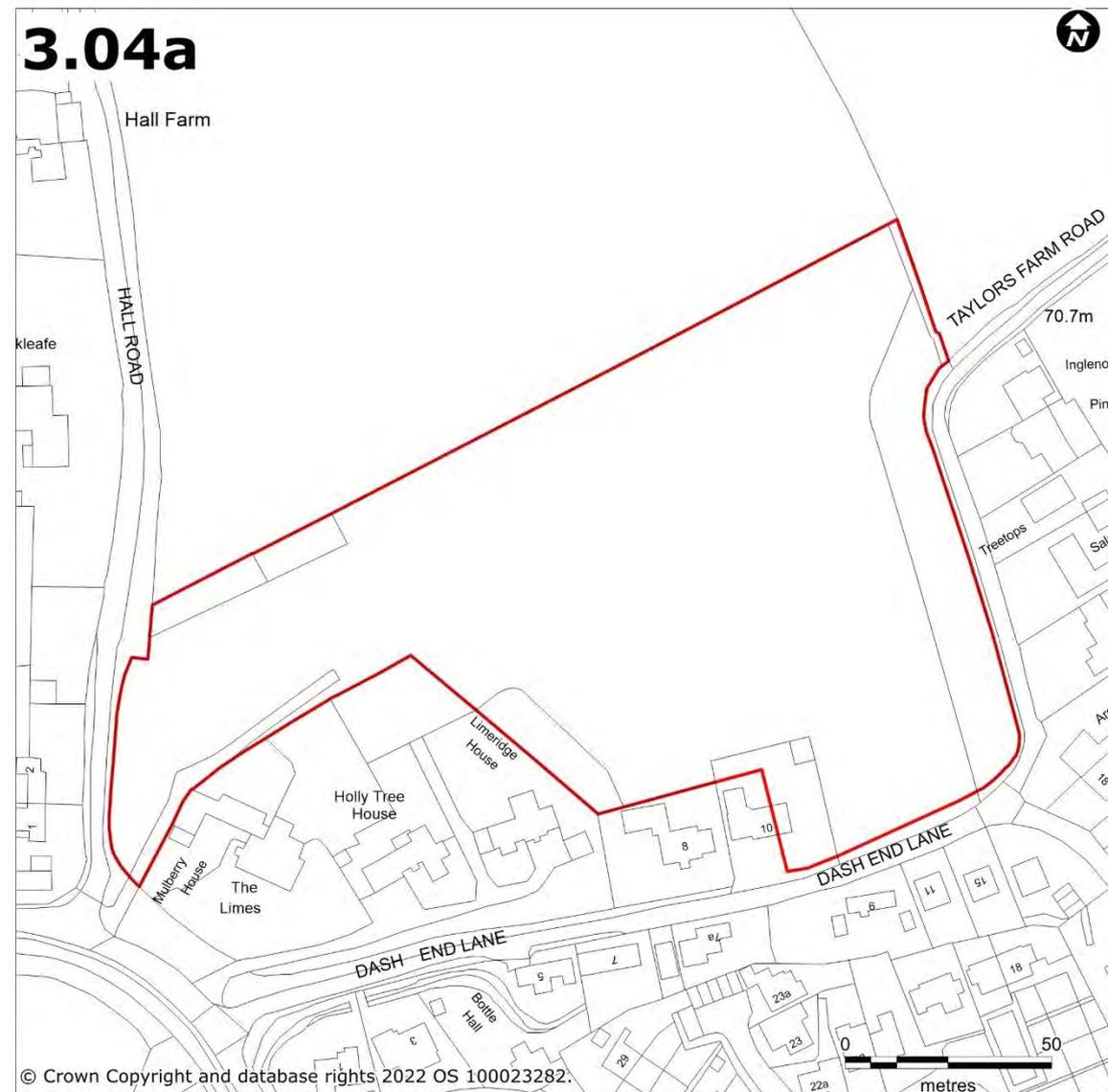
SHELAA reference: WS126 and existing policy reference: RV13(b)

Location: land at junction of Hall Road and Mill Road, Kedington

Site area: 1.82 hectares

Preferred options indicative capacity: 40 dwellings

Site map



Policy and capacity considerations

- a. This site comprises an area of rough grassland and lies on the north-eastern edge of Kedington to the rear of dwellings along Dash End Lane.
- b. The site is allocated within the former St Edmundsbury Vision 2031 local plan and a development brief has been approved for the site
- c. Outline planning permission has been granted for 40 dwellings, including 30 per cent affordable housing with associated garages, parking, access and open space.
- d. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

3.04b land at Haverhill Road, Kedington

New reference number: 3.04b

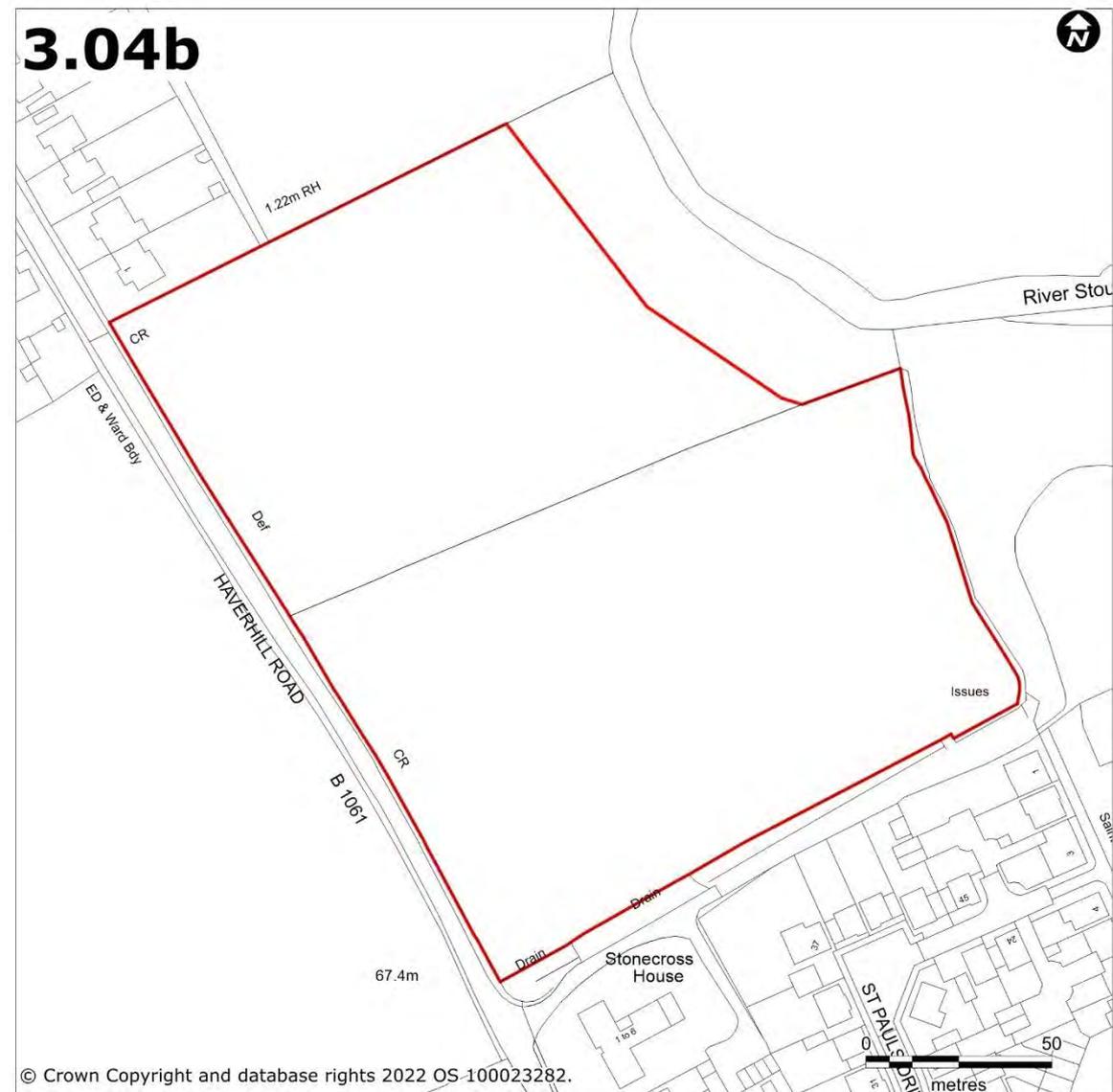
SHELAA reference: WS125

Location: land at Haverhill Road, Kedington

Site area: 2.95 hectares

Preferred options indicative capacity: 50 dwellings

Site map



Policy and capacity considerations

- a. The site is located to the north-west of Kedington and comprises an arable field.
- b. The site sits within a gap that separates Kedington from a recreation area associated with existing employment land. Landscaping will be required to maintain this gap and coalescence with the employment land should be avoided.
- c. The site can be accessed from Haverhill Road to the east and would extend the entrance to the settlement to the north-west. The site must provide an attractive entrance to Kedington and be well connected to the rest of the village, including active travel links to the services within the village.
- d. The site slopes towards the Stour Brook which flows adjacent to the north-east edge of the site and includes a flood risk area which may limit development along the north-eastern edge. Appropriate sustainable drainage systems must also be provided on site.
- e. This site is generally of low biodiversity value, however, it may support protected and/or priority species.
- f. Provide a wide landscape buffer (30 metre) to the River Stour and to the adjacent Risbridge Meadow, which is managed as a nature reserve.
- g. Retain and enhance the existing hedgerows and boundary trees.
- h. The site is in an area of flood risk and appropriate flood risk assessments will be sought where necessary.
- i. The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be required.
- j. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

3.5. Lakenheath

- 3.5.1. Lakenheath has a population of approximately 5,149 (2019 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 health care facilities, primary school, convenience shops and a range of open spaces and leisure and community facilities.
- 3.5.2. The parish council have embarked on the process of preparing a neighbourhood plan. The neighbourhood plan area was designated by West Suffolk Council on 2 February 2021.

Constraints and opportunities

- There is a Ministry of Defence safeguarded zone around the airbase.
- A special area of conservation 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 and its buffer zones are shown in the constraints map below.
- The Ministry of Defence 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. This data may also change with the introduction of F35 aircraft although predictive data supplied by the Ministry of Defence anticipates similar noise impacts overall.
- Maids Cross Hill Local Nature Reserve and Site of Special Scientific Interest lies to the south-east of Lakenheath.
- A county wildlife site lies to the east of Lakenheath.
- The settlement has one primary school which is near capacity and a further site for a 420 place primary school to the north of the village has been granted planning permission.
- There is at least an hourly bus service from 9am (at the latest) to 5pm (at the earliest).
- There is a conservation area in the centre, along with a number of listed buildings.
- The recent high rate of planned growth at Lakenheath is likely to affect the ability of the settlement and the local housing market to absorb further large-scale growth.

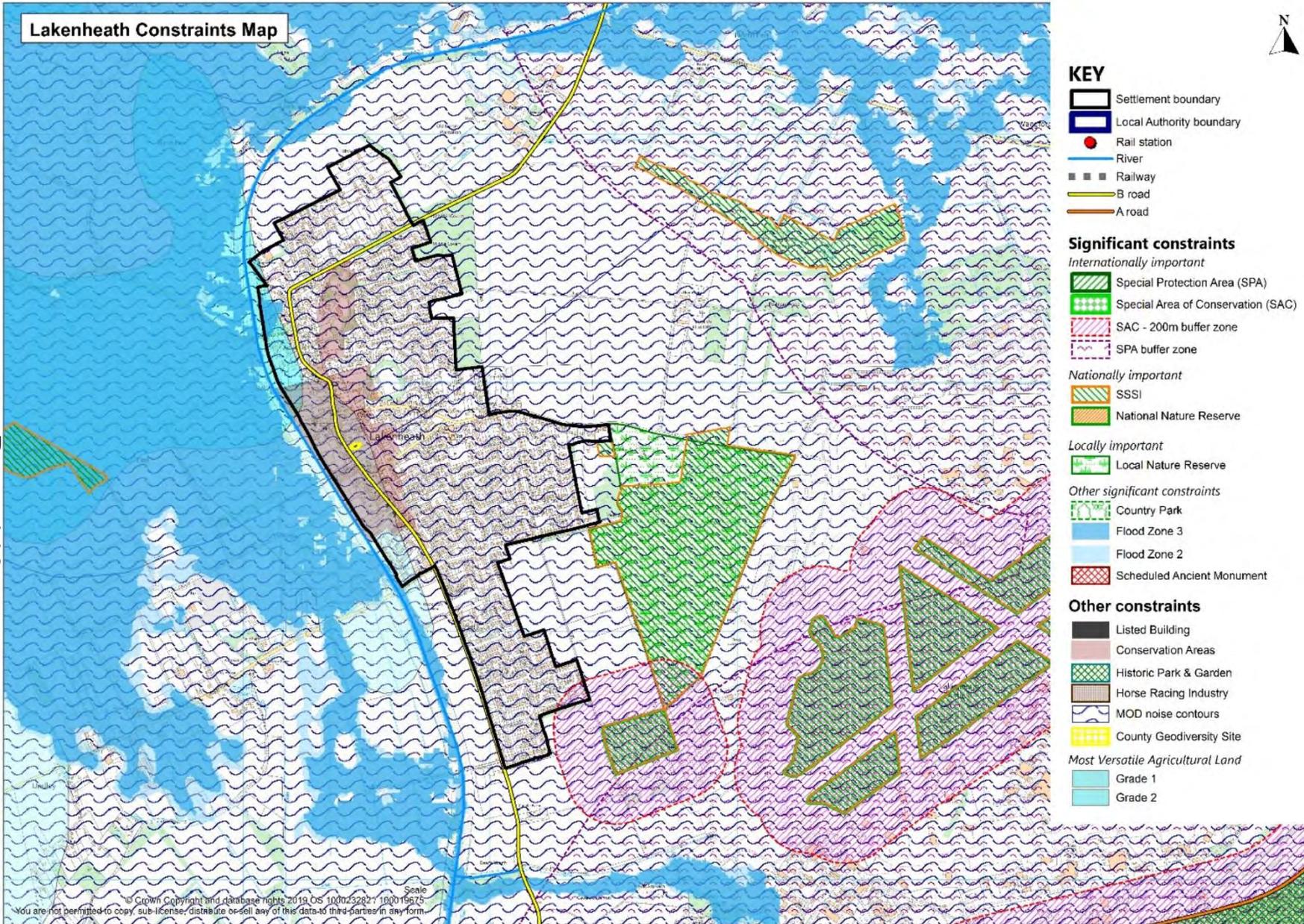
Preferred allocations

- 3.5.3. One site is proposed as a preferred site for residential development in Lakenheath providing an indicative capacity of 100 dwellings. This figure is reflective of the existing allocations of 676 dwellings. The level of development proposed in Lakenheath is influenced by the overall housing

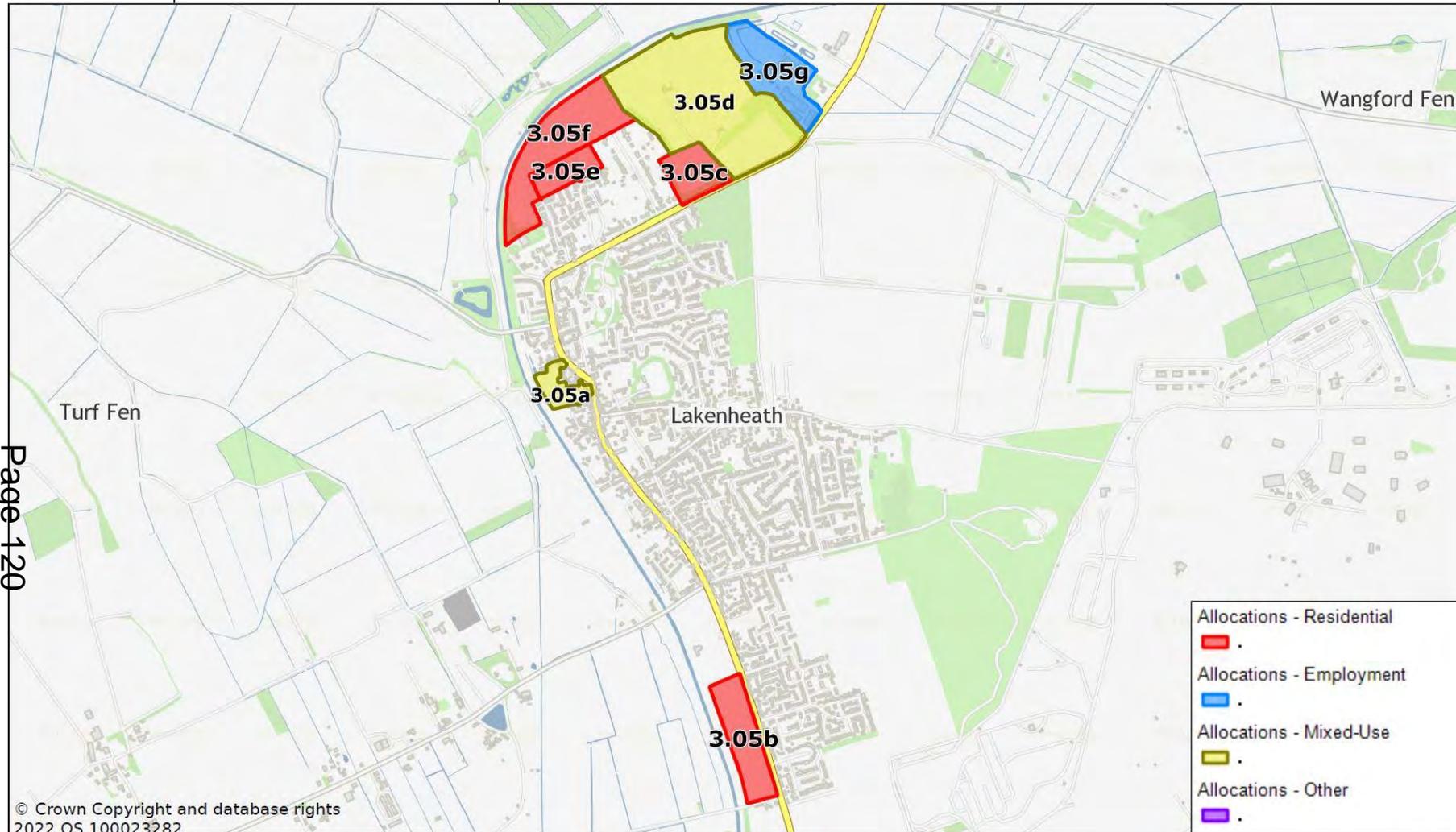
requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement. Further information on how housing numbers have been derived can be seen in part one of the local plan.

- 3.5.4. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 3.5.5. An existing preferred non-strategic mixed-use, retail and commercial site, as well as the existing established employment area have been identified for Lakenheath. Further details can be seen in chapter 7 employment. Each site is identified on the policies map.
- 3.5.6. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Lakenheath settlement constraints map



Lakenheath preferred allocations map



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Lakenheath

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Non-strategic allocations

3.05a Matthews Nursery, High Street, Lakenheath

New reference number: 3.05a

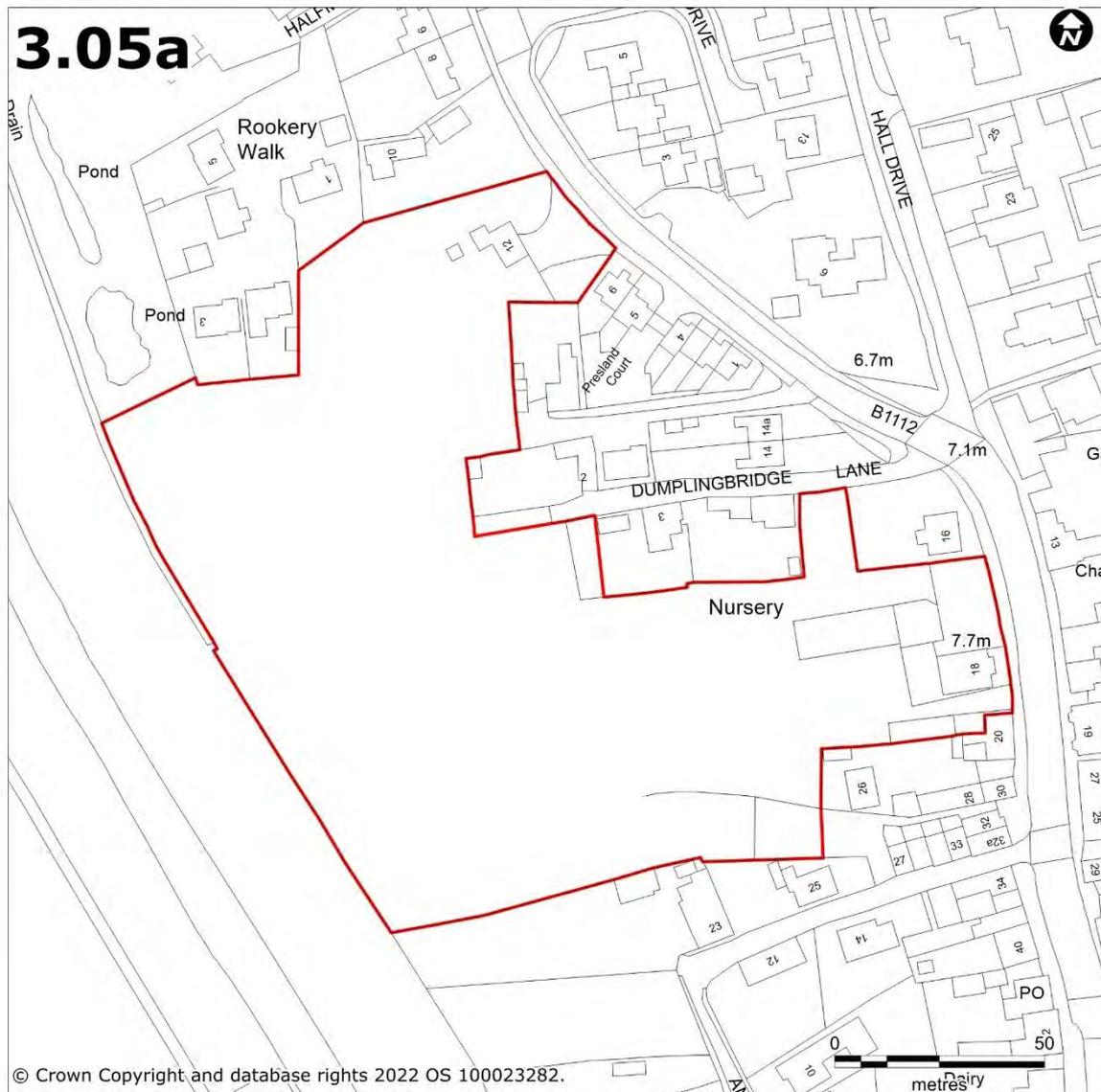
SHELAA reference: WS605 and existing policy reference: SA7(a)

Location: Matthews Nursery, High Street, Lakenheath

Site area: 1.86 hectares

Preferred options indicative capacity: 13 dwellings

Site map



Policy and capacity considerations

- a. This site lies within a largely residential area on the western edge of Lakenheath, adjacent to the banks of the cut-off channel and west of the B1112. A large area of land in the southern section of the site represents a former nursery. This area is overgrown, with species-poor grassland and extensive patches of bramble scrub and ornamental shrubs.
- b. Site lies within the settlement boundary.
- c. Suitable for residential and town centre retail uses.
- d. There is a current undetermined planning application on site for mixed-use, residential and retail.
- e. Buildings of local interest should be maintained.
- f. Retain a wide landscaped buffer to the cut-off channel.
- g. Retain the existing trees (some protected) on the site.

3.05b land west of Eriswell Road, Lakenheath

New reference number: 3.05b

SHELAA reference: WS133 and existing policy reference: SA7(b)

Location: land west of Eriswell Road, Lakenheath

Site area: 5.45 hectares

Preferred options indicative capacity: 140 dwellings

Site map



Policy and capacity considerations

- a. The site is bounded to the east by Eriswell Road (B1112); to the west by a flood embankment adjacent to a watercourse; to the north by Lakenheath playing fields and to the south by Smeeth Drove. The site comprises semi-improved grassland.
- b. The site is allocated in the former Forest Heath Site Allocations Local Plan and outline planning permission has been granted for 140 dwellings. A holding objection to the reserved matters application has been submitted by Natural England in relation to the Stone Curlew nesting data.
- c. Additional information is required to demonstrate the site can come forward in this plan period and that the capacity is appropriate.
- d. Proposals will need to have regard to the adjacent flood zone.
- e. Proposals should have regard to trees protected by a preservation order along the road frontage.

3.05c Rabbithill Covert, Station Road, Lakenheath

New reference number: 3.05c

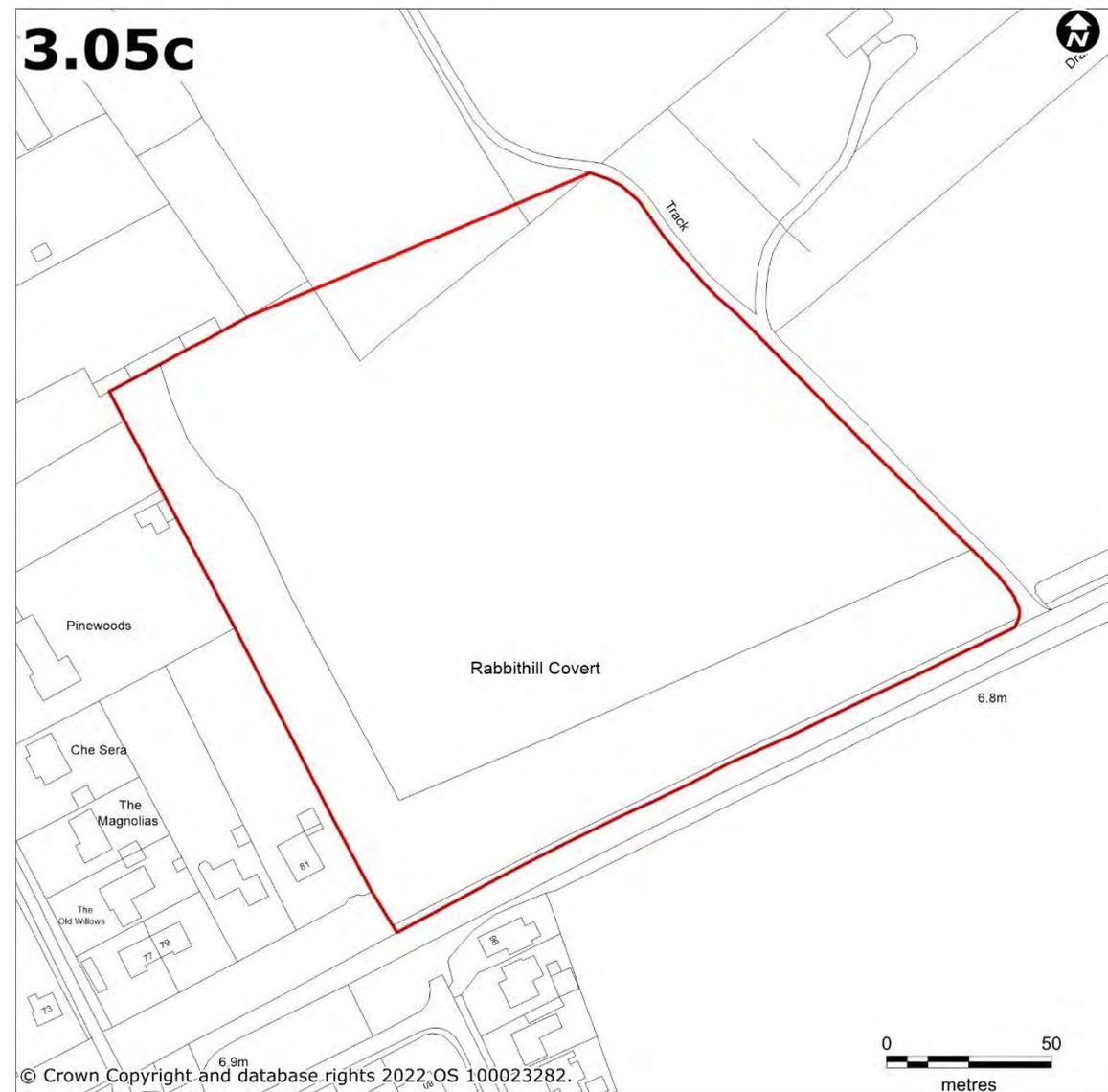
SHELAA reference: WS132 and existing policy reference: SA8(a)

Location: Rabbithill Covert, Station Road, Lakenheath

Site area: 3.45 hectares

Preferred options indicative capacity: 81 dwellings

Site map



Policy and capacity considerations

- a. The site is in arable use and is accessed off Station Road (B1112). The southern boundary comprises a belt of broad-leaved plantation woodland with a small area of more semi-natural broad-leaved woodland and belt of plantation coniferous woodland along the western boundary.
- b. The site is allocated in the former Forest Heath Site Allocations Local Plan and full planning permission has been granted for 81 dwellings. It is anticipated that development will commence by mid-2022.
- c. Additional information is required to demonstrate the site can come forward in this plan period and that the capacity is appropriate.
- d. Safeguard existing trees on site on southern and western boundaries.

3.05d land north of Station Road (B1112), Lakenheath

New reference number: 3.05d

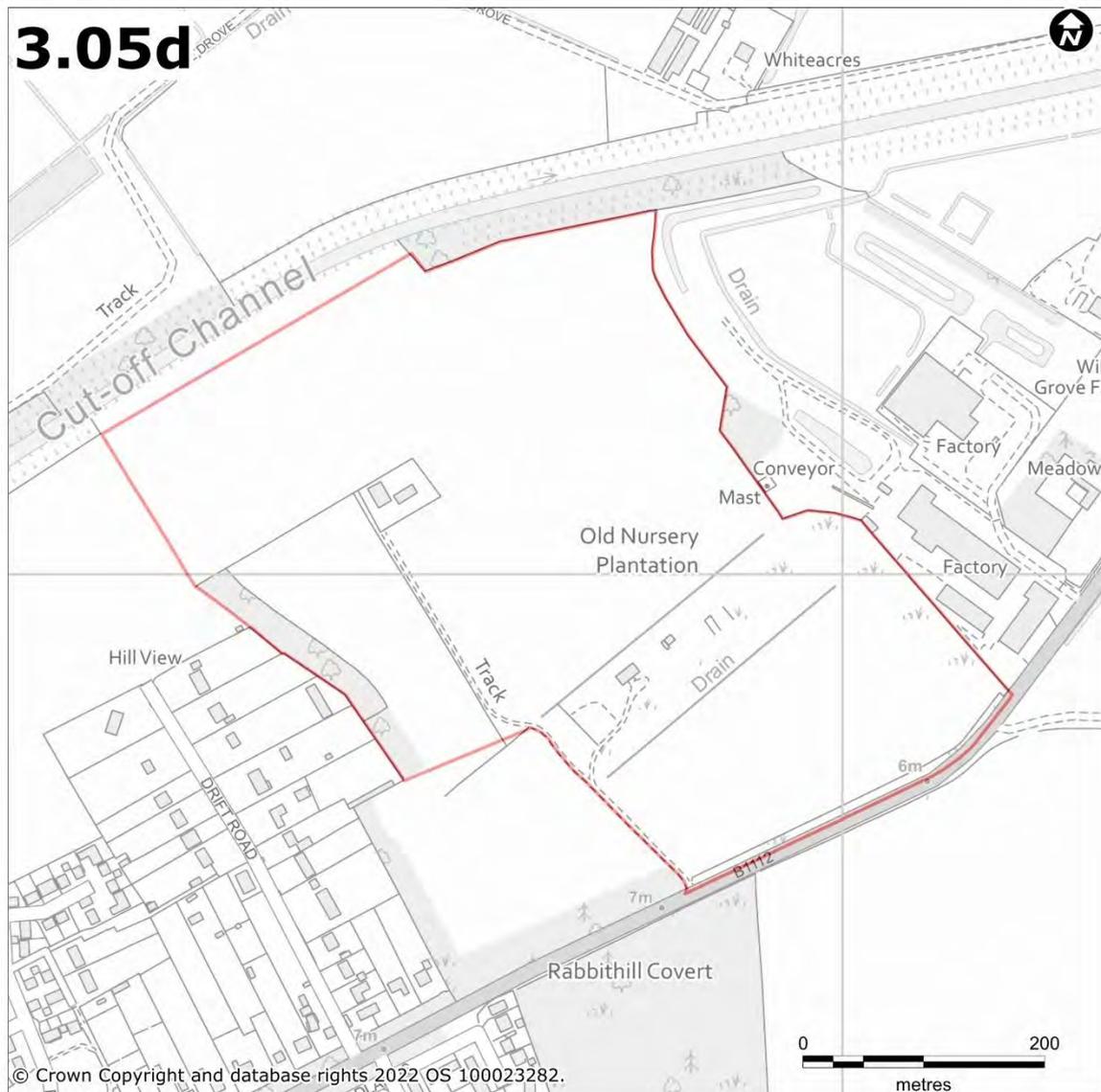
SHELAA reference: WS203 and existing policy reference: SA8(b)

Location: land north of Station Road (B1112), Lakenheath

Site area: 22.4 hectares

Preferred options indicative capacity: 375 dwellings and a new primary school

Site map



Policy and capacity considerations

- a. The site is located off Station Road (B1112) on the north side and is bounded by a woodland belt of trees along this boundary.
- b. Safeguard existing trees protected by a preservation order on site, in particular the western tree belt.
- c. The site is allocated in the former Forest Heath Site Allocations Local Plan and hybrid planning permission has been granted.
- d. Additional information is required to demonstrate the site can come forward in this plan period and that the capacity is appropriate.

3.05e land off Briscoe Way, Lakenheath

New reference number: 3.05e

SHELAA reference: WS130 and existing policy reference: SA8(c)

Location: land off Briscoe Way, Lakenheath

Site area: 2.78 hectares

Preferred options indicative capacity: 67 dwellings

Site map



Policy and capacity considerations

- a. The site lies off Station Road (B1112) and Briscoe Way. The site is currently in arable production. The southern boundary comprises a species-poor intact hedgerow adjacent to residential gardens and houses which have been built recently. The eastern boundary abuts an overgrown area which appears to be part of adjacent residential gardens.
- b. The site is allocated in the former Forest Heath Site Allocations Local Plan and planning permission has been granted for 67 dwellings.

3.05f land north of Burrow Drive and Briscoe Way, Lakenheath

New reference number: 3.05f

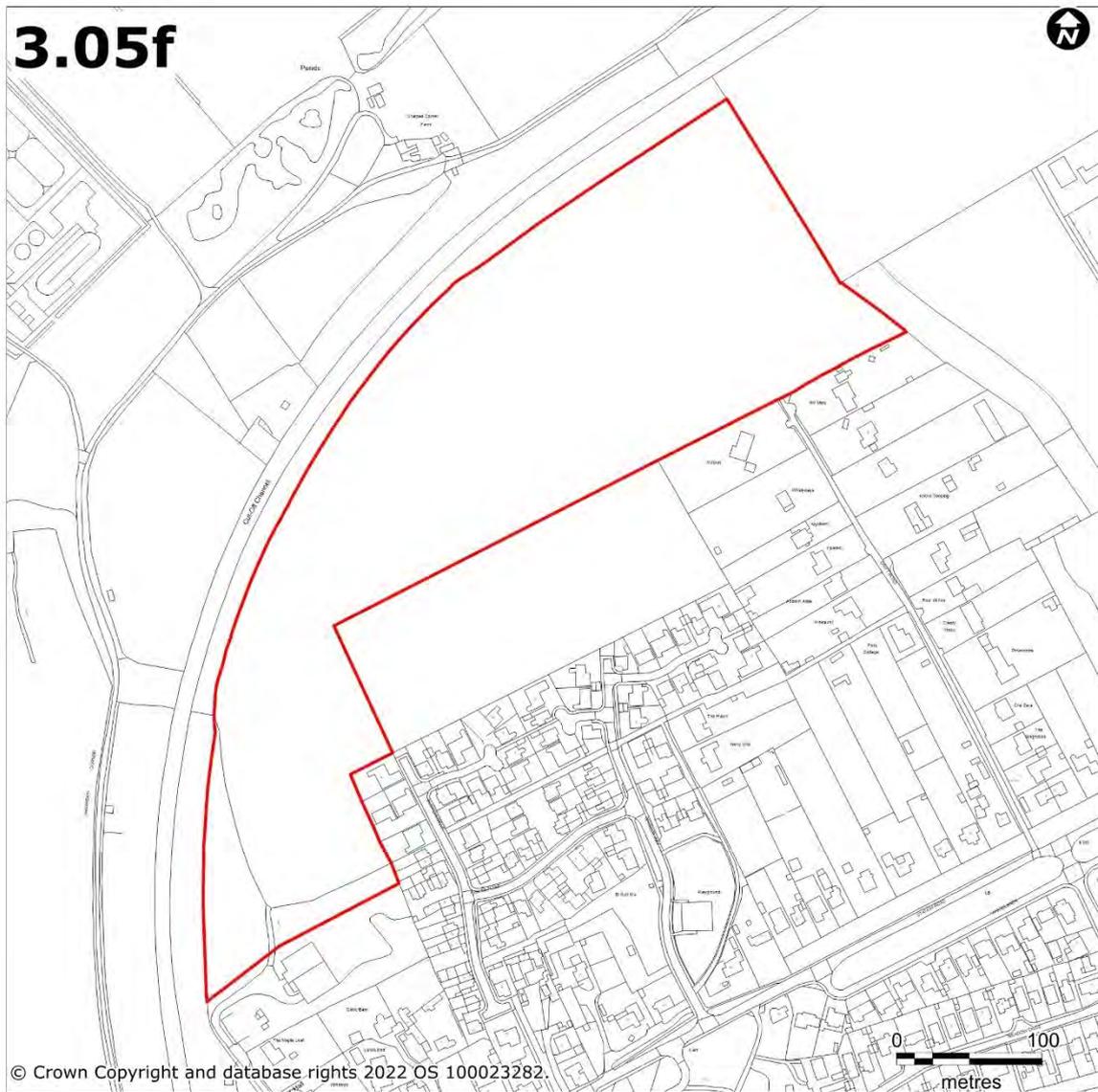
SHELAA reference: WS604(A)

Location: land north of Burrow Drive and Briscoe Way, Lakenheath

Site area: 9.52 hectares

Preferred options indicative capacity: 100 dwellings

Site map



Policy and capacity considerations

- a. The site lies to north-west of Lakenheath and is bounded by habitats associated with the cut-off channel, which borders the site's north-west boundary. The site is in arable use. It comprises dense scrub, poor semi-improved grassland, and scattered trees.
- b. Proposals should have regard to flood risk area to north-west.
- c. This site is within 7.5 kilometres of Breckland Forest Site of Special Scientific Interest (SSSI), a component of Breckland Special Protection Area (SPA). Within this distance the potential for in-combination recreational effects should be considered.
- d. The site triggers the SSSI impact risk zone relating to SSSI components to Breckland SPA.
- e. Proposals should retain a wide buffer with the cut-off channel (30 metres minimum).
- f. Part of this site is in close proximity to a safeguarded waste facility and any new development should take steps to ensure that it will not inhibit the operation of the waste site.
- g. This site is partially or wholly within a minerals consultation area. The quantity and quality of the minerals resources beneath the site and the feasibility of either: extraction prior to development of the site or use of some of the sand and gravel in the development itself should be assessed.
- h. The site is within one kilometre of one or more established public rights of way and opportunities to connect to these and to footpaths, open spaces and suitable accessible natural green space within the adjacent development site to the east (site 3.05d) will be required.
- i. A new primary school is proposed in Lakenheath (land north of Station Road).

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 and has a population of approximately 6,055 (2019 mid-year estimate). There is a good level of accessible services and facilities including a GP practice, community centre and a local centre with shops, including a supermarket, a post office, sports pavilion, primary schools and leisure facilities.

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.
- There is at least an hourly bus service from 9am (at the latest) to 5pm (at the earliest).
- There is currently no dedicated cycle link to the station.
- The A11 runs to the north-west of the settlement and forms a physical boundary to existing There is a lack of connectivity to public transport.
- 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 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 within the existing settlement boundary.
- The recent high rate of planned growth at Red Lodge is likely to affect 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 light industry and/or business and general industry uses.

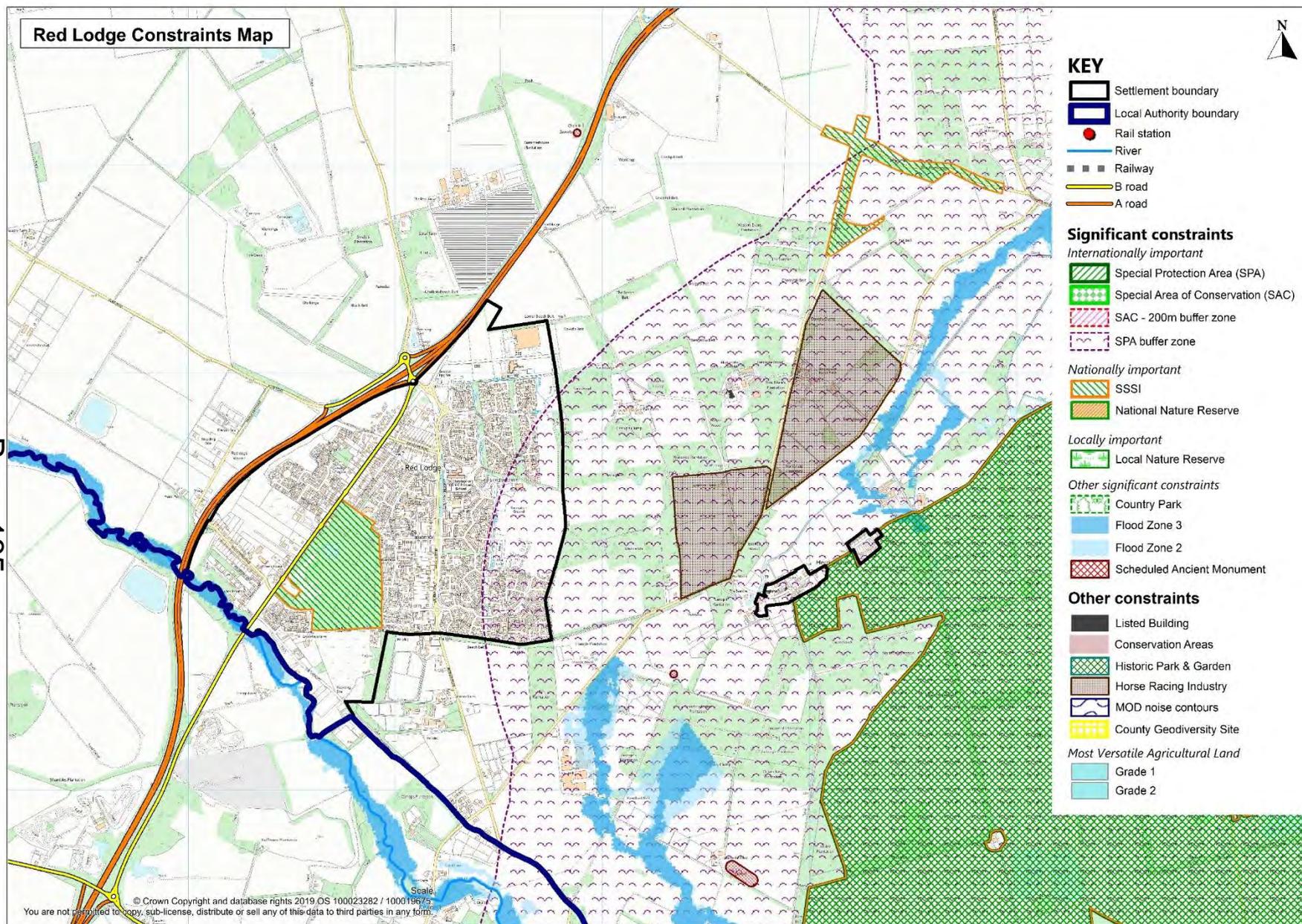
Preferred allocations

- 3.6.2. Three sites are proposed as preferred sites for residential development in Red Lodge providing an indicative capacity of 572 dwellings.
- 3.6.3. The level of development proposed in Red Lodge is influenced by the overall housing requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the Further information on how housing numbers have been derived can be seen in part one of the local plan.

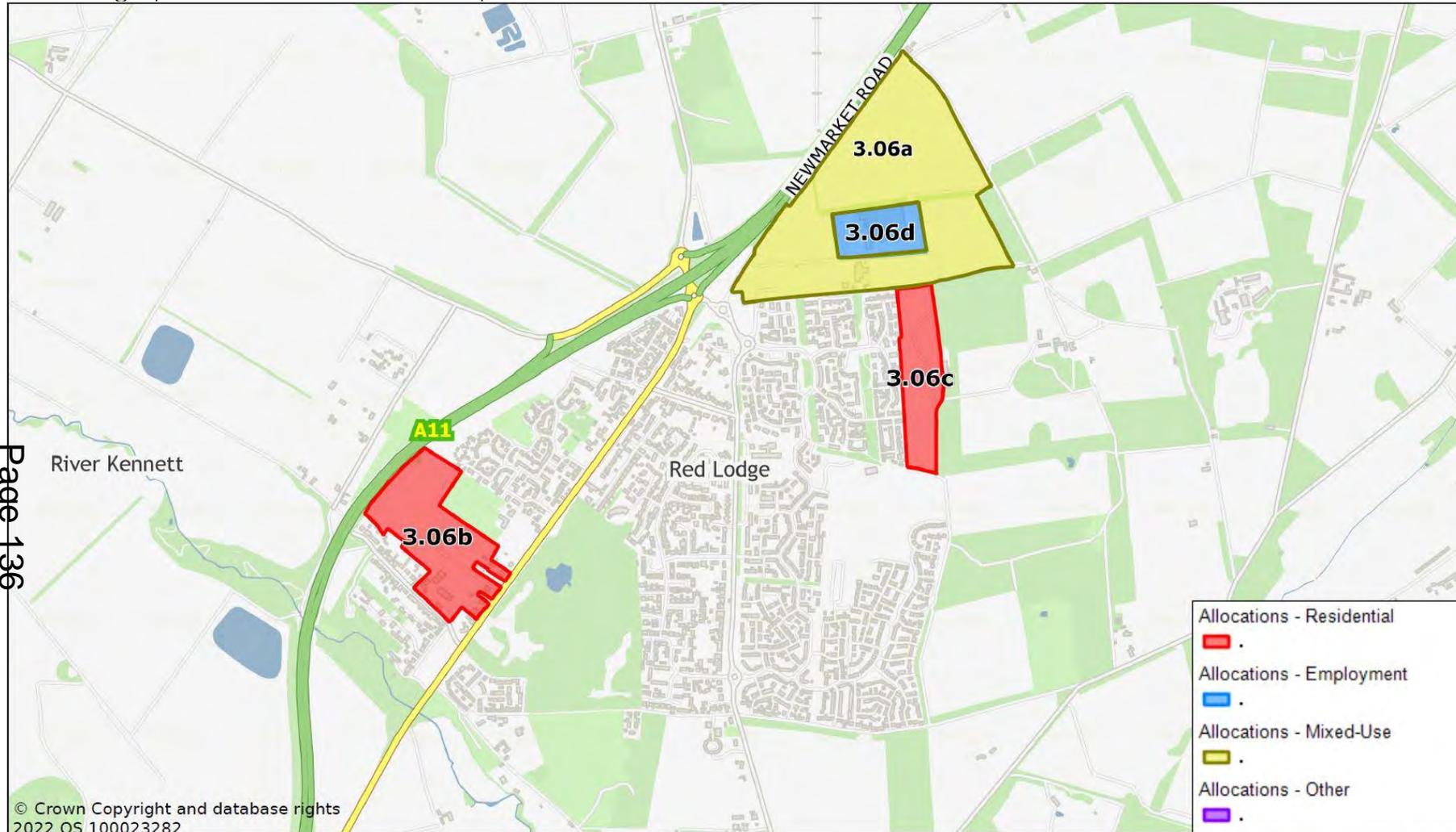
- 3.6.4. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 3.6.5. An existing preferred strategic mixed-use site, as well as existing established employment areas have been identified for Red Lodge. Further details can be seen in chapter 7 employment. Each site is identified on the policies map.
- 3.6.6. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Red Lodge settlement constraints map

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Red Lodge preferred allocations map



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Red Lodge

Scale: 1:15000

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Non-strategic allocations

3.06a land north of Acorn Way, Red Lodge

New reference number: 3.06a

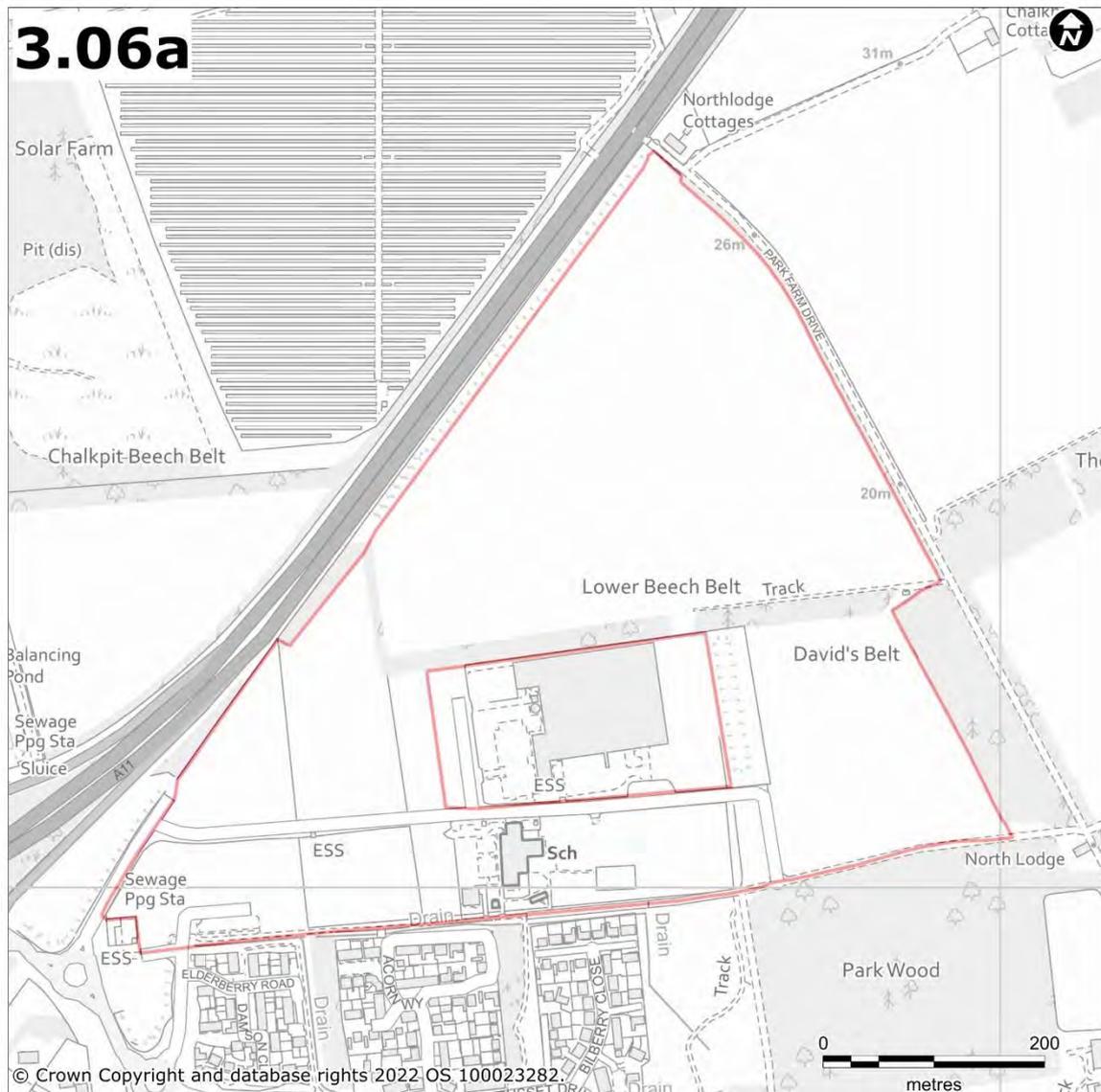
SHELAA reference: WS208 and existing policy reference: SA10(a)

Location: land north of Acorn Way, Red Lodge

Site area: 27.4 hectares

Preferred options estimated capacity: 300 dwellings

Site map



Policy and capacity considerations

- a. The site is allocated in the former Forest Heath Site Allocations Local Plan for mixed-use to include 300 dwellings, 8ha of employment land and 3ha for a new primary school.
- b. Applications for planning permission will only be determined once a masterplan for the whole site has been approved.
- c. This predominantly greenfield site of grade 3 and 4 agricultural land lies to the north of the settlement. The triangular site is bound to the west by the A11 and comprises fields in arable use separated by pine belts.
- d. A distribution warehouse is currently located in the centre of the site.
- e. There is existing woodland landscaping, with wider belts along the A11 and between employment and residential uses.
- f. A Health and Safety Executive major hazard pipeline lies to the south of the A11.
- g. Sustainable drainage systems are currently located within this site and any future planning application should have regard to the proper functioning of this infrastructure and its associated grassland habitat.
- h. The south-east corner of this site is within the 1500 metre constraint buffer around Breckland Special Protection Area (SPA). Effects on Stone Curlew from residential development must be considered including in-combination effects.
- i. This site is within 7.5 kilometre of Breckland Forest Site of Special Scientific Interest (SSSI), a component of Breckland SPA. Within this distance the potential for in-combination recreational effects should be considered.
- j. The site triggers the SSSI impact risk zone relating to SSSI components of Breckland SPA and relating to Red Lodge Heath SSSI.
- k. Cycle and footpath connections within the site and to link to the existing footpath network should be provided.
- l. The retention and enhancement of existing tree belts and pine lines (some protected) within the site.
- m. The retention and enhancement of boundary features, woodland and hedgerows with appropriate buffers.
- n. A wide landscape buffer and noise attenuation measures along the A11 are required.
- o. A landscape buffer to the northeast of the site is required.

p. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

3.06b land off Turnpike Road and Coopers Yard, Red Lodge

New reference number: 3.06b

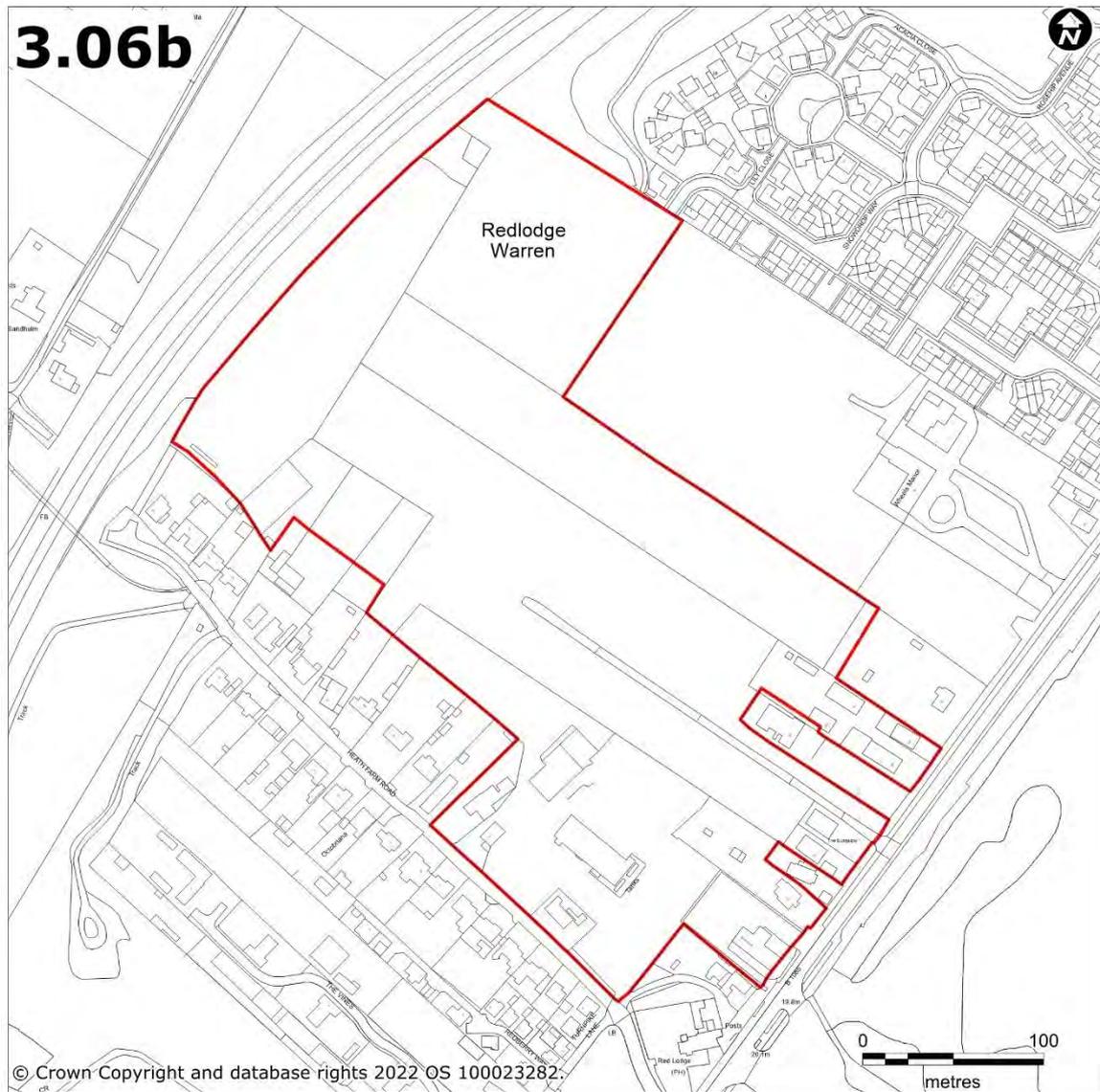
SHELAA reference: WS155 and existing policy reference: SA9(a)

Location: land off Turnpike Road and Coopers Yard, Red Lodge

Site area: 9.07 hectares

Preferred options estimated capacity: 132 dwellings

Site map



Policy and capacity considerations

- a. This site lies between Turnpike Road to the south and the A11 to the north and is within the existing settlement boundary. It is a mixture of brownfield and greenfield land comprising residential uses, a former haulage depot, 1.5 hectares mobile home park and a commercial garage fronting Turnpike Road. The rear of the site is predominantly garden and grassland including areas of bracken and scrub.
- b. A development brief is required for this site.
- c. There are current undetermined planning application on the site.
- d. The multiple ownership of this site and constraints identified above combined with the lack of progress in advancing a policy compliant scheme will necessitate further evidence to demonstrate an acceptable scheme is deliverable in order to take forward the allocation into regulation 19 stage of local plan.
- e. Landscape buffers to countryside edges and a landscape buffer and noise attenuation measures to the A11 are required.
- f. A wide buffer with the A11 (25 metre minimum) is required.
- g. This site is within 7.5 kilometres of Breckland Forest Site of Special Scientific Interest (SSSI), a component of Breckland Special Protection Area (SPA). Within this distance the potential for in-combination recreational effects should be considered.
- h. The site triggers the SSSI impact risk zone relating to SSSI components of Breckland SPA, and relating to Red Lodge Heath SSSI.
- i. Linkage to the public right of way to the south of the site and to the new open space to the north of the site should be provided.
- j. The site has existing features which contribute to the ecological network which should be safeguarded. In particular retention of the wild areas which would connect to the designated sites and offer substantial wildlife corridors along the A11.
- k. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

Policy and capacity considerations:

- a. This greenfield site lies to the east of the settlement and is within the existing settlement boundary. It is predominantly grade 4 agricultural land and is designated as low and medium density residential land in the Red Lodge Masterplan. Residential uses lie to the west, agricultural land and woodland to the east, and sports pitches with a sports pavilion to the south-west.
- b. There is currently a sustainable drainage system basin located within this site and any future planning application should have regard to the proper functioning of this infrastructure.
- c. The site is within the 1500 metres constraint buffer around Breckland Special Protection Area (SPA). Effects on Stone Curlew from residential development must be considered including in-combination effects.
- d. This site is within 7.5 kilometres of Breckland Forest Site of Special Scientific Interest (SSSI), a component of Breckland SPA. Within this distance the potential for in-combination recreational effects should be considered.
- e. The site triggers the SSSI impact risk zone relating to SSSI components of Breckland SPA, and relating to Red Lodge Heath SSSI.
- f. Cycle and footpath connections within the site and to the public open space to the south and the footpath to the northwest and allocated site to the northeast should be provided.
- g. The protected tree line on the northern boundary should be retained and enhanced.
- h. Boundary features, woodland and tree belts with appropriate buffers should be retained and enhanced.
- i. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.
- j. The constraints identified above will necessitate further evidence to demonstrate an acceptable scheme is deliverable in order to take forward the allocation of this site into the regulation 19 stage local plan.

3.7. Stanton

3.7.1. Stanton is a large village located 14 kilometres north-east of Bury St Edmunds and has a population of approximately 2,830 (2019 mid-year estimate). 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. It has a good range of services and facilities which serve the resident population and surrounding settlements, including convenience food shop public house, health centre and GP surgery, a primary and pre-school, sport and leisure facilities and post. The settlement has good transport links to Bury St Edmunds and Diss along the A143.

Constraints and opportunities

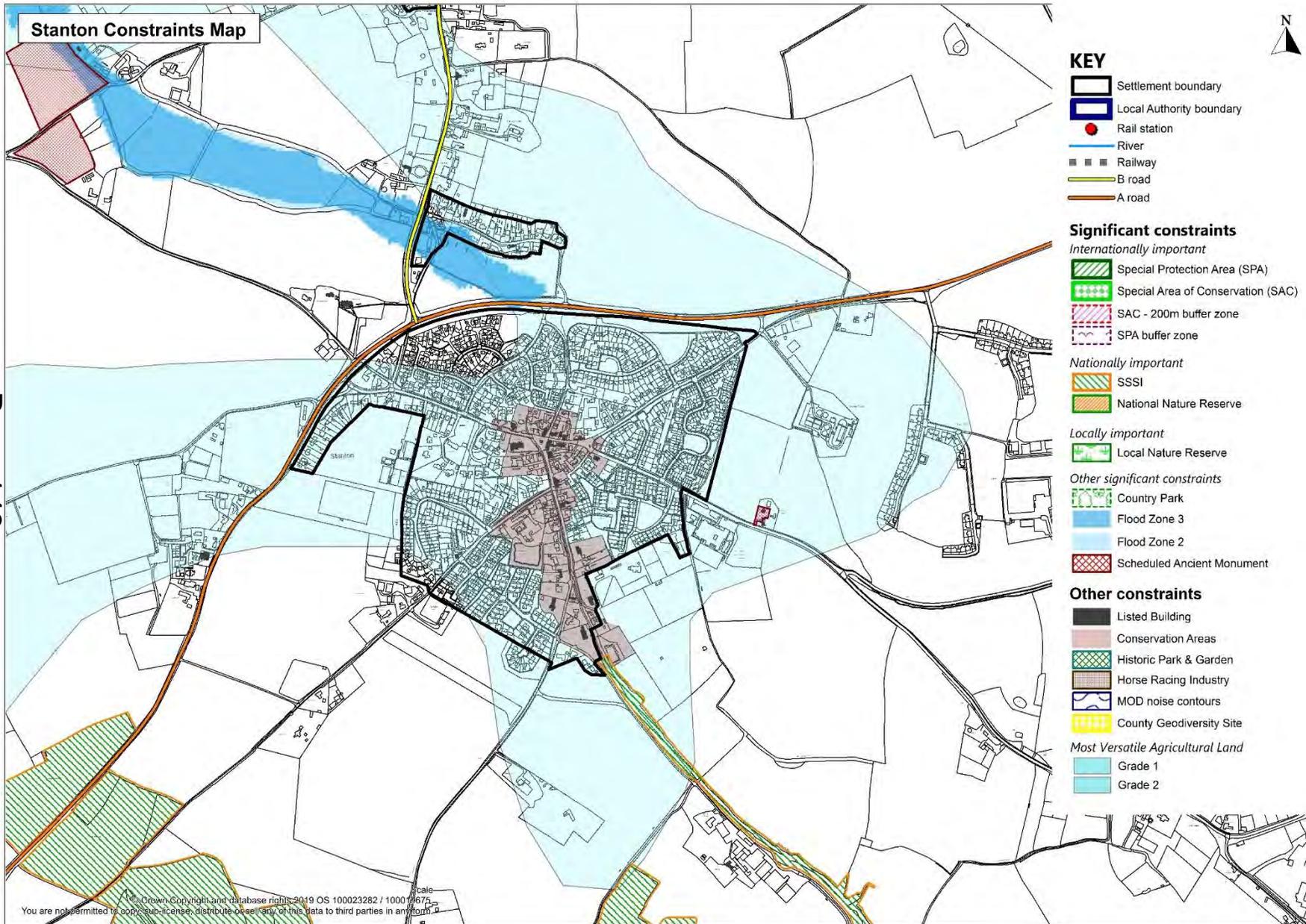
- Development potential to the north is fundamentally constrained by the boundary of the A143.
- There is least an hourly bus service from 9am (at the latest) to 5pm (at the earliest).
- The county historic environment record shows Roman sites amongst others within and around the settlement which has a medieval core.
- The smaller housing area to the north is partially covered by flood zone 3 due to the proximity of a tributary of the River Blackbourn.
- 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 sites of special scientific interest designations to the south and south-west which form a constraint to development in these areas.
- 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.
- The settlement of Stanton should be protected from coalescence with Upthorpe.

Preferred allocations

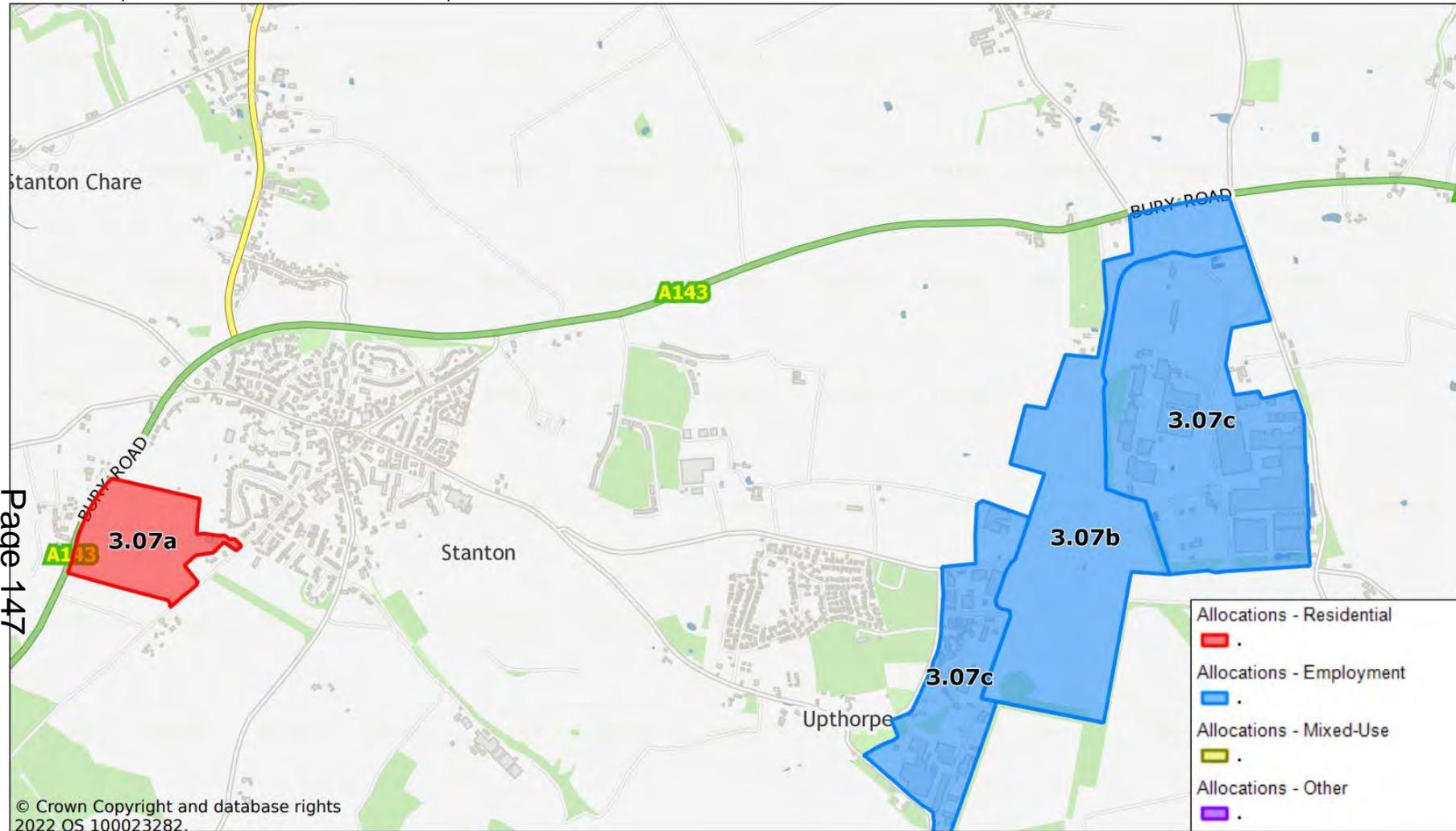
3.7.2. One new site is proposed as preferred site for residential development in Stanton providing an indicative capacity of 200 dwellings. The level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement. Further information on how housing numbers have been derived can be seen in part one of the local plan.

- 3.7.3. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 3.7.4. An existing preferred strategic employment site, as well as existing established employment areas have been identified for Stanton. Further details can be seen in chapter 7 employment. Each site is identified on the policies map.
- 3.7.5. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Stanton settlement constraints map



Stanton preferred allocations map



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Stanton

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Policy and capacity considerations

- a. The site lies between Bury Road in the west and Bury Lane in the east. It largely comprises an arable field, with a dense species rich hedgerow to the north and eastern boundaries.
- b. There is a current planning application pending consideration on the site.
- c. The site should be subject to a development brief.
- d. Vehicular access to be provided via the A143.
- e. The site lies partially adjacent to the settlement boundary.
- f. Pedestrian and cycle links and connectivity to be provided to centre of village and recreational space to the east.
- g. Retain and enhance the existing boundary hedgerows with appropriate buffers.
- h. Provide a new landscaped site boundary to the south with the countryside and to the west with the A143 Bury Road.
- i. The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be encouraged.
- j. This site is partially or wholly within a minerals consultation area. The quantity and quality of the minerals resources beneath the site and the feasibility of either: extraction prior to development of the site, or use of some of the sand and gravel in the development itself should be assessed.
- k. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

4. Local service centres

4.1. Barningham

4.1.1. Barningham is a village with a population of 941 (2019 mid-year estimate), located approximately 17 kilometres north-east of 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 and leisure facilities.

4.1.2. The parish council are preparing a neighbourhood plan. The neighbourhood plan area was designated by West Suffolk Council on 18 April 2017.

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 north of the village.
- Several areas of open space which contribute to the villages character lie within the present built up area of Barningham.
- Two protected biodiversity action plan species sites lie to the west of the village.
- Consideration needs to be given to the impact on views from the south of the settlement.
- There is a small cluster of listed buildings in the Church Road and Mill Road area, however the village does not have a conservation area designation.
- There is a flood zone located to the north of Barningham which would constrain any large housing development in this direction.
- There is at least an hourly bus service from 9am (at the latest) to 5pm (at the earliest).
- An area of grade 2 best and most versatile agricultural land wraps around the west side of the village with grade 3 land to the south and east.
- The scale of growth will be dependent on local environmental and infrastructure capacity.

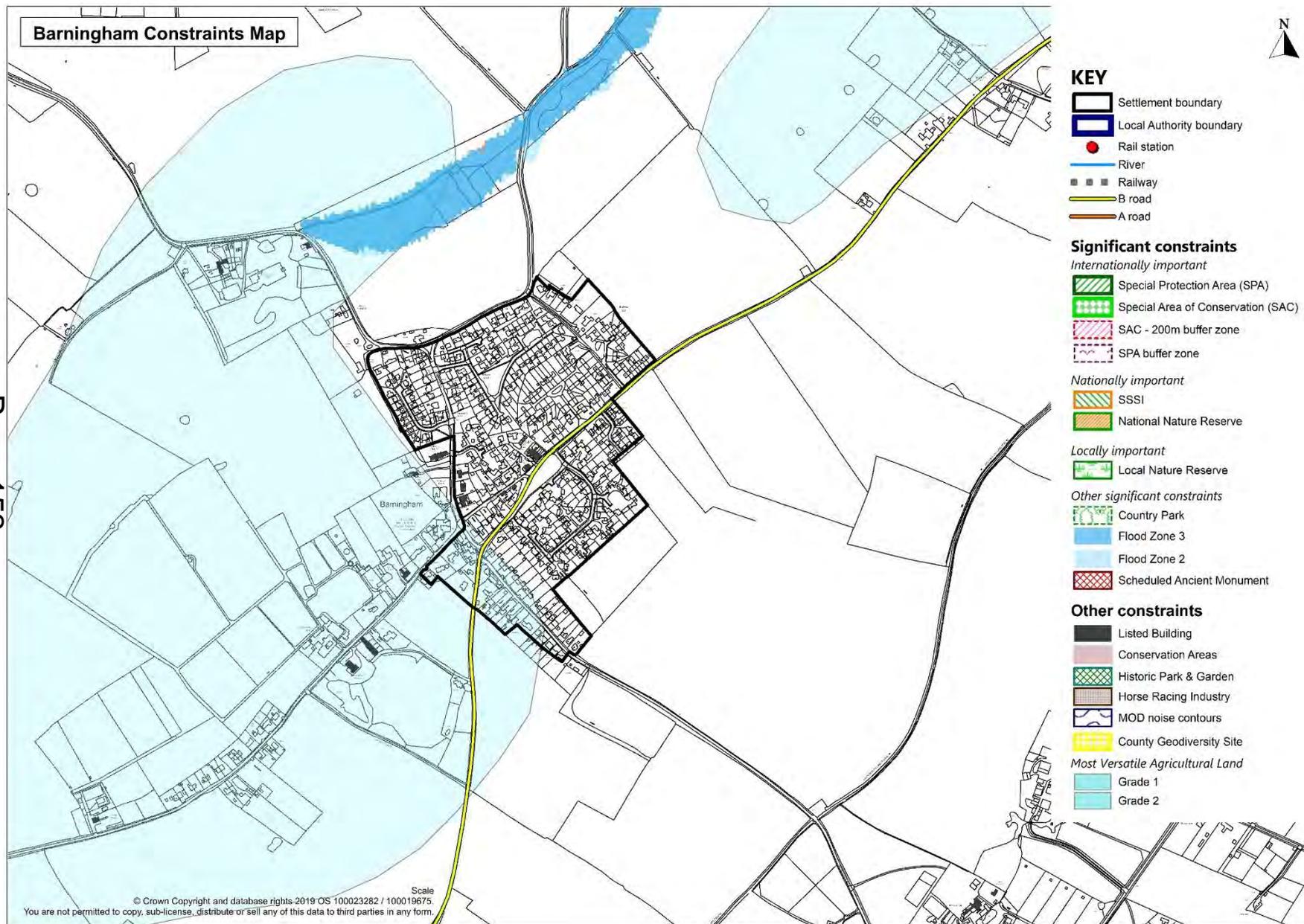
Preferred allocations

4.1.3. One new site is proposed as a preferred site for residential development in Barningham providing an indicative capacity of 50 dwellings. The level of development proposed in Barningham is influenced by the overall housing requirement and the settlement strategy. This determines 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. Further information on how housing numbers have been derived can be seen in part one of the local plan.

- 4.1.4. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 4.1.5. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Barningham settlement constraints map



Barningham preferred allocations map



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Barningham

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Non-strategic allocation

4.01a land south of Hopton Road, Barningham

New reference number: 4.01a

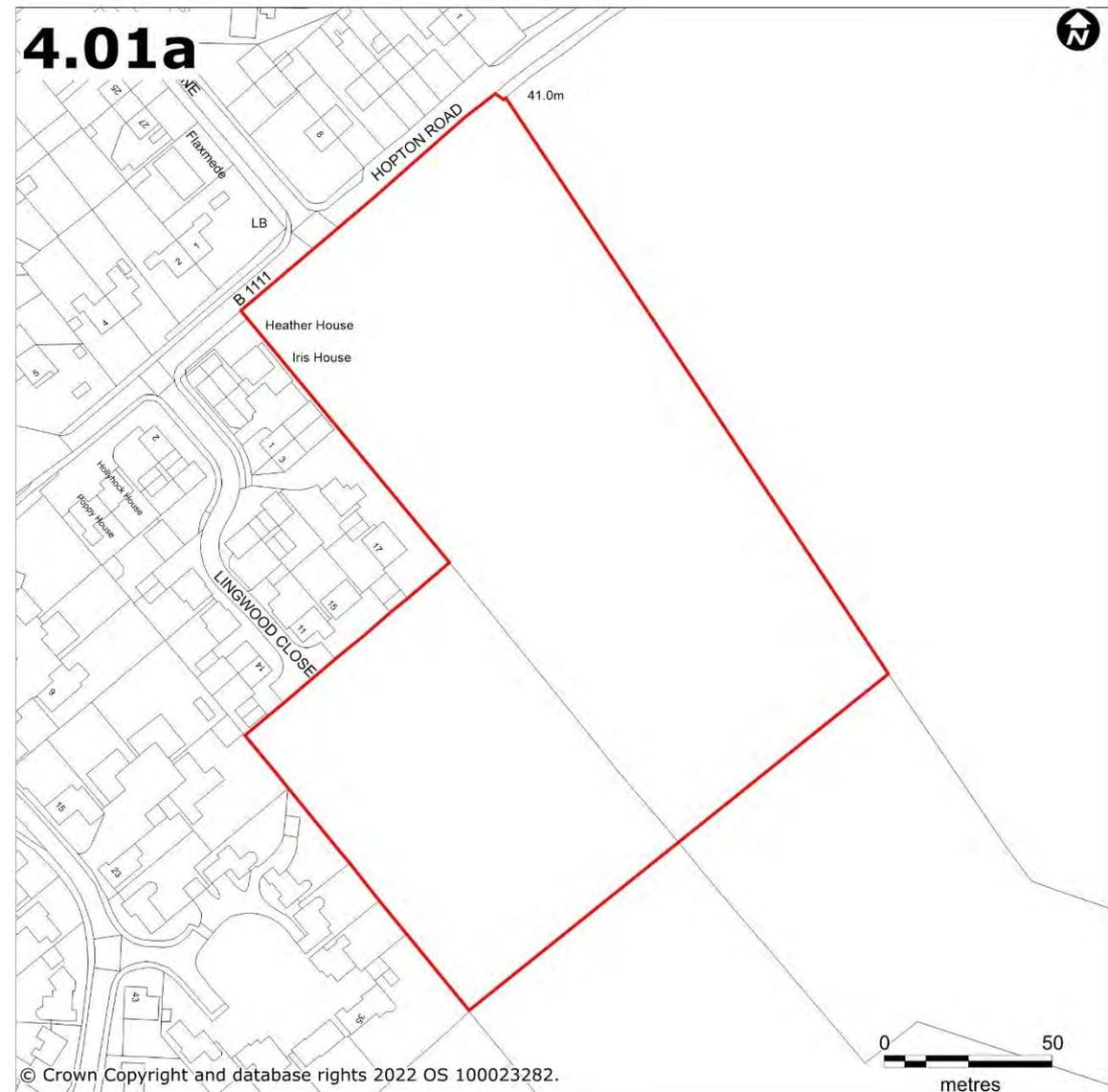
SHELAA references: WS005 and WS1004

Location: land south of Hopton Road, Barningham

Site area: 2.6 hectares

Preferred options indicative capacity: 50 dwellings

Site map



Policy and capacity considerations

- a. This site lies south of Hopton Road (B1111) wrapping around the north-east and south-east sides of Lingwood Close.
- b. The sites lies adjacent to the settlement boundary to the east of Barningham.
- c. The majority of the site is a part of a large arable field. An area of wildflower meadow enclosed by species-rich hedgerows with trees lies to the south-west of the site.
- d. The proposed allocation comprises elements of two separate site submissions, only the parts of the sites allocated would be expected to come forward within this local plan.
- e. This site is within 7.5 kilometres of Breckland Forest Site of Special Scientific Interest, a component of Breckland Special Protection Area. Within this distance the potential for in-combination recreational effects should be considered.
- f. This site is connected to Waveney and Little Ouse Valley Fens Special Area of Conservation.
- g. The existing boundary hedgerows should be retained and enhanced with appropriate buffers.
- h. A new hedgerows and landscaped boundary should be provided to the south-east.
- i. The development area should prioritise pedestrian and cycle links to village services and facilities. provide enhancements to footpath and cycleway access and links to the village centre.
- j. The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be encouraged.
- k. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

4.2. Beck Row

- 4.2.1. Beck Row is a village with a population of approximately 5,902 (2019 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. The settlement has a range of facilities including a primary school, a pre-school and nursery school, a convenience store and leisure facilities.

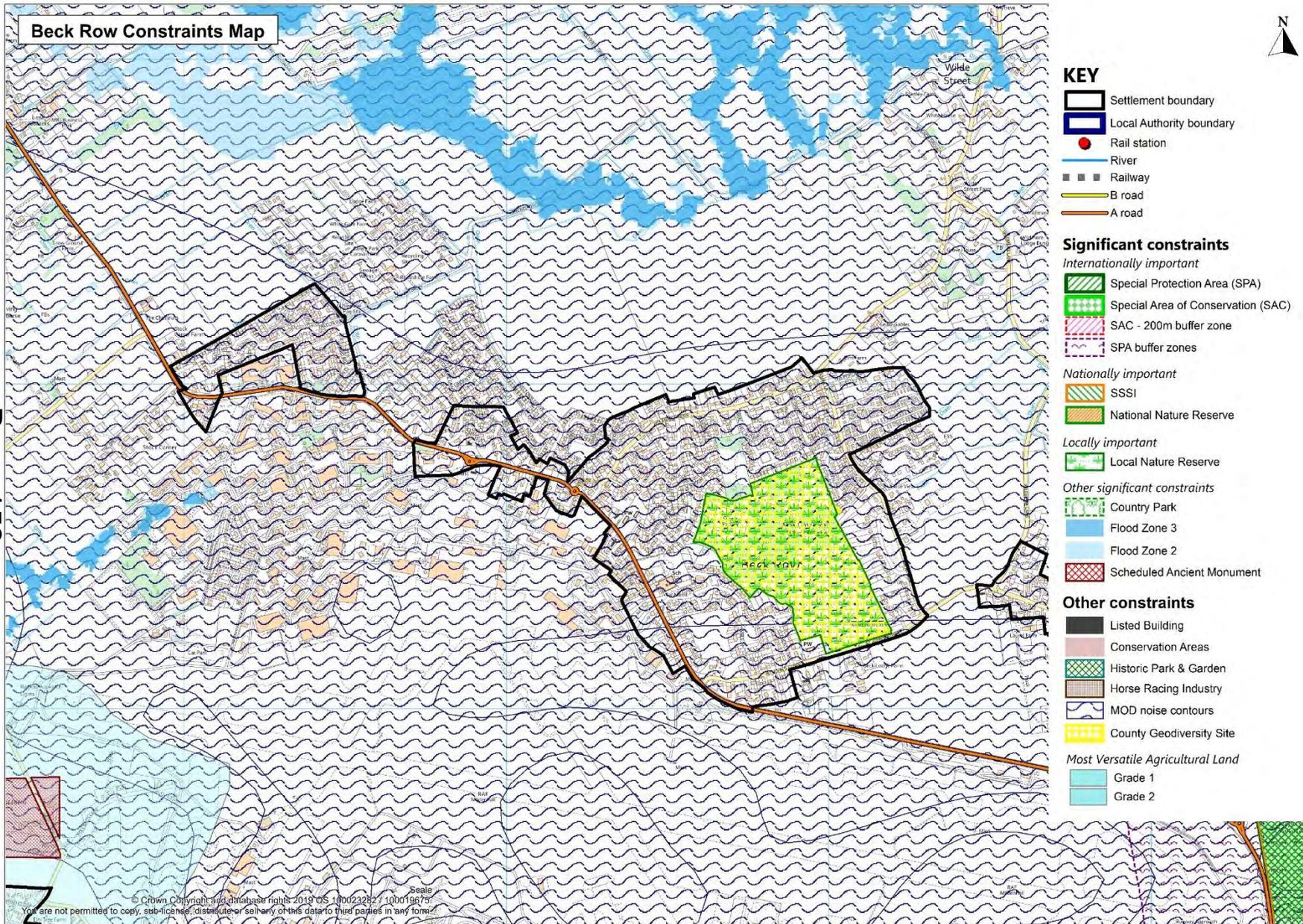
Constraints and opportunities

- Aspal Close County Wildlife Site, the majority of which is also identified as a local nature reserve, is located in the centre of the settlement.
- There is at least an hourly bus service from 9am (at the latest) to 5pm (at the earliest).
- 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 United States Air Forces in Europe airbase is located adjacent to Beck Row.
- The United States Air Forces in Europe is located on the edge of West Mildenhall positioned between Mildenhall, Beck Row and West Row.
- The A1101 forms a physical boundary to the south and confines any further development in this Airbase safeguard zones exist to the south and the west of Beck Row.
- To the west of the settlement there are areas of land within flood zones 2 and 3. There can be localised surface water flooding in periods of high rainfall.
- There is a high potential for encountering heritage assets of archaeological interest in and around Beck Row.
- Growth in Beck Row needs to be considered in conjunction with growth in Mildenhall as their infrastructure is closely related.
- Coalescence should be avoided with the settlement of Holywell Row which lies to the east of Beck Row.

Preferred allocations

- 4.2.2. Two sites are proposed as preferred sites for residential development in Beck Row providing an indicative capacity of 160 dwellings. The level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines 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. Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 4.2.3. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.

- 4.2.4. An existing established employment area has been identified for Beck Row. Further details can be seen in chapter 7 employment. The site is identified on the policies map.
- 4.2.5. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.



Beck Row preferred allocations map



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Beck Row

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Non-strategic allocations

4.02a Lamble Close, Beck Row

New reference number: 4.02a

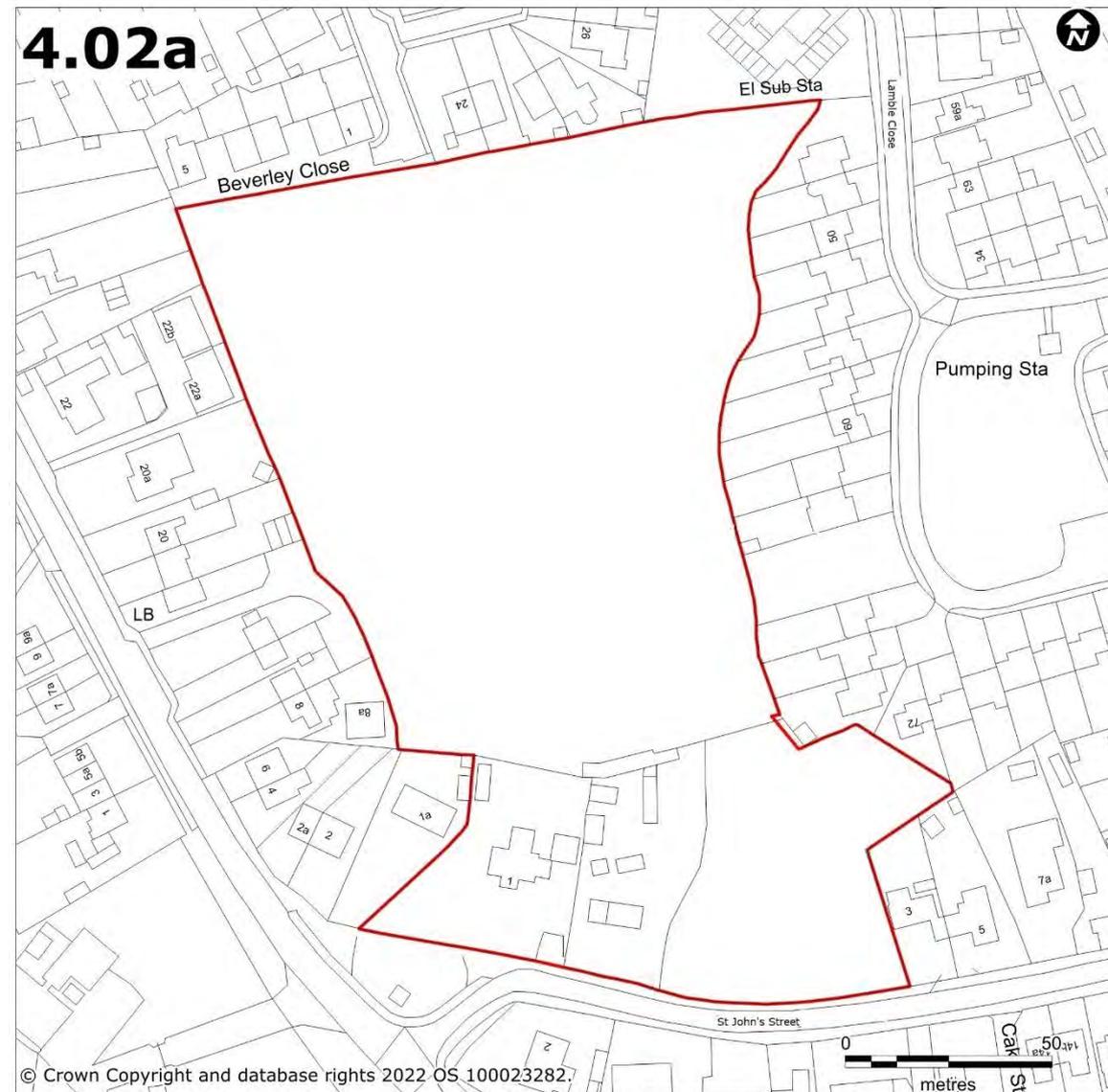
SHELAA reference: WS025 and existing policy reference: SA11 (a)

Location: Lamble Close, Beck Row

Site area: 2.3 hectares

Preferred options indicative capacity: 60 dwellings

Site map



Policy and capacity considerations

- a. The site comprises two distinct areas. The southern-most section is heavily managed and currently contains paddocks. Separated by a fence, the northern section is rough grassland with patches of dense scrub.
- b. Planning permission has been granted on the site.
- c. A new footway is required fronting the site to join existing footways on **St John's Street**.
- d. Acoustic insulation is required due to the proximity to RAF Mildenhall air base.
- e. This site is within 7.5 kilometres of Breckland Forest Site of Special Scientific Interest, a component of Breckland Special Protection Area. Within this distance the potential for in-combination recreational effects should be considered.
- f. Provide a link through the site to connect with Lamble Close and Aspal Close Local Nature Reserve.
- g. Retain and enhance the existing trees and pine lines (some protected) within the site with appropriate buffers.
- h. The site has existing features (including acid grassland) which contribute to the ecological network which should be safeguarded.

4.02b Rookery Drove, Beck Row

New reference number: 4.02b

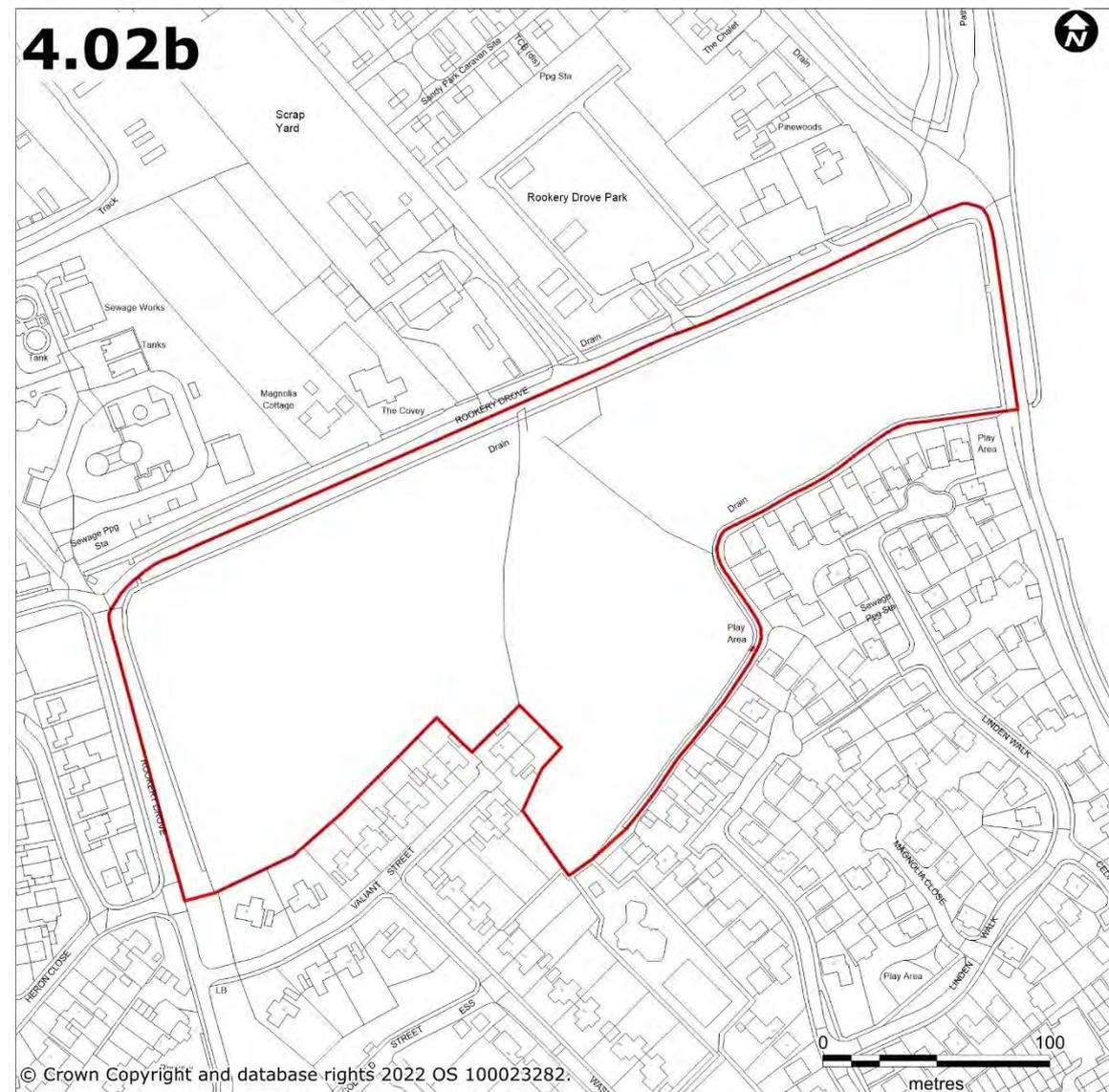
SHELAA reference: WS023

Location: Rookery Drove, Beck Row

Site area: 5.3 hectares

Preferred Options indicative capacity: 100 dwellings

Site map



Policy and capacity considerations

- a. The site is an agricultural field on the northern edge of the village. It is bounded by existing residential development to the west and south. Beyond the northern boundary, on the opposite side of Rookery Drove lies a caravan park and a scrapyard along with a number of residential units.
- b. There is a current undetermined planning application on the site.
- c. This site is within 7.5 kilometres of Breckland Forest Site of Special Scientific Interest, a component of Breckland Special Protection Area. Within this distance the potential for in-combination recreational effects should be considered.
- d. Retain and enhance the scrub habitat along the northern boundary of the site bordering Rookery Drove and trees on other site boundaries (east, west and south) which should be retained.
- e. Retain and enhance existing hedgerows and boundary features with appropriate buffers.
- f. Acoustic insulation is required due to the proximity to RAF Mildenhall air base.
- g. A cordon sanitaire should be maintained to the sewage treatment works to the north-west.
- h. Part of this site is in close proximity to a safeguarded waste facility and any new development should take steps to ensure that it will not inhibit the operation of the waste site.
- i. This site is partially or wholly within a minerals consultation area. The quantity and quality of the minerals resources beneath the site and the feasibility of either: extraction prior to development of the site or use of some of the sand and gravel in the development itself should be assessed.
- j. The site is within one kilometre of one or more established public right of way and opportunities to connect to these will be encouraged.
- k. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

4.3. Cavendish

- 4.3.1. Cavendish is a medium sized village with a population of 999 (2019 mid-year estimate), located approximately 16 kilometres from Haverhill. It has a reasonable range of services and facilities including a primary school, shops and leisure facilities.

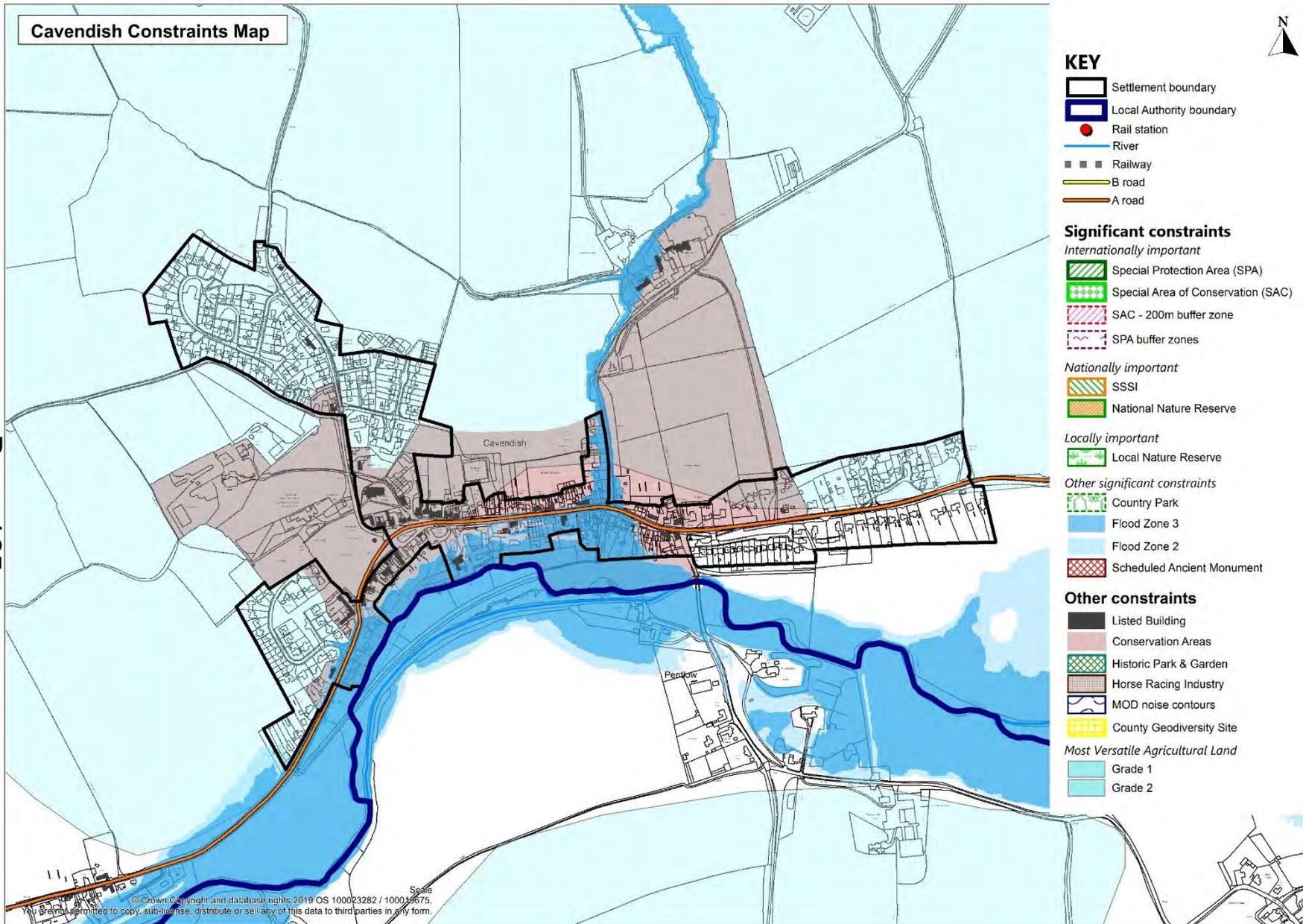
Constraints and opportunities

- Cavendish is located on the A1092 which provides good road links for Sudbury to the east and Haverhill to the west.
- There is at least an hourly bus service from 9am (at the latest) to 5pm (at the earliest).
- 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 its setting 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.
- 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.
- Cavendish lies within the rich archaeological landscape of the Stour Valley as recorded in the county historic environment record, and prehistoric and Roman sites are recorded within the vicinity of this historic settlement.

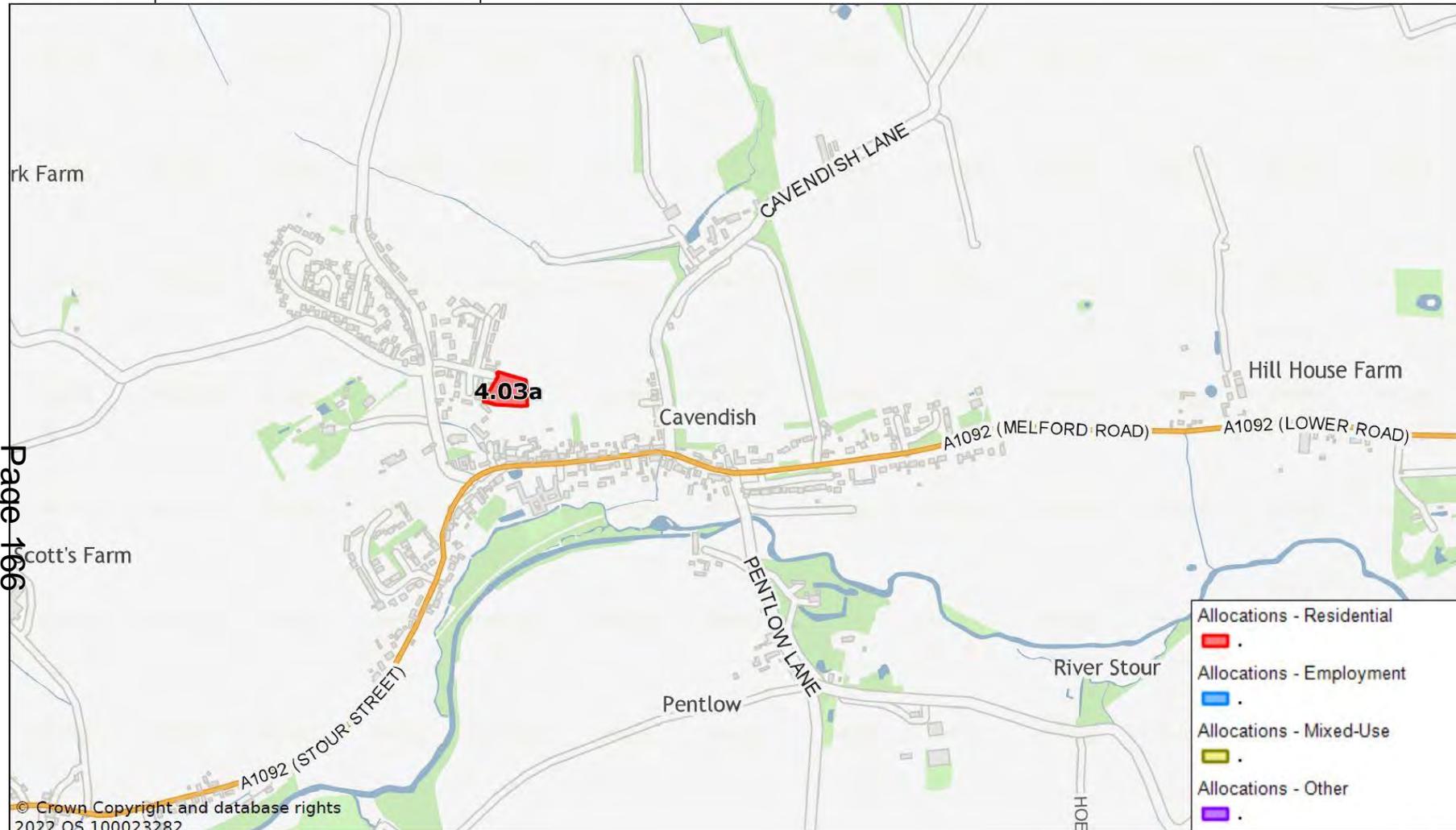
Preferred allocations

- 4.3.2. One site is proposed as a preferred site for residential development in Cavendish providing an indicative capacity of 10 dwellings. The level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines 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. Further information on identified opportunity areas for growth in the village can be seen in the opportunity and constraints study (2022) produced as evidence to support this plan. Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 4.3.3. Information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 4.3.4. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Cavendish settlement constraints map



Cavendish preferred allocations map



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Cavendish

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- Allocations - Residential ■
- Allocations - Employment ■
- Allocations - Mixed-Use ■
- Allocations - Other ■



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Non-strategic allocation

4.03a land at the end of Nether Road, Cavendish

New reference number: 4.03a

SHELAA reference: WS058 and existing policy reference: RV16(a)

Location: land at the end of Nether Road, Cavendish

Site area: 0.4 hectares

Preferred options indicative capacity: 10 dwellings

Site map



Policy and capacity considerations

- a. This uncultivated field and former allotment lies to the north-east of Cavendish within the settlement boundary. The southern boundary of the site is marked by a brick wall, hedge and fence, with housing to the west and an arable field to the north and east of the site. Well-worn footpaths run around the perimeter of the site.
- b. The site is allocated in the St Edmundsbury Rural Vision 2031 Local Plan. The site is yet to come forward and further evidence is required to demonstrate an acceptable scheme is deliverable in order to take it forward site into the final local plan.
- c. Strategic landscaping and open space must be provided to address the individual site requirements and locations.
- d. A small section of species poor hedgerow has been planted at the eastern end of this boundary. A stream forms the northern boundary of the field, with an intermittent hedgerow along it. A few scattered trees are present along the eastern boundary.
- e. The hedgerows and boundary features should be retained and enhanced with appropriate buffers.
- f. A landscape buffer should be provided to the north respecting the Upper Stour Valley locally valued landscape which washes over this site.
- g. The public right of way which passes through this site should be retained.
- h. The design and development of the site should have regard to its conservation area setting and the area of areas of archaeological interest.
- i. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

4.4. Exning

- 4.4.1. Exning is a village with a population of 2,171 (2019 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 own identity and integrity as a village. It is a village well served by a variety of facilities including convenience food store, primary and pre-school and recreation and leisure facilities.

Constraints and opportunities

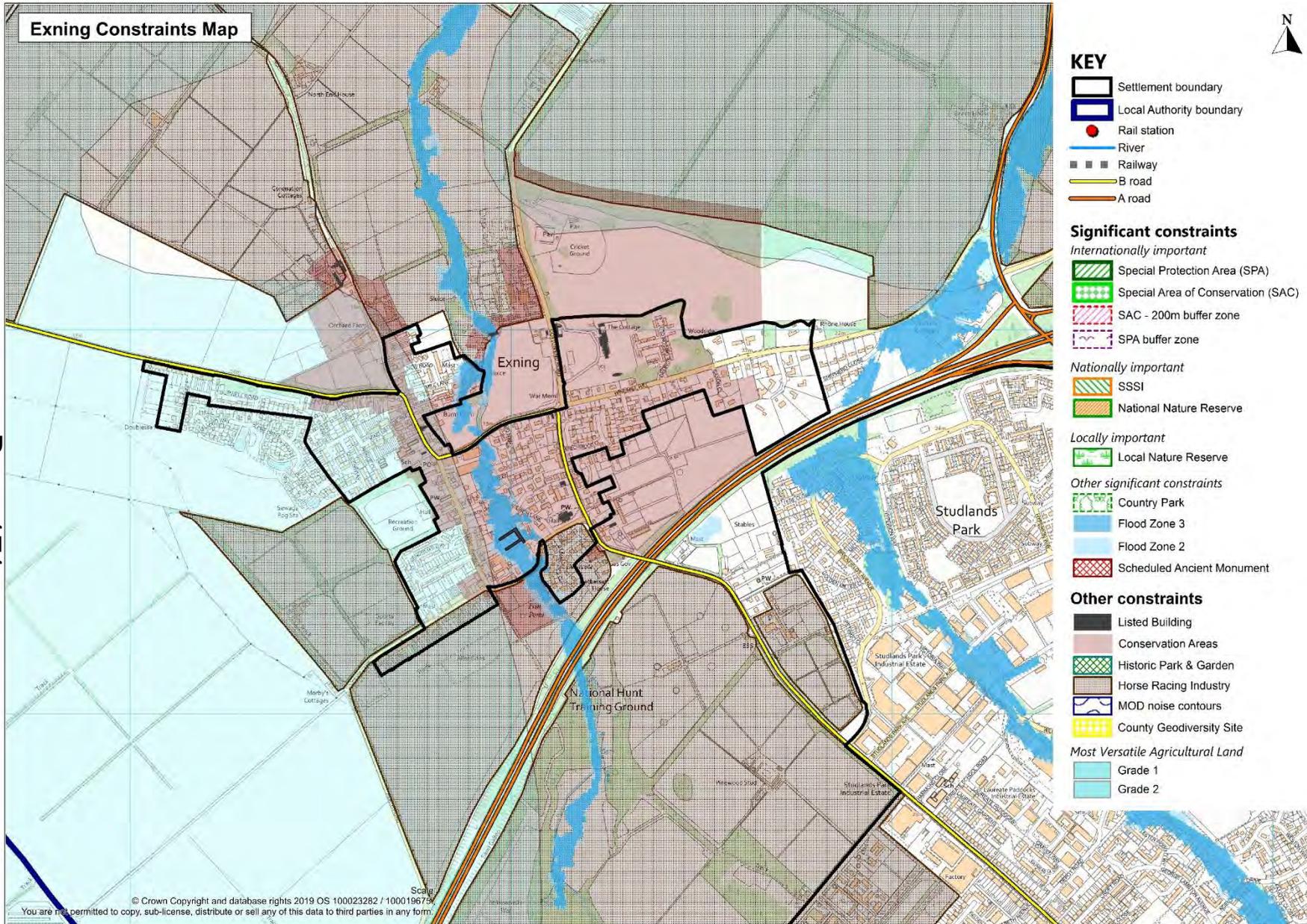
- Existing capacity issues at junction 37 of the A14 trunk road north-east of Newmarket may be exacerbated by further growth.
- There is at least an hourly bus service running from at least 7am (at the latest) to 7pm (at the earliest).
- Exning has land within flood zones 2 and 3 running north to south 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 Exning House and its grounds, which creates an attractive setting for the north-east of the village.
- Development opportunities are limited to the north by the conservation area and its relationship with the wider landscape.
- Potential growth is fundamentally constrained by the sensitivity of the landscape character of the surrounding stud land.
- It is important to retain the undeveloped green buffers between Exning and Newmarket, and Exning and Burwell to avoid coalescence.

Preferred allocations

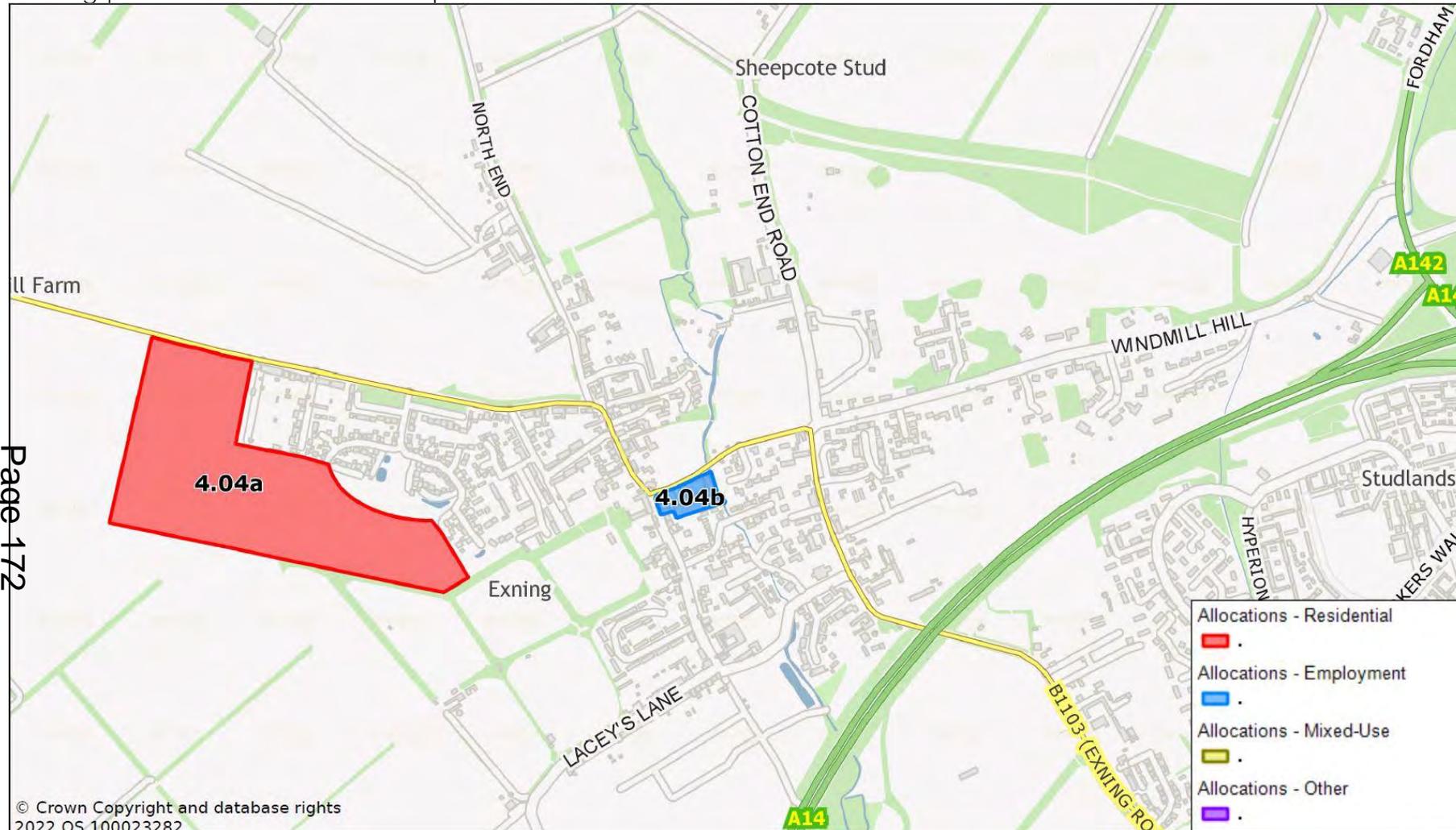
- 4.4.2. No new sites have been identified in Exning due to growth being constrained by the sensitivity of the surrounding landscapes character and studland uses. There has been a high level of strategic growth in Burwell, in neighbouring East Cambridgeshire District, as well as a previous allocation in Exning for 205 dwellings on which development has commenced and this is included as an allocation in this plan. This growth will meet the needs of the village in this plan period. Further information on opportunity areas can be seen in the opportunity and constraints study (2022) produced as evidence to support this plan. Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 4.4.3. Information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 4.4.4. An existing established employment area has been identified for Exning. Further details can be seen in chapter 7 employment. The site is identified on the policies map.

4.4.5. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Exning settlement constraints map



Exning preferred allocations map



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Exning

Scale: 1:10000

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Non-strategic allocation

4.04a land south of Burwell Road and west of Queen View, Exning

New reference number: 4.04a

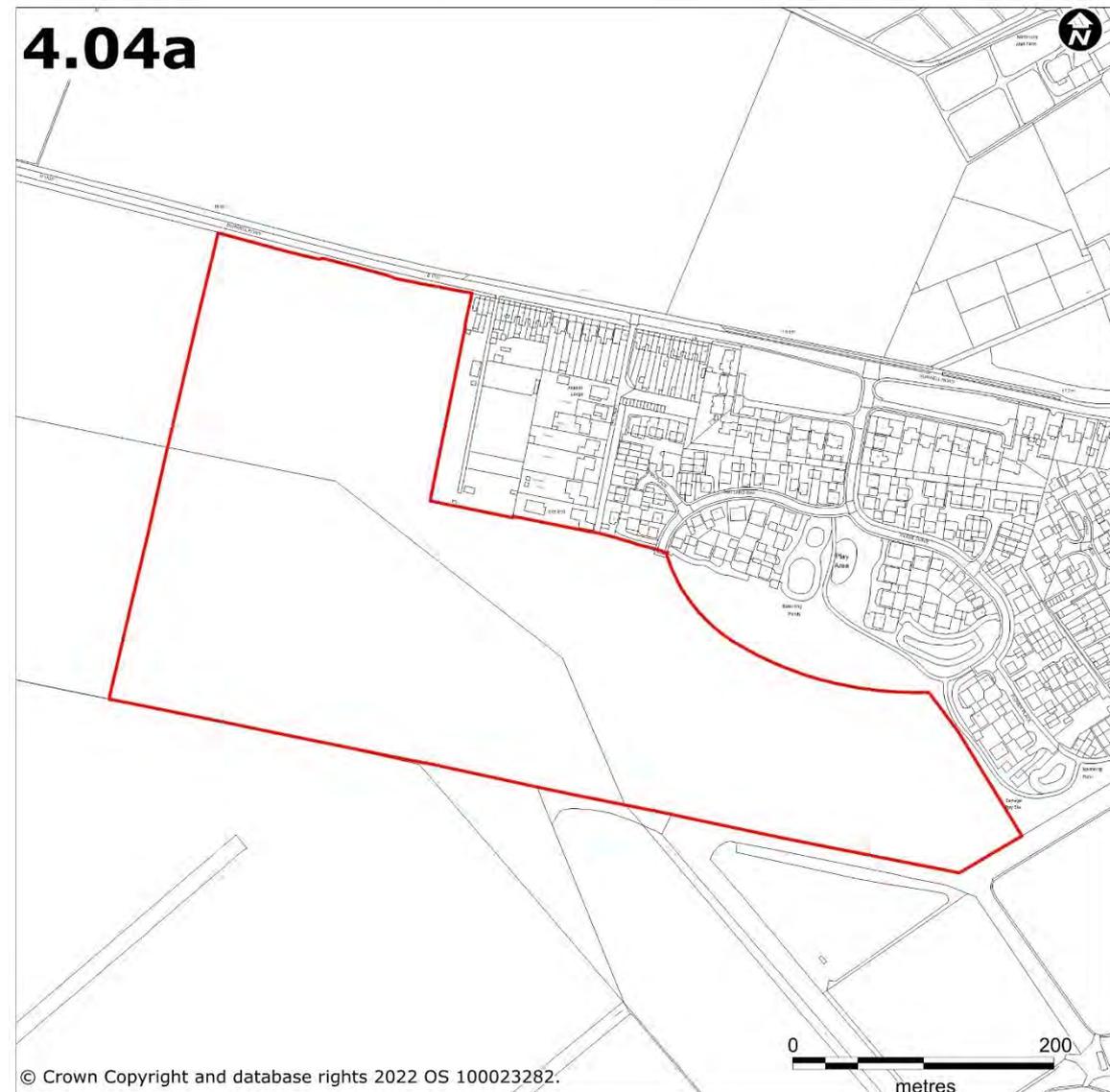
SHELAA reference: WS079 and existing policy reference: SA12(a)

Location: land south of Burwell Road and west of Queen View, Exning

Site area: 14.8 hectares

Preferred options indicative capacity: 205 dwellings

Site map



Policy and capacity considerations

- a. The site is located along the southern side of Burwell Road. Formerly under agricultural use, the land is now fallow. To the west and south of the site is agricultural land and to the east is Chancery Park, a recently completed Persimmon residential development. The southern boundary of the site is bounded by a tree belt.
- b. A development brief has been approved for this site and planning permission has been granted.
- c. There is an identified need for a dedicated cross boundary cycle route between Burwell and this site.
- d. Sustainable travel provision including facilities for pedestrians and cyclists and links to existing networks should be made.
- e. Strategic landscaping and open space must be provided to address the individual site requirements and location.
- f. Initial archaeological field evaluation should be carried out prior to determination.
- g. This site is within five kilometres of Devils Dyke Special Area of Conservation and Devils Dyke Site of Special Scientific Interest. Within this distance the potential for in-combination recreational effects must be considered.
- h. Existing hedgerows, tree-belts and boundary features should be retained and enhance with appropriate buffers.
- i. The tree-belts to the west and south-west of the site should be extended to provide a landscape boundary.

4.5. Great and Little Whelnetham

4.5.1. Great and Little Whelnetham are located in the eastern section of the district, approximately four miles south-east of Bury St Edmunds and have a population of approximately 1,039 (2019 mid-year estimates). The villages are designated as a local service centre with a reasonable range of services and facilities including local employment, a primary school, early year provision, a public house, village hall, and post office and village store.

Constraints and opportunities

- Great and Little Whelnetham sits within the valley of the River Lark, which includes a flood zone to the north of the settlement and runs along the A134, to the east of the settlement. 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.
- The landscape character assessment notes that the villages lie within the Lark River Valley character area.
- There are no nature or habitat designations in close proximity to the village however, there are two wildlife habitat locations of significance within the built-up area.
- Great and little Whelnetham benefits from two open spaces within the village. One triangular green open space located centrally within Sicklesmere and a large area of recreation space and village hall 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 natural boundary to the north of the existing built-up area of Sicklesmere.
- Sicklesmere Conservation Area stretches north of the A134 from the site of the former 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 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.
- The sewage works in Sicklesmere will limit development to the north-west of the settlement, due to a cordon sanitaire.
- The villages have direct access onto the A134, linking the settlements to Bury St Edmunds and Sudbury.
- There is at least an hourly bus service from 9am (at the latest) to 5pm (at the earliest).

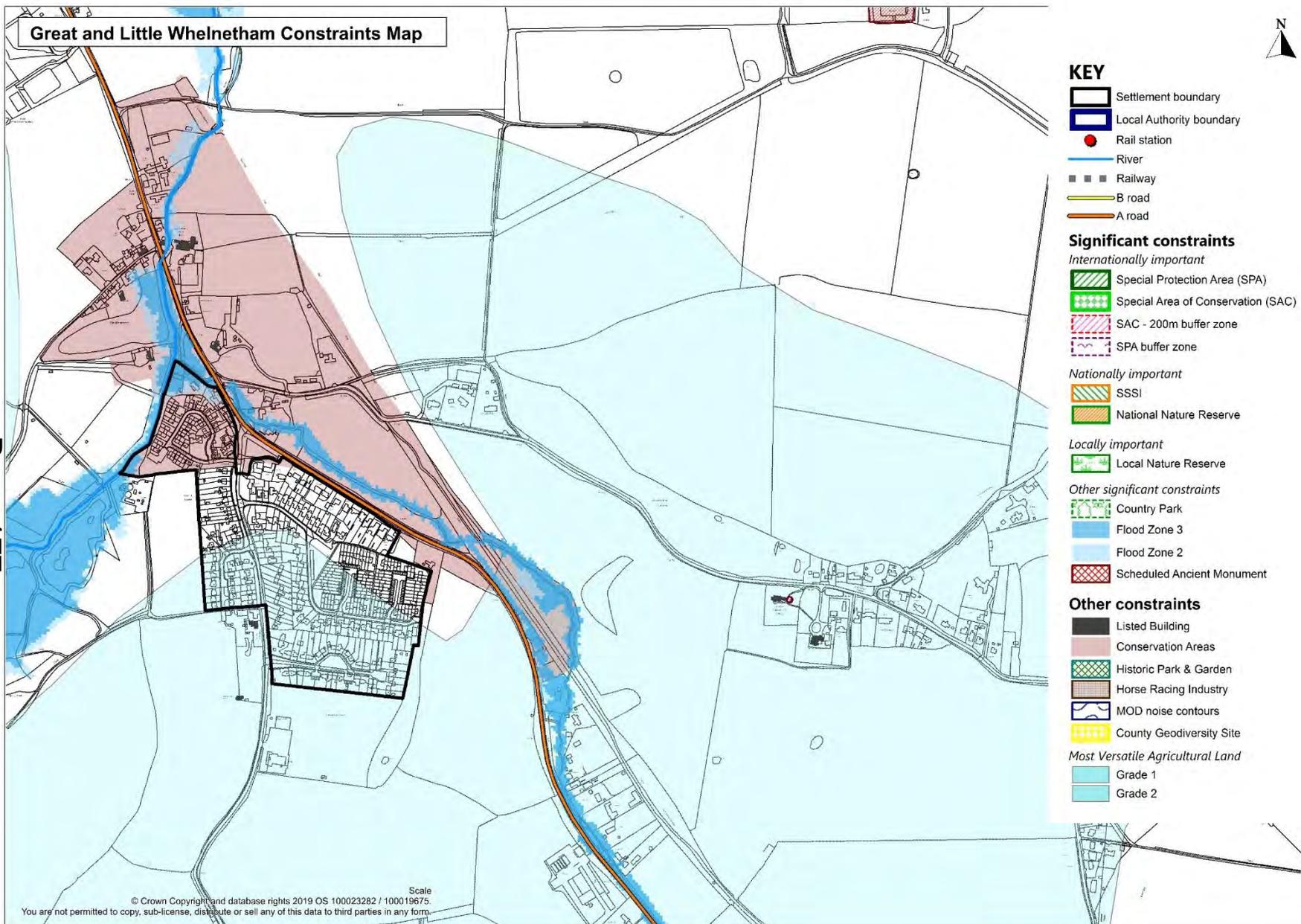
Preferred allocations

4.5.2. No areas of growth opportunity been identified in Great and Little Whelnetham due to flood zone and heritage constraints. Further

information on opportunity areas can be seen in the opportunity and constraints study (2022) produced as evidence to support this plan.

- 4.5.3. Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 4.5.4. Information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.

Great and Little Whelnetham settlement constraints map



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 2,313 (2019 mid-year estimate). The village has a range of facilities including food stores, primary and pre-school and sport and leisure facilities.
- 4.6.2. [Great Barton neighbourhood development plan](#) was 'made' (adopted) in June 2021 and is a statutory development plan document for West Suffolk Council. This means that the plan is a material consideration for planning application purposes.

Constraints and opportunities

- An air quality management area 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.
- 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.
- There is at least an hourly bus service from 9am (at the latest) to 5pm (at the earliest).
- There is sufficient capacity at the wastewater 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.

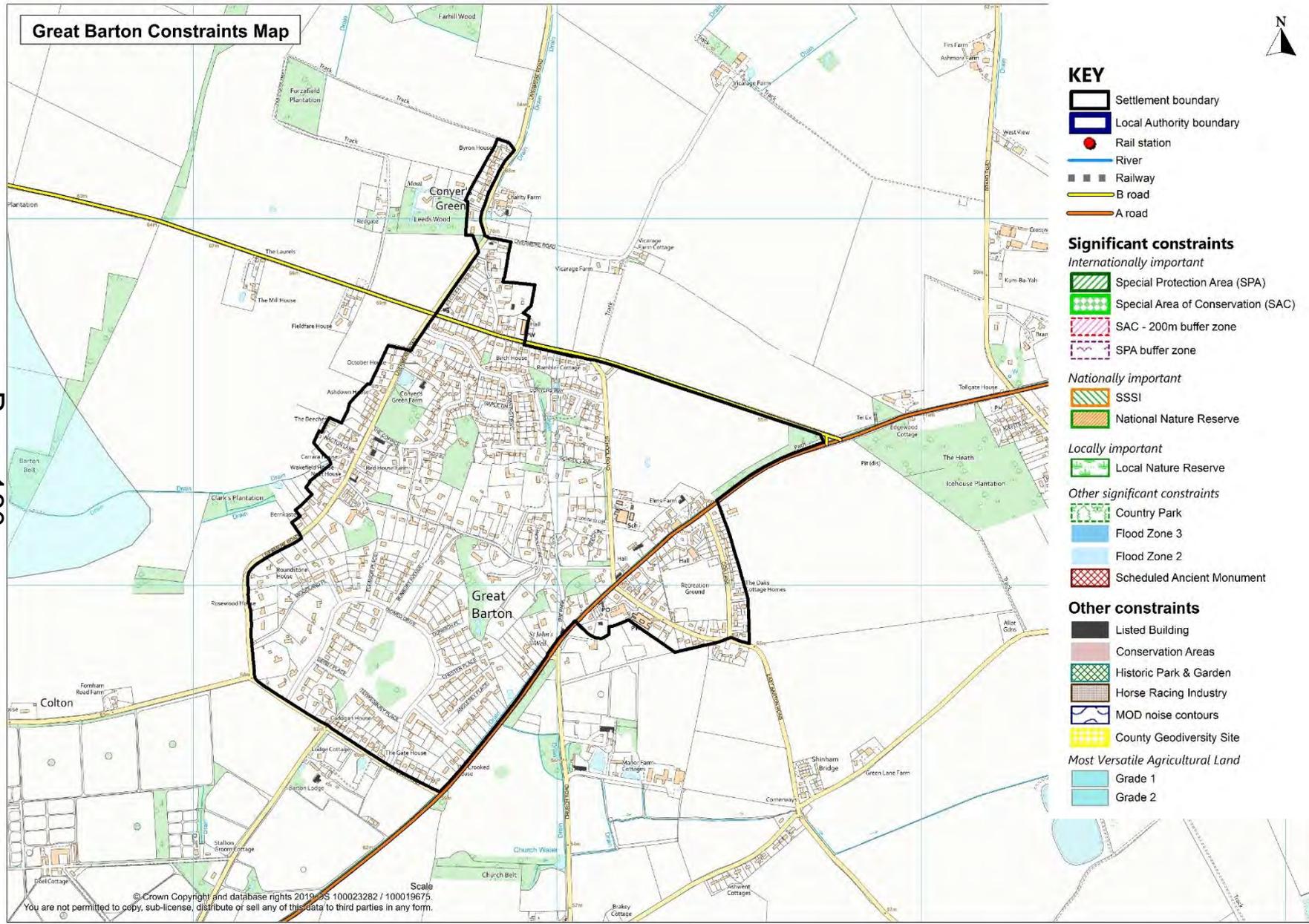
Preferred allocations

- 4.6.3. One site is proposed as a preferred site for residential development in Great Barton providing an indicative capacity of 150 dwellings. The **preferred site is allocated in Great Barton's neighbourhood development plan** which was made in June 2021. The level of development proposed is the same as set out in the GBNP in [Policy GB3 Land at School Road \(The Triangle\)](#).

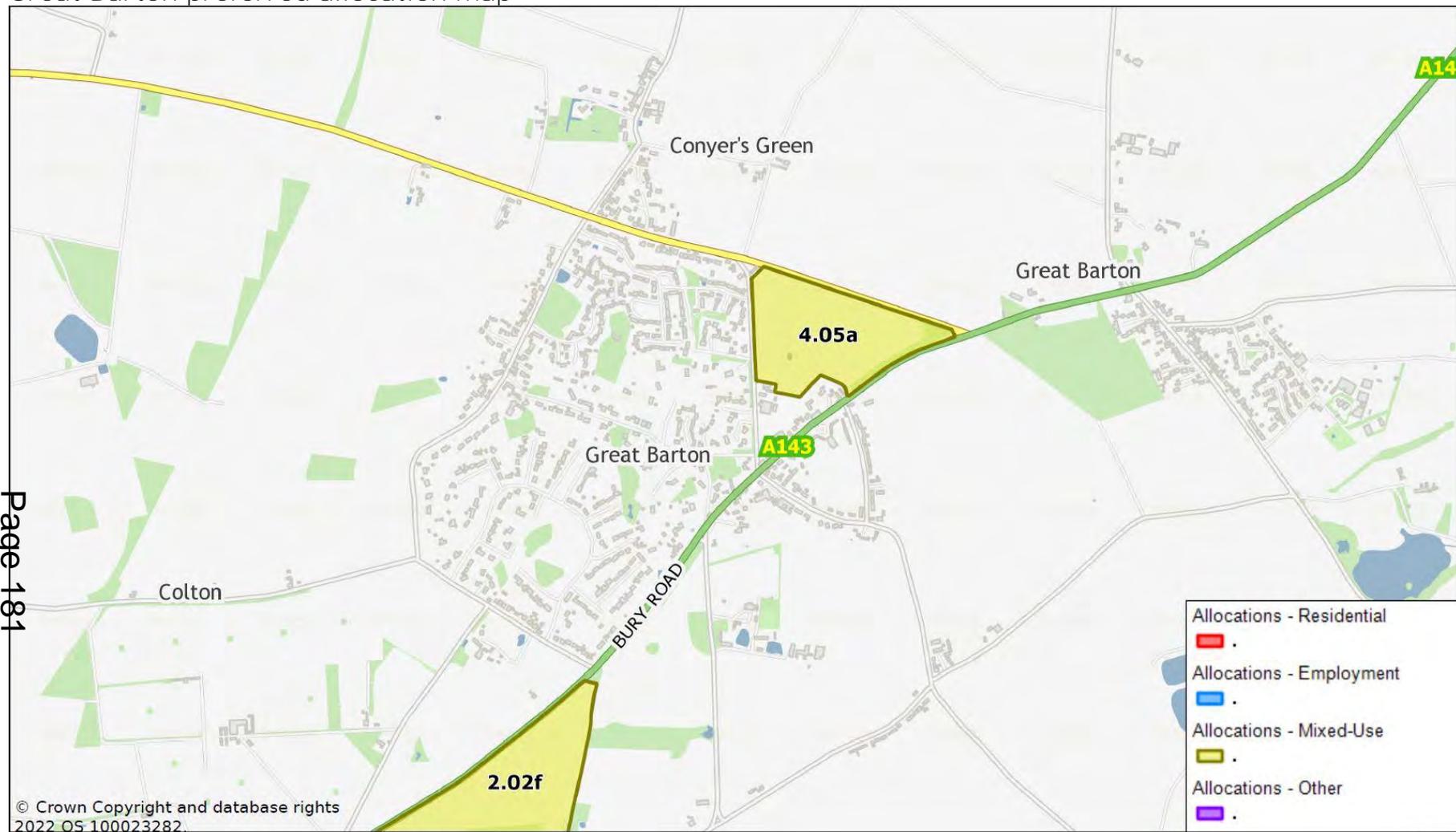
- 4.6.4. Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 4.6.5. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 4.6.6. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Great Barton settlement constraints map

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Great Barton preferred allocation map



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Great Barton

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Non-strategic allocation

4.05a land at School Road, Great Barton

New reference number: 4.05a

SHELAA reference: WS092 and existing allocation reference: RV18

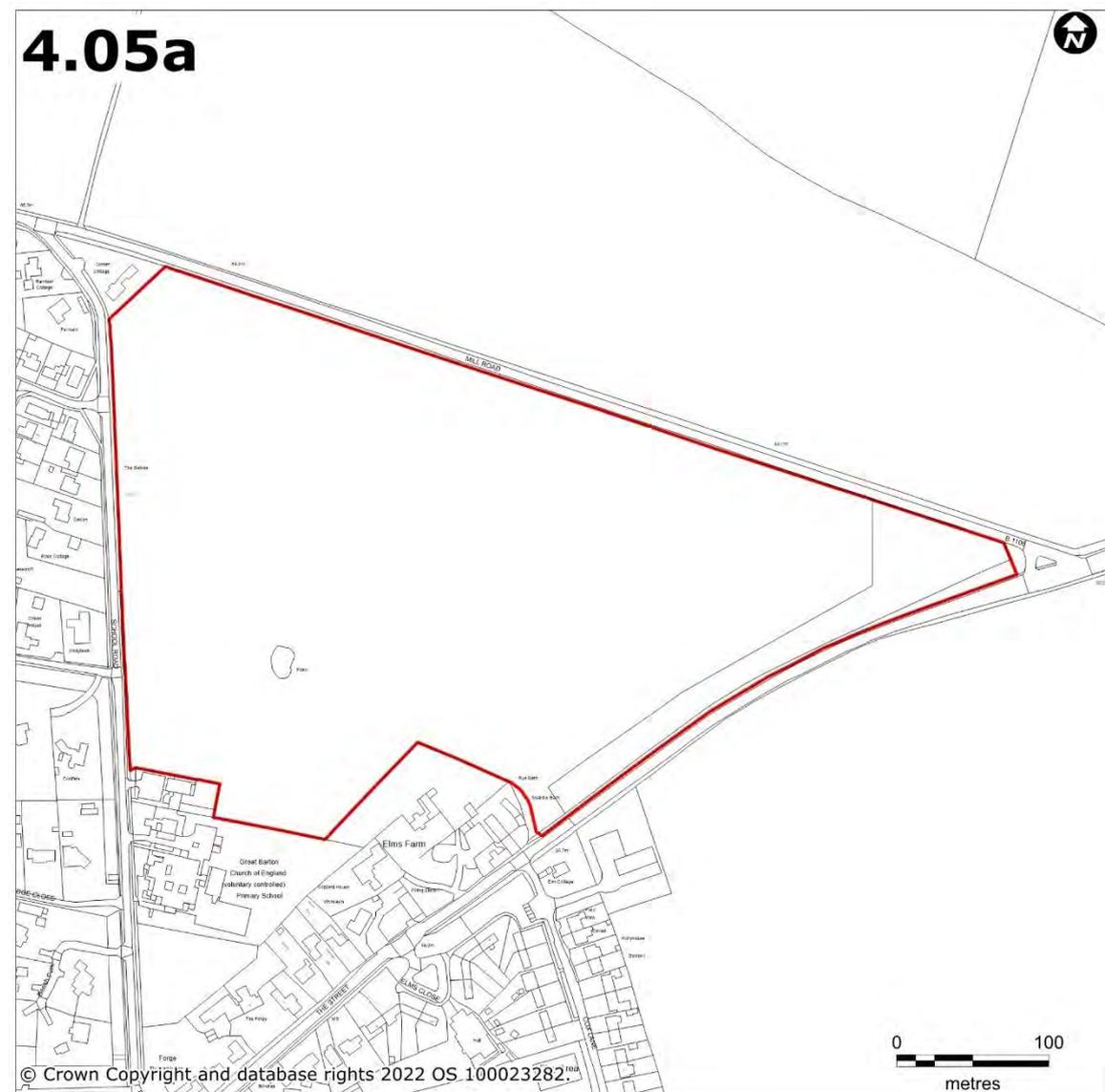
Great Barton Neighbourhood Plan: GB3

Location: land at School Road, Great Barton

Site area: 12.4 hectares

Preferred options indicative capacity: 150 dwellings

Site map



Policy and capacity considerations

- a. Situated to the north-east of the settlement, south of Mill Road, west of the A143, and east of School Road.
- b. The site is an arable field with a woodland belt along the south-eastern boundary with the A143 and filling station to the eastern corner of the triangular shaped site, existing mature trees along the Mill Road frontage, a hedgerow along School Road, and a pond.
- c. Elms Farm adjoining the site to the south is a grade II listed building.
- d. Refer to [Policy GB3 Land at School Road \(The Triangle\)](#) in the Great Barton Neighbourhood Plan for further policy considerations.
- e. A development brief for the site will be required prior to determination of any planning application.
- f. Provide a verdant landscape character to the new development in keeping with the village.
- g. Retain and enhance the existing community Elms woodland, boundary features, hedgerows and pond with appropriate buffers to the open countryside to the north of Mill Road and east of the A143.
- h. Retain long distance views to the countryside across the site from School Road.
- i. The site is within 7.5 kilometres of Breckland Forest Site of Special Scientific Interest (SSSI), a component of Breckland Special Protection Area. Within this distance the potential for in-combination recreational effects should be considered.
- j. The site triggers the SSSI impact risk zone relating to Glen Chalk Caves SSSI.
- k. Connect the site to existing facilities and the wider countryside using green corridors.
- l. Provide vehicular access to the site from Mill Road and safe and well-designed pedestrian and cycle routes through the site and access points to link the development with local services and facilities and the local road network.
- m. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

4.7. Hopton

4.7.1. Hopton and Knettishall has a population of 634 (2019 mid-year estimate). Hopton is a village located approximately 24 kilometres from Bury St Edmunds. It has a reasonable range of facilities including a convenience food shop, a primary and pre-school, public house and leisure facilities. 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 Site of Special Scientific Interest, 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 is of international importance to nature conservation and 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 centered 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 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 to 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.

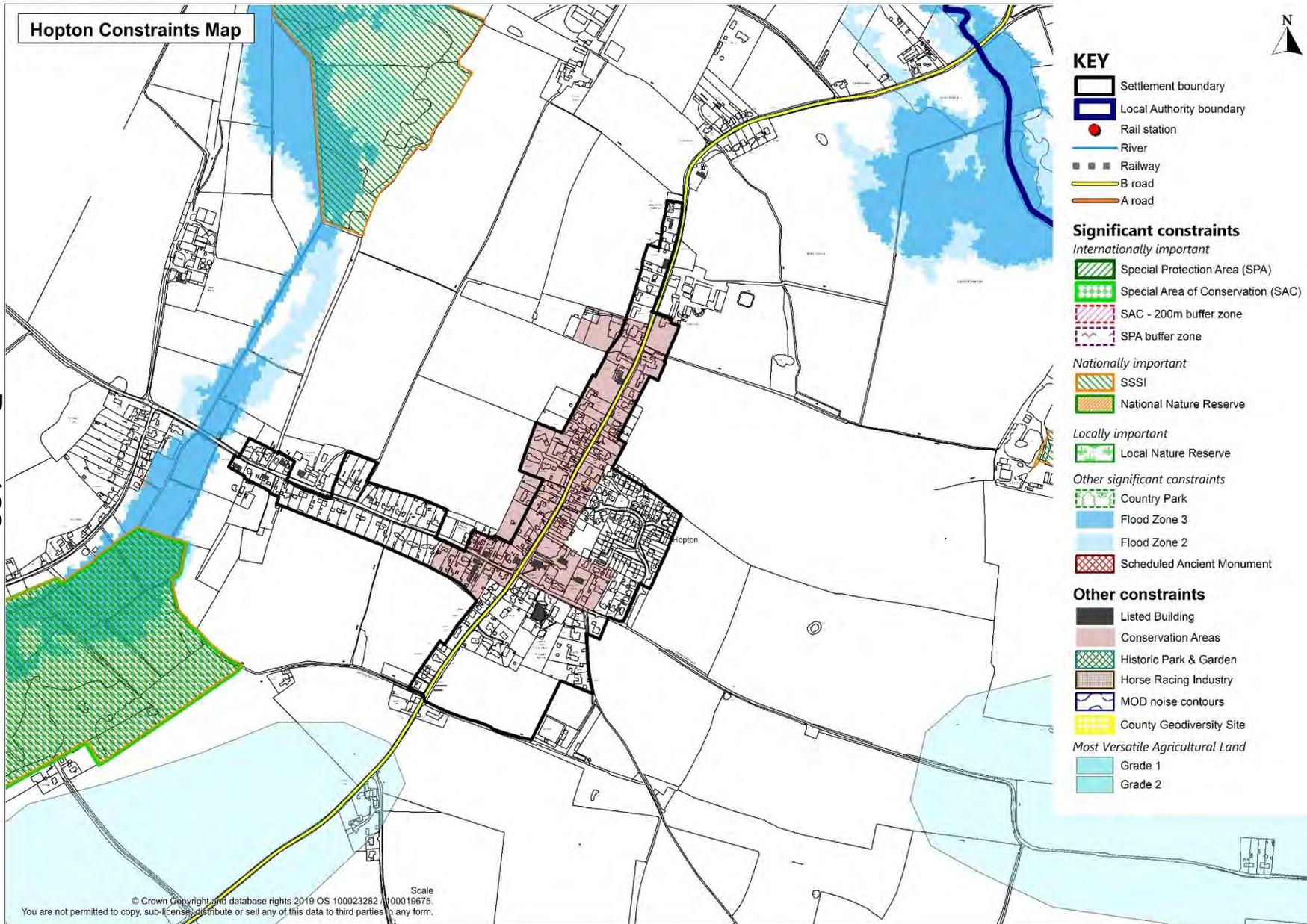
- There is at least an hourly bus service from 9am (at the latest) to 5pm (at the earliest).
- There is good provision of community infrastructure although no GP, post office or library.

Preferred allocations

- 4.7.2. One site is proposed as a preferred site for residential development in Hopton providing an indicative capacity of 37 dwellings. This site is currently allocated in the former St Edmundsbury Rural Vision 2031 local plan. The level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines 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. Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 4.7.3. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 4.7.4. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Hopton settlement constraints map

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Hopton preferred allocation map



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Hopton

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Non-strategic allocation

4.07a land off Bury Road, Hopton

New reference number: 4.07a

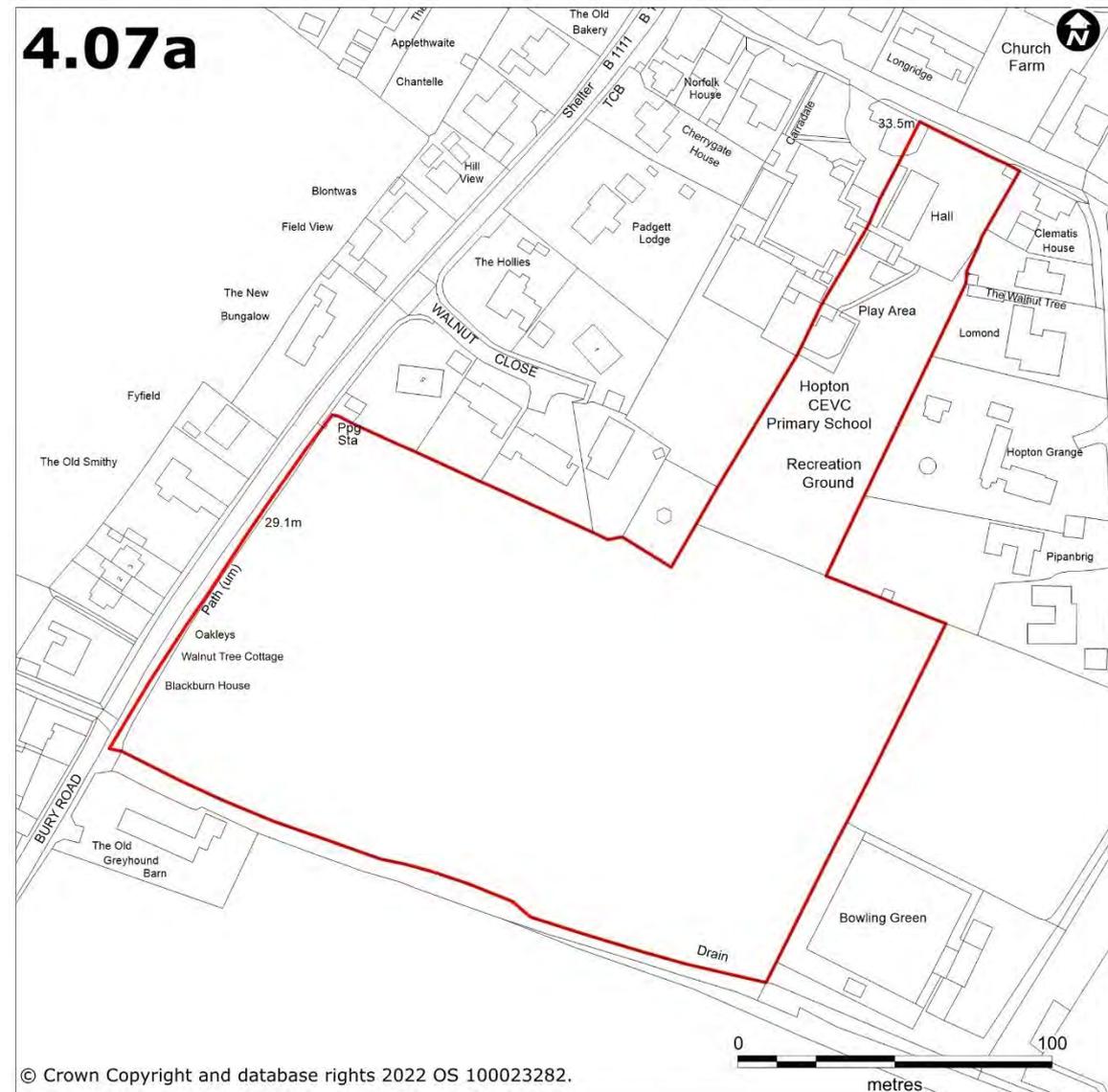
SHELAA reference WS110 and existing policy reference: RV21

Location: land off Bury Road, Hopton

Site area: 2.72 hectares

Preferred options indicative capacity: 37 dwellings

Site map



Policy and capacity considerations

- a. The site is within the settlement boundary and comprises an arable field and is bounded by a hedgerow to the east, west and south. A public footway lies to the west.
- b. The site is an existing allocation in the former St Edmundsbury Rural Vision 2031 under policy RV21. Planning permission has been granted on site for **a residential development of 37 dwellings, including doctors' surgery and extension and alterations to existing village hall.**
- c. The site has an existing approved development brief, however due to length of time passed, multiple landowners and planning permission due to expire in 2022, a new development brief will be required.
- d. The site is yet to come forward and further evidence is required to demonstrate an acceptable scheme is deliverable in order to take forward the allocation of this site into the final plan.
- e. A listed building (primary school) lies to the east and the setting of this should be protected.
- f. The development area must provide footpath and cycleway access and links to the village centre.
- g. Vehicular access to be provided via the B111.
- h. Strategic landscaping and open space must be provided to address the individual site requirements and location.
- i. Any development of the site is sympathetic to the surrounding sensitive environmental features including the Sites of Special Scientific Interest and Special Area of Conservation (SAC) designations and any adverse effects mitigated.
- j. This site is within 7.5 kilometres of Breckland Forest SSSI, a component of Breckland Special Protection Area. Within this distance the potential for in-combination recreational effects should be considered.
- k. This site is connected to Waveney and Little Ouse Valley Fens SAC.
- l. Retain and enhance the existing boundary hedgerow with appropriate buffers.
- m. Provide new hedgerows and landscaped boundaries to the north-east and the south-east.
- n. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

4.8. Hundon

- 4.8.1. Hundon is a village located approximately nine kilometres north-east of Haverhill and approximately 18 kilometres south-east of Newmarket, with a population of 1,891 (2019 mid-year estimate). Hundon has a reasonable range of facilities including a primary and pre-school, convenience food shop and leisure facilities.

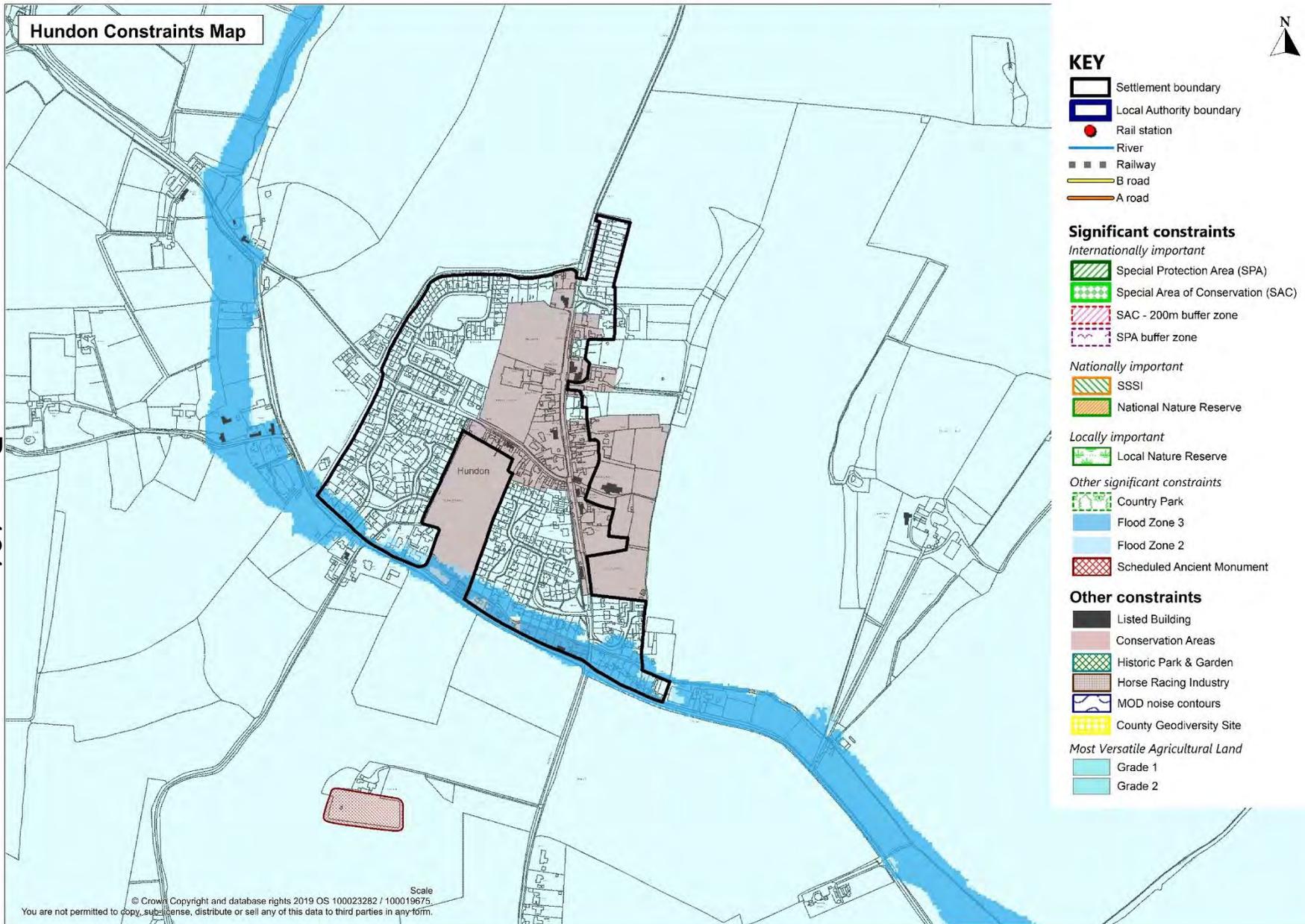
Constraints and opportunities

- Growth in Hundon is constrained by Lower Road to the south and Mill Road to the north. The southern boundary of the village is subject to an area of 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, to 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.
- The southern boundary of Hundon village is covered by a flood zone which will prevent any further development in this area. There are significant slopes down to the valley bottom.
- Hundon has reasonable road access to the A143 for Bury St Edmunds and Haverhill, but the highways are lacking in footpaths and are narrow in places.
- Bus services are less frequent than hourly or operate during limited times.

Preferred allocations

- 4.8.2. No new sites have been identified in Hundon due to growth being constrained by the sensitivity of the surrounding landscape, as set out in the West Suffolk Landscape Character Assessment (May 2022). This study identifies Hundon as lying within the Chilton Street farmlands character area, where only small-scale built development is appropriate within the intimate landscape of the valley villages and stream margins. Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 4.8.3. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 4.8.4. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Hundon settlement constraints map



4.9. Moulton

- 4.9.1. Moulton is situated in the west of the district some five kilometres east of Newmarket and 19 kilometres west of Bury St Edmunds and has a population of approximately 1,290 (2019 mid-year estimate). It is a modest village in size, with a good range of amenities and facilities including a primary school and pre-school, a convenience store, post office, public house and recreation and leisure facilities.

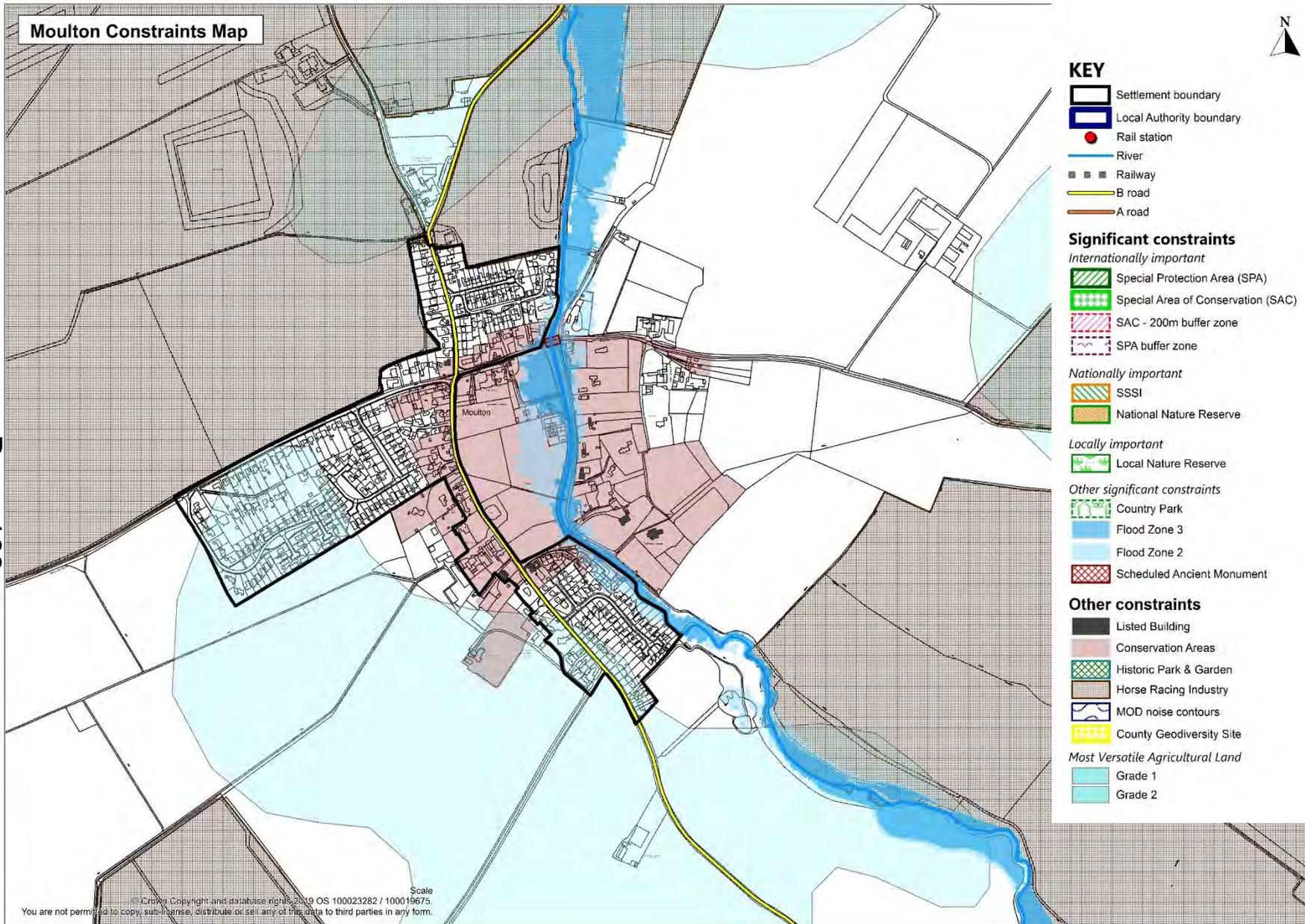
Constraints and opportunities

- The existing primary school lies to the north of Moulton. An extension to the playing field is allocated in the current local plan.
- Bus services are less frequent than hourly or operate during limited times.
- Flood zones follow a narrow band north to 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 opportunities for development within the conservation area.

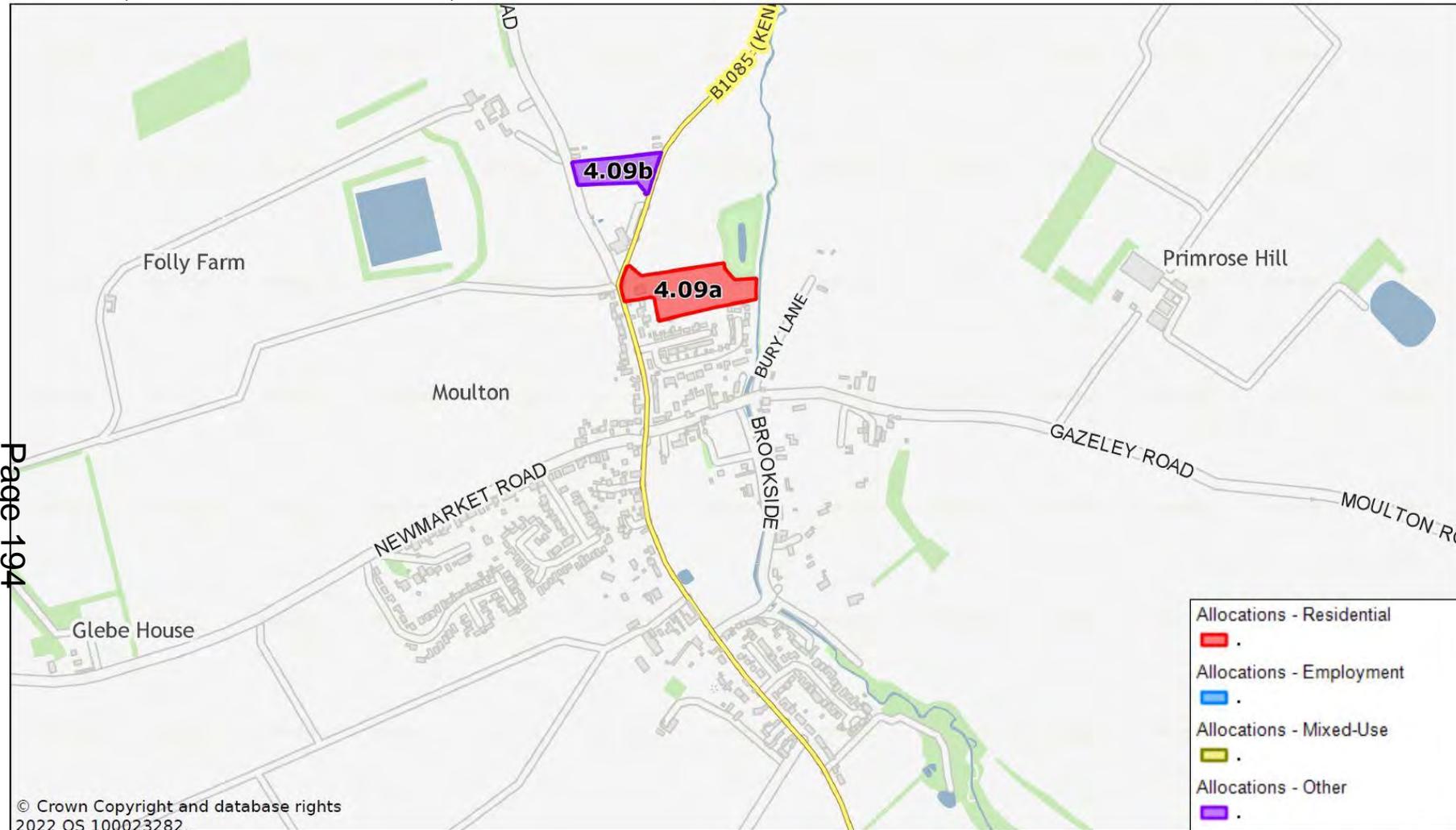
Preferred allocations

- 4.9.2. One new site is proposed as a preferred site for residential development in Moulton providing an indicative capacity of 30 dwellings. The level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines 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. Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 4.9.3. Land comprising 0.75 hectares is allocated for the expansion of Moulton Primary School in the existing plan and is being carried forward into this plan.
- 4.9.4. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 4.9.5. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Moulton settlement constraints map



Moulton preferred allocations map



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Moulton

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Non-strategic allocations

4.09a land east of School Road, Moulton

New reference number: 4.09a

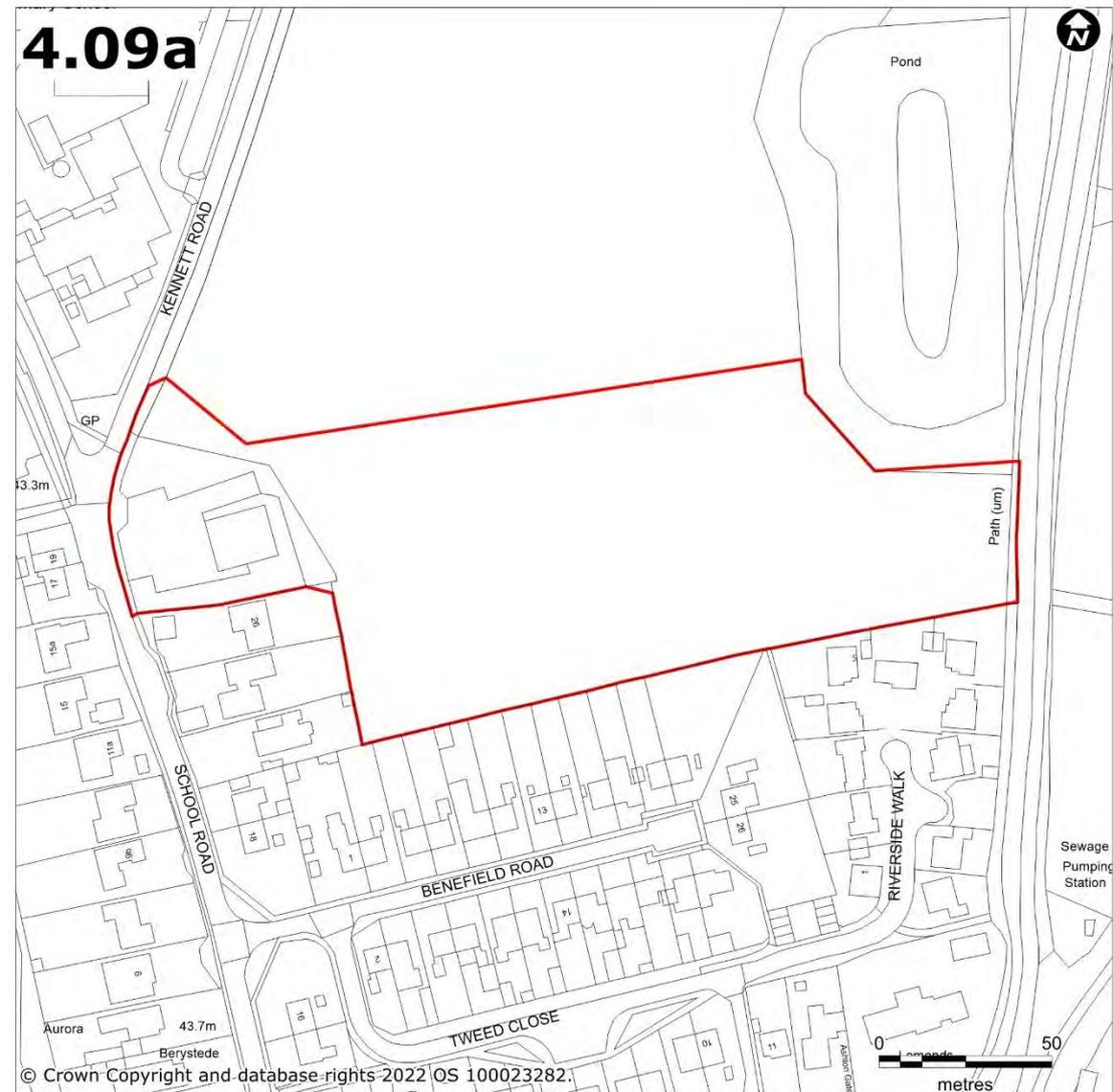
SHELAA reference: WS143

Location: land east of School Road, Moulton

Site area: 1.78 hectares

Preferred options indicative capacity: 30 dwellings

Site map



Policy and capacity considerations

- a. The site lies to the north of Moulton and comprises an agricultural building and associated land. The primary school lies to the north-west of the site.
- b. The site lies adjacent to the settlement boundary of Moulton.
- c. A wide buffer to the River Kennet (minimum 50 metres) should be retained.
- d. Connection to the public right of way (PRoW) to the east should be provided and opportunities to connect to other PRoW in the vicinity encouraged.
- e. The existing hedgerows and boundary features should be retained with an appropriate buffer.
- f. A substantial new landscape buffer to accommodate hedgerows and tree planting should be provided to the northern boundary of the site with the wider countryside to form a new landscaped settlement edge.
- g. The development area should provide enhancements to footpath and cycleway access and links to the school site and south into the village.
- h. The need for provision of additional school parking should be considered.
- i. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

4.09b land north of Moulton Primary School

New reference number: 4.09b

SHELAA reference: WS437 and existing policy reference: SA15

Location: land north of Moulton Primary School

Site area: 0.75 hectares

Site map



Policy and capacity considerations

- a. The site lies to the north of Moulton Primary School is identified in the existing Forest Heath Site Allocations Plan for the possible future expansion of Moulton Primary School.
- b. The site is currently used as paddocks and is outside the settlement boundary.
- c. The existing public right of way to the north of the site, hedgerows and boundary features should be retained and enhanced as appropriate.
- d. Any development should consider opportunities to provide enhancements to footpath and cycleway access and links to the school site and south into the village.
- e. The need for provision of additional school parking should be considered.

4.10. Rougham

4.10.1. Rougham is a small village with a population of 1,207 (2019 parish 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 and leisure facilities. Although close to Bury St Edmunds it has a poor bus service.

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 the character of Rougham.
- There is no designated conservation area but there are sites of various periods recorded in the county historic environment record 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 roads and/or junctions and pedestrian paths. Rougham is close to the Rookery Crossroads on the A14 towards Bury St Edmunds and Ipswich.
- Bus services are less frequent than hourly or operate during limited times.
- Any large scale development has the potential to impact negatively on the character of the settlement. However, small scale peripheral extensions may be possible.

Preferred allocations

4.10.2. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.

4.10.3. The allocated site, RV24a in the former St Edmundsbury Rural Vision 2031 local plan, has outline planning permission for 13 dwellings. The new site is adjacent to the settlement boundary south of site RV24a and is currently occupied by farm buildings. This previously used land will provide approximately 11 dwellings.

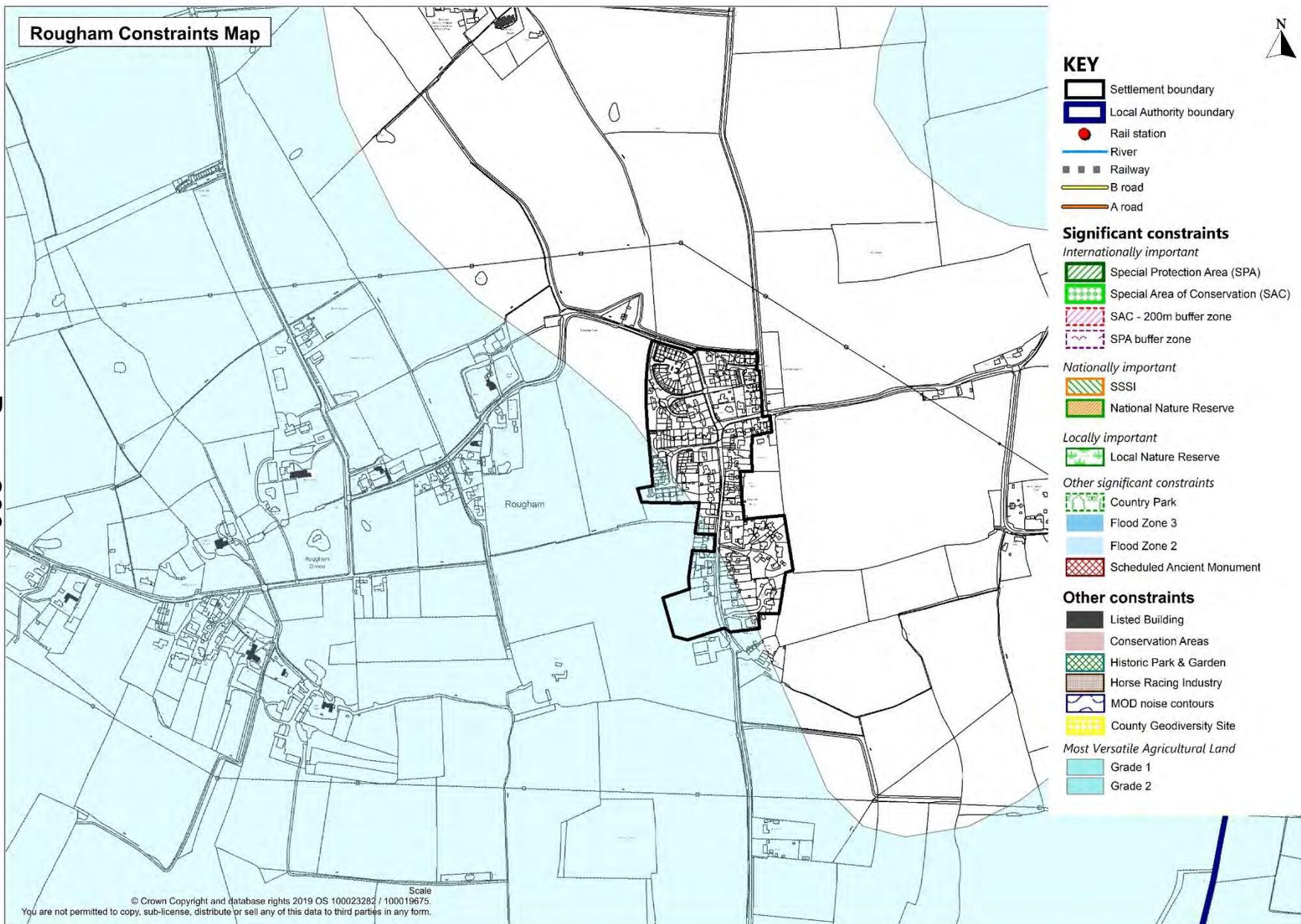
4.10.4. Two sites are proposed as preferred sites for residential development in Rougham (Kingshall Street) which together would provide approximately 24 dwellings.

4.10.5. The level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the Further information on how housing numbers have been derived can be seen in part one of the local plan.

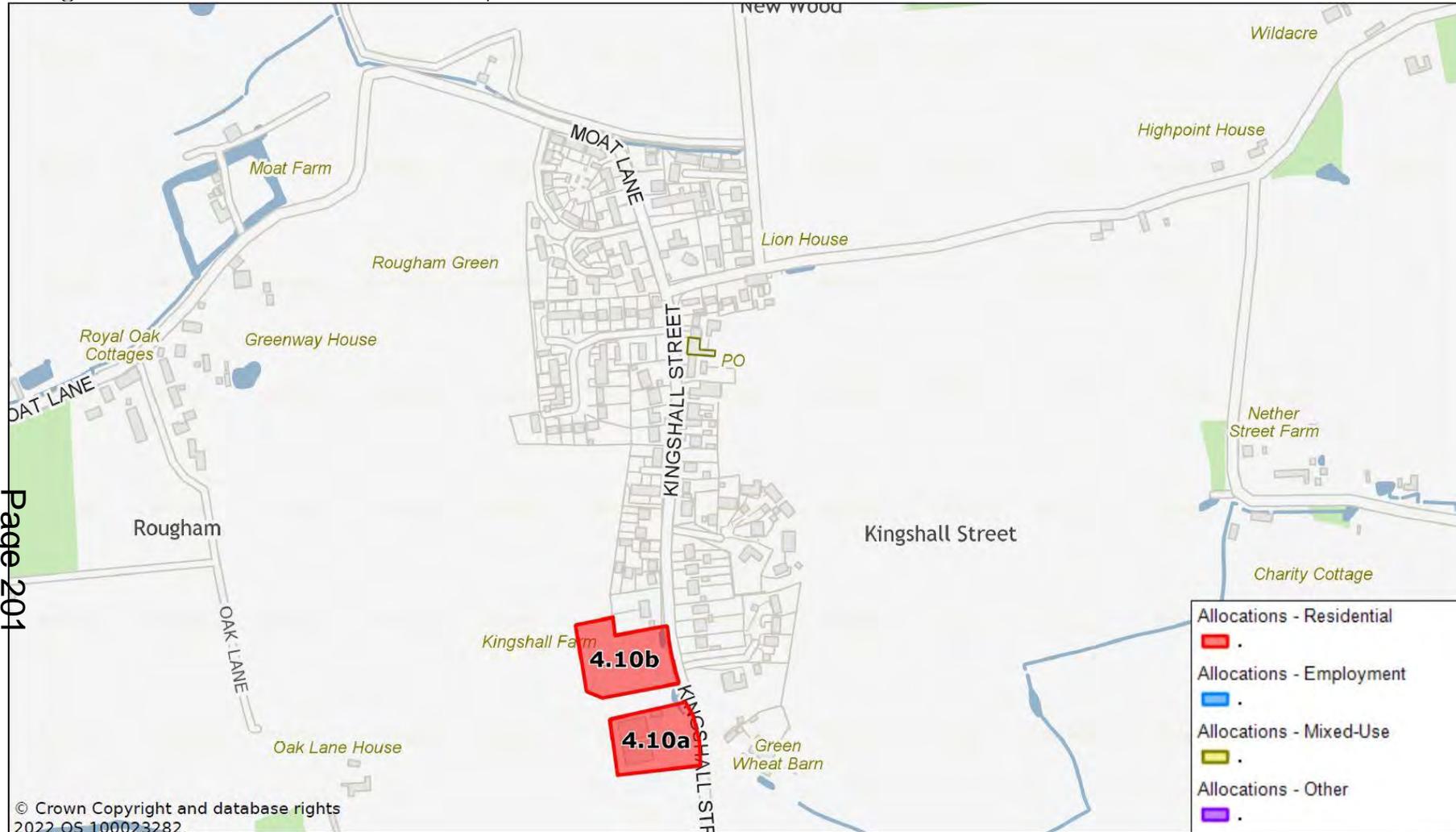
4.10.6. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Rougham settlement constraints map

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Rougham settlement allocations map



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Rougham

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Non-strategic allocations

4.10a land opposite Kingshall Farmhouse, Kingshall Street, Rougham

New reference number: 4.10a

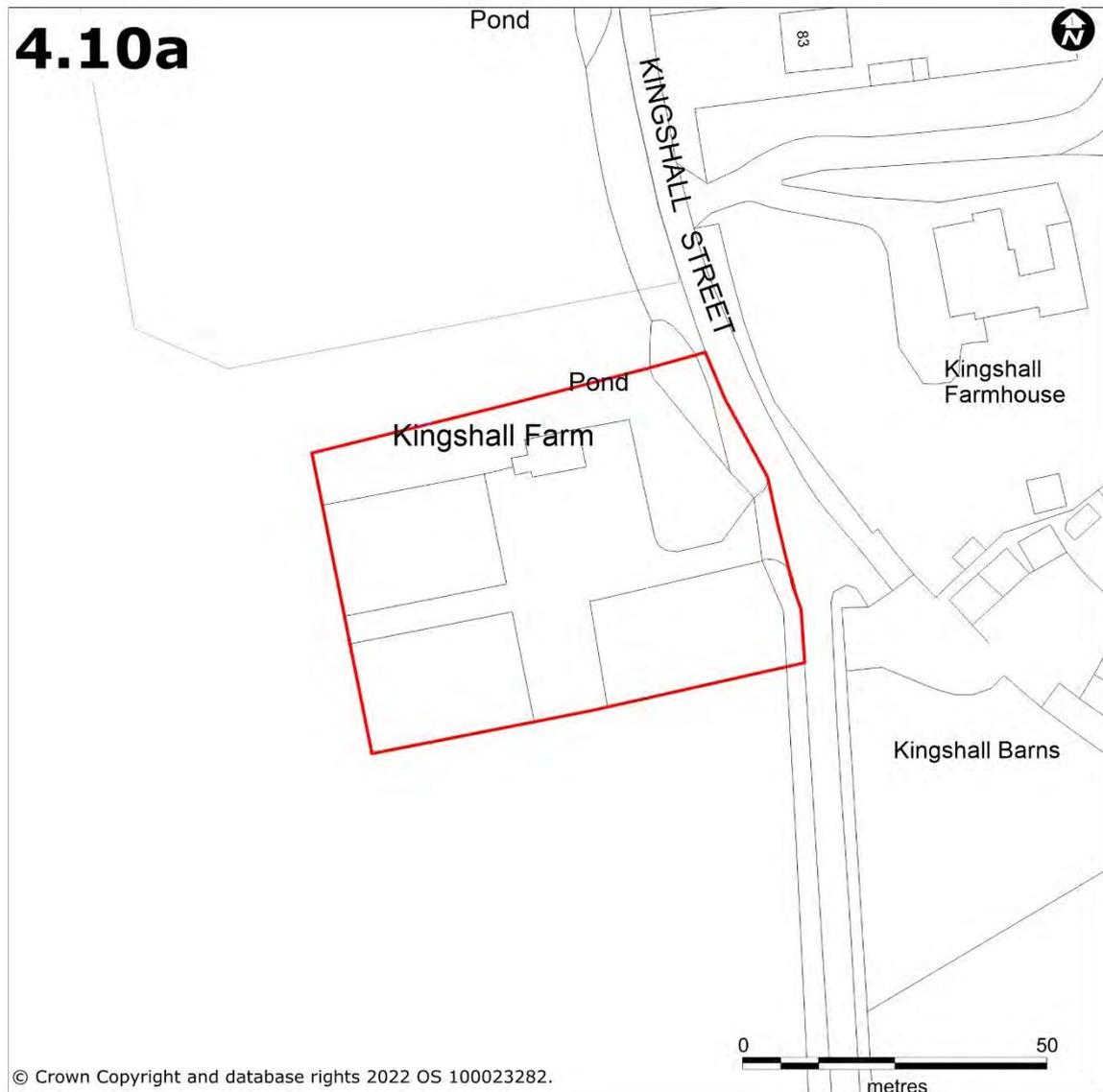
SHELAA reference: WS1062

Location: land opposite Kingshall Farmhouse, Kingshall Street, Rougham

Site area: 0.45 hectares

Preferred options indicative capacity: 11 dwellings

Site map



Policy and capacity considerations

- a. The site comprises a concrete access track, two grain store buildings, a storage shed and three tanks situated within a large arable field adjacent to the settlement boundary of Kingshall Street south of site 4.10b. There are no fences, hedges, or trees around or within this site.
- b. Landscaping is required for the site and to provide a new edge to the settlement.
- c. Development to be designed to take account of the edge of settlement location and reflect rural context and provide sufficient space for sustainable drainage systems and landscaping.
- d. Development should be designed to connect with and form part of the settlement with provision of a pedestrian link for safe and convenient access to services and facilities.
- e. The site is within a great crested newt (GCN) risk zone and participation in the GCN District Level Licensing Scheme should be considered.
- f. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

4.10b land to the west of Kingshall Street, Rougham

New reference number: 4.10b

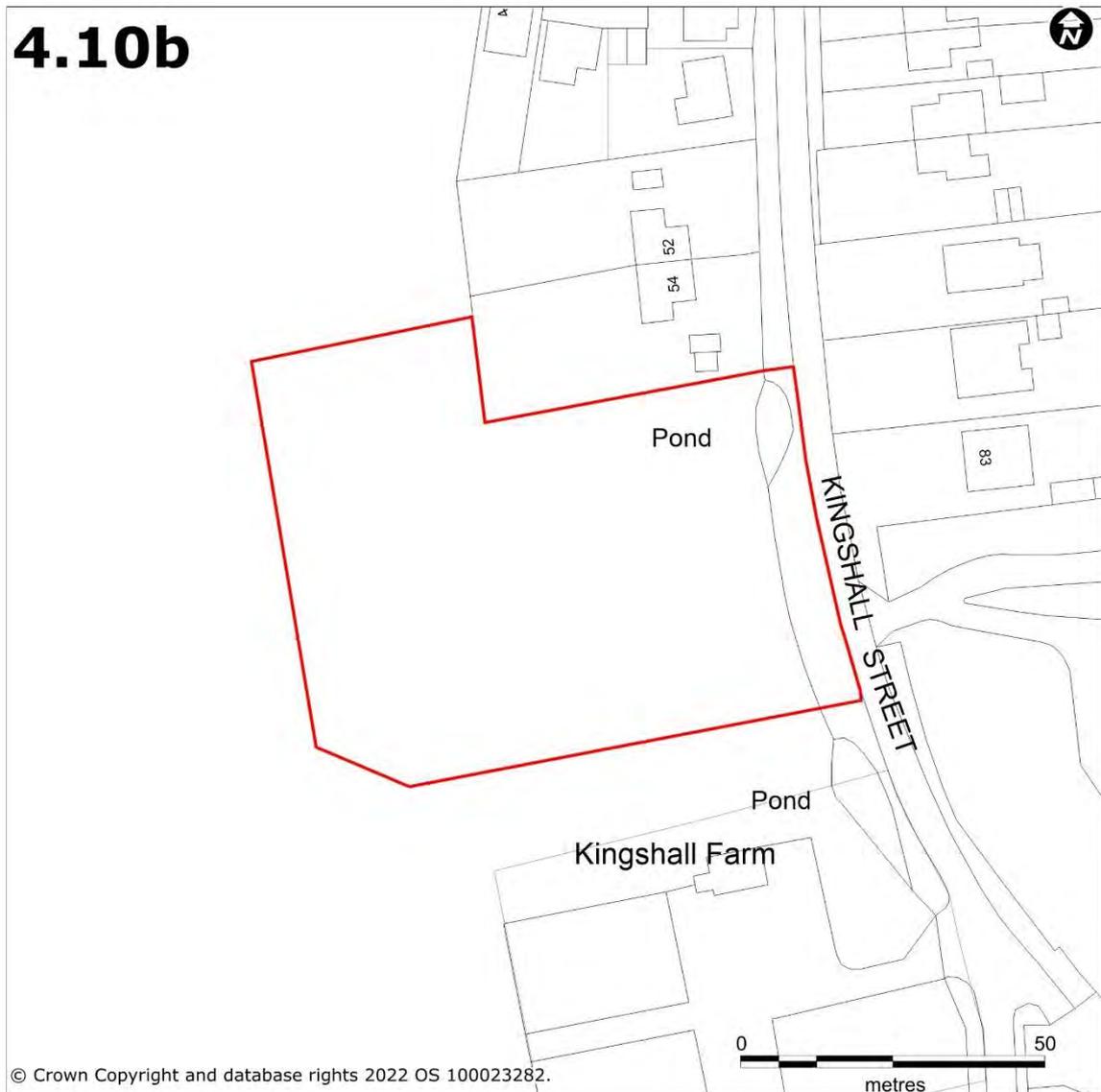
Existing policy reference: RV24(a)

Location: land to the west of Kingshall Street, Rougham

Site area: 0.74 hectares

Preferred options indicative capacity: 13 dwellings

Site map



Policy and capacity considerations

- a. The site is within a larger field parcel that includes a public right of way (PRoW). A connection to the PRoW or a safe and accessible link to the footpath in Kingshall Street should be provided from the site.
- b. Planning permission has been granted on the site.
- c. Development should be designed to connect with and form part of the settlement.
- d. Development to be designed to reflect rural context and provide sufficient space for sustainable drainage systems and provide a new landscaped boundary to the site.
- e. Retains and enhances the existing pond, and hedgerows and boundary features with appropriate buffers (allowing for access and visibility).
- f. The site is within a great crested newt risk zone (GCN) and participation in the GCN District Level Licensing Scheme should be considered.

4.11. West Row

- 4.11.1. 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 1,725 (2019 mid-year estimate). RAF Mildenhall (the United States Air Force in Europe airbase) is immediately north-east of the village and to the south the settlement extends to the River Lark. Facilities include a primary and pre-school, village store and post office and sports and leisure facilities.
- 4.11.2. The parish council have embarked on the process of preparing a neighbourhood plan. The neighbourhood plan area was designated by West Suffolk Council on 14 May 2021.

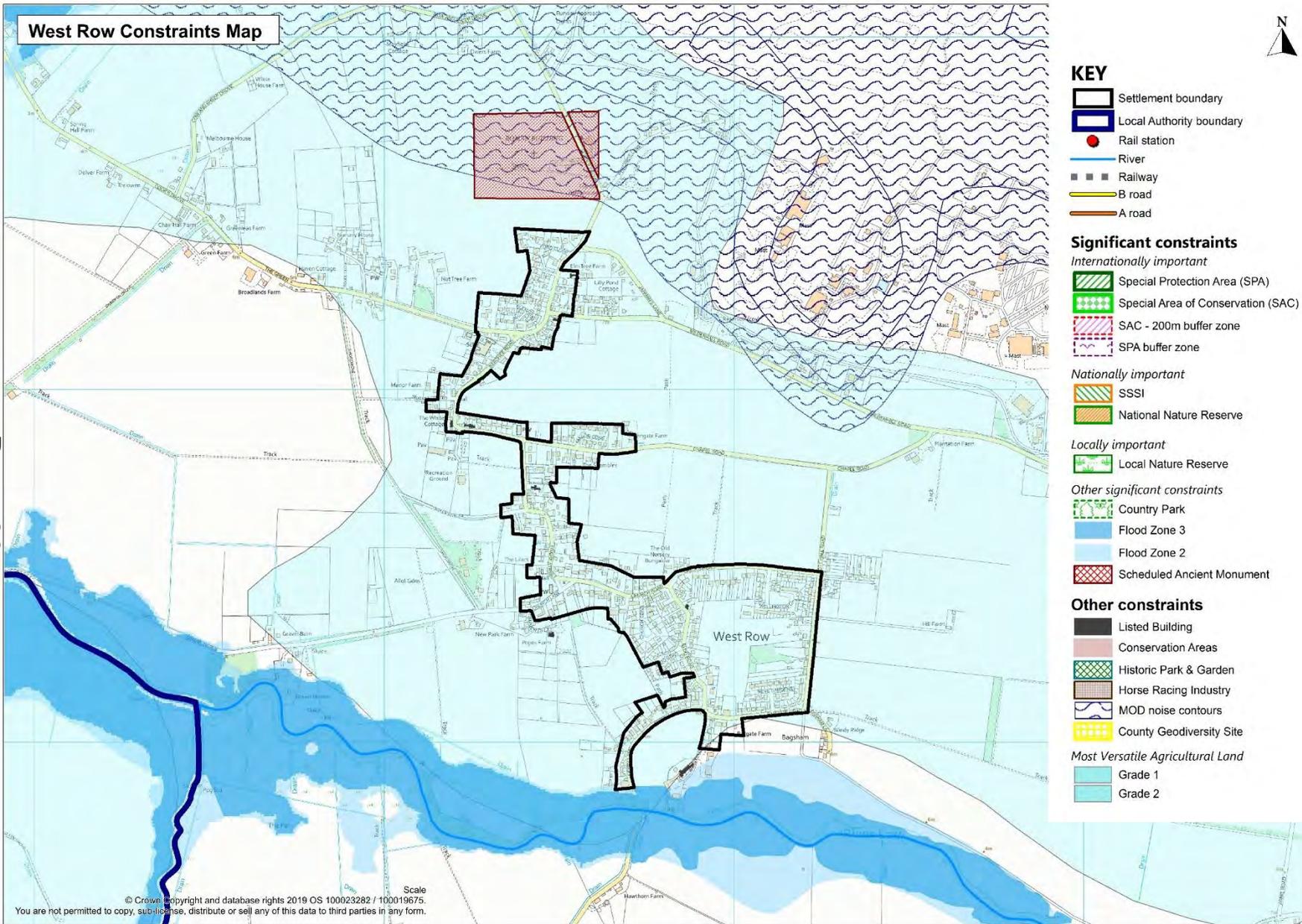
Constraints and opportunities

- Mildenhall USAFE airbase is located adjacent to West Row.
- 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 Special Protection Area 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.
- Good footpath and cycle links to Mildenhall.
- Growth in West Row needs to be considered in conjunction with growth in Mildenhall as their infrastructure is closely related.
- There is at least an hourly bus service from 9am (at the latest) to 5pm (at the earliest).

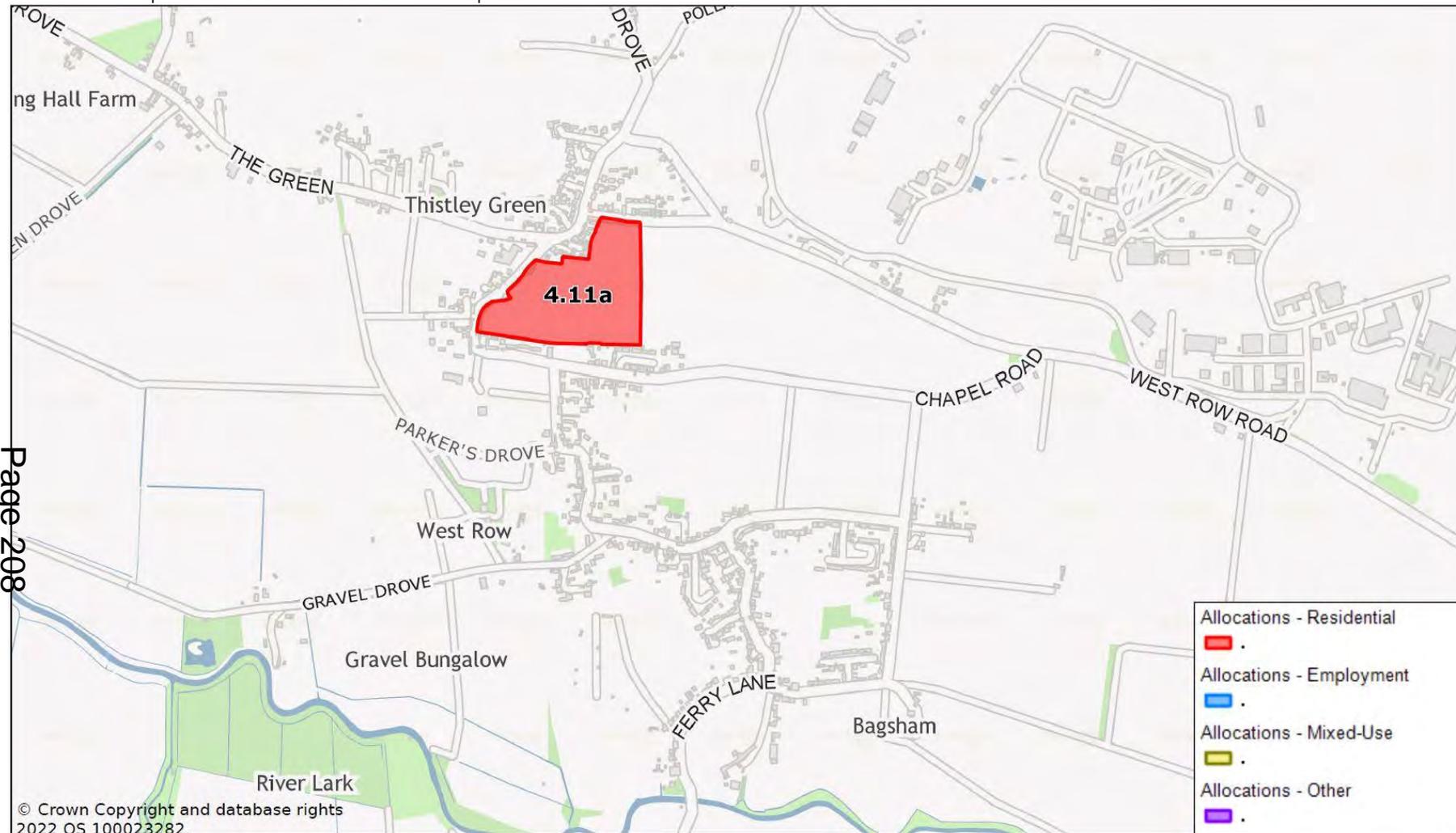
Preferred allocation

- 4.11.3. One site is proposed as a preferred site for residential development in West Row providing an indicative capacity of 152 dwellings. The site is currently allocated in the former Forest Heath Site Allocations Local Plan and the level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines 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. Further information on how housing numbers have been derived can be seen in part one of the local plan.
- 4.11.4. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 4.11.5. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

West Row settlement constraints map



West Row preferred allocations map



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West Row

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- Allocations - Residential
- Allocations - Employment
- Allocations - Mixed-Use
- Allocations - Other



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Non-strategic allocation

4.11a land east of Beeches Road, West Row

New reference number: 4.11a

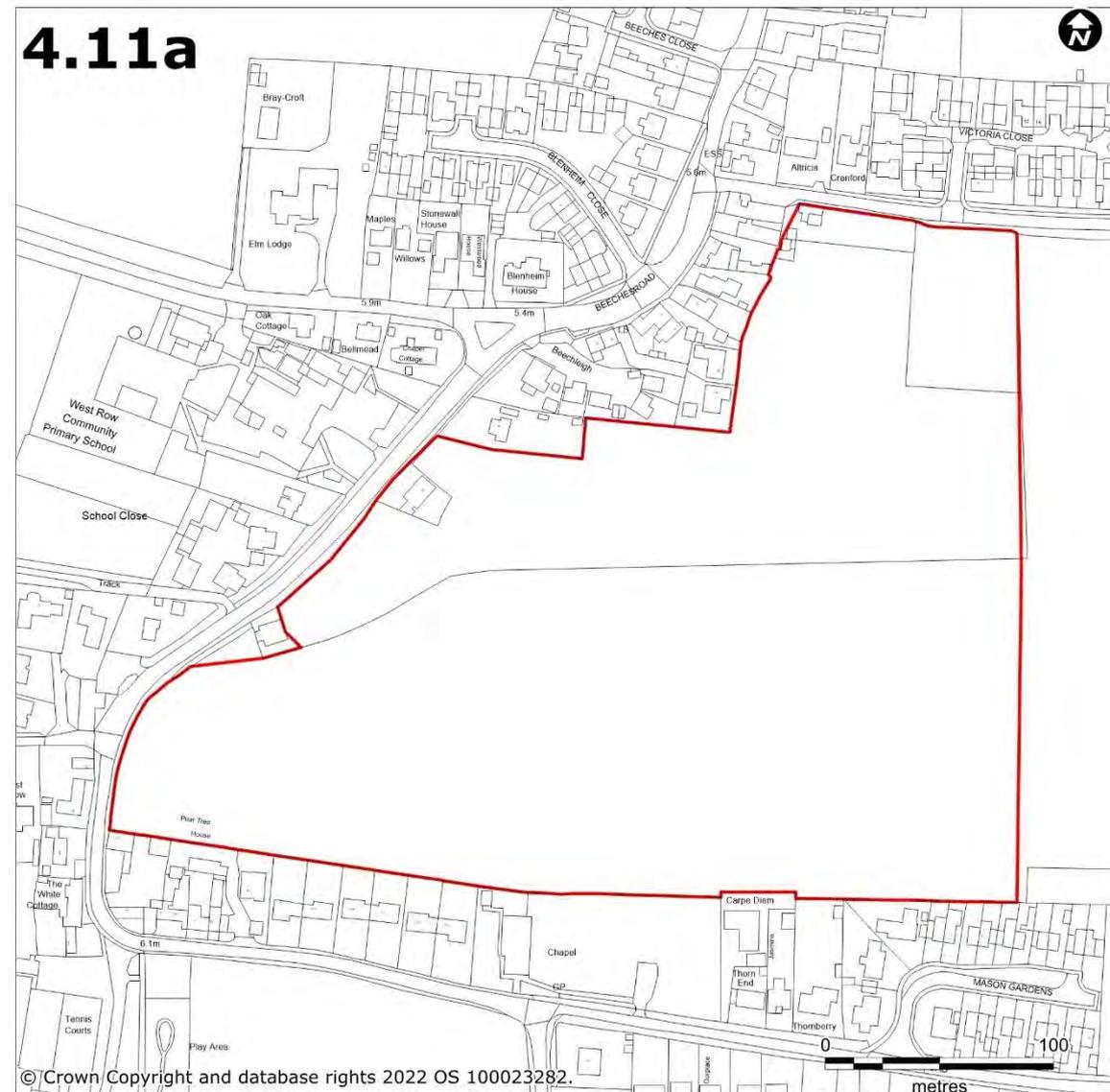
SHELAA reference: WS181 and existing policy reference: SA14(a)

Location: land east of Beeches Road, West Row

Site area: 7.35 hectares

Preferred options indicative capacity: 152 dwellings

Site map



Policy and capacity considerations

- a. The site is in use as large arable fields with limited hedgerows to its boundaries. It is a greenfield site bounded by the existing village of West Row to the north, west and south.
- b. The site is allocated in the former Forest Heath Site Allocations Local Plan with an undetermined planning application on part of the site.
- c. This site is within 7.5 kilometres of Breckland Forest Site of Special Scientific Interest (SSSI), a component of Breckland Special Protection Area (SPA). Within this distance the potential for in-combination recreational effects should be considered.
- d. The site triggers the SSSI impact risk zone relating to SSSI components of Breckland SPA.
- e. Retain and enhance hedgerows, trees and boundary features with appropriate buffers.
- f. Retain and enhance the public right of way through the site and provide connectivity to this route.
- g. Provide a new landscaped boundary to the east of the site with the countryside.
- h. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

4.12. Wickhambrook

- 4.12.1. Wickhambrook is a village located in the southern part of the district 16 kilometres from Haverhill and Newmarket and 18 kilometres from Bury St Edmunds. It has a population of 1,286 (2019 mid-year estimate). Wickhambrook is designated as a local service centre with a range of services including a primary school, GP Surgery, a public house, recreation facilities and convenience food store and post
- 4.12.2. The parish council have embarked on the process of preparing a neighbourhood plan. The neighbourhood plan area was designated by West Suffolk Council on 1 October 2021.

Constraints and opportunities

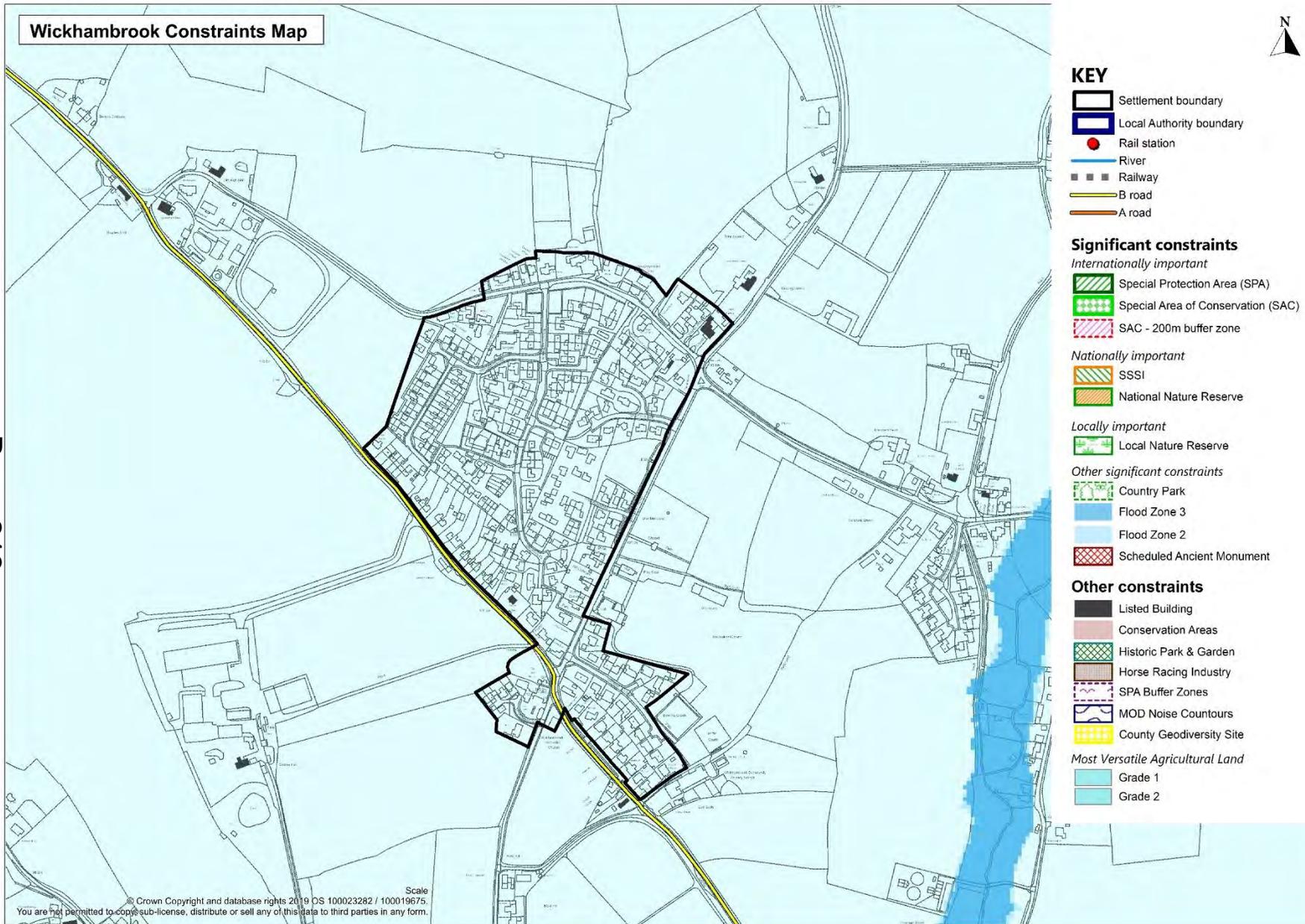
- Wickhambrook comprises of a core village area surrounded by a number of hamlets and small groups of dwellings to the north-west, south and east. There is a need to prevent coalescence of these historic hamlets to preserve the character of Wickhambrook.
- The landscape character assessment notes that the village lies within the Glem and Wickhambrook Farmlands character area, comprising of undulating ancient farmlands.
- The topography of the area creates long views out of the village. Land to the north-west and to the east of the settlement is on higher ground where there is a risk that large scale growth would be prominent in the landscape.
- The village green to the south-east of the village acts as an entrance to Wickhambrook, which forms a key feature of the village and should be protected.
- Flood zones 2 and 3 run adjacent to the eastern fringes of Thorns and Meeting Green which may potentially be a constraint to There is occasional localised surface water flooding within the village.
- Bus services are less frequent than hourly or operate during limited times.
- There is a conservation area at Wickham Street to the south-east of the main settlement.
- The roads are narrow in places and lack footpaths and safe pedestrian routes.

Preferred allocation

- 4.12.3. One new site is proposed as a preferred site for mixed-use development in Wickhambrook providing an indicative capacity of 40 dwellings, with the opportunity for community facilities or retail and/or employment to be explored and determined through a site development brief.
- 4.12.4. The level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines 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. Further information on how housing numbers have been derived can be seen in part one of the local plan.

- 4.12.5. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 4.12.6. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Wickhambrook settlement constraints map



Wickhambrook preferred allocations map



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Wickhambrook

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Non-strategic allocation

4.12a land west of Bunters Road, Wickhambrook

New reference number: 4.12a

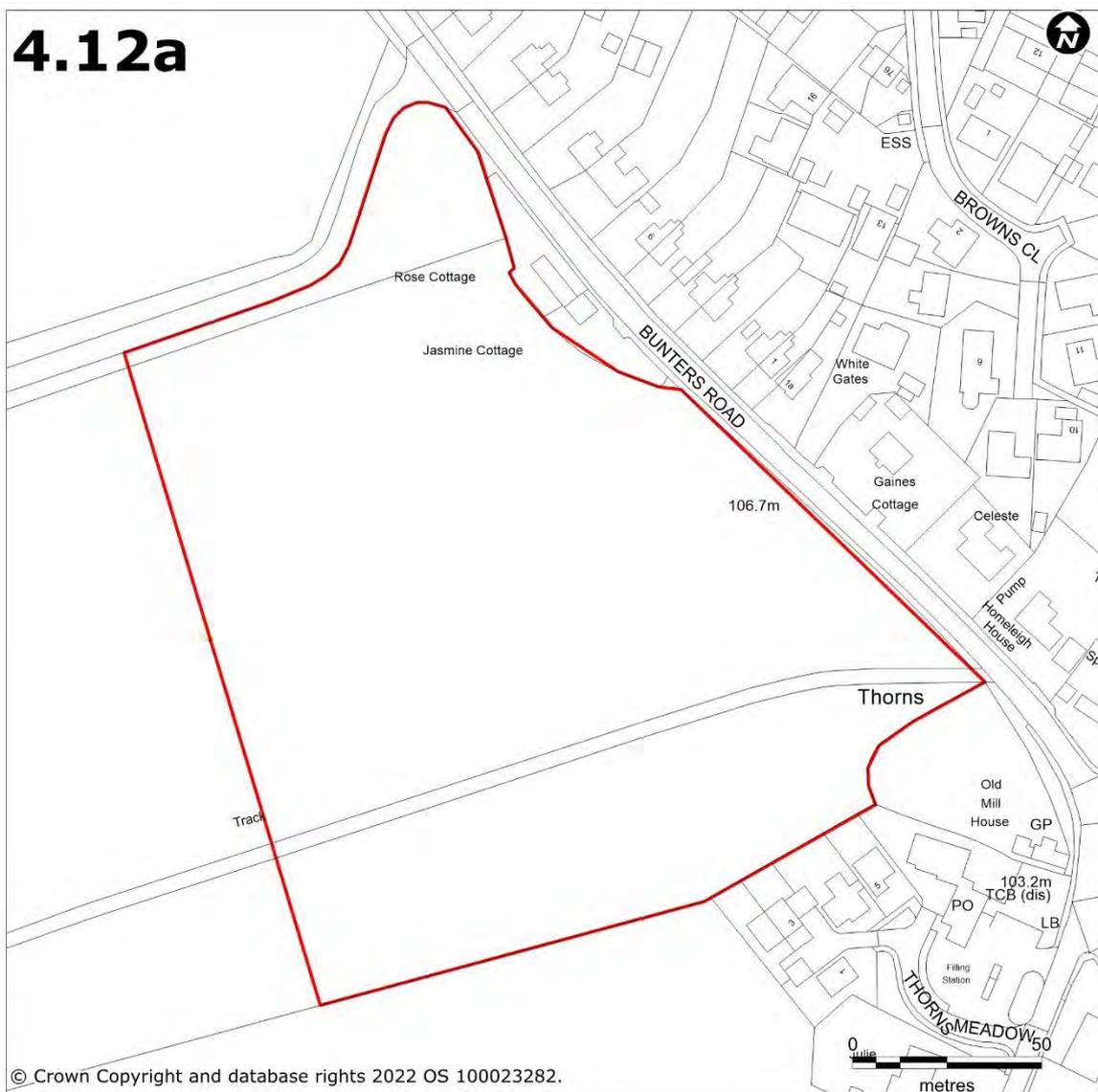
SHELAA reference: WS195a

Location: land west of Bunters Road, Wickhambrook

Site area: 2.85 hectares

Preferred options indicative capacity: 40 dwellings (final capacity to be determined through site development brief)

Site map



Policy and capacity considerations

- a. The site is located to the west of Wickhambrook and is part of a large **arable field. To the west lies Claydon's agricultural business site and to the east is Bunters Road.**
- b. The opportunity for mixed-use development should be explored on the site which could include community facilities and/or retail or local employment.
- c. The amount of land available for development, mix and location of uses, access arrangements, design and landscaping will be informed by a site development brief.
- d. A buffer to the off-site woodland southwest of the site must be provided.
- e. The site is within a great crested newt risk zone (GCN) and participation in the GCN District Level Licensing Scheme should be considered.
- f. Retain and enhance the existing boundary features and hedgerows with appropriate buffers.
- g. There are long views out of the site to the west which require strategic landscaping to create a strong settlement boundary.
- h. Vehicular access should be via Bunters Road to the north of the site.
- i. Pedestrian and cycle routes from the site should be provided to ensure the site is well connected to the settlement. Opportunities to provide greater access to these routes will be required, in line with the Suffolk Green Access Strategy.
- j. The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be encouraged.
- k. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

5. Type A villages

- 5.1. This local plan is promoting a sustainable pattern of development to meet the needs of the district. To help achieve this, national planning guidance promotes sustainable development in rural areas by seeking to locate housing where it will enhance or maintain the vitality of rural communities.

“Planning policies should identify opportunities for villages to grow and thrive especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby” (paragraph 79 of the National Planning Policy Framework).

- 5.2. The West Suffolk Sustainable Settlements Study (2022) is a core piece of evidence to support the identification of those settlements in the district which are the most appropriate to deliver sustainable growth. The document also establishes a settlement hierarchy as set out in part one of this local plan.
- 5.3. The new West Suffolk settlement hierarchy contains six categories of place, with type A villages being the fourth tier of settlement. These villages have a more limited range of services and facilities than the higher tier local and key service centres but can still meet some of the day to day needs of their residents. For example, some of these villages may have a village shop but no health facility or other services you would find in other large settlements which people need. Some of these villages will also have opportunities for sustainable access to higher tier settlements which can help support their services and facilities.
- 5.4. Small scale housing allocations have been identified in type A villages, with allocations made at a site assessment level. This takes into account local constraints and opportunities for development. Settlement maps showing constraints and opportunities can be seen in the opportunity and constraints study (2022) which is evidence to support preferred site allocations in the local plan. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.
- 5.5. There are a number of type A villages where no allocated sites have been identified. This is because the sites submitted to us are unsuitable, or because no sites have been identified. If you are aware of any sites in type A villages that might be suitable for development, please let us know by completing a [‘call for sites’ site submission form](#) and sending it in with a site location plan by the close of consultation.
- 5.6. It is important to set broad parameters for the scale of growth within each category of settlement to ensure it is proportionate in scale to the settlement and where it sits in the hierarchy. While the number of dwellings allocated within a particular settlement will be dependent on infrastructure and environmental capacity, it is anticipated that for type A villages the indicative maximum scheme size is around 20 dwellings.

Further detail on this is set out in part one of this plan. The final site areas and policy principles will be developed in response both to the comments received to this consultation and to the further evidence base work that will inform the final submission version of this plan.

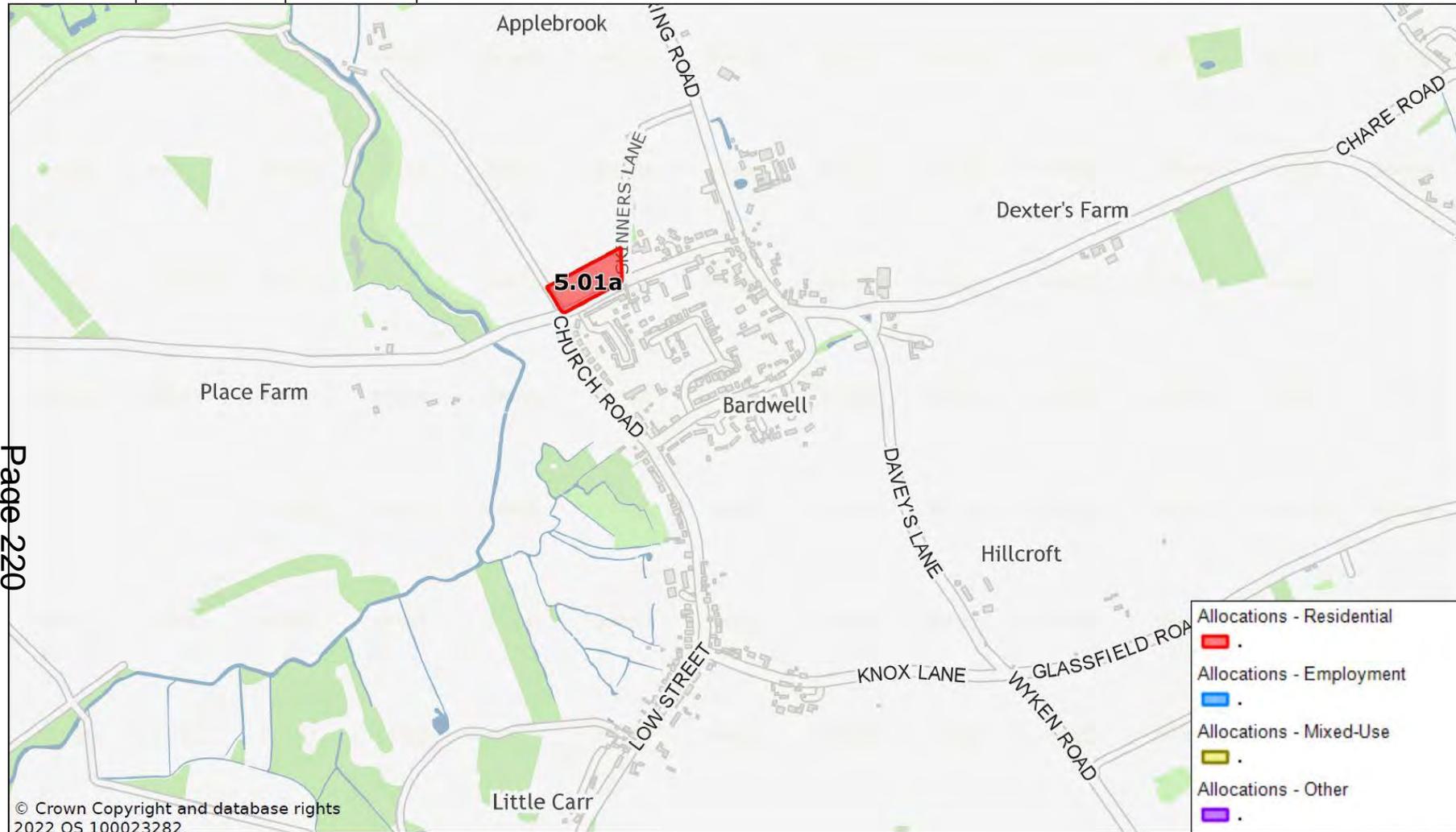
5.7. Below is the summary table of proposed allocated sites in type A villages, followed by site location plans.

Type A village	New reference number	SHELAA and/or existing policy reference	Location	Site area hectares (ha)	Estimated dwelling capacity
Bardwell	5.01a	WS001	Land at School Lane	0.7 ha	15
Barton Mills	5.03a	WS234	Land east of Church Lane	0.4 ha	12
Chedburgh	5.04a	WS065 and RV17a	Queens Lane	0.6 ha	10
Chedburgh	5.04b	WS063	Land west of Queens Lane	1.5 ha	12
Fornham St Martin	5.06a	WS082	Land fronting The Street	0.4 ha	10
Freckenham	5.07a	WS085	Land at Fordham Road	0.6 ha	10
Honington and Sapiston	5.09a	WS1038	Land north of Troston Road	0.6 ha	12
Honington and Sapiston	5.09b	WS1063	Land south of Bardwell Road	0.6 ha	10
Horringer	5.10a	WS113	Lane between Glebe Close and Chevington Road	1 ha	10

Please note: Freckenham is currently in the process of preparing a neighbourhood plan. The council will continue to work with the parish to ensure the plan is aligned with the local plan as far as possible.

5.8. The proposed allocations in the table above can be seen on the maps below as well as on the policies map and [Find my nearest](#).

Bardwell preferred options map – 5.01a land at School Lane



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Bardwell

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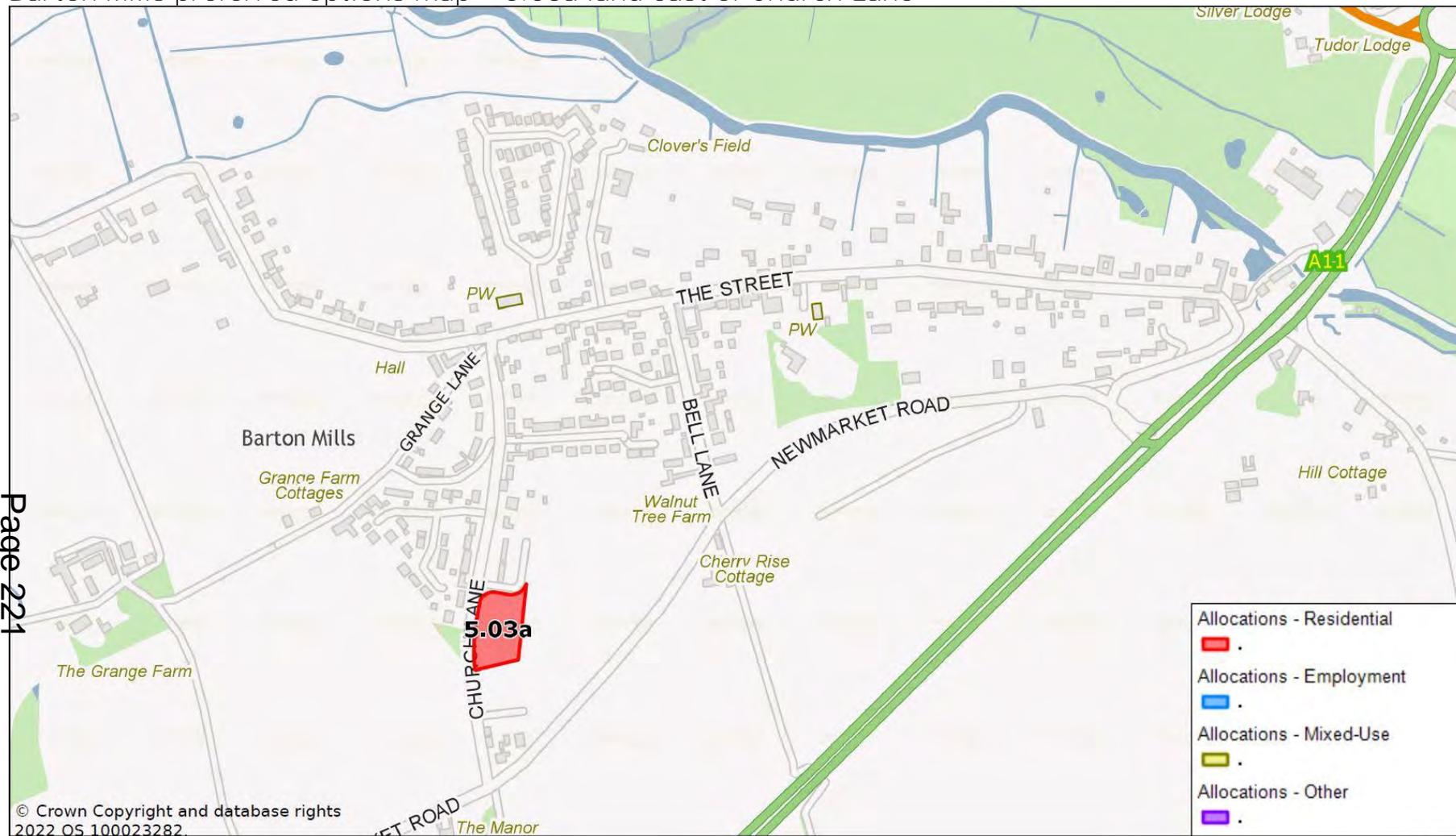
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Barton Mills preferred options map – 5.03a land east of Church Lane



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Barton Mills

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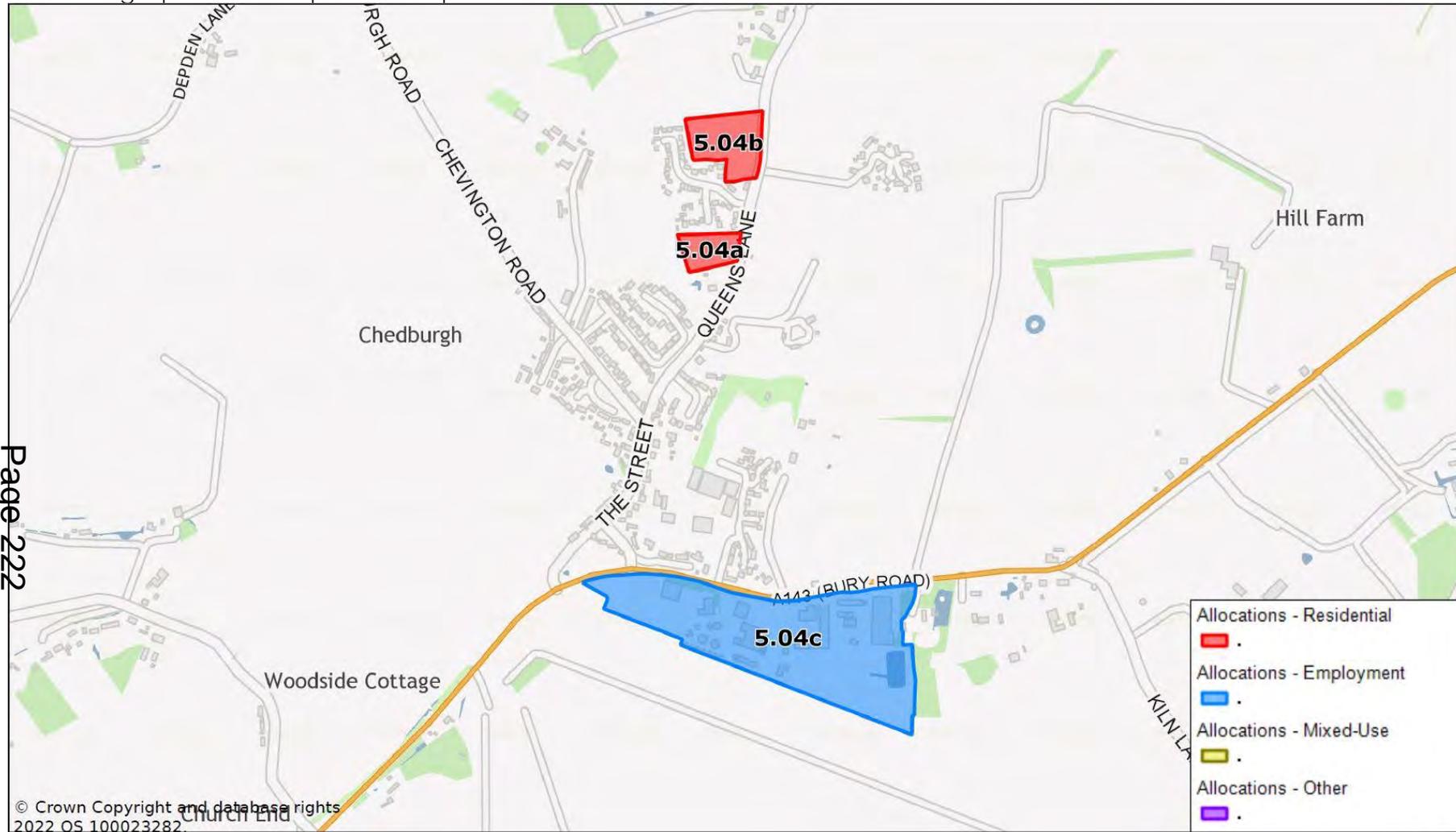
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Chedburgh preferred options map – 5.04a Queens Lane and 5.04b land west of Queens Lane



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Chedburgh

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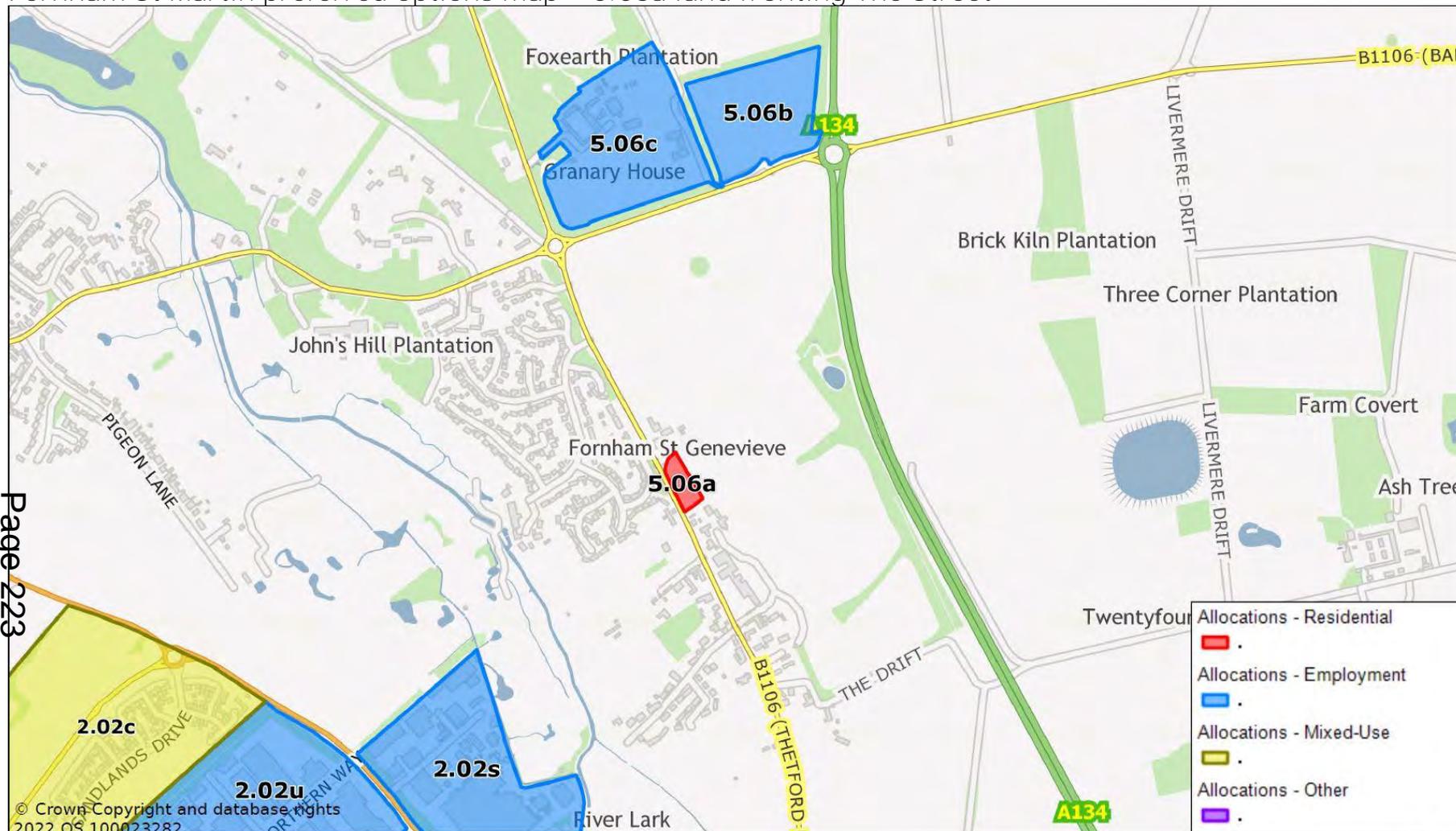
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Fornham St Martin preferred options map – 5.06a land fronting The Street



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Fornham St Martin

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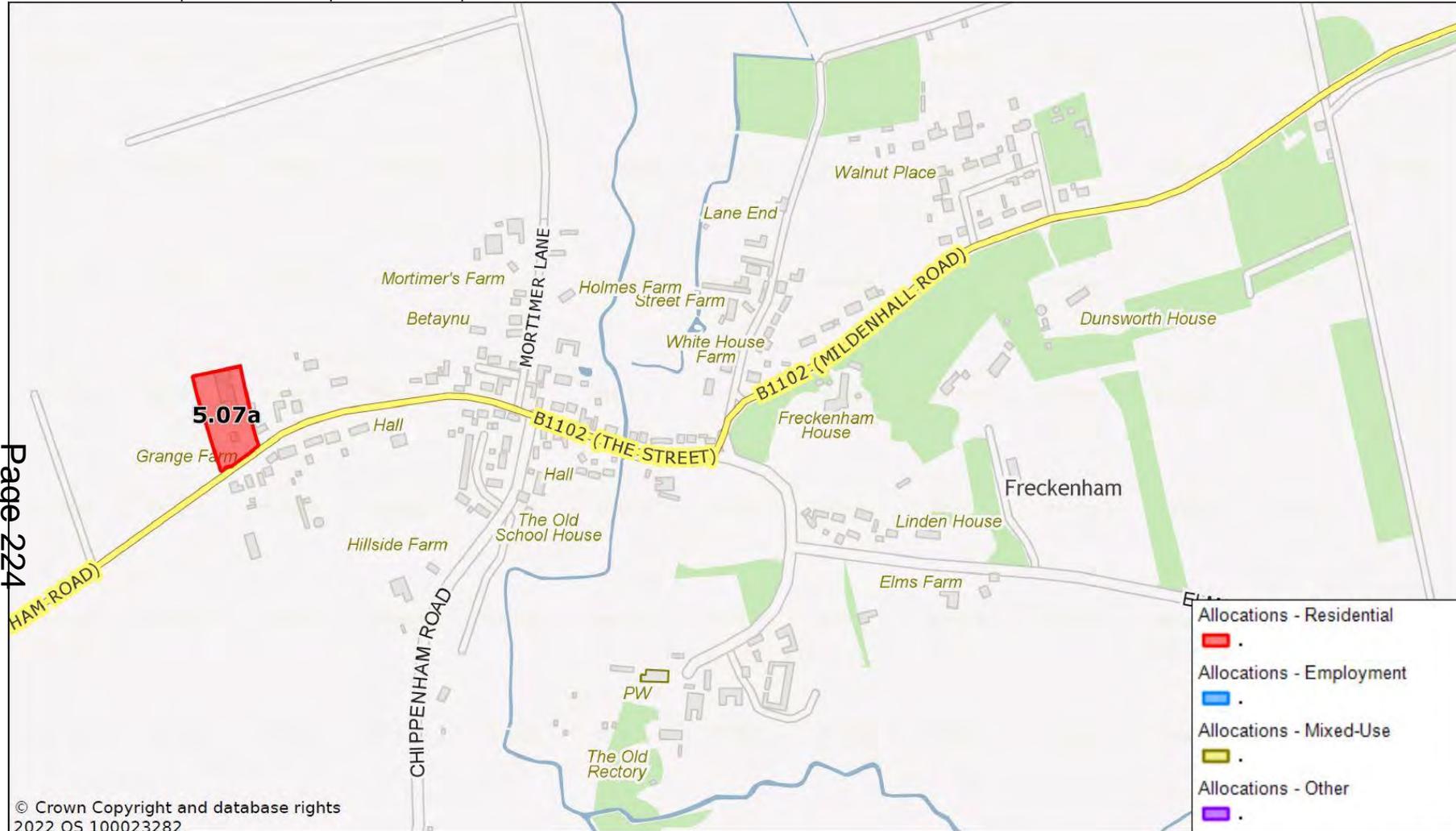
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Freckenham preferred options map – 5.07a land at Fordham Road



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Freckenham

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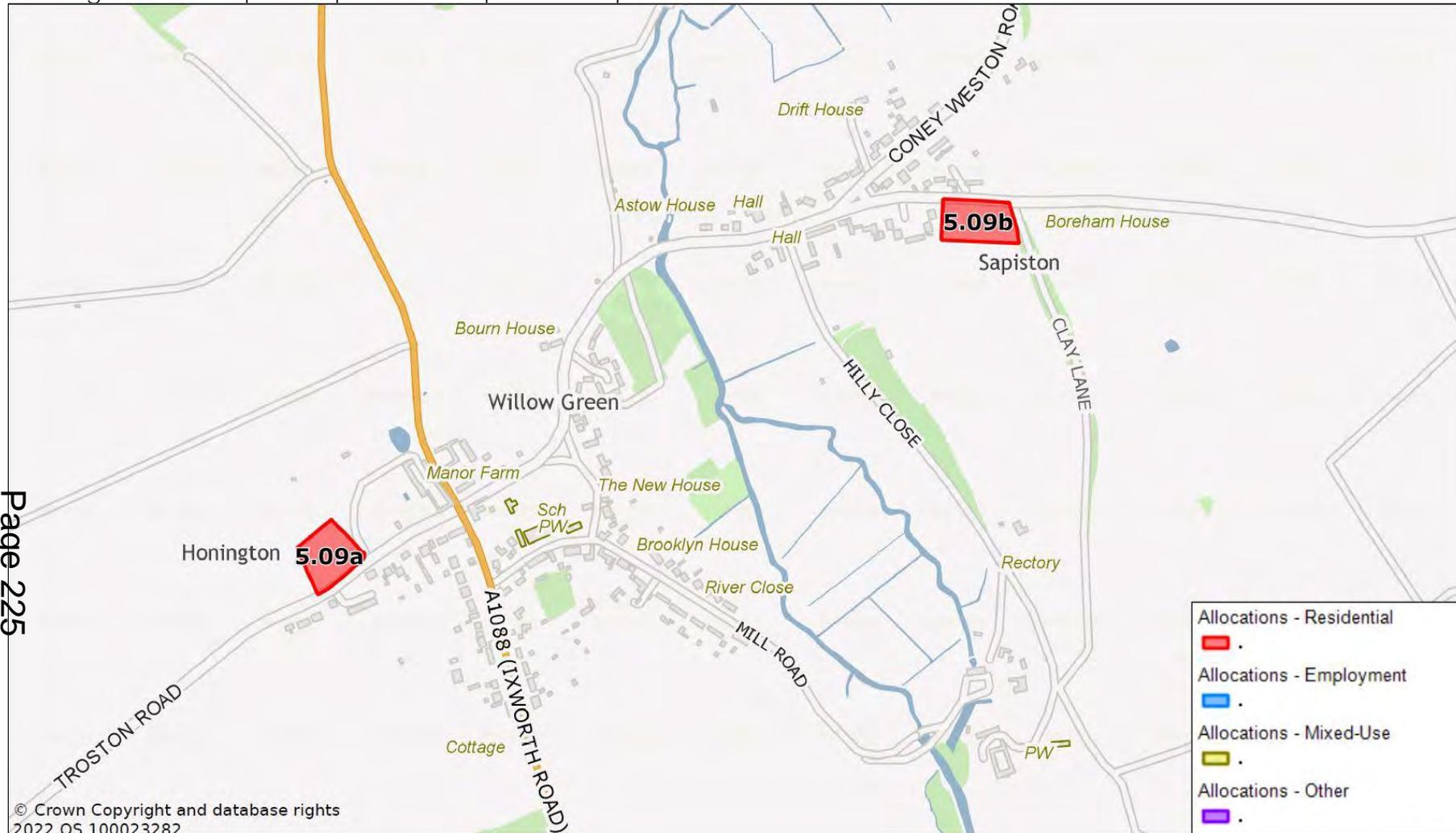
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Honington and Sapiston preferred options map – 5.09a land north of Troston Road and 5.09b land south of Bardwell Road



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Honington and Sapiston

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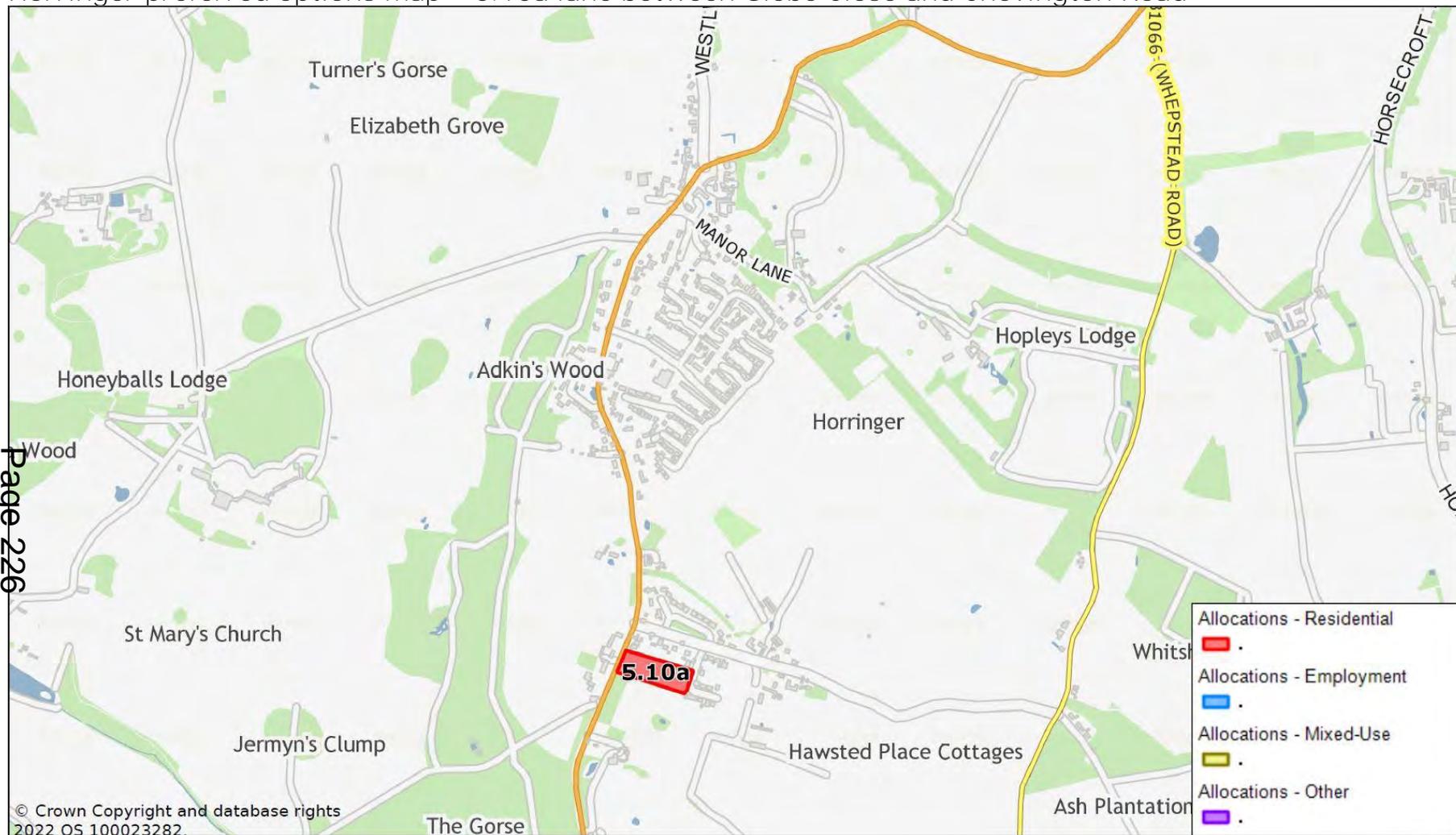
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Horringer preferred options map – 5.10a lane between Glebe Close and Chevington Road



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Horringer

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Question

6. Type B villages and countryside

6.1. Type B villages perform an important characteristic and social function in West Suffolk. These villages have only a limited range of services and facilities. Any area not listed in the settlement hierarchy is designated as countryside. These places are characterised by having very few, or no services and facilities, and so large amounts of further growth in these locations would not be sustainable.

6.2. In type B villages, in order to cater for appropriate small scale local growth, developments of five homes or less within the designated housing settlement boundary would be permitted. Those settlements designated as type B villages are listed in the settlement hierarchy in part one of this plan and below:

- Bradfield St George
- Chevington
- Coney Weston
- Cowlinge
- Elveden
- Eriswell
- Gazeley
- Great Bradley
- Hargrave
- Hawkedon
- Hepworth
- Holywell Row
- Icklingham
- Lidgate
- **Lord's Walk**
- Market Weston
- Ousden
- RAF Honington
- Rede
- Stanningfield
- Stansfield
- Stradishall
- Thelnetham
- Troston
- Whepstead
- Withersfield
- Worlington

6.3. There may be circumstances where policies will allow development to take place in either type B villages or in the countryside and further details are set out in part two of this plan. Examples of where development may be appropriate include:

- Small scale infill residential development comprising one or two dwellings.
- Replacement of existing dwellings on a one for one basis.
- Conversion and re-use of buildings for employment or residential purposes.
- An affordable housing exception site within or adjacent to a settlement boundary.
- An agricultural and/or essential workers dwelling.
- Where a neighbourhood plan is prepared and proposes site allocations.

Neighbourhood plans

6.4. Neighbourhood plans have been or are currently being prepared for the following type B villages:

- **Hargrave: the neighbourhood plan was 'made' in July 2018. The parish is currently reviewing their plan.**
- Withersfield: the neighbourhood plan area was designated by West Suffolk Council in January 2020.
- Worlington: the neighbourhood plan area was designated by West Suffolk Council in July 2021.

6.5. The council will continue to work with those parishes preparing neighbourhood plans to ensure that this local plan aligns with the parishes aspirations as far as possible.

Question

7. Employment, mixed-use, retail and commercial leisure use allocations

Employment and mixed-use

Preferred employment and mixed-use allocations

- 7.1. The employment land review study (2021) has informed the distribution of employment sites across the district, as well as the existing environmental and physical constraints and the overall capacity for growth. In addition, the level of development proposed is influenced by the overall assessment of employment land requirements and the spatial strategy. Further information on how employment requirement has been derived can be seen in part one of the local plan.
- 7.2. The tables below identify new and existing preferred strategic and non-strategic employment, mixed-use and retail and commercial leisure use sites. The proposed sites will be protected in order to maintain an adequate supply of land for these uses. These sites are identified on the draft policies map. For mixed-use sites the indicative capacity relates to the part of the site proposed for employment use.
- 7.3. The three made neighbourhood plans of Great Barton, Hargrave and Newmarket set specific policy and guidance relating to employment, commercial and retail and leisure uses in these designated areas.
- 7.4. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.

Additional information

- 7.5. For a number of the existing local plan allocations additional information is sought to demonstrate the employment area can come forward in the local plan period before it can be taken forward to the submission stage of this local plan. This includes evidence of the types of use sought and when it is expected to be delivered. Further work is being carried out to determine the types of employment uses on the site.
- 7.6. For the following sites additional information is required to demonstrate the employment areas can come forward in the local plan period before they can be taken forward to the submission stage of this local plan.

3.01c land east of Barrow Hill
3.01d Barrow Business Park
3.07b Shepherds Grove, Stanton

New strategic employment and mixed-use allocations

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
2.02a	WS277	Bury St Edmunds	Land at Rougham Airfield	20 ha	Proposed for employment-led growth with some housing	See site reference 2.02a in Bury St Edmunds section
2.05a	WS145a	Newmarket	Additional land at Hatchfield Farm	5 ha	Proposed for mixed employment and residential use	See site reference 2.05a in Newmarket section

Existing strategic employment and mixed-use allocations to be carried forward

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
2.02i	BV13	Bury St Edmunds	Suffolk Business Park extension	72.34 ha (of which 13 ha remaining capacity at 2021)	Existing employment allocation	Existing adopted policy requirements to be applied.
2.04a	SA4(a)	Mildenhall	Land west of Mildenhall	5 ha	Existing mixed-use allocation (employment, residential and Mildenhall Hub)	See site reference 2.04a in Mildenhall section. Details to be agreed to determine the appropriate types of employment uses and their deliverability
2.04d	SA17(a)	Mildenhall	Mildenhall College Academy and Dome Leisure Centre site	4 ha	Existing employment allocation	Existing policy requirements to be applied. Details to be agreed to determine the appropriate types of employment

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
						uses and their deliverability
2.05b	SA6(g)	Newmarket	Land at Hatchfield Farm	5 ha	Existing mixed-use allocation (employment, residential and school)	See site reference 2.05b in Newmarket section Details to be agreed to determine the appropriate types of employment uses and their deliverability
3.06a	SA10(a)	Red Lodge	Land north of Acorn Way	8 ha	Existing mixed-use allocation for employment, residential and school	See site reference 3.06a in Red Lodge section. Details to be agreed to determine the appropriate types of employment uses and their deliverability

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
3.07b	RV4(j - part)	Stanton	Shepherds Grove	31 ha (part of site remaining undeveloped at 2021)	Existing employment allocation	Existing policy requirements to be applied. Additional information is required to demonstrate the site can come forward in the local plan period before it can be taken forward to the submission stage of the local plan process.

New non-strategic employment and mixed-use allocations

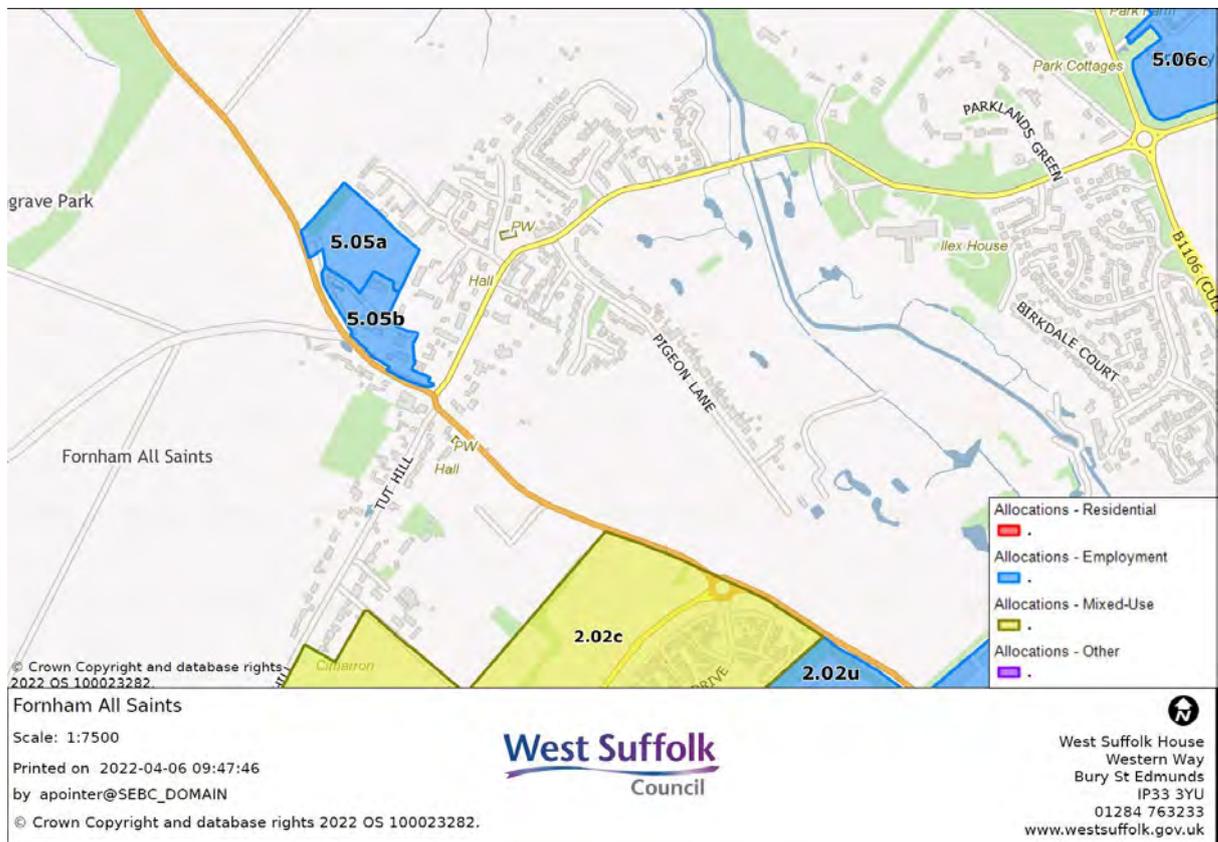
New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
2.04c	WS141	Mildenhall	Land west of Folly Road	2.5 ha for employment uses	Proposed for mixed employment and residential use	See site reference 2.04c in Mildenhall section

5.05a	WSE13	Fornham All Saints	Land adjacent to Moseley Farm	Up to 1.7 ha	Employment use and possible extension of cemetery	See below
5.06b	WSE02	Fornham St Genevieve	Land adjacent to Park Farm	4.4 ha	Employment use	See below

Policy and capacity considerations for the following sites:

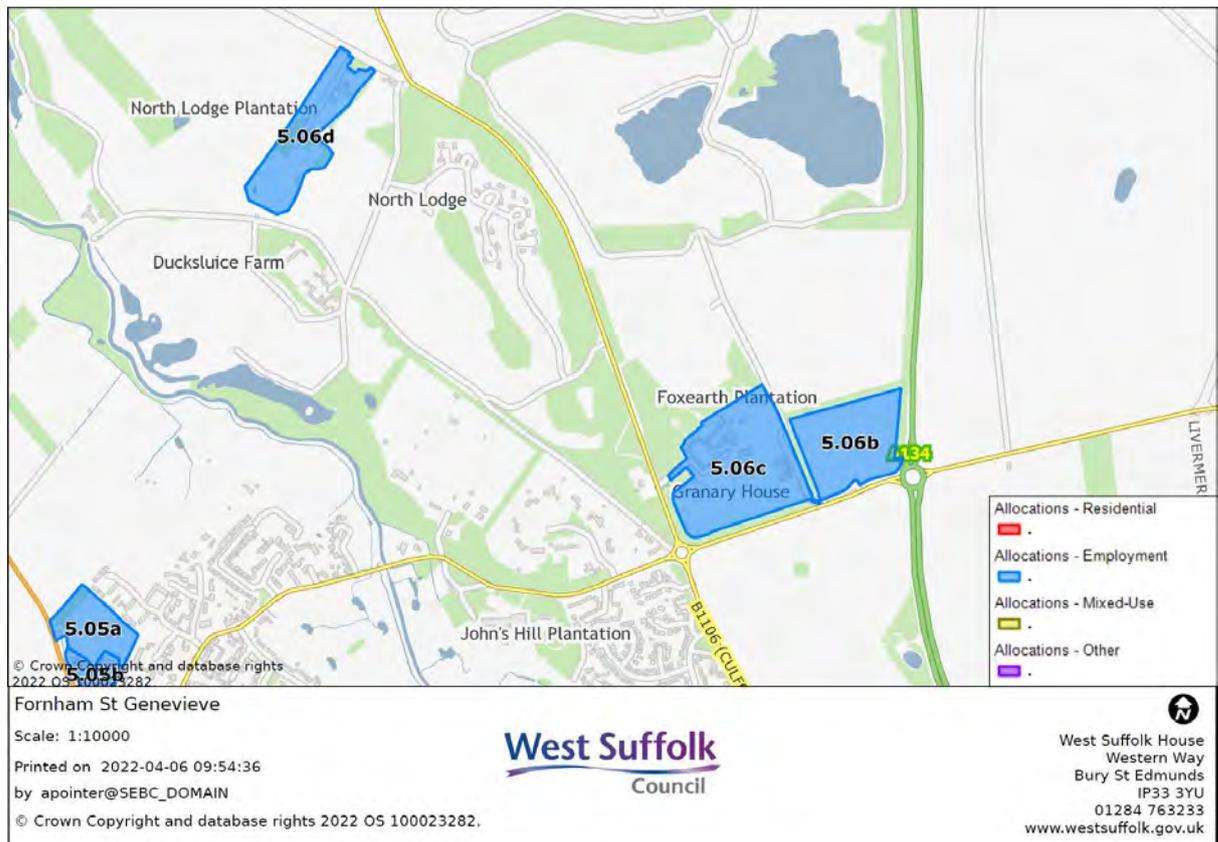
Site 5.05a – land adjacent to Moseley Farm, Fornham All Saints

- Appropriate landscaped boundary will be required to the west, north and eastern boundaries.
- Explore opportunity to provide extension to cemetery to east of the site.
- Site is suited to low density employment use which can assimilate with existing Moseley Farm site, in well-designed new buildings of an appropriate scale, height and type of use. This should reflect the rural location and single storey dwellings adjacent to the site.
- The site lies within a conservation area.
- A development brief will be required for the site prior to the determination of any planning application.
- Details to be agreed to determine the appropriate types of employment uses and their deliverability.



Site 5.06b – land adjacent to Park Farm, Fornham St Genevieve

- Site is suited to low density employment use which can assimilate with existing Park Farm site, retaining existing open space
- Appropriate landscaped boundary will be required to the north, east and south of the site.
- New buildings to be well-designed, of an appropriate scale, height and type of use to reflect the rural location of the site.
- Details to be agreed to determine the appropriate types of employment uses and their deliverability.
- Opportunities should be fully explored to consolidate existing employment uses on the existing Park Farm allocation prior to developing the adjoining field.
- Opportunities for sustainable modes of transport to and from the site to be fully explored.
- A development brief will be required for the site, including showing relationship with existing Park Farm prior to the determination of any planning application.



Existing non-strategic employment and mixed-use allocations to be carried forward

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
2.02j	BV16	Bury St Edmunds	British Sugar Sites – areas north of Compegne Way	38.90ha	Uses in connection with the on-going operation and continued growth	Carried forward to safeguard British Sugar factory's on-going operation and future growth. Existing policy requirements to be applied.
2.03c	HV7 (a)	Haverhill	Wisdom Factory, Duddery Hill	1.5ha	Mixed-use	See site reference 2.03c in Haverhill section
2.03d	HV7 (b)	Haverhill	Chauntry Mill, High Street	1.2ha	Mixed-use	See site reference 2.03d in Haverhill section
3.01c	RV10	Barrow	Land east of Barrow Hill	1 ha	Proposed employment	The wider site is an existing allocation in the local plan for residential and employment uses.

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
						<p>The residential part of the scheme has been implemented but the employment element remains undelivered.</p> <p>Additional information is required to demonstrate the employment area can come forward in the local plan period before it can be taken forward to the submission stage of the local plan.</p>

Proposed and existing established employment areas

7.7. Proposed and existing established employment areas listed by towns or elsewhere in the district are identified in the tables below and on the policies map.

Policy Reference	Existing site reference	Settlement	Employment area	Land available as at Sept 2021 in hectares (ha)
2.03g	HV9(a)	Haverhill	Bumpstead Road	1.58 ha
2.03h	HV9(b)	Haverhill	Falconer Road	2.77 ha
2.03i	HV10 (part)	Haverhill	Haverhill Research Park	0.68 ha
3.01d	RV4a	Barrow	Barrow Business Park	1.1 ha
5.05b	None	Fornham All Saints	Moseley Farm	2.16ha
5.06c	None	Fornham St Genevieve	Park Farm	7.15ha
5.06d	None	Fornham St Genevieve	Hall Farm	3.93ha
6.28b	RV4k (north and south)	Wratting	Wratting	2.37 ha

7.8. Existing employment sites with no land available as at September 2021 are listed below.

Policy Reference	Existing site reference	Settlement	Employment area
2.01b	SA16(b)	Brandon	Land at Station Way
2.01c	SA16(c)	Brandon	Land south of railway line
2.01d	SA16(d)	Brandon	Land south of London Road
2.01e	SA16(e)	Brandon	Land south of Mile End
2.02k	BV14(a)	Bury St Edmunds	Anglian Lane
2.02l	BV14(b)	Bury St Edmunds	Barton Road
2.02m	BV14(c)	Bury St Edmunds	Blenheim Park
2.02n	BV14(d)	Bury St Edmunds	British Sugar, Hollow Road and areas north of Compiègne Way

Policy Reference	Existing site reference	Settlement	Employment area
2.02o	BV14(e)	Bury St Edmunds	Suffolk Business Park
2.02p	BV14(f)	Bury St Edmunds	Chapel Pond Hill
2.02q	BV14(g)	Bury St Edmunds	Eastern Way
2.02r	BV14(h)	Bury St Edmunds	Enterprise Park, Etna Road
2.02s	BV14(i)	Bury St Edmunds	Mildenhall Road
2.02t	BV14(j)	Bury St Edmunds	Moreton Hall
2.02u	BV14(k)	Bury St Edmunds	Northern Way
2.02v	BV14(l)	Bury St Edmunds	Western Way
2.02w	BV14(m)	Bury St Edmunds	Greene King, Friars Lane
2.02x	BV14(n)	Bury St Edmunds	Rougham Industrial Estate
2.03j	HV9(c)	Haverhill	Haverhill Industrial Estate
2.03k	HV9(d)	Haverhill	Homefield Road
2.03l	HV9(e)	Haverhill	Stour Valley Road
2.04e	SA16(k) (incorporating former sites SA16(l) which has been implemented	Mildenhall	Industrial estate north of the settlement
2.05e	SA16(m) (incorporating former sites SA17(b) St Ledger which has been implemented within the site)	Newmarket	Industrial estate north of the settlement
3.02d	RV4c	Clare	Chilton Street Business Park
3.02e	RV4d	Clare	Bridewell Business Estate
3.05g	SA16j	Lakenheath	Station Road
3.06d	SA16n	Red Lodge	North of the settlement
3.07c	RV4j (existing developed part of site)	Stanton/Hepworth	Shepherd's Grove
4.02c	SA16a	Beck Row	land east of Mildenhall Drove
4.04b	SA16f	Exning	land south of Swan Lane

Policy Reference	Existing site reference	Settlement	Employment area
5.02a	RV4e	Barnham	Gorse Industrial Estate
5.04c	RV4b	Chedburgh	Chedburgh
5.11a	RV4f	Ingham	Ingham
5.12a	SA16g	Kentford	land south of Bury Road, Lanwades Business Park
5.12b	SA16h	Kentford	land south of Gazeley Road
5.12c	SA16i	Kentford	land south of Bury Road
5.14a	RV4h	Risby	Risby Business Park
6.28a	RV4i	Saxham	Saxham

- 7.9. Three new employment areas are proposed at Moseley Farm, Park Farm and Hall Farm in recognition of their role and function as existing established rural employment areas.

Retail, commercial leisure and mixed-use allocations

- 7.10. The following non-strategic retail, commercial leisure and mixed-use allocations are being re-allocated in this plan, in response to evidence set out in the retail and main town centre uses study 2022. The nature of the uses proposed on the two sites identified has been broadened to reflect the recommendations of the study. We now propose to allocate them for mixed commercial uses, which would allow the potential for new retail and leisure floorspace to come forward.
- 7.11. Further information on the retail requirements of this local plan can be seen in part one of this local plan.
- 7.12. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.

Existing non-strategic retail and commercial leisure uses allocations

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
2.02y	BV9 (part)	Bury St Edmunds	Land at Tayfen Road	1.18ha	Existing allocation proposed for mixed commercial	Part of the site is being brought forward for residential development. The remainder of the site is suitable for mixed commercial uses. See policy BV9 for policy considerations.
3.05a	SA7a	Lakenheath	Matthews Nursery	1.86ha	Existing allocation proposed for mixed commercial and residential	Part of the site is being brought forward for residential development. The remainder of the site is suitable for mixed commercial uses. See site reference 3.05a in the Lakenheath section for policy considerations.

- 7.13. The following five town centres and their primary shopping area boundaries are shown on the policies map.

New town centre policy reference	New primary shopping area boundary policy reference	Town centres
2.01f	2.01f(psa)	Brandon
2.02z	2.02z(psa)	Bury St Edmunds
2.03m	2.03m(psa)	Haverhill
2.04f	2.04f(psa)	Mildenhall
2.05f	2.05f(psa)	Newmarket

- 7.14. The following proposed and existing local centres are shown on the policies map.

New policy reference	Existing local centres	Settlement
2.02aa	Barton Road	Bury St Edmunds
2.02ab	Cadogan Road	Bury St Edmunds
2.02ac	Glastonbury Road	Bury St Edmunds
2.02ad	Hardwick Precinct	Bury St Edmunds
2.02ae	Lake Avenue Parade	Bury St Edmunds
2.02af	Moreton Hall	Bury St Edmunds
2.02ag	The Parade, Ridley Road	Bury St Edmunds
2.02ah	St Olaves Precinct	Bury St Edmunds
2.02ai	Stamford Court	Bury St Edmunds
2.03n	Hales Barn	Haverhill
2.03o	Strasbourg Square	Haverhill
2.03p	Leiston Road	Haverhill
2.03q	Blair Parade	Haverhill
2.03r	Hanchett End	Haverhill
2.05g	Valley Way	Newmarket
2.05h	Elizabeth Avenue	Newmarket
2.05i	St Johns Close	Newmarket
3.01e		Barrow
3.02f		Clare
3.03d		Ixworth
3.04c		Kedington
3.05h		Lakenheath
3.06e		Red Lodge
3.07d		Stanton

Proposed new local centres

New policy reference	New local centres are allocated at	Settlement
2.02c	North-west Bury St Edmunds strategic site	Bury St Edmunds
2.02d	Moreton Hall strategic site	Bury St Edmunds
2.02f	North-east Bury St Edmunds strategic site	Bury St Edmunds
2.02g	South-east Bury St Edmunds	Bury St Edmunds
2.03a	North-west Haverhill strategic site	Haverhill
2.03b	Two local centres at north-east Haverhill strategic site	Haverhill
2.04a	Land west of Mildenhall strategic site	Mildenhall

- 7.15. A part of the consultation the council is inviting the submission of employment, mixed-use and retail and commercial leisure sites as part of the call for sites. 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.

Appendix A – table showing new and existing residential and employment allocations

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
2.01a	Brandon	Warren Close	existing allocation	residential
2.01b	Brandon	land at Station Way	existing allocation	employment
2.01c	Brandon	land south of railway line	existing allocation	employment
2.01d	Brandon	land south of London Road	existing allocation	employment
2.01e	Brandon	land south of Mile end	existing allocation	employment
2.02a	Bury St Edmunds	land at Rougham Airfield	new allocation	mixed-use
2.02b	Bury St Edmunds	South-east Bury St Edmunds strategic site additional land	new allocation	mixed-use
2.02c	Bury St Edmunds	land north-west Bury St Edmunds (Marham Park)	existing allocation	mixed-use
2.02d	Bury St Edmunds	Moreton Hall, Bury St Edmunds	existing allocation	mixed-use
2.02e	Bury St Edmunds	West Bury St Edmunds	existing allocation	mixed-use
2.02f	Bury St Edmunds	North-east Bury St Edmunds	existing allocation	mixed-use
2.02g	Bury St Edmunds	South-east Bury St Edmunds strategic site	existing allocation	mixed-use
2.02h	Bury St Edmunds	land to the north of Mount Road	new allocation	residential
2.02i	Bury St Edmunds	Suffolk Business Park extension	existing allocation	employment
2.02j	Bury St Edmunds	British Sugar site - areas north of Compiegne Way	existing allocation	employment
2.02k	Bury St Edmunds	Anglian Lane	existing allocation	employment
2.02l	Bury St Edmunds	Barton Road	existing allocation	employment
2.02m	Bury St Edmunds	Blenheim Park	existing allocation	employment

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
2.02n	Bury St Edmunds	British Sugar, Hollow Road and areas north of Compiegne Way	existing allocation	employment
2.02o	Bury St Edmunds	Suffolk Business Park	existing allocation	employment
2.02p	Bury St Edmunds	Chapel Pond Hill	existing allocation	employment
2.02q	Bury St Edmunds	Eastern Way	existing allocation	employment
2.02r	Bury St Edmunds	Enterprise Park, Etna Road	existing allocation	employment
2.02s	Bury St Edmunds	Mildenhall Road	existing allocation	employment
2.02t	Bury St Edmunds	Moreton Hall	existing allocation	employment
2.02u	Bury St Edmunds	Northern Way	existing allocation	employment
2.02v	Bury St Edmunds	Western Way	existing allocation	employment
2.02w	Bury St Edmunds	Greene King, Friars Lane	existing allocation	employment
2.02x	Bury St Edmunds	Rougham Industrial Estate	existing allocation	employment
2.02y	Bury St Edmunds	land at Tayfen Road	existing allocation	mixed-use
2.03a	Haverhill	North-west Haverhill	existing allocation	mixed-use
2.03b	Haverhill	North-east Haverhill	existing allocation	mixed-use
2.03c	Haverhill	Wisdom Toothbrush Factory	existing allocation	mixed-use
2.03d	Haverhill	Chantry Mill, High Street	existing allocation	mixed-use
2.03e	Haverhill	land at Atterton and Ellis	new allocation	residential
2.03f	Haverhill	Castle Manor Academy	existing allocation	mixed-use
2.03g	Haverhill	Bumpstead Road	existing allocation	employment
2.03h	Haverhill	Falconer Road	existing allocation	employment
2.03i	Haverhill	Haverhill Research Park	existing allocation	employment

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
2.03j	Haverhill	Haverhill Industrial Estate	existing allocation	employment
2.03k	Haverhill	Homefield Road	existing allocation	employment
2.03l	Haverhill	Stour Valley Road	existing allocation	employment
2.04a	Mildenhall	Land west of Mildenhall, south of West Row Road	existing allocation	mixed-use
2.04b	Mildenhall	District Council Offices, College Heath Road	existing allocation	residential
2.04c	Mildenhall	West of Folly Road, (Folly Farm)	new allocation	mixed-use
2.04d	Mildenhall	Mildenhall Academy and Dome Leisure Centre site	existing allocation	employment
2.04e	Mildenhall	Industrial estate north of the settlement	existing allocation	employment
2.05a	Newmarket	Hatchfield farm, Fordham Road - additional land	new allocation	mixed-use
2.05b	Newmarket	Hatchfield farm, Fordham Road	existing allocation	mixed-use
2.05c	Newmarket	land at Black Bear Lane and Rowley Drive, High Street (Queensbury Lodge)	existing allocation	mixed-use
2.05d	Newmarket	former St Felix Middle School site	existing allocation	residential
2.05e	Newmarket	Industrial estate north of the settlement	existing allocation	employment
3.01a	Barrow	land off Bury Road	new allocation	residential
3.01b	Barrow	land off Denham Lane	new allocation	residential
3.01c	Barrow	land east of Barrow Hill	existing allocation	employment
3.01d	Barrow	Barrow Business Park	existing allocation	employment
3.02a	Clare	land north of Cavendish Road	existing allocation	residential

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
3.02b	Clare	land south of Cavendish Road	new allocation	mixed-use
3.02d	Clare	Chilton Street Business Park	existing allocation	employment
3.02e	Clare	Bridewell Industrial Estate	existing allocation	employment
3.03a	Ixworth	Bardwell Road	new allocation	mixed-use
3.03b	Ixworth	Land off crown lane and west of the A143 and south of A1088	existing allocation	residential
3.04a	Kedington	Land at junction of Hall Road and Mill Road	existing allocation	residential
3.04b	Kedington	Haverhill Road	new allocation	residential
3.05a	Lakenheath	Matthew Nursery (High Street, land behind no. 12 and to the north of Dumpling Bridge Lane)	existing allocation	mixed-use
3.05b	Lakenheath	Land west of Eriswell Road	existing allocation	residential
3.05c	Lakenheath	Rabbithill Covert, Station Road	existing allocation	residential
3.05d	Lakenheath	Land north of Station Road (B1112)	existing allocation	mixed-use
3.05e	Lakenheath	Land off Briscoe Way	existing allocation	residential
3.05f	Lakenheath	land north of Burrow Drive and Briscoe Way	new allocation	residential
3.05g	Lakenheath	Station Road	existing allocation	employment
3.06a	Red Lodge	land north of Acorn Way	existing allocation	mixed-use
3.06b	Red Lodge	Land off Turnpike Road and Coopers Yard	existing allocation	Residential
3.06c	Red Lodge	land east of Warren Road	existing allocation	Residential

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
3.06d	Red Lodge	North of the settlement	existing allocation	employment
3.07a	Stanton	east of Bury Road	new allocation	Residential
3.07b	Stanton	land at Shepherds Grove	existing allocation	employment
3.07c	Stanton/Hepworth	Shepherds Grove	existing allocation	employment
4.01a	Barningham	south of Hopton Road	new allocation	Residential
4.02a	Beck Row	Lamble Close (also known as land adjacent to 1 St Johns Street)	existing allocation	Residential
4.02b	Beck Row	Rookery Drove	new allocation	Residential
4.02c	Beck Row	land east of Mildenhall Drove	existing allocation	employment
4.03a	Cavendish	land at the end of Nether Road	existing allocation	Residential
4.04a	Exning	Land south of Burwell Road and west of Queen View	existing allocation	Residential
4.04b	Exning	land south of Swan Lane	existing allocation	employment
4.05a	Great Barton	Land at School Road, Great Barton	existing allocation	mixed-use
4.07a	Hopton	land off Bury Road	existing allocation	mixed-use
4.09a	Moulton	land east of School Road	new allocation	Residential
4.09b	Moulton	Moulton Primary School	existing allocation	other
4.10a	Rougham	land opposite Kingshall Farmhouse, Kingshall Street	new allocation	Residential
4.10b	Rougham	Land to the west Kingshall Street	existing allocation	Residential
4.11a	West Row	land east of Beeches Road	existing allocation	Residential
4.12a	Wickhambrook	land west of Bunters Road	new allocation	mixed-use

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
5.01a	Bardwell	land at School Lane	new allocation	Residential
5.02a	Barnham	Gorse Industrial Estate	existing allocation	employment
5.03a	Barton Mills	land east of Church Lane	new allocation	residential
5.04a	Chedburgh	Queens Lane	existing allocation	residential
5.04b	Chedburgh	land west of Queens Lane	new allocation	residential
5.04c	Chedburgh	Chedburgh	existing allocation	employment
5.05a	Fornham All Saints	land adj to Moseleys Farm	new allocation	employment
5.05b	Fornham All Saints	Moseleys Farm	new allocation	employment
5.06a	Fornham St Martin	land fronting The Street	new allocation	residential
5.06b	Fornham St Genevieve	land adjacent to Park Farm	new allocation	employment
5.06c	Fornham St Genevieve	Park Farm	new allocation	employment
5.06d	Fornham St Genevieve	Hall Farm	new allocation	employment
5.07a	Freckenham	land at Fordham Road	new allocation	residential
5.09a	Honington and Sapiston	land north of Troston Road, Honington	new allocation	residential
5.09b	Honington and Sapiston	land south of Bardwell Road, Sapiston	new allocation	residential
5.10a	Horringer	Lane between Glebe Close and Chevington Road	new allocation	residential
5.11a	Ingham	Ingham	existing allocation	employment
5.12a	Kentford	land south of Bury Road, Lanwades Business Park	existing allocation	employment
5.12b	Kentford	land south of Gazeley Road	existing allocation	employment
5.12c	Kentford	land south of Bury Road	existing allocation	employment
5.14a	Risby	Risby Business Park	existing allocation	employment

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
6.28a	Saxham	West of Bury St Edmunds and south of Risby - Saxham Business Park extension	existing allocation	employment
6.28b	Little Wratting	Karro Foods site, Haverhill Road	existing allocation	employment

Appendix B – omission sites

Sites included in the issues and options consultation stage, with reasons for omission from the preferred options consultation document.

As a result of comments received at the issues and options consultation stage and further evidence base work, many sites have now been discounted and are not proposed for allocation in this plan.

These sites are now referred to as 'omission sites' and are set out in the table below, alongside a brief justification setting out why they haven't been selected as a preferred allocation.

The reasons for omission fall broadly into the following categories:

- Environmental constraints (for example Breckland Special Protection Area (SPA), special areas of conservation (SAC), county wildlife site, flood zone).
- The site is not available and/or deliverable (either confirmed by the landowner or is in multiple ownership).
- The site is within the settlement boundary and could come forward as windfall development.
- The site has a planning approval and development has commenced or is completed.
- Other available sites are more suitable and sustainable options.

Abbreviations (such as SPA and SAC) are set out in the glossary. If you would like to comment on any of the omission sites, please refer to the site reference number and settlement name when doing so.

Residential omissions sites

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS002			Bardwell	Hillside, Knox Lane	Landscape impact – site is highly visible and forms a significant feature within the surrounding landscape. Highways impact – site adjoins single lane and no footpath.
WS0218			Bardwell	Street Farm, Low Street	The site and/or development would be an inappropriate form of back land development.
WS0679(A)			Barnham	St Martin's Meadow	Site within Breckland special protection area and/or associated buffer
	WS1000		Barnham	RAF training camp	Site within Breckland special protection area and/or associated buffer
	WS1001		Barnham	St Martin's Lane	Site within Breckland special protection area and/or associated buffer
	WS1003		Barnham	north of The Street and Barnham Road	Site within Breckland special protection area and/or associated buffer

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS004			Barningham	Option A, land at Bardwell Road	Landscape impact – site is highly visible on the edge of the settlement. An alternative site is considered to be a more suitable option.
Page 256			Barningham	Option C, land at Bardwell Road	Landscape impact – site is highly visible and poorly relates to the existing settlement boundary. An alternative site is considered to be a more suitable and sustainable option.
		RV15a	Barningham	land at Hopton Road	The site has a local plan allocation, planning approval and development is complete.
WS003			Barningham	land off Sandy Lane	Unsustainable location – site poorly relates to the existing defensible settlement boundary. Landscape impact, areas of high grade agricultural land and flooding. An alternative site is considered to be a more suitable and sustainable option.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS007			Barningham	land to north of Field Cottage, Bardwell Road	Highways impact – site adjoins single lane and no footpath. Area of high grade agricultural land. An alternative site is considered to be a more suitable and sustainable option.
Page 257	WS1005		Barrow	Denham Road (west of Barrow)	Potential coalescence issues with Denham.
WS010(A)			Barrow	land at Barrow Hill	Landscape – proximity to ancient woodland. An alternative site is considered to be a more suitable and sustainable option.
		RV10a	Barrow	land at The Green	The site has a local plan allocation, planning approval and development is complete.
WS014		RV10b	Barrow	Land east of Barrow Hill, Barrow	The site has a local plan allocation, a planning approval and development has commenced.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1079		Barrow	land north of Mill Lane	<p>Unsustainable location – site poorly relates to the existing settlement boundary.</p> <p>Landscape impact – site is highly visible and forms a significant feature within the surrounding landscape.</p>
WS228(A)			Barrow	land off Barrow Hill	An alternative site is considered to be a more suitable and sustainable option.
WS012a	WS1078 (part of WS012)		Barrow	land off Barrow Hill	Potential coalescence issues with Denham.
WS009			Barrow	land to rear of 2 Stoney Lane	<p>Unsustainable location – site poorly relates to the existing settlement boundary.</p> <p>Landscape impact – site is highly visible and forms a significant feature within the surrounding landscape.</p>
WS013			Barrow	land to the west of Mill Lane (resubmitted as land rear of Laves Road and Mill Lane)	<p>Potential impacts on scheduled ancient monument to the north of the site.</p> <p>The site and/or development would be an inappropriate form of backland development.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
		RV10c	Barrow	land west of Barrow Hill	The site has a local plan allocation, planning approval and development is complete.
WS015			Barton Mills	land at Grange Farm Cottages	<p>Unsustainable location – site poorly relates to the existing settlement boundary.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
WS016			Barton Mills	land to the north of Grange Lane	<p>Unsustainable location – site poorly relates to the existing settlement boundary.</p> <p>The site and/or development would be an inappropriate form of back land development.</p>
WS017			Barton Mills	land to the west of Church Lane	Landscape impact – site is highly visible and forms a prominent feature within the surrounding landscape.
WS018			Barton Mills	land to rear of 21 Mildenhall Road	<p>Unsustainable location – site poorly relates to the existing settlement boundary.</p> <p>The site and/or development would be an inappropriate form of back land development.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS204			Barton Mills	land south of Worlington Road and adjacent to former dairy sites	The site has a planning approval and development is complete.
	WS1006		Barton Mills	land north of Newmarket Road	Site within Breckland special protection area and/or associated buffer
Page 260	WS1007		Barton Mills	land north of Mildenhall Road	Part of the site in flood zone 2 and/or 3. Site within Breckland Special Protection Area and/or associated buffer.
	WS1008		Barton Mills	Newmarket Road	Site within Breckland Special Protection Area and/or associated buffer.
WS026		SA11b	Beck Row	land adjacent to and south of caravan park on Aspal Lane	The site has a local plan allocation, planning approval and development is complete.
WS027		SA11d	Beck Row	land adjacent to Beck Lodge Farm	The site has a local plan allocation, planning approval and development is complete.
		SA11c	Beck Row	land east of Aspal Lane	The site has a local plan allocation, planning approval and development is complete.
WS019			Beck Row	site at Stock Corner Farm	The site has a planning approval and development has commenced.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS020(A)			Beck Row	site at Stock Corner Farm	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.
WS021			Beck Row	land east of Skeltons Drove	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS022			Beck Row	land between Aspal Lane and Wildmere Lane	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.
WS028			Beck Row	Aspal Nursery, Aspal Lane	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS029			Beck Row	land at junction of Aspal Lane and St John's Street	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.
WS031			Beck Row	land at corner of Wilde Street and Aspal Lane	The site has a planning approval and development has commenced.
WS654			Beck Row	land north of Holmsey Green	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS655(A)			Beck Row	land south of Wilde Street	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.
Page 264	WS1009		Beck Row	site adjacent Rolfe's Coal Yard	Site has not been confirmed as available and/or deliverable.
	WS1082		Beck Row	land adjacent Moss Edge Farm	Beck Row is located five kilometres from Mildenhall. Given the proximity and relationship between the settlements, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth under the existing local plan. Other sites are considered to be more suitable and sustainable options to meet housing needs in the plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS249(A)			Brandon	west of Brandon	Site within Breckland Special Protection Area
WS261(A)			Brandon	Brandon Cottage, Rattlers Road	Site within Breckland Special Protection Area
WS032		SA2b	Brandon	Land off Gas House Lane	The site is a current local plan allocation and there is an outline planning approval on the site for nine dwellings which is below the minimum threshold for a site allocation. The site is within the settlement boundary and could come forward as windfall development.
WS050		BV11	Bury St Edmunds	land at Ram Meadow	The site is within the settlement boundary and could come forward as windfall development.
WS052		BV10a	Bury St Edmunds	Dobbies Garden Centre	Site has not been confirmed as available and/or deliverable. The site is within the settlement boundary and could come forward as windfall development.
WS053		BV10b	Bury St Edmunds	land at Jacqueline Close	Site has not been confirmed as available and/or deliverable. The site is within the settlement boundary and could come forward as windfall development.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS054		BV10c	Bury St Edmunds	Hospital site, Hospital Road	Site has not been confirmed as available and/or deliverable. The site is within the settlement boundary and could come forward as windfall development.
		BV10d	Bury St Edmunds	Shire Hall	The site has a local plan allocation, planning approval and development is complete.
Page 266		BV10f	Bury St Edmunds	land at School Yard	The site has a local plan allocation, planning approval and development is complete.
Page 266		BV10g	Bury St Edmunds	Almoners Barn, Cullum Road	The site has a local plan allocation, planning approval and development is complete.
WS035			Bury St Edmunds	land at Hollow Road Farm, Barton Hill	The site is considered an unsustainable location with limited access to community services and facilities. Other sites are considered to be more suitable and sustainable options
WS042			Bury St Edmunds	land to south of Westley Road and east of Westley Lane	Potential coalescence issues with Horringer and Ickworth Park. Landscape impact – visual prominence of site would likely impact the visual setting of Ickworth park.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
					Highways impact – poor connectivity the settlement.
WS045			Bury St Edmunds	St Louis Middle School	Within the settlement boundary. Planning approval on part of site and the remainder could come forward as windfall development.
WS046			Bury St Edmunds	Westley Road, Westley	Site adjacent to existing strategic allocation and land reserved for relief road, the delivery of which should not be comprised. Other sites are considered to be more suitable and sustainable options.
WS214			Bury St Edmunds	Tayfen Road	The site has a planning approval and development is nearing completion.
WS268(A)			Bury St Edmunds	land west of Bury St Edmunds	Unsustainable location – site poorly relates to the existing settlement boundary
WS276			Bury St Edmunds	land off Eastgate Street, Barn Lane	The site is within the settlement boundary and could come forward as windfall development.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS327(A)			Bury St Edmunds	made up of WS573, WS543, WS330	<p>There was an insufficient local housing need to warrant a new settlement. 'Locking-in' a new settlement as the means for meeting long-term housing need risks unduly foreclosing other strategy options.</p> <p>Other sites adjacent to Bury St Edmunds have been identified as more suitable and sustainable options.</p> <p>The site falls partly within the Great Barton Neighbourhood Plan area. The plan was made on 22 June 2021 and allocates a site to meet the local housing need in the plan period.</p>
WS543			Bury St Edmunds	land north of Barton Hill and west of A134	<p>The site is considered an unsustainable location with limited access to community services and facilities.</p> <p>Other sites are considered to be more suitable and sustainable options</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS548			Bury St Edmunds	Sentinel Works, Northgate Avenue	<p>The site is below the minimum threshold for a proposed site allocation.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
WS552			Bury St Edmunds	Rathkeltair Lodge, Barton Hill	<p>The site is considered an unsustainable location with limited access to community services and facilities.</p> <p>Other sites are considered to be more suitable and sustainable options</p>
WS553			Bury St Edmunds	Thingoe Hill	The site is within the settlement boundary and could come forward as windfall development.
WS656			Bury St Edmunds	Norfolk Road	<p>The site is below the minimum threshold for a proposed site allocation.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
			Bury St Edmunds	Tayfen Road (EMG)	The site has planning approval and development is complete.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS036			Bury St Edmunds	Cornwallis Court	<p>The site is below the minimum threshold for a proposed site allocation.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
WS056		BV10h	Bury St Edmunds	Garages and Bus Depot, Cotton Lane, Bury St Edmunds	Site has not been confirmed as available and/or deliverable.
WS055		BV10e	Bury St Edmunds	Weymed Site, Bury St Edmunds	The site has a local plan allocation, a planning approval and development has commenced.
WS049		BV8	Bury St Edmunds	Station Hill	The site has a local plan allocation, a planning approval and development is nearing completion.
WS273		BV9	Bury St Edmunds	Land off Tayfen Road	The site has a local plan allocation, a planning approval and development has commenced.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
Page 271	WS1012		Bury St Edmunds	land north-east of Bury St Edmunds	<p>Potential coalescence issues with Great Barton.</p> <p>Landscape impact – visual prominence would impact the entrance to Bury St Edmunds.</p> <p>Highways impact and poor connectivity to services and facilities.</p> <p>The site falls within the Great Barton Neighbourhood Plan area. The plan was made on 22 June 2021 and allocates a site to meet the local housing need in the plan period.</p>
	WS1013		Bury St Edmunds	land to the south of Hencote Lane	<p>Landscape impact – site is visually prominent and includes high biodiversity habitats.</p> <p>Access is constrained.</p>
WS057			Cavendish	Blacklands field, part of Scotts Farm	<p>The site is considered an unsustainable location – poor access.</p> <p>The site and/or development would be an inappropriate form of back land development.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS060			Chedburgh	land adjacent to Queens Lane	Other sites are considered to be more suitable and sustainable options. Land rises to the east of Queen's Lane and any development would be visible in the landscape.
WS061			Chedburgh	Oak Tree Farm, land north of Bury Road	Other sites are considered to be more suitable and sustainable options. Lack of sustainable connectivity to the rest of the village.
WS062			Chedburgh	land south-west of Chevington Road	Other sites are considered to be more suitable and sustainable options. Would lead to inappropriate ribbon development along Chevington Road.
WS064			Chedburgh	land west of RV17a Queens Lane, Chedburgh (also known as land north of Majors Close)	Other sites are considered to be more suitable and sustainable options. Potential access issues and would erode landscape character of the village core.
WS554			Chedburgh	land to the west of Elizabeth Drive	The site is considered an unsustainable location – poorly relates to the existing settlement boundary and services and facilities.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS555			Chedburgh	land to the north of Elizabeth Drive	The site is considered an unsustainable location – poorly relates to the existing settlement boundary and services and facilities.
WS556			Chedburgh	land to the north of Elizabeth Drive	The site is considered an unsustainable location – poorly relates to the existing settlement boundary and services and facilities.
Page 273	WS1015		Chevington	Golden Acres, Tan Office Green	Chevington settlement is designated as a type B villages in our settlement hierarchy. Type B villages are designated as villages which have only a limited range of services and facilities. In type B villages only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted. Therefore, no sites are being allocated in this area.
			RV11a	Clare	land east of The Granary
WS072			Clare	Townsend Nurseries	The site is within the settlement boundary and could come forward as windfall development.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS073			Clare	Land at Stoke Road	<p>Other sites are considered to be more suitable and sustainable options.</p> <p>Landscape impact – Clare is constrained by the sensitivity of the surrounding landscape, as set out in the West Suffolk landscape character assessment (May 2022). This study identifies the settlement as lying within the Chilton Street Farmlands character area, where only small-scale built development is appropriate within the intimate landscape of the valley villages and stream margins.</p>
WS074			Clare	land north of Cavendish Road	The site is considered an unsustainable location – poorly relates to the existing settlement boundary and services and facilities.
WS075			Clare	land to the south-east of Chilton Street Business Park, (resubmitted as land at Snow Hill)	<p>The site is considered an unsustainable location – poorly relates to the existing settlement boundary and services and facilities.</p> <p>Landscape impact – site is visually prominent.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS080(A)			Exning	land east of Heath Road	The site is considered an unsustainable location – proximity to A14 and services and facilities in the settlement. Landscape buffer and/or important gap.
WS661(A)			Exning	Marsh Stables	Site has not been confirmed as available and/or deliverable and existing horse racing industry use in landscape buffer and/or important gap.
WS663(A)			Exning	land to the rear of 2 York Villas, North End	The site is considered an unsustainable location – poor access. The site and/or development would be an inappropriate form of back land development.
	WS1017		Exning	land south of Ducks Lane	Majority of the site in flood zone 2 and/or 3. The site is considered an unsustainable location – proximity to A14.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1018		Flempton	Flempton House, Bury Road	<p>The site is considered an unsustainable location – small rural settlement with few or no services.</p> <p>Settlement has no boundary, and no sites will be allocated through the local plan.</p>
WS081			Fornham St Martin	land at The Old Granary (also known as land at School Lane	Landscape impact – loss of important landscape gap which forms a distinctive element between the two defined settlement boundaries.
WS216			Fornham St Martin	land east of Culford Road	Landscape impact – visually prominent site which forms entrance and/or exit to settlement.
WS570			Fornham St Martin	land west of Thetford Road	<p>Site provides an important buffer between the village and Bury St Edmunds.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
	WS1019		Fornham St Martin	land south of The Drift	The site and/or development would be an inappropriate form of backland development.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1020		Fornham St Martin	land east of The Street	The site is considered an unsustainable location – poor access and requires development of site to front to come forward.
	WS1021		Fornham St Martin	land at Tollbridge House, Bury Road	Majority of site within flood zone 2 or 3.
WS083			Freckenham	land east of North Street	Landscape impact – loss of important landscape gap which forms a distinctive element to settlements character.
WS084			Freckenham	land adjacent to Feckenham House, Mildenhall Road	Potential impact on character and/or appearance of conservation area – trees on site form important feature.
WS683			Freckenham	land at Fordham Road	Landscape impact – loss of important landscape gap which forms a distinctive element between the two defined settlement boundaries.
	WS1022		Freckenham	land at Mildenhall Road	The site is considered an unsustainable location – poorly relates to the existing settlement boundary and services and facilities.
	WS1023		Freckenham	Millfield, Fordham Road	The site and/or development would be an inappropriate form of back land development.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
Page 278	WS1024		Gazeley	land to the north of Moulton Road	Gazeley settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
	WS1077		Gazeley	Mill Meadow, Pupil Referral Unit, Mill Lane	Gazeley settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
WS094		RV19a	Great and Little Thurlow	Goldings Farm, Great Thurlow	The site is below the minimum threshold for a proposed site allocation. Site has not been confirmed as available and/or deliverable.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS088			Great Barton	Site B land south of Mill Road	The Great Barton Neighbourhood Plan was 'made' on 22 June 2021. The plan allocates a site to meet the local housing need in the plan period.
WS089			Great Barton	Site A land north of Mill Road	The Great Barton Neighbourhood Plan was 'made' on 22 June 2021. The plan allocates a site to meet the local housing need in the plan period.
WS091			Great Barton	land adjacent to Great Barton Free Church, Mill Lane	The Great Barton Neighbourhood Plan was 'made' on 22 June 2021. The plan allocates a site to meet the local housing need in the plan period.
WS573			Great Barton	land to west of Livermere Road	The Great Barton Neighbourhood Plan was 'made' on 22 June 2021. The plan allocates a site to meet the local housing need in the plan period.
	WS1025		Great Barton	land at White Rose Cottage, Nacton Lane	<p>The site is below the minimum threshold for a proposed site allocation.</p> <p>The Great Barton Neighbourhood Plan was 'made' on 22 June 2021. The plan allocates a site to meet the local housing need in the plan period.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
Page 280	WS1026		Great Barton	land adjoining Crossways, Brand Road	<p>The site is considered an unsustainable location – detached from settlement of Great Barton and poor connectivity.</p> <p>The Great Barton Neighbourhood Plan was 'made' on 22 June 2021. The plan allocates a site to meet the local housing need in the plan period.</p>
	WS1027		Great Livermere	The Lodge	<p>The site is considered an unsustainable location – small rural settlement with few or no services. Settlement has no boundary, and no sites will be allocated through the local plan.</p>
WS095		RV20a	Great Whelnetham	Erskine Lodge	<p>The site has a local plan allocation, a planning approval and development is nearing completion.</p>
		RV20b	Great Whelnetham	land at Tutelina Rise	<p>The site has a local plan allocation, planning approval and development is complete.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS097			Haverhill	land south of Haverhill	<p>The site is cross boundary.</p> <p>Landscape impacts – result in urban sprawl outside natural barrier or settlement and visual prominence due to scale of site. Two strategic sites already have planning permission (north-east and north-west Haverhill) and are planned to deliver a significant number of new homes in Haverhill to meet local needs over the plan period. This site has been omitted, as along with these existing strategic commitments to the north, it could be difficult to deliver over the same period due to market absorption issues.</p> <p>Other sites adjacent to Haverhill have been identified as more suitable and sustainable options to meet the housing need.</p>
WS096		HV10	Haverhill	Hanchett End	The site is a former employment local plan allocation, with a recently allowed appeal for residential development.

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					Site likely to come forward during current local plan period.
WS099		HV5c	Haverhill	Former Castle Hill Middle School, Haverhill	The site has a local plan allocation, a planning approval and development has commenced.
WS100		HV6c	Haverhill	Former Westfield Primary School	The site has a local plan allocation, a planning approval and development has commenced.
WS102		HV5a	Haverhill	Land south of Chapelwent Road, Haverhill	The site has a local plan allocation, a planning approval and development is nearing completion.
WS103		HV6a	Haverhill	Former gasworks, Withersfield Road	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
WS668		HV7e	Haverhill	Brook Service Road/Car Park	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS684		HV7d	Haverhill	Cleales/Town Hall Car Park	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
WS685		HV7c	Haverhill	Rear of Argos/Post office	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
Page 283		HV5b	Haverhill	land on corner of Millfields Way and Kestrel Road	The site has a local plan allocation, planning approval and development is complete.
		HV6b	Haverhill	Hamlet Croft	The site has a local plan allocation, planning approval and development is complete.
	WS1028		Haverhill	Hales Barn	<p>Other sites are considered to be more suitable and sustainable options.</p> <p>Rising land leads to visual prominence, and the adjacent public right of way also serves to suggest landscape sensitivity.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1029		Haverhill	Hanchett Hall Farm	Landscape impact. Would result in urban sprawl outside natural barrier of settlement and be visually prominent.
Page 284	WS1032		Hepworth	former Duke of Marlborough	Hepworth settlement is designated as a type B village in the settlement hierarchy and has only limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
	WS1033		Hepworth	land south of Hepworth Road	Hepworth settlement is designated as a type B village in the settlement hierarchy and has only limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1034		Hepworth	land between Old School House and Old Rectory	Hepworth settlement is designated as a type B village in the settlement hierarchy and has only limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
Page 285 WS107(A)			Higham	land north of post office	The site is considered an unsustainable location – small rural settlement with few or no services. Settlement has no boundary, and no sites will be allocated through the local plan.
	WS1037		Holywell Row	Eriswell Road	Holywell Row settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In Type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS111			Horringer	land north-east of Horringer	<p>Potential impact on character and/or appearance of conservation area.</p> <p>The site is considered an unsustainable location – poor relationship with settlement and services and facilities of Horringer.</p> <p>Landscape impact – site within defined special landscape area and visual prominence given scale of site.</p>
WS112			Horringer	land north-west of Horringer	<p>Potential impact on character and/or appearance of conservation area and Ickworth Park.</p> <p>The site is considered an unsustainable location – poor relationship with settlement and services and facilities of Horringer.</p> <p>Landscape impact – site within defined special landscape area and visual prominence given scale of site.</p>
WS593			Horringer	land off Manor Road	<p>The site and/or development would be an inappropriate form of back land development.</p> <p>Under the minimum dwelling threshold for allocation.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS594			Horringer	land south-east of Hornbean Drive	Landscape impact – site within defined special landscape area and visual prominence given scale of site. Poor access.
WS595			Horringer	The corner of Westley Lane and A143	Potential impact on character and/or appearance of conservation area. Landscape impact – site within defined special landscape area and visual prominence given scale of site. Would extend well defined entrance to the village.
	WS1039		Horringer	land east of The Street	Landscape impact – site within defined special landscape area and visual prominence given scale of site. Poor access.
WS115			Hundon	Land east of Mill Road	Landscape impact – Hundon is constrained by the sensitivity of the surrounding landscape, as set out in the West Suffolk Landscape Character Assessment (May 2022). This study identifies the settlement as lying within the Chilton Street Farmlands character area, where only small-scale built development is

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
					appropriate within the intimate landscape of the valley villages and stream margins.
WS116			Hundon	land between Church Street and Lower Street	Part of the site in flood zone 2 and/or 3. Other sites are considered to be more suitable – result in loss of allotments
WS117			Hundon	land at Mill Lane	Other sites are considered to be more suitable – result in loss of open space and/or recreational ground.
WS200			Hundon	Land at Mizon Close	Landscape impact – Hundon is constrained by the sensitivity of the surrounding landscape, as set out in the West Suffolk Landscape Character Assessment (May 2022). This study identifies the settlement as lying within the Chilton Street Farmlands character area, where only small-scale built development is appropriate within the intimate landscape of the valley villages and stream margins.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1040		Hundon	site at Babel Green	Majority of the site in flood zone 2 and/or 3. The site and/or development would be an inappropriate form of back land development.
	WS1041		Hundon	land to east of Hall Road	The site is considered an unsustainable location – poor relationship with settlement and services and facilities of Hundon.
WS370(A)			Icklingham	part of Roan Hall	Icklingham settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1042		Icklingham	Church Farm and allotment site	Icklingham settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
WS118			Ingham	land north of Culford Road	Landscape impact – site is highly visible. Development of part of site adjacent to the settlement boundary would be inappropriate backland development.
		RV22a	Ingham	land at The Gables	The site has a local plan allocation, planning approval and development is complete.
WS120			Ingham	land south of Culford Road	Landscape impact – site is highly visible and forms the edge of the settlement. Land provides buffer to area of employment to the south.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1043		Ingham	land west of A134 Culford Heath	The site is considered an unsustainable location – detached from settlement of Ingham and poor connectivity.
		RV12a	Ixworth	Reeves Farm, Stow Road	The site has a local plan allocation, planning approval and development is complete.
		RV13a	Kedington	Stourmead complex	The site has a local plan allocation, planning approval and development is complete.
Page 291 WS124			Kedington	land south of Hundon Road	Landscape impact – visual prominence of site and would require removal of existing landscape features. Other sites are considered to be more suitable and sustainable options.
WS201		SA13b	Kentford	Meddler Stud Bury Road	The site has a local plan allocation, a planning approval and development is nearing completion.
WS127			Kentford	Kentford Lodge, Herringswell Road	The site has a planning approval and development is nearing completion.
WS128		SA13a	Kentford	land to the Rear of The Kentford	The site has a local plan allocation, planning approval and development is complete.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1045		Kentford	Ickniel Way	<p>Site within Breckland Special Protection Area buffer.</p> <p>The site is considered an unsustainable location – proximity to A14, potential noise issues.</p> <p>Potential for landscape impacts.</p>
	WS1046		Kentford	Bury Road	Site has not been confirmed as available and/or deliverable.
WS131			Lakenheath	35 Station Road	<p>Site within Breckland Special Protection Area and/or associated buffer.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
WS400(A)			Lakenheath	land off Covey Way and The Firs	Site within Breckland Special Protection Area and/or associated buffer.
	WS1047		Little Saxham	Lodge Farm	<p>The site is considered an unsustainable location – small rural settlement with few or no services.</p> <p>Settlement has no boundary, and no sites will be allocated through the local plan.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1048		Little Wrattling	land to the rear of Medgower	<p>The site is considered an unsustainable location – small rural settlement with few or no services.</p> <p>Settlement has no boundary, and no sites will be allocated through the local plan.</p>
WS420			Mildenhall	land off West Row Road	<p>Other sites are considered to be more suitable and sustainable options.</p> <p>Land is not currently required in this location to meet the needs of the strategic site immediately to the south and east.</p>
WS142		SA5a	Mildenhall	land at 54 Kingsway	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
	WS1050		Mildenhall	97 Kingsway	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS144			Moulton	land off Newmarket Road	Landscape impact – an alternative site is considered to be a more suitable and sustainable option.
	WS1052		Moulton	land east of Dalham Road	An alternative site is considered to be a more suitable and sustainable option.
WS147		SA6a	Newmarket	Southern portion of Brickfield Stud, Exning Road	The site has a local plan allocation, planning approval and development has commenced.
WS148		SA6c	Newmarket	land at Phillips Close and grassland off Leaders Way and Sefton Way	The site has a local plan allocation but currently confirmed as unavailable and/or deliverable. The site is within the settlement boundary and could come forward as windfall development.
WS613			Newmarket	Scaltback School site	The site is not available.
		SA6e	Newmarket	land adjacent to Jim Joel Court	The site has a local plan allocation, planning approval and development is complete.
		SA6f	Newmarket	146a High Street	The site has a local plan allocation, planning approval and development is complete.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1053		Newmarket	Stud lodge, Exning Road	Other sites are considered to be more suitable and sustainable options. Currently land within horse racing use and there are sites available in non-horse related uses that are preferable.
Page 205	WS1054		Newmarket	Rowley Drive	Horse racing industry use – former Holland House Stables with good access to horse walks.
Page 295			Newmarket	South Drive, Exning Road	The site has planning approval and development has commenced.
	WS1055		Nowton	land next to Nowton Lodge	The site is considered an unsustainable location – small rural settlement with few or no services. Settlement has no boundary, and no sites will be allocated through the local plan.
WS151			Pakenham	land at Pakenham Lodge	The site is considered an unsustainable location – detached from settlement of Pakenham and poor connectivity.
WS152			Pakenham	The Depot, Fen Road	Site is currently occupied and considered to be more suitable to continue in its existing employment use.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS153			Pakenham	land at Manor Farmhouse, Upper Town	The site is considered an unsustainable location – detached from settlement of Pakenham and poor connectivity.
	WS1056		Pakenham	land west of Mill Road, Grimestone End	The site is considered an unsustainable location – detached from settlement of Pakenham and poor connectivity.
Page 296	WS1057		Pakenham	Mill Road (east)	The site is below the minimum threshold for a proposed site allocation.
WS154			Red Lodge	land south of The Carrops	The site is considered an unsustainable location – poor relationship with settlement boundary and visually sensitive entrance to Red Lodge.
WS156			Red Lodge	The 'Gateway site', Kings Warren	The site has planning approval and development has commenced.
WS157		SA9d	Red Lodge	Land east of Newmarket Road	The site has a local plan allocation, planning approval and development has commenced.
WS207		SA9c	Red Lodge	Land East of Larch Way, Red Lodge (Yellow Land)	<p>The site has a local plan allocation, planning approval and development has commenced.</p> <p>The site is within the Breckland Special Protection Area buffer which</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
					is likely to impact the deliverability of the site.
WS459(A)			Risby	School Road	Site within Breckland Special Protection Area and/or associated buffer.
Page 297		RV23a	Risby	Land adjacent to the cricket pitch	The site has a local plan allocation, planning approval and development is complete.
Page 297	WS1059		Risby	land west of Hall Lane	Site within Breckland Special Protection Area and/or associated buffer.
	WS1060		Risby	land north of School Road	Site within Breckland Special Protection Area and/or associated buffer.
	WS1061		Risby	land east of Hall Lane	Site within Breckland Special Protection Area and/or associated buffer.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1064		Stanningfield	land north of Chapel Road	Stanningfield settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
WS169			Stanton	land off Old Barningham Road (part of Duke Street Nursery)	<p>The site is considered an unsustainable location – the site is separated from the main facilities and services in the village by the A143.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
WS170(A)			Stanton	land west of Duke Street	<p>The site is considered an unsustainable location – the site is separated from the main facilities and services in the village by the A143.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS171			Stanton	land between Bury Lane and Wyken Road	<p>Landscape impact – key protected views to the south of the site, with a substantial woodland belt to the south.</p> <p>Poor access to the site from north and south.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
WS172			Stanton	land at Little Hill Farm, Barningham Road	<p>The site is considered an unsustainable location – the site is separated from the main facilities and services in the village by the A143.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
WS173			Stanton	Little Farmhouse, Barningham Road	<p>The site is considered an unsustainable location – the site is separated from the main facilities and services in the village by the A143.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS467		RV4j	Stanton	land at Shepherds Grove	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is considered to be an unsustainable location – not well located to services and facilities in Stanton.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
Page 300		RV14a	Stanton	land at Upthorpe Road	The site has a local plan allocation, planning approval and development is complete.
	WS1065		Stanton and Shepherds Grove	land south of Grove Lane	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is considered to be an unsustainable location – not well located to services and facilities in Stanton.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS174			Stoke by Clare	land at Ashen Lane	<p>The site is considered an unsustainable location – poor access and does not relate well to settlement.</p> <p>Potential impact to character and appearance of the village, as site forms part of the key entrance to the village.</p>
WS209			Stoke by Clare	land adjacent to Little Paddocks	<p>The site is considered an unsustainable location – poor access.</p> <p>Potential impact on character and/or appearance of conservation area.</p>
	WS1066		Stoke by Clare	Equestrian Centre, Green Farm	<p>The site and/or development would be an inappropriate form of backland development.</p> <p>Potential impact on character and/or appearance of conservation area.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1067		Stradishall	Gooseacre Field	Stradishall settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
	WS1068		Stradishall	land to the south-east of The Street	Stradishall settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1069		Stradishall	land at Edmunds Hill	Stradishall settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
Page 175	WS1066		Troston	land west of The Street (also known as Lower Farm Piggery)	Troston settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS176			Troston	land at Livermere Road	Troston settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
	WS1070		Tuddenham	land adjacent to 29 Cavenham Road	Site within Breckland Special Protection Area Stone Curlew buffer.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS177			West Row	land at Pott Hall Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS178			West Row	land at Williams Way	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS180			West Row	land south of Chapel Street	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS182			West Row	land off Pott Hall Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS183			West Row	land at junction of Jarman's Lane and Beeches Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS184			West Row	land off Chapel Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS185			West Row	land north of Ferry Lane	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS186			West Row	lane to rear of 82/84 Church Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS187			West Row	land off Parkers Drive	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS188			West Row	land off West Row Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS210			West Row	Site B land to the east of The Forge	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS635			West Row	land off Manor Farm Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
Page 317	WS637		West Row	land adjacent to Park Garden, Friday Street	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.
	WS1072		Westley	land east of Hill Road and north of Westley Road	The site is considered an unsustainable location – small rural settlement with few or no services. Settlement has no boundary, and no sites will be allocated through the local plan.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1073		Whepstead	land east of Old School Road	Whepstead settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
WS190			Wickhambrook	land south of Bunters Road	<p>Landscape impact – considered to be important open space at southern entrance to village.</p> <p>Potential impact to character and appearance of the village.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
WS191			Wickhambrook	north and west of Boyden End (also known as north of Nunnery Green	<p>Potential impact to character and appearance of the village.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS192(A)			Wickhambrook	land north of Bunters Road	<p>Potential impact to character and appearance of the village.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
<p>WS212</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 319</p>			Wickhambrook	land at Cemetery Hill	<p>Landscape impact – large open field, highly visible on entrance to the village from the north.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
<p>WS1074</p>	WS1074		Wickhambrook	land adjacent Bunters Gait, Nunnery Green	<p>The site is considered an unsustainable location due to its distance and/or proximity to existing services and facilities.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
WS193		RV25a	Wickhambrook	Land at Nunnery Green and Cemetery Hill, Wickhambrook	The site has a local plan allocation, a planning approval and development is nearing completion.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS196			Worlington	land north of Freckenham Road	Worlington settlement is designated as a type B village in the settlement hierarchy and has only limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
WS197			Worlington	land north of Manor Farm	Worlington settlement is designated as a type B village in the settlement hierarchy and has only limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS198			Worlington	land north of The Street (up to cricket ground)	Worlington settlement is designated as a type B village in the settlement hierarchy and has only limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.

Employment omission sites

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WSE05(A)			Barton Mills	Land at Barton Mills	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p>
		BV11	Bury St Edmunds	Land at Ram Meadow	The site is within the settlement boundary and could come forward as windfall development.
WSE012(A)			Bury St Edmunds	Honey Hill, West of Bury St Edmunds	Landscape constraints and adverse impact on gateway approach to Bury St Edmunds due to open nature of the site.

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Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
Page 323	WSE1011		Bury St Edmunds	Land to the east of the waste hub	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p> <p>The site is considered an unsustainable location – poorly relates settlement. Potential landscape impacts due to openness of countryside.</p>
	WSE1014		Bury St Edmunds	Former waste recycling centre, Rougham Hill	<p>The existing designation as countryside remains appropriate, as it poorly relates to the existing settlement.</p> <p>Connectivity issues and lies more than 300 metres outside the town centre boundary.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WSE08			Fornham St Martin	Land north of B1106, Park Farm, Fornham St Genevieve (part of SS093 Park Farm Quarry)	<p>The site is open countryside and poorly relates to existing employment area.</p> <p>Site WSE02 is considered to be a more suitable and sustainable option as it is better related to the existing Park Farm rural employment site, is served by an existing access and has a landscaped edge.</p>
WSE09			Fornham St Martin	Land north-east of Park Farm Business Centre	<p>The site is open countryside and poorly relates to existing employment area.</p> <p>Site WSE02 is considered to be a more suitable and sustainable option as it is better related to the existing Park Farm rural employment site, is served by an existing access and has a landscaped edge.</p>
WSE25		RV6	Fornham St Martin	Park Farm Quarry	The site has a local plan allocation, planning approval and development has commenced on site.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WSE1030		Haverhill	Opposite research part west	Landscape impact, open countryside in an unsustainable location and adverse impact on gateway approach to Haverhill.
Page 325	WSE1035		Higham	Land between Higham Lane and Coalpit Lane, Lower Green	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p>
		RV4g	Ixworth	Land off Bardwell Road	The site is incorporated within a wider mixed-use allocation reference 3.03a.
WSE01			Ixworth	Manor Farm, Ixworth Thorpe	<p>The site is considered an unsustainable location.</p> <p>The Ixworth neighbourhood plan is under preparation and is</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
					proposing an alternative and more suitably located employment area.
Page 326	WSE1044		Kennett	Railway sidings	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p>
	WS1049		Little Wrattling	Karro Foods Site	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>Landscape impact, need to retain strategic gap between Little Wrattling and Kedington, loss of</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
					open space to be addressed, rural location, impact on highway and/or rural roads means this site is unsuitable for allocation.
Page 327		SA16l	Mildenhall	Extension to industrial estate to incorporate planning permission under construction	Site has been combined with former allocation SA16(k) to form policy 2.04d.
		SA17b	Newmarket	St Leger	Site has been combined with former allocation SA16(m) to form policy 2.05f.
		SA18a	Newmarket	Former gas works, Exning Road	The site has a local plan allocation, planning approval and development is complete.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WSE04			Red Lodge	Land east of Elms Road and A11 northbound exit slip road to Red Lodge	<p>The site is considered an unsustainable location.</p> <p>The employment land review study does not support this scale of economic growth and directs strategic allocations to be identified in the towns first.</p>
WSE12a			Saxham	Saxham Business Park extension to the west	Site within Breckland Special Protection Area and/or associated buffer.
	WSE1081		Stoke by Clare	Land east of Ashen Lane	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WSE14			Whepstead	Land at Chedburgh Road	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p>
WSE1075			Wickhambrook	Land north of Claydon Drills, Bunters Road	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p>
WSE1076			Withersfield	Land opposite Hanchett House	Landscape impact, open countryside in an unsustainable location and adverse impact on gateway approach to Haverhill.

