

West Suffolk Local Plan

Issues and Options

Part Three: Settlements

Regulation 18



#YourFuture #YourSay

October 2020

West Suffolk
Council

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Part 3 - 1. Introduction

- 1.1 This part of the document contains sections for those towns, key service centres, local service centres and villages identified in the draft settlement hierarchy in part one of the plan. Each section summarises the main opportunities and constraints for each of those settlements and goes on to provide details of those sites which have been submitted to the council as potential options for development.
- 1.2 Within each settlement section there is a map of the main constraints to assist you with making your response. It should be noted that the maps only show the most significant constraints. The sites and all relevant constraints can be viewed online for this consultation at [Find My Nearest](#).
- 1.3 A map is included for each settlement showing the current red line development boundary and the sites submitted by landowners, developers or agents for residential, employment or mixed uses that have passed the initial analysis in the SHELAA and are identified as included sites and potentially suitable for development. All of the sites listed in this document are identified in the current [Strategic Housing and Economic Land Availability Assessment \(SHELAA\)](#).
- 1.4 Sites in the SHELAA can also be deferred for a variety of reasons, for example if there are nature conservation or flooding issues. However, if a site is deferred it does not mean that it is automatically excluded from being selected as a site allocation, but it would have to be demonstrated that the reasons for deferral could be overcome. The deferred sites can be seen in the SHELAA and are mapped on [Find My Nearest](#) under 'West Suffolk SHELAA sites'.
- 1.5 It is important to note that no decisions have been made on whether the sites in this document will necessarily be taken forward to the next stage of the local plan as a preferred allocation to meet the district's housing requirement. We are seeking your views at this stage to assist with making these decisions.
- 1.6 The council has used a set of criteria to help assess the sites for inclusion in this document which are set out below:

Council assessment of sites for inclusion in Issues and Options Local Plan

- 1.7 Only include sites in or adjacent to towns, key service centres, local service centres and type A villages (unless it is proposed for employment uses where all included sites are shown)
- 1.8 Include only sites identified as 'included' in the SHELAA, on the basis that consultation should take place on realistic options for development. Site density – 30 dwellings per hectare is applied except where circumstances suggest an alternative density including:
 - For sites over 100 dwellings, 40 per cent of land set aside for infrastructure, such as access and landscaping (evidenced by Natural England Sites of Special Scientific Interest (SSSI) impact zone limit).
 - Where the site is allocated in a current local plan this dwelling figure is used.

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

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

Call for sites

- 1.10 In order to ensure that all potential options for the distribution of new housing and employment are explored through the preparation of the Local Plan, a new call for sites accompanies this consultation. If you are aware of any other potential sites in West Suffolk that are available for development which are not identified in this document then please let us know by completing the site submission form, providing details of the site location and a map with a red outline of the site boundary.
- 1.11 One option being explored at this early stage in the plan preparation process is whether the provision of a new settlement would provide an appropriate method of delivering housing and associated community facilities across West Suffolk to meet our future needs.
- 1.12 If you know of an available site of sufficient scale to accommodate a new settlement of at least 3000 homes in West Suffolk we would like to hear from you. We have produced some guidelines of what we are looking for in the 'new settlement call for sites guidance'.
- 1.13 This information will help in drawing up the next draft of the West Suffolk Local Plan in 2021, which will set out the council's preferred options for the distribution of housing and other land uses across the district.

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

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

Part 3 - 2. Towns

2.1. Brandon

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

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

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

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

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

Constraints and opportunities

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

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

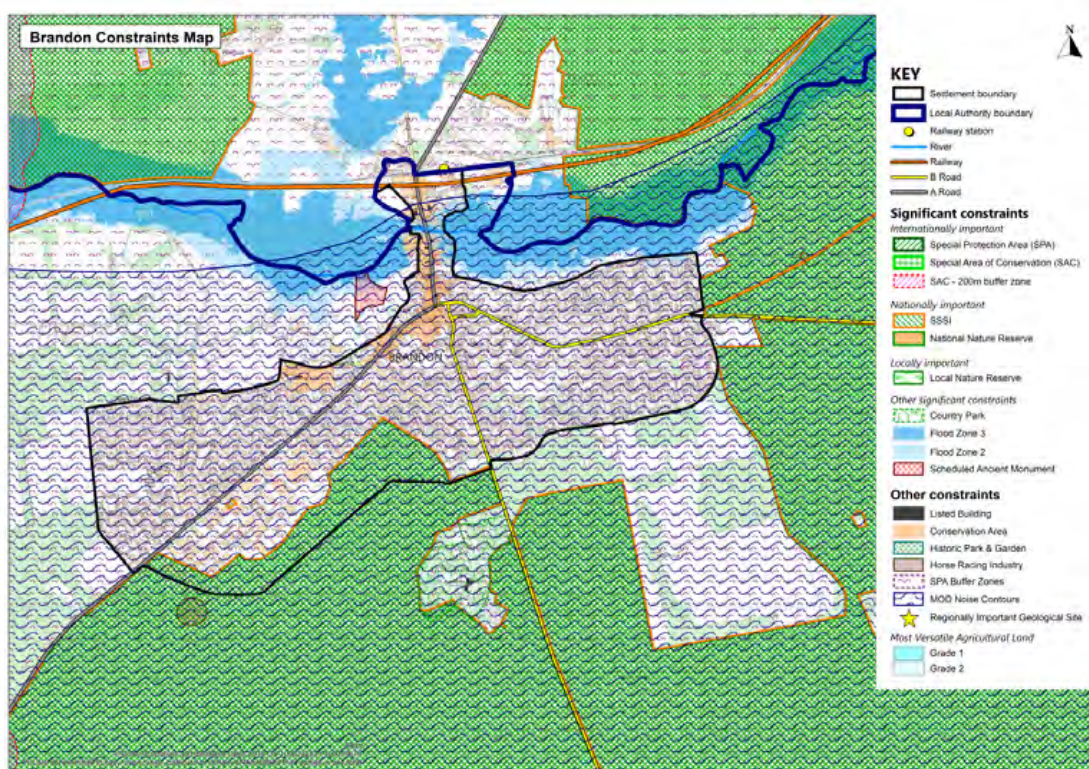
north and west, and London Road Industrial Estate, Brandon SSSI, located within the employment area.

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

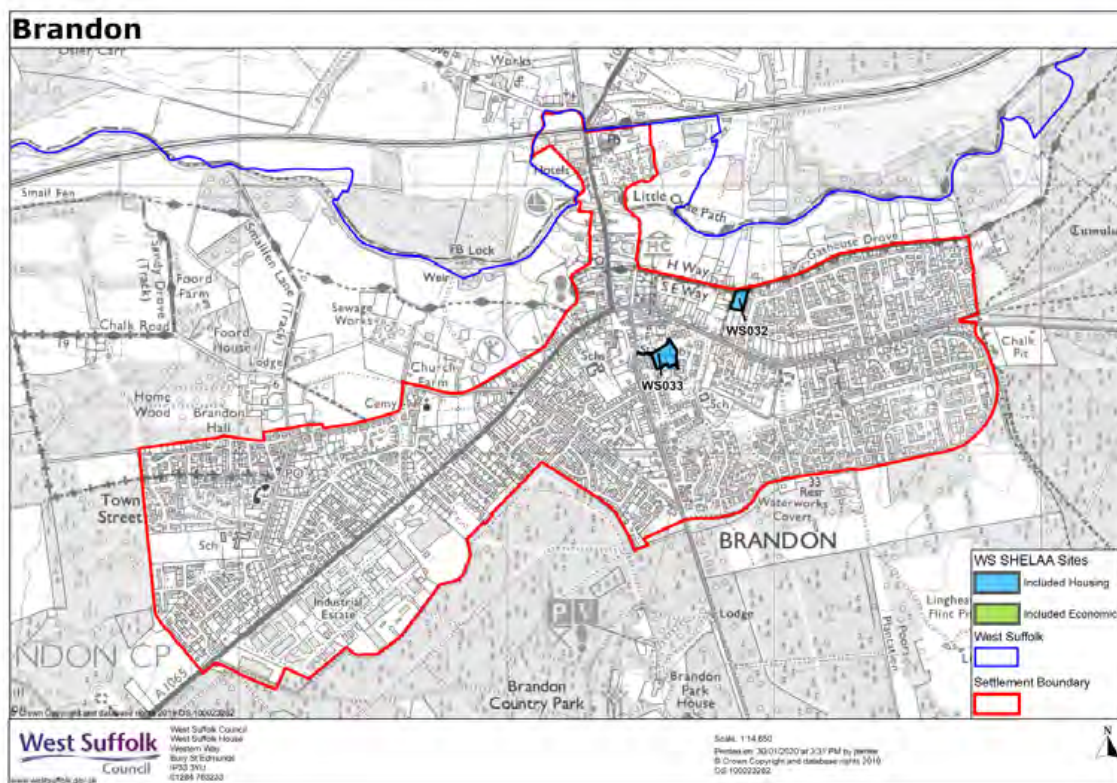
Site options

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

Brandon settlement constraints map



Brandon settlement map showing SHELAA included sites



Brandon - included SHELAA sites

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

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

2.2. Bury St Edmunds

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

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

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

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

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

Constraints and opportunities

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

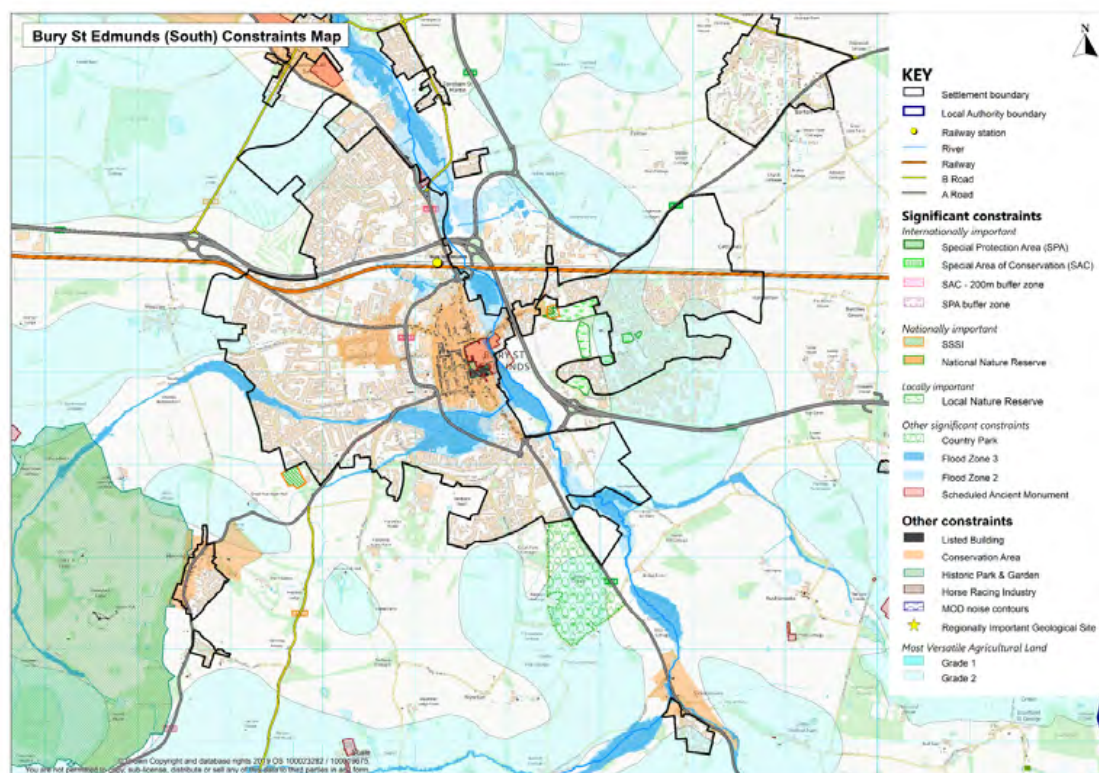
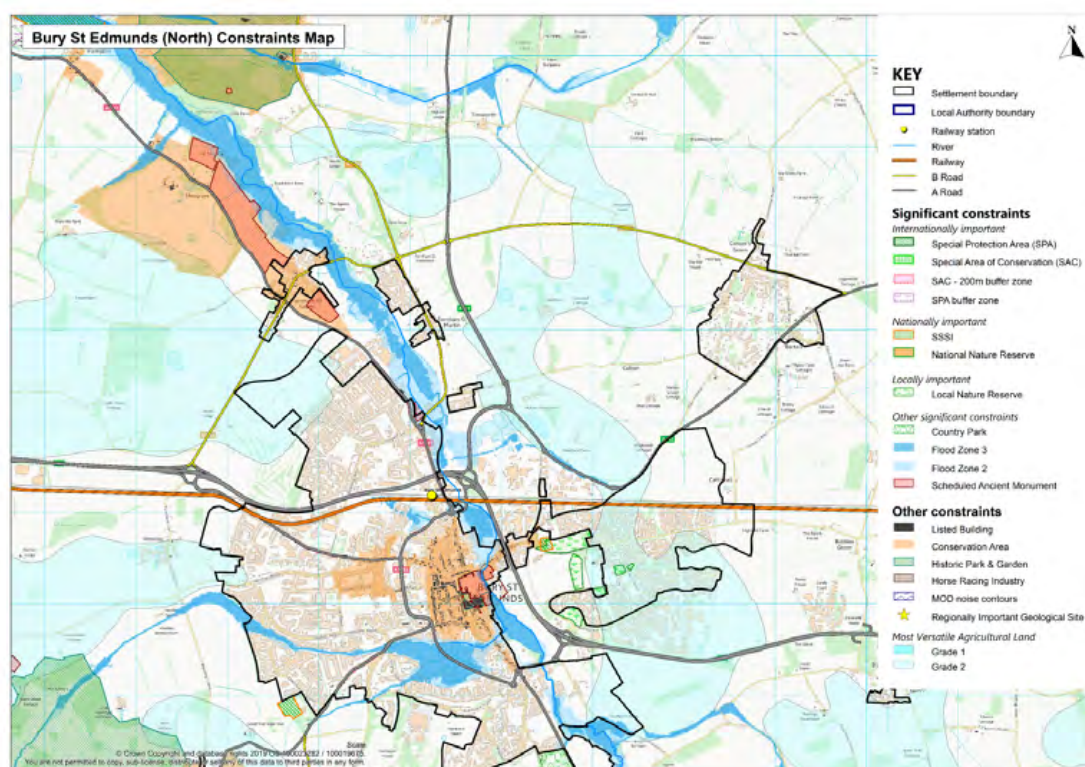
- Much of the town centre is covered by an area of archaeological importance, beyond which there are other archaeological sites within and near to the town boundary.

- 2.2.4 Bury St Edmunds continues to function as a market town serving the retail, leisure and cultural needs of the local catchment area and there is no change proposed to its status as a town on the settlement hierarchy.
- 2.2.5 The former St Edmundsbury area Bury St Edmunds Vision 2031 (2014) allocated five strategic sites (4350 dwellings) together with 10 brownfield sites (638 dwellings). Of these, 1889 dwellings have planning permission as of October 2019, including two strategic sites at Moreton Hall and North West Bury St Edmunds which are under construction.

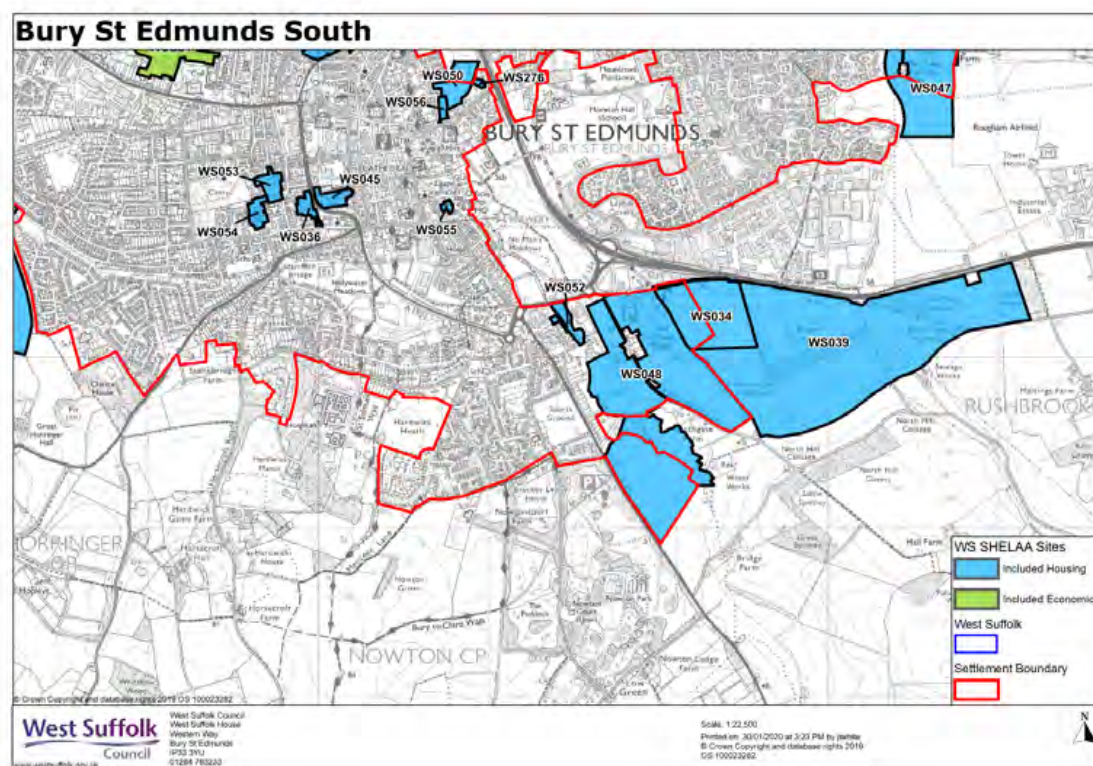
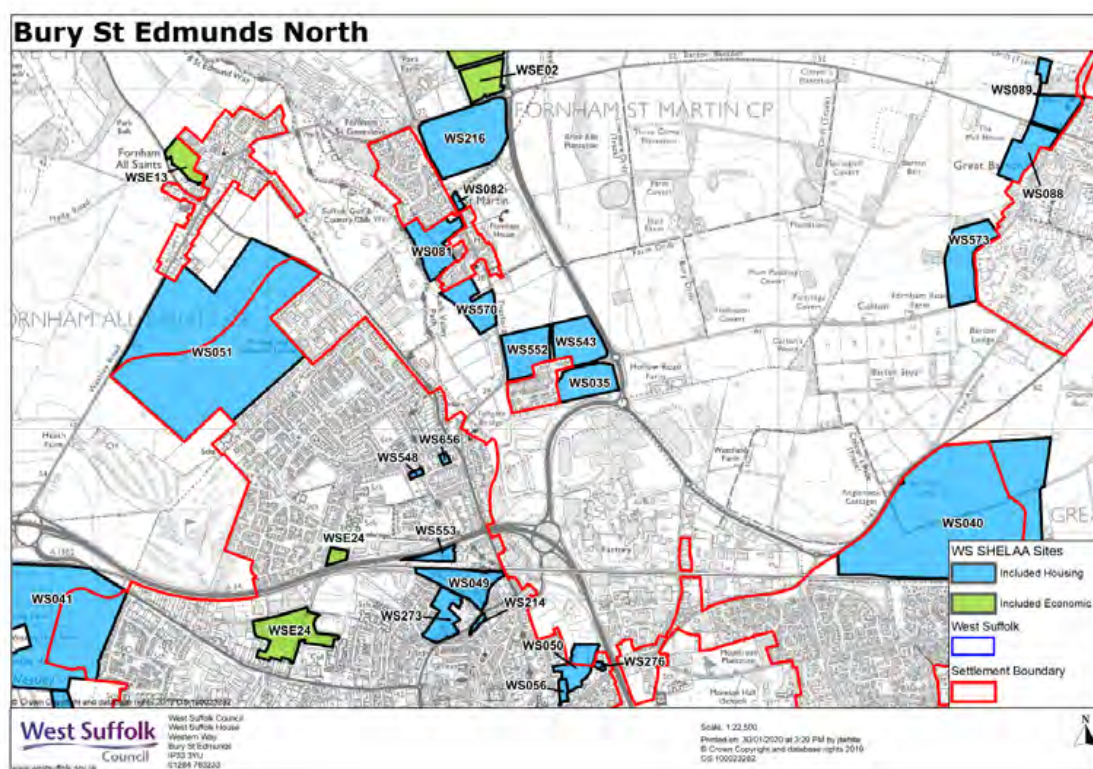
Site options

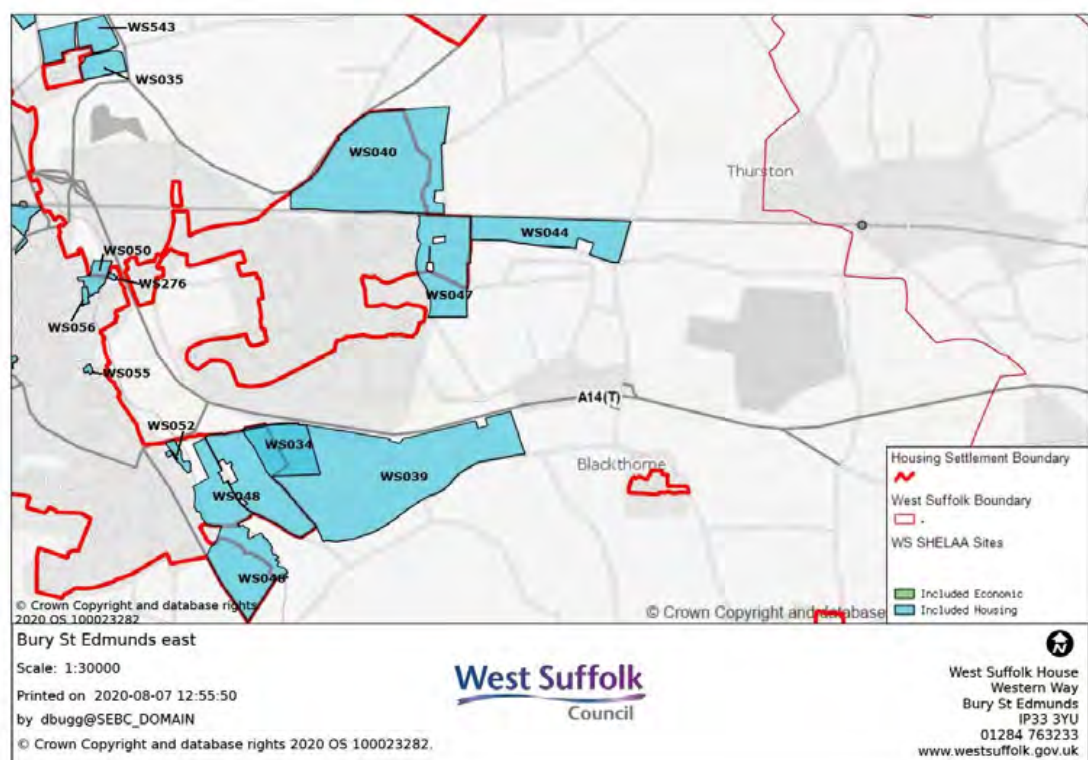
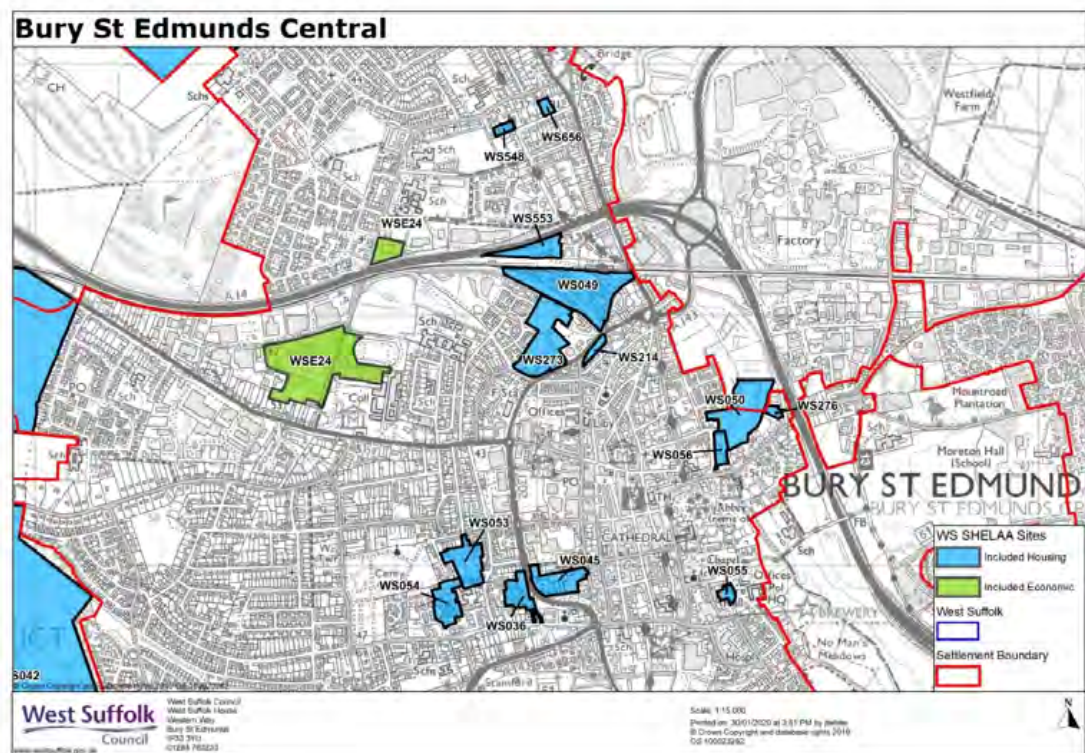
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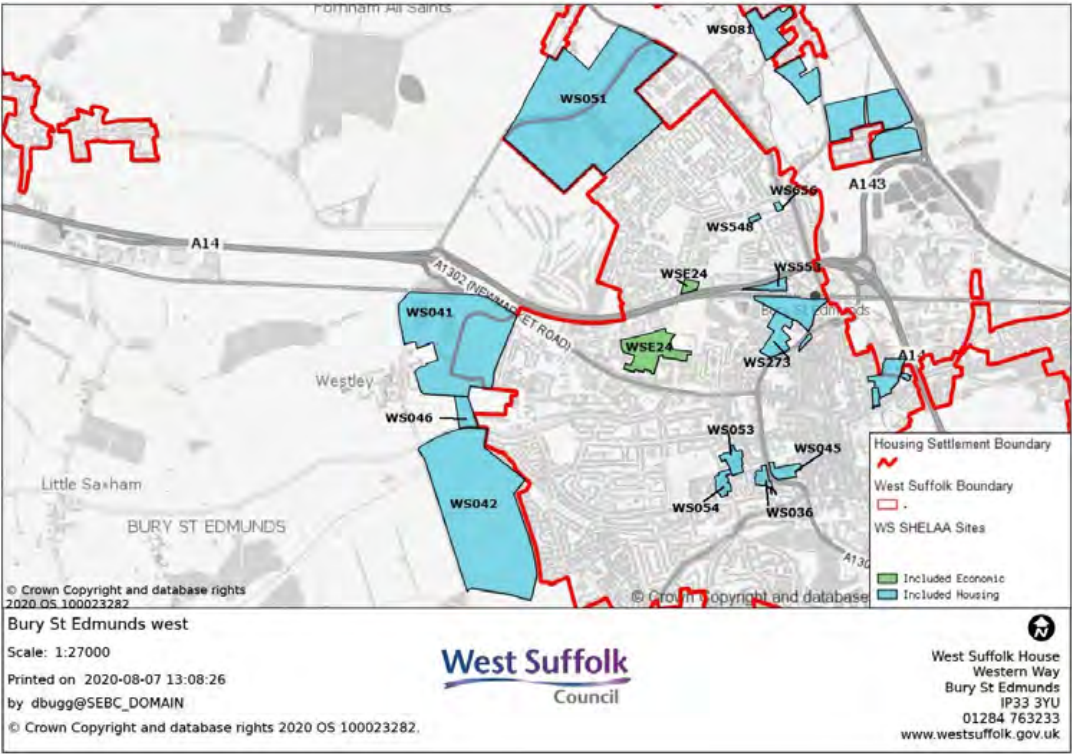
Bury St Edmunds settlement constraints maps



Bury St Edmunds settlement maps showing SHELAA included sites







Bury St Edmunds – included SHELAA site

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

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

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

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

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

2.3. Haverhill

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

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

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

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

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

Constraints and opportunities

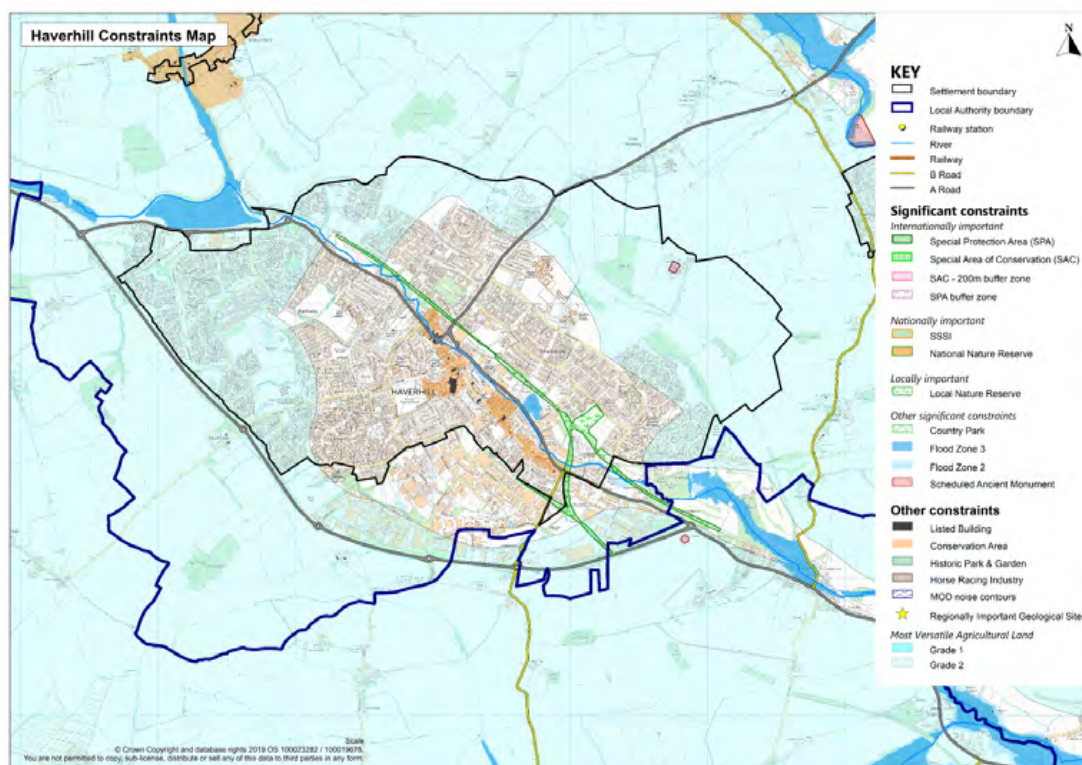
- Proximity of Haverhill to the Cambridge sub-region, particularly Addenbrookes Hospital and its Biomedical Campuses makes it an attractive commuter location increasing congestion on the local road network, particularly the A1307, at peak times.
- The linear pattern of development within the contours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

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

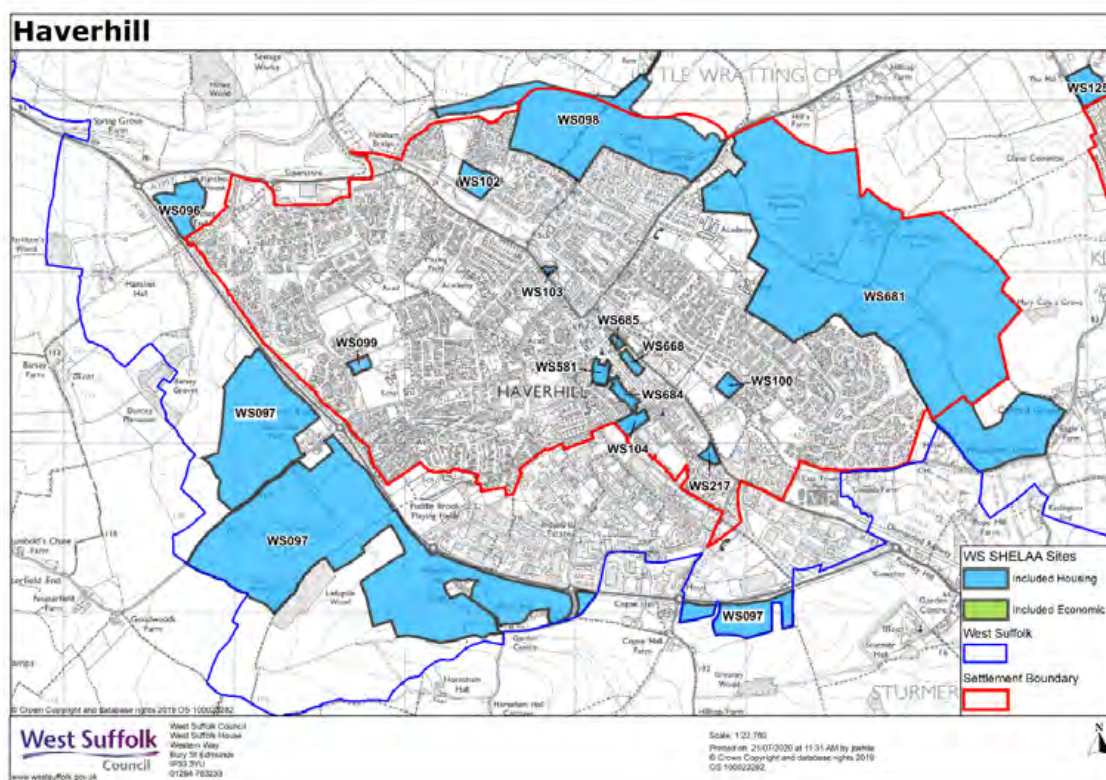
Site options

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

Haverhill settlement constraints map



Haverhill settlement map showing SHELAA included sites



Haverhill – included SHELAA sites

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

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

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

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

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

2.4. Mildenhall

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

Constraints and opportunities

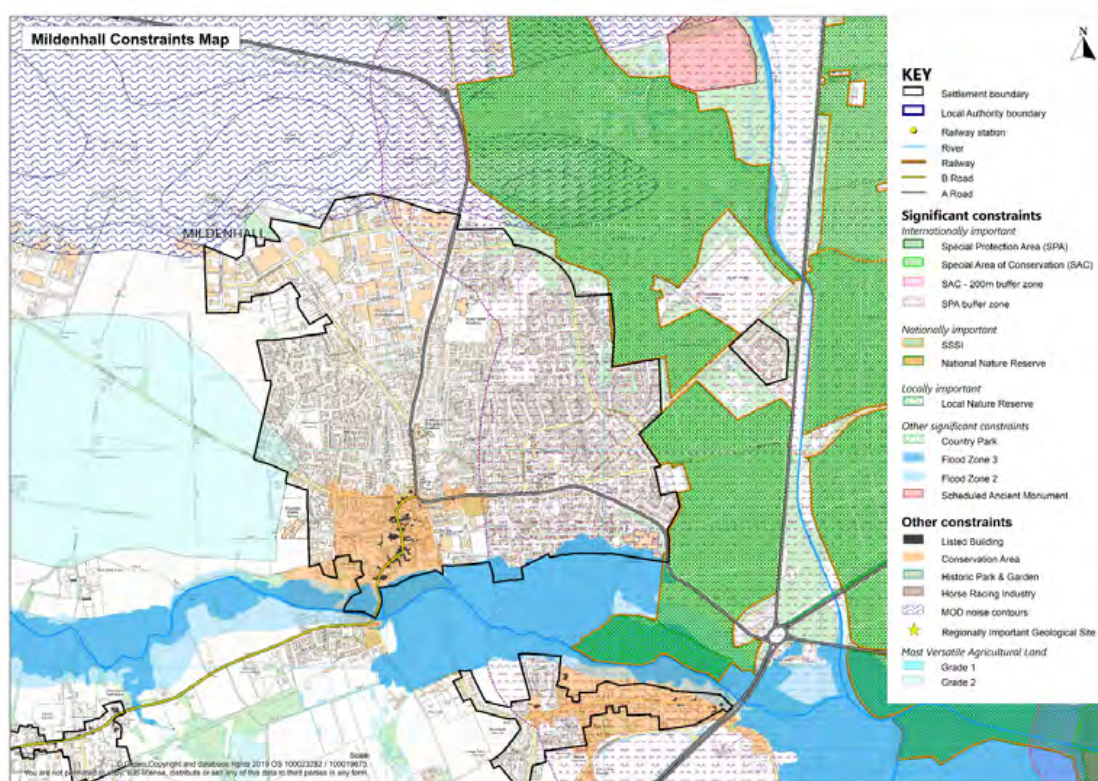
- The planned expansion of the town to the west will provide the opportunity to create an area of new natural greenspace, such as a country park, to maintain and protect biodiversity interests in the area.
- Coalescence with surrounding settlements such as Barton Mills, Worlington and The Rows should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

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

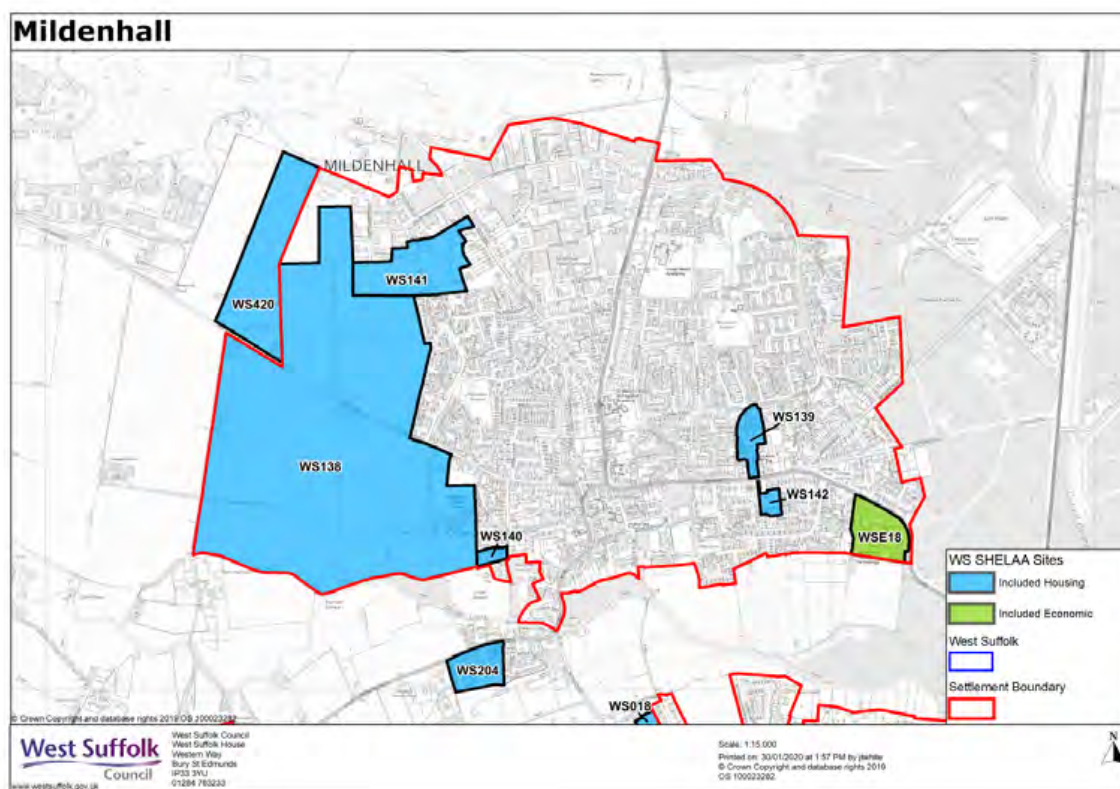
Site options

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

Mildenhall settlement constraints map



Mildenhall settlement map showing SHELAA included sites



Mildenhall – included SHELAA sites

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

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

2.5. Newmarket

- 2.5.1 Newmarket is a market town which has a population of approximately 16,941 (ONS 2018 mid-year estimate) and is located south of the A14, some 18 kilometres west of Bury St Edmunds and 16 kilometres east of Cambridge. There are a good range of services and facilities available within the town including:
- town council offices and the Memorial Hall, Kings Theatre
 - police, ambulance and fire station
 - two nursing homes
 - three GP surgeries
 - five primary schools
 - one upper school
 - six dental practises
 - a hospital providing outpatient services
 - a library
 - Sports centre, swimming pool and Studlands Park Community Centre.
- 2.5.2 Newmarket town centre serves the retail and leisure needs of the local catchment area.
- 2.5.3 Newmarket is a centre for the British Horse Racing Industry (HRI) which has an important economic and cultural role in the town. The town is the international home of horseracing with approximately 3,000 racehorses, 89 licensed trainers, 62 stud farms, 1,133 hectares of training grounds and hundreds of stable staff within and around the town (more than anywhere else in the world). Newmarket is a unique centre for the HRI with no comparable economic importance and location elsewhere in the world.
- 2.5.4 However, the town also has its own issues, which include a lack of affordable housing to meet the needs of people within the town, including those employed within the racing industry itself. While equine related employment is the largest single sector, some 65 per cent of the overall employment in the town is in other businesses, including financial/business services, retail and manufacturing/engineering.
- 2.5.5 Newmarket's High Street runs for one mile from the Jubilee Clock Tower to the Cooper Memorial Fountain. The High Street and its surrounding streets contain Newmarket's historic core, the main shopping area (including a twice weekly outdoor market on the High Street), horseracing training stables and visitor attractions including the National Heritage Centre for Horseracing and Sporting Art and a centre for the retraining of racehorses.
- 2.5.6 The High Street has a relatively low vacancy rate although the town's independent retailers face the same problems affecting many market towns across the UK in the form of competition from internet shopping, the proliferation of chain stores, an over-representation of charity shops and bookmakers, and a night time economy which serves a young demographic.

Constraints and opportunities

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

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

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

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

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

Site options

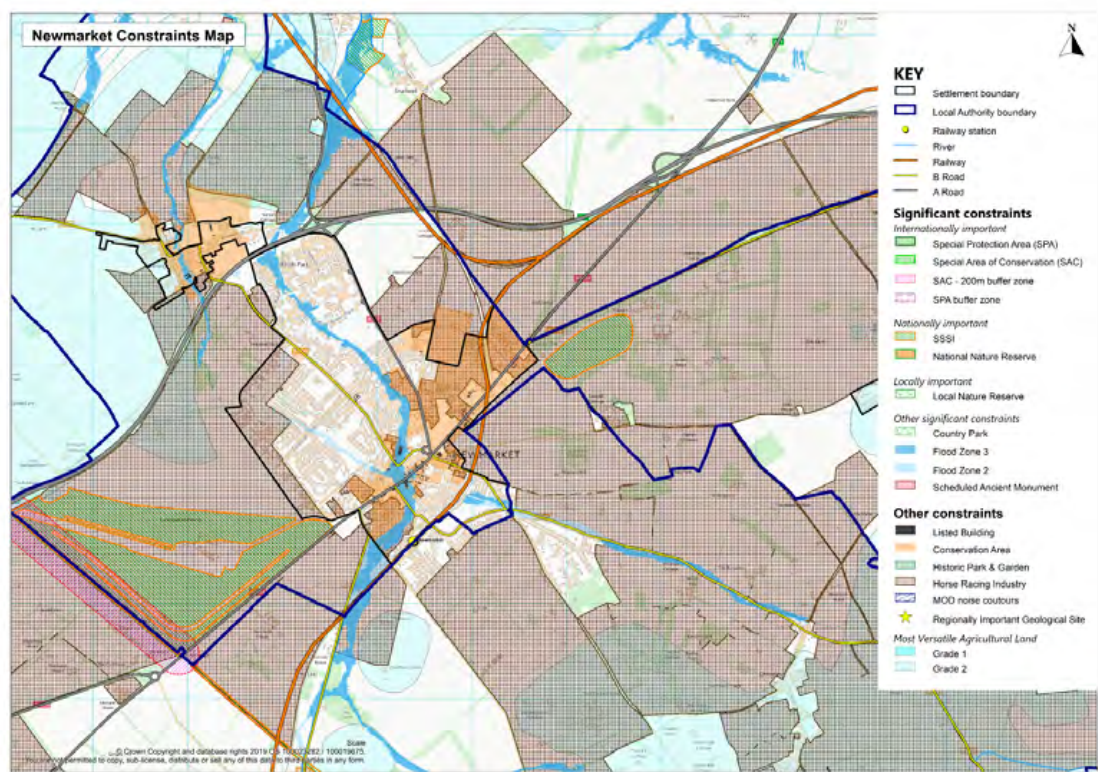
2.5.10 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

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

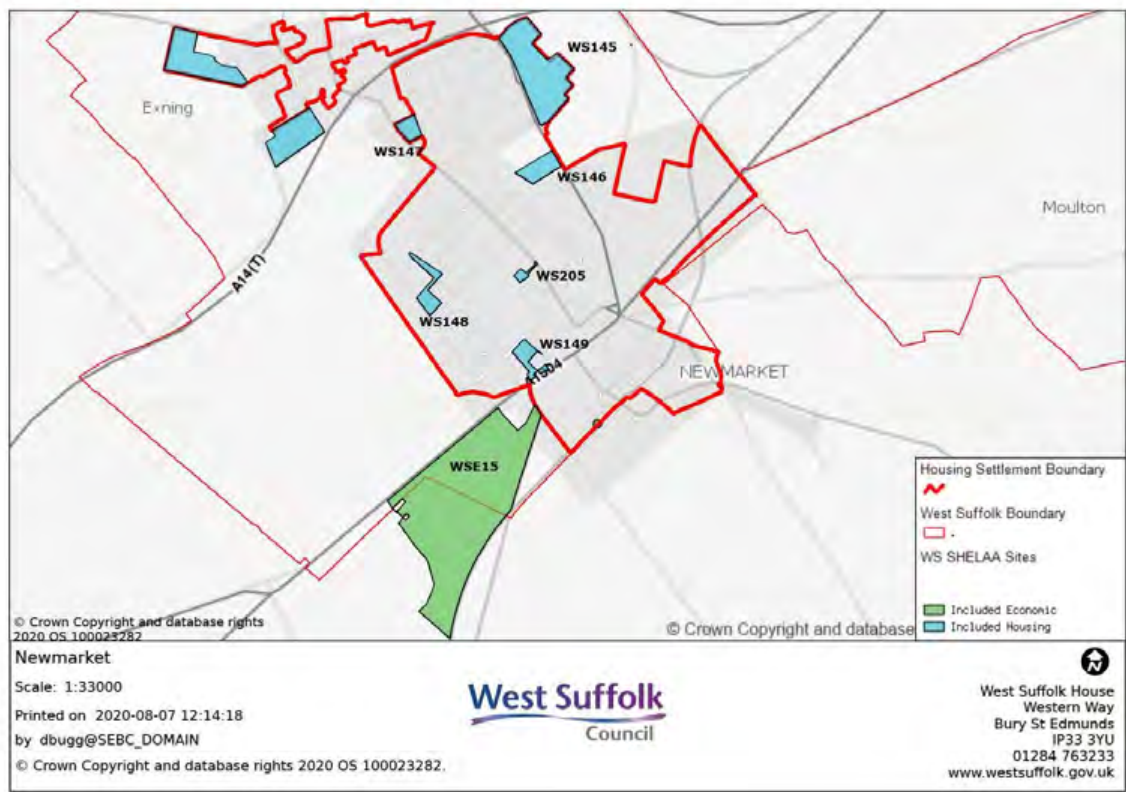
Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation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

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

Newmarket settlement constraints map



Newmarket settlement map showing SHELAA included sites



Newmarket - included SHELAA sites

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

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

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

Part 3 - 3. Key Service Centres

3.1. Barrow

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

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

Constraints and opportunities

- The heavy soils in and around Barrow make the area susceptible to surface water flooding, demonstrated by the number of ponds around the village. This will need to be considered when future 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 scale of growth will be dependent on local environmental and infrastructure capacity.
- The small settlements of Denham and Burthorpe should be protected from coalescence with Barrow.
- Barrow is fundamentally constrained to the north from the setting of the adjacent scheduled ancient monument (SAM).
- A buffer is required to protect the county wildlife site to the south of Barrow, although there may be potential to extend the settlement in this direction providing suitable mitigation can be achieved and a defensible boundary to further development formed.
- The county Historic Environment Record (HER) records prehistoric archaeological sites to the south of the village, which lies on relatively high ground. To the north, there is a cluster of medieval sites, and those of Roman and medieval date are recorded around The Green.

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

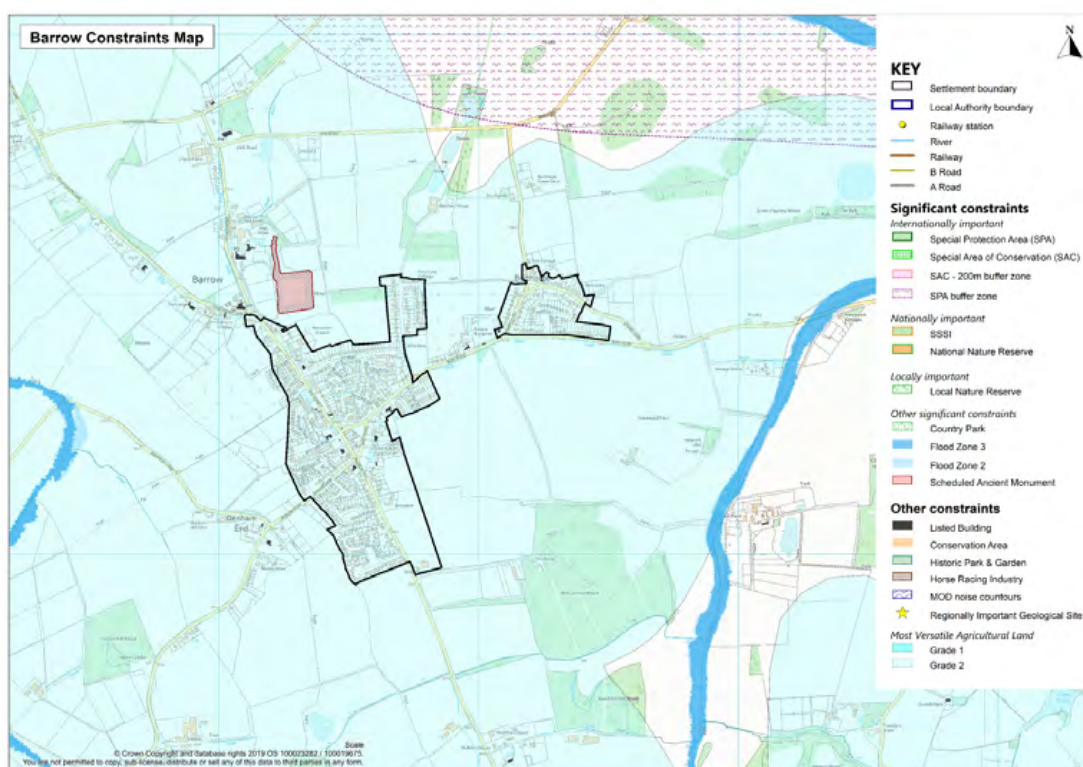
Settlement status

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

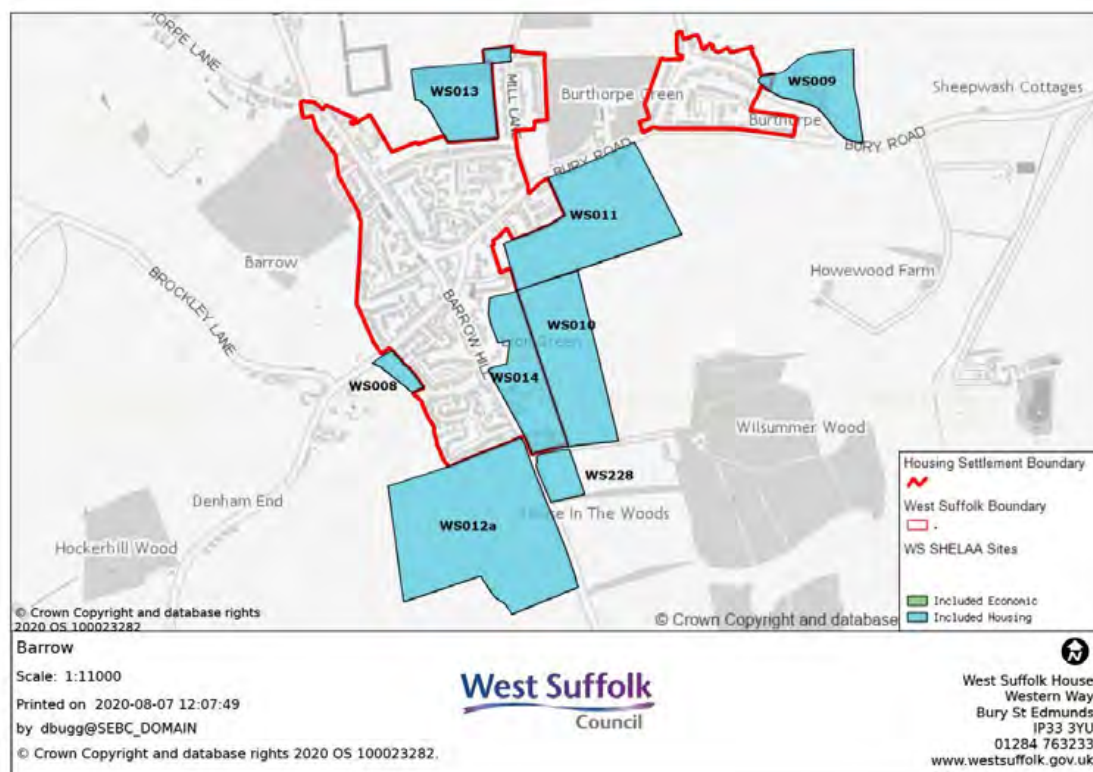
Site options

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

Barrow settlement constraints map



Barrow settlement map showing SHELAA included sites



Barrow – included SHELAA sites

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

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

3.2. Clare

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

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

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

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

Constraints and opportunities

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

Settlement status

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

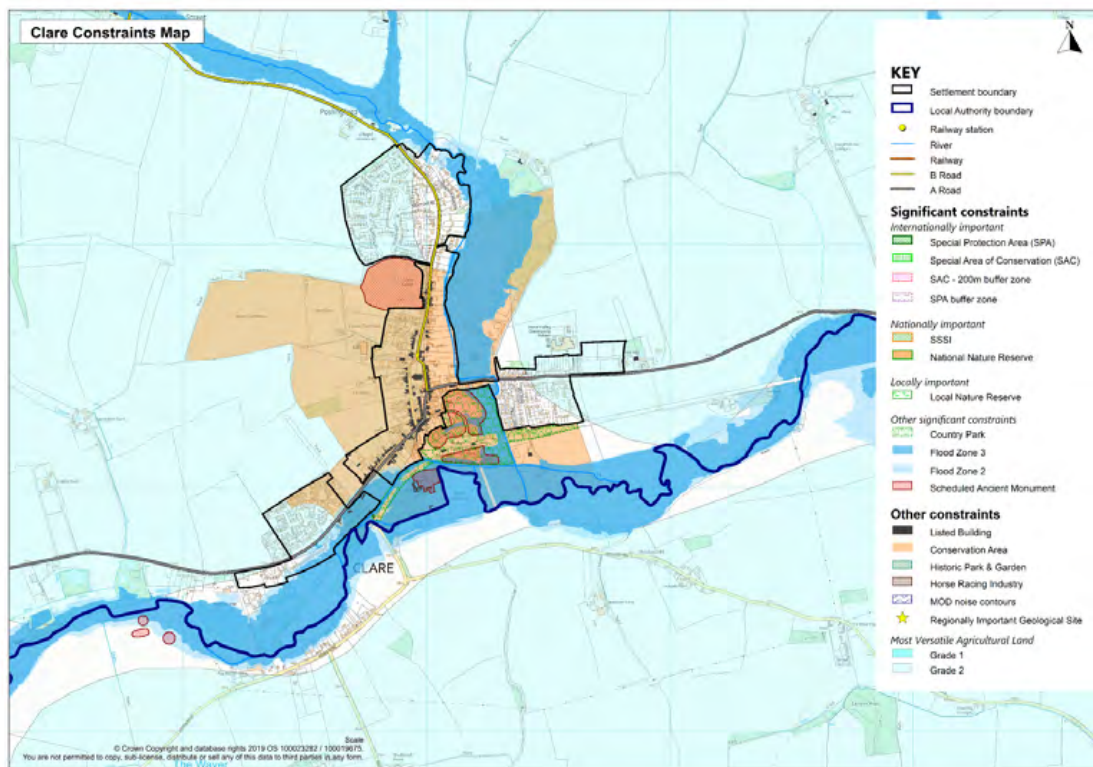
town and those who live in the surrounding rural area. Clare provides a number of key services and facilities that meet the town's own needs, and the needs of other nearby smaller settlements. It is proposed that the town maintains its status and is designated as a key service centre in the new West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

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

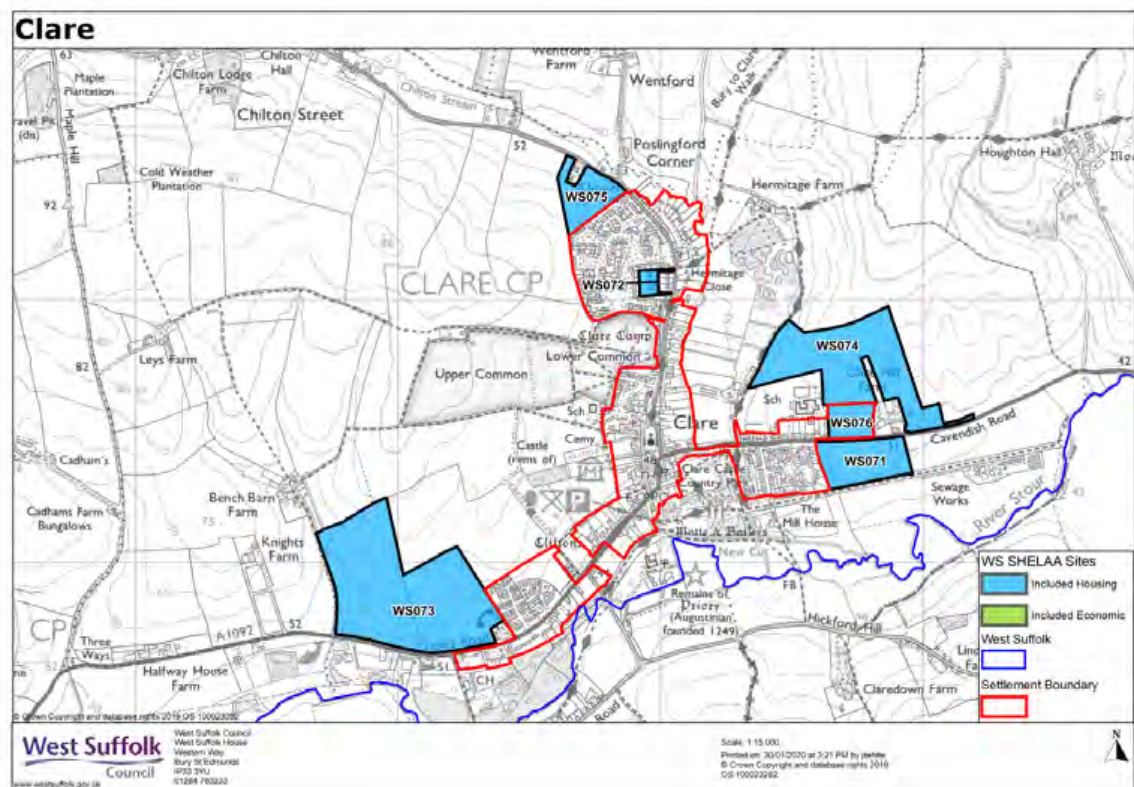
Site options

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

Clare settlement constraints map



Clare settlement map showing SHELAA included sites



Clare - included SHELAA sites

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

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

3.3. Ixworth

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

Constraints and opportunities

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

Settlement status

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

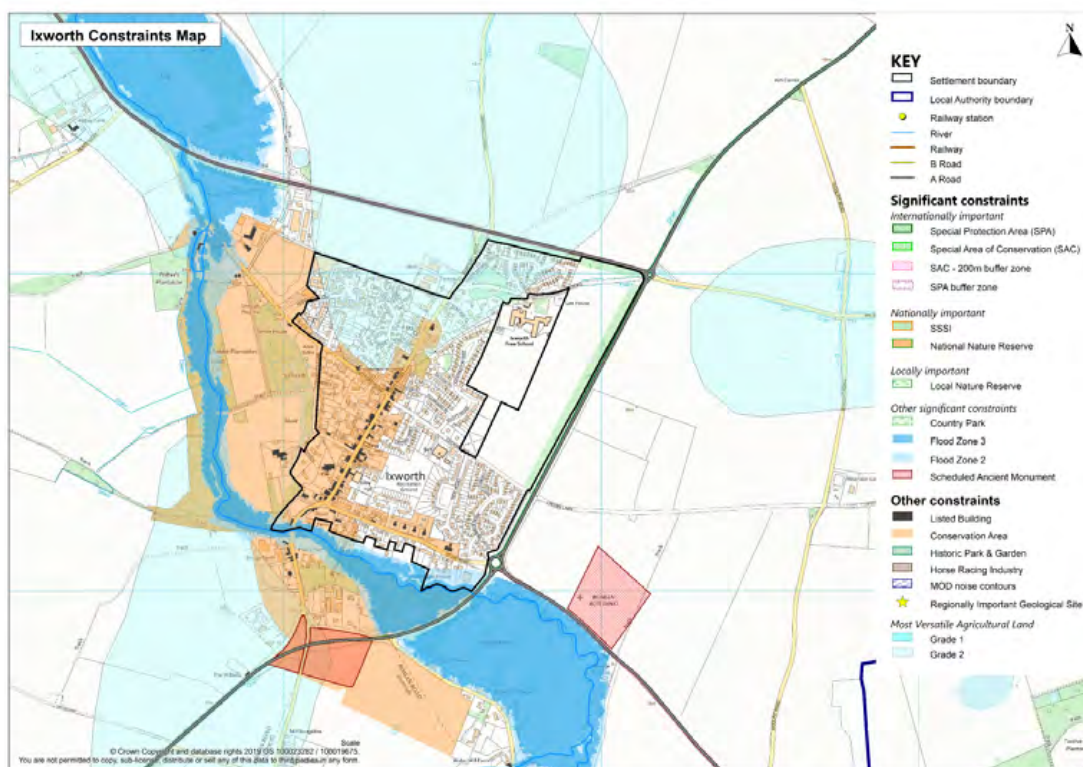
the needs of other nearby smaller settlements. It is proposed that the village maintains its status and is designated as a key service centre in the new West Suffolk settlement hierarchy.

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

Site options

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

Ixworth settlement constraints map



Ixworth settlement map showing SHELAA included sites



Ixworth Thorpe settlement map showing SHELAA included site



Ixworth - included SHELAA sites

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

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

3.4. Kedington

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

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

Constraints and opportunities

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

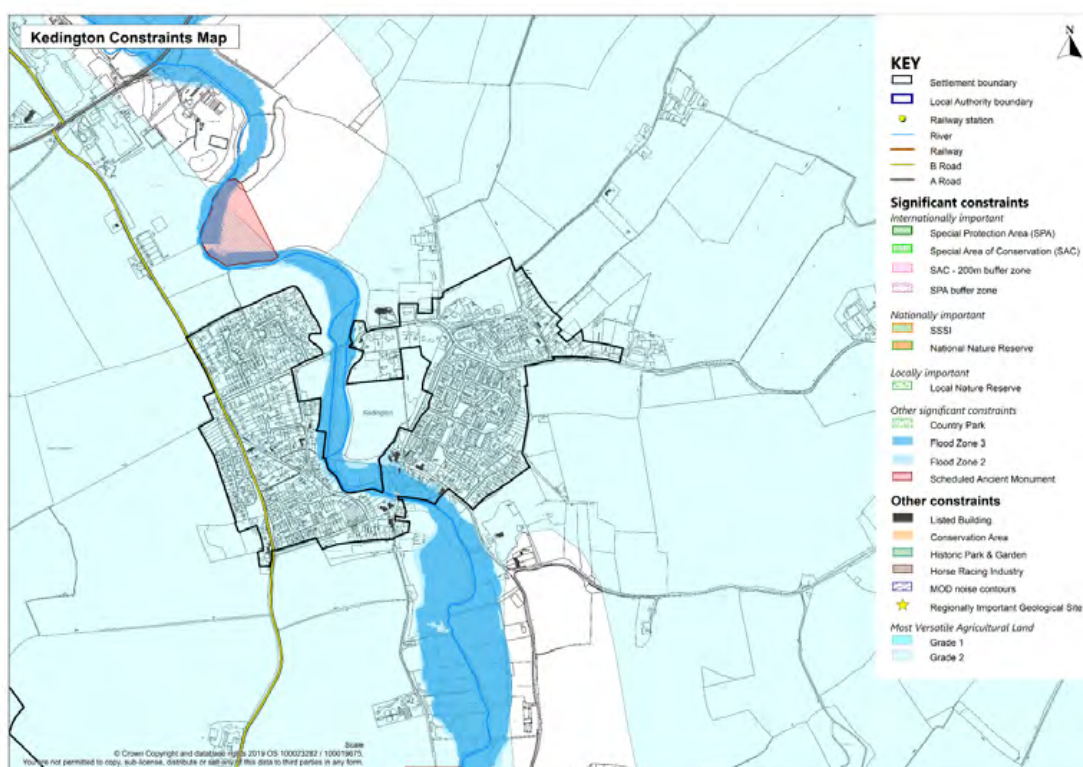
Settlement status

- 3.4.2 The village is designated as a key service centre in the current local plan in recognition of the important role it has to play in serving the residents of the village and those who live in the surrounding rural area. Kedington provides a number of key services and facilities that meet the villages own needs, and the needs of other nearby smaller settlements. It is proposed that the village maintains its status and is designated as a key service centre in the new West Suffolk settlement hierarchy.
- 3.4.3 The former St Edmundsbury area Rural Vision 2031 (2014) allocated two sites in the village for a total of 105 dwellings. The site at Stourmead for 65 dwellings has been completed and an application for 40 dwellings on the site at Limes Cottage was submitted in 2014 and is pending a decision.

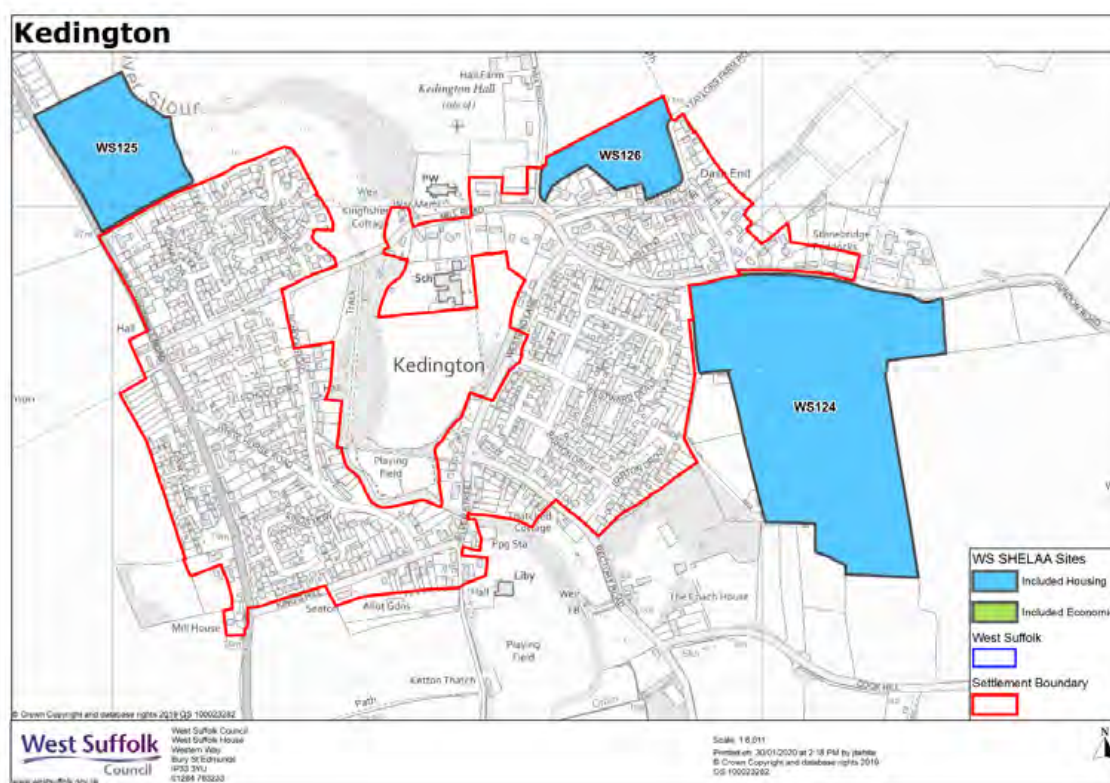
Site options

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

Kedington settlement constraints map



Kedington settlement map showing SHELAA included sites



Kedington - included SHELAA sites

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

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

3.5. Lakenheath

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

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

Constraints and opportunities

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

Settlement status

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

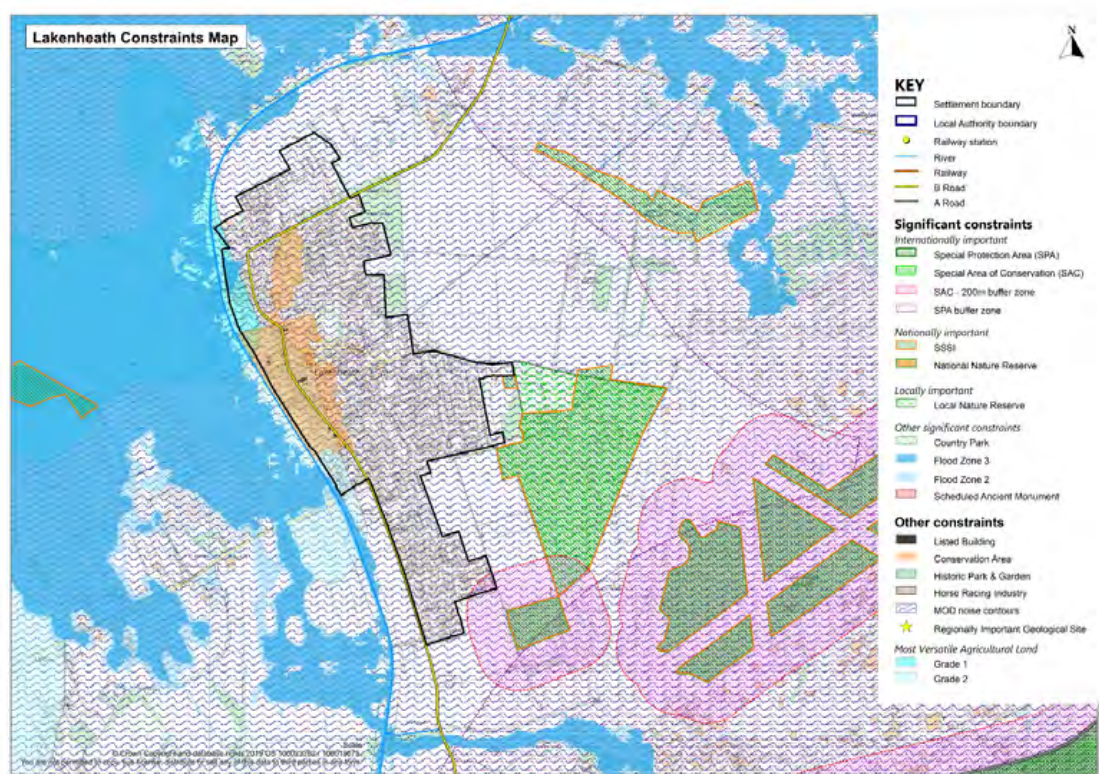
maintains its status and is designated as a key service centre in the new West Suffolk settlement hierarchy.

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

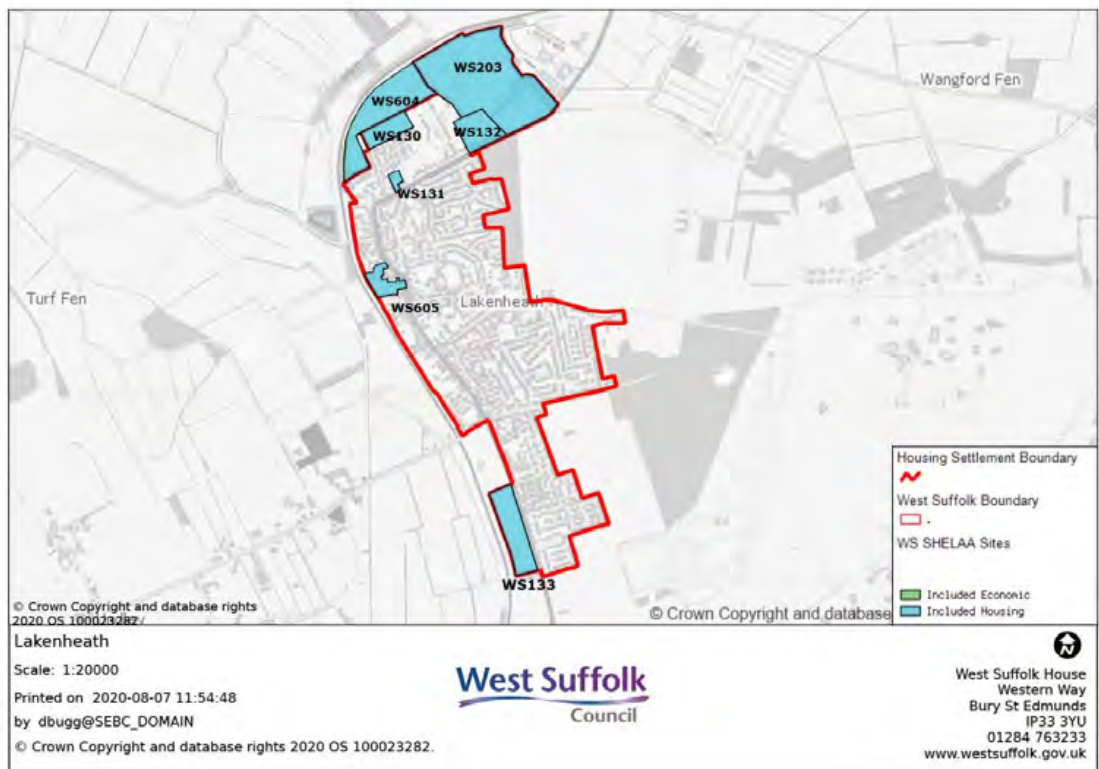
Site options

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

Lakenheath settlement constraints map



Lakenheath settlement map showing SHELAA included sites



Lakenheath - included SHELAA sites

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

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

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

3.6. Red Lodge

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

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

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

Constraints and opportunities

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

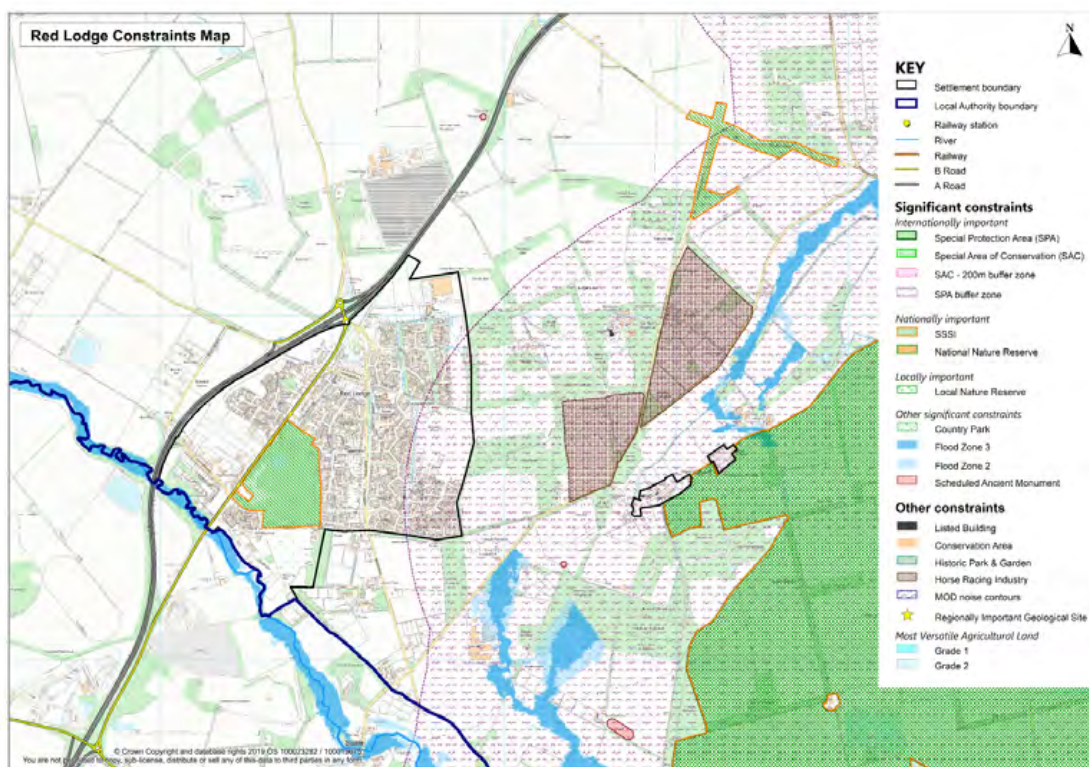
Settlement status

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

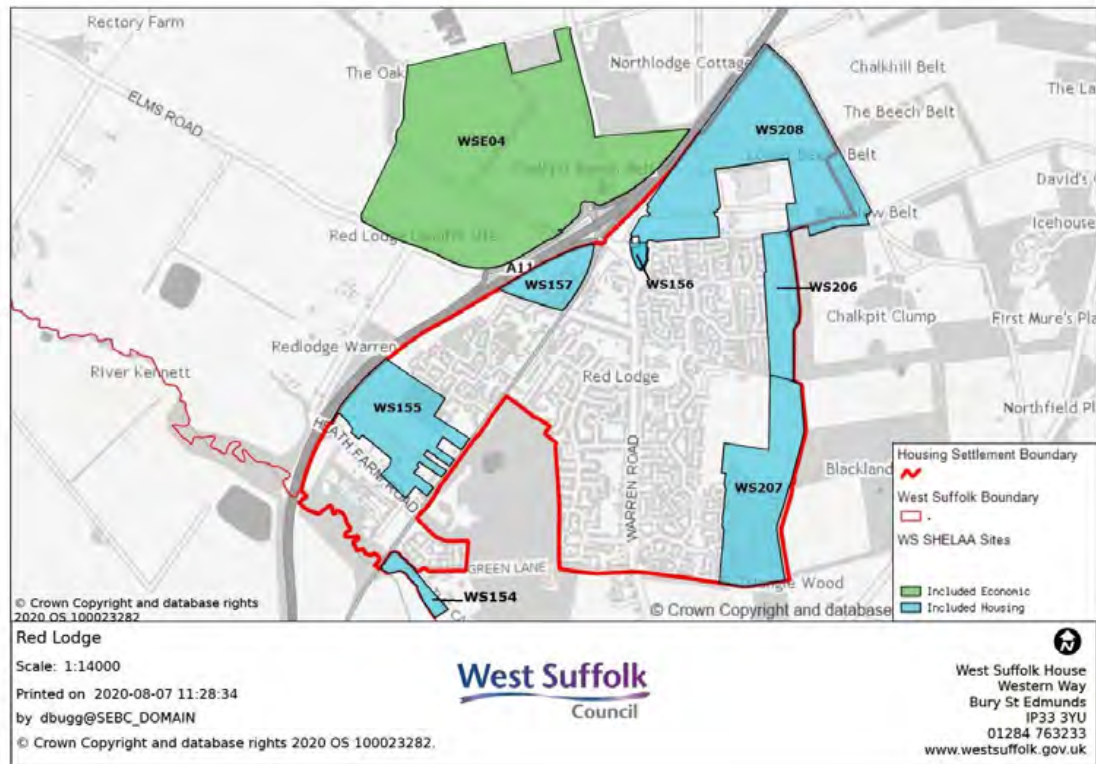
Site options

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

Red Lodge settlement constraints map



Red Lodge settlement map showing SHELAA included sites



Red Lodge - included SHELAA sites

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

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

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

3.7. Stanton

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

Constraints and opportunities

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

Settlement status

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

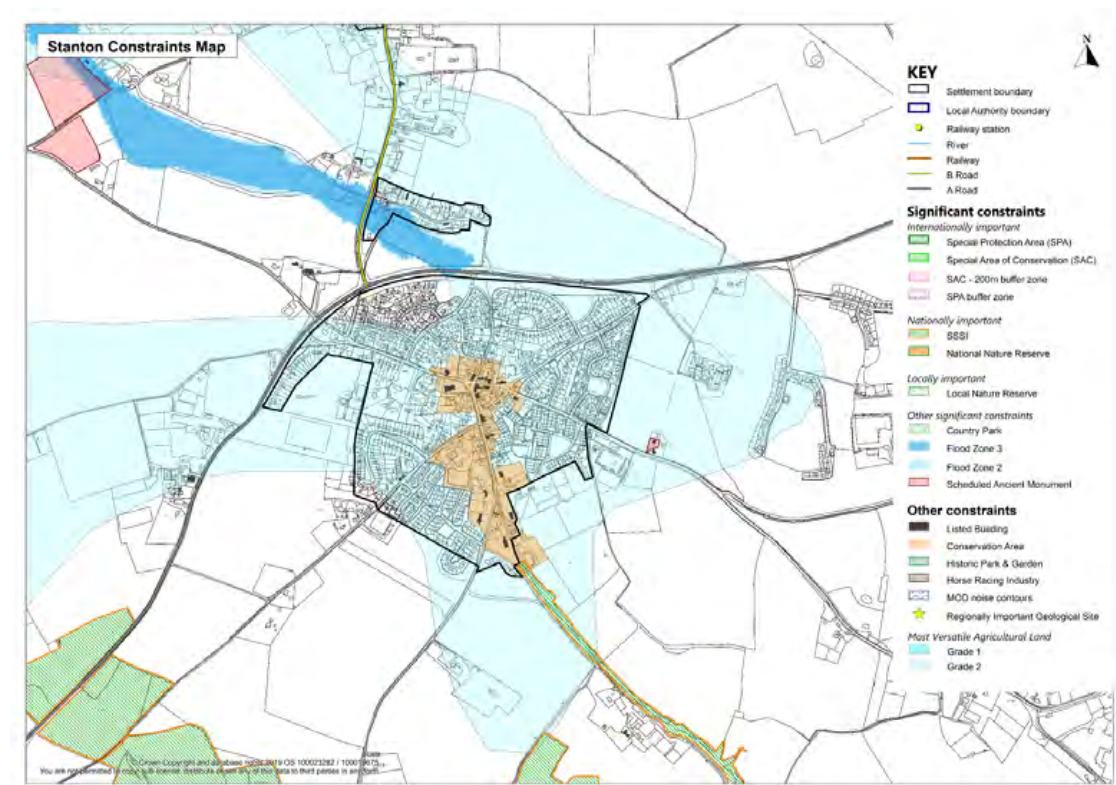
designated as a key service centre in the new West Suffolk settlement hierarchy.

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

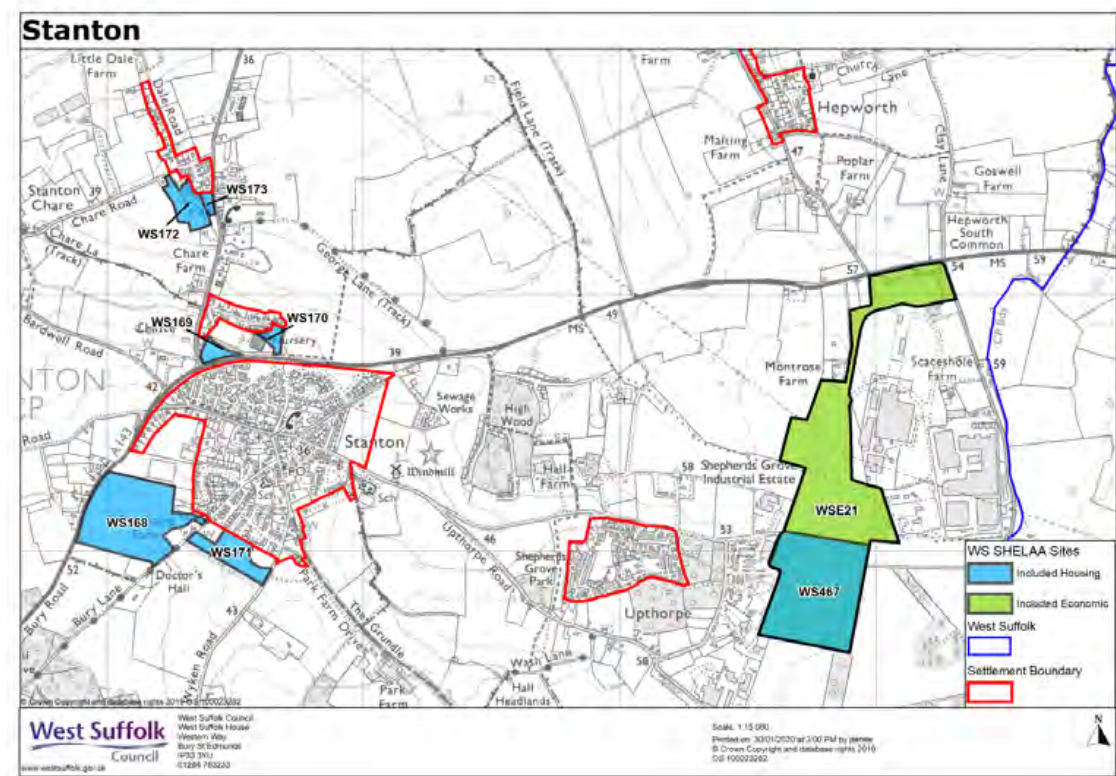
Site options

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

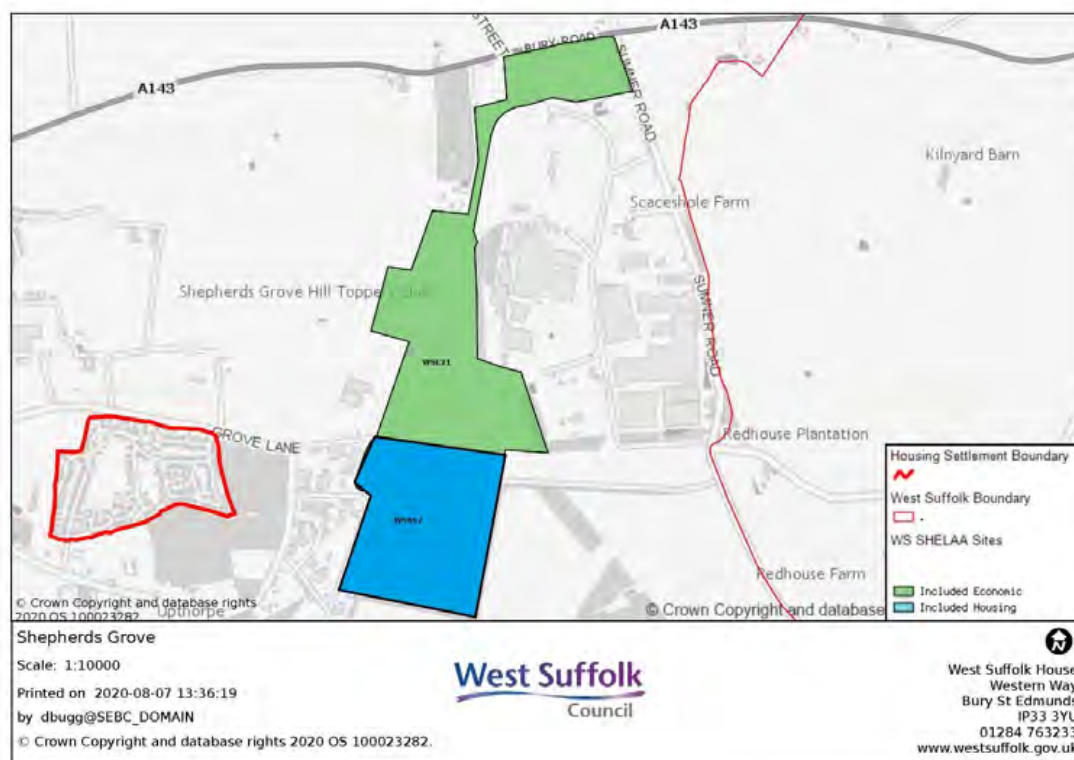
Stanton settlement constraints map



Stanton and Shepherds Grove settlement map showing SHELAA included sites



Shepherds Grove settlement map showing SHELAA included sites



Stanton - included SHELAA sites

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

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

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

Part 3 - 4. Local Service Centres

4.1. Bardwell

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

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

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

Constraints and opportunities

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

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

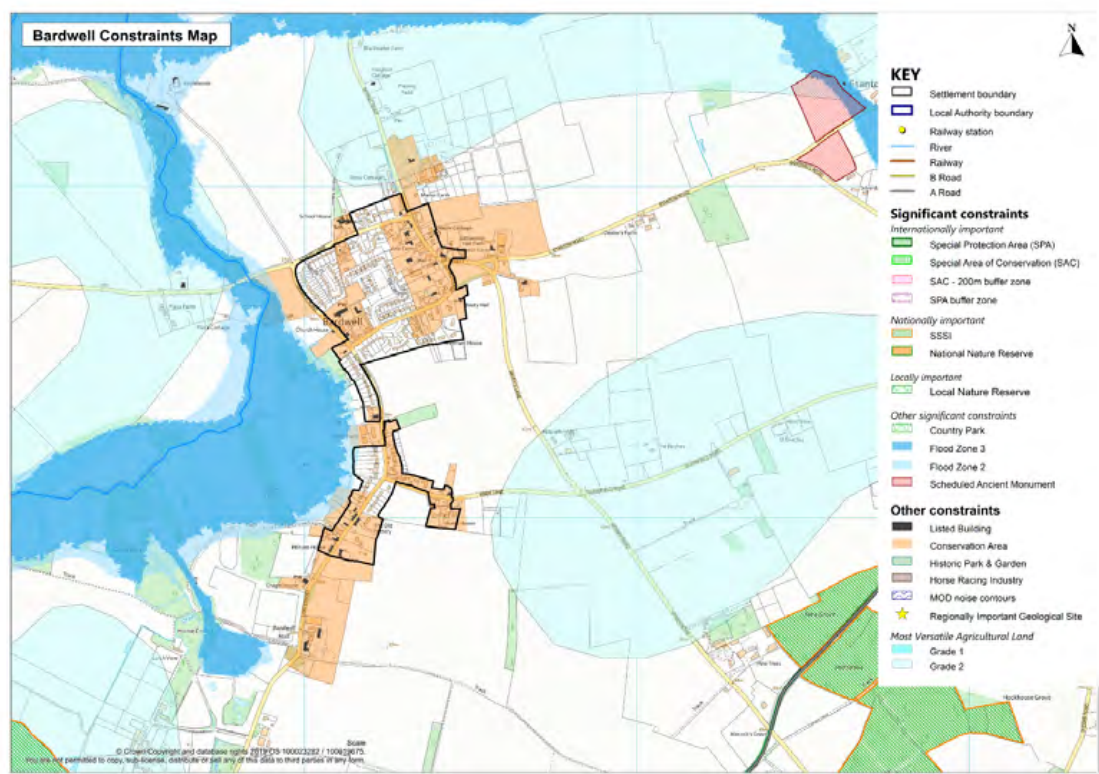
Settlement status

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

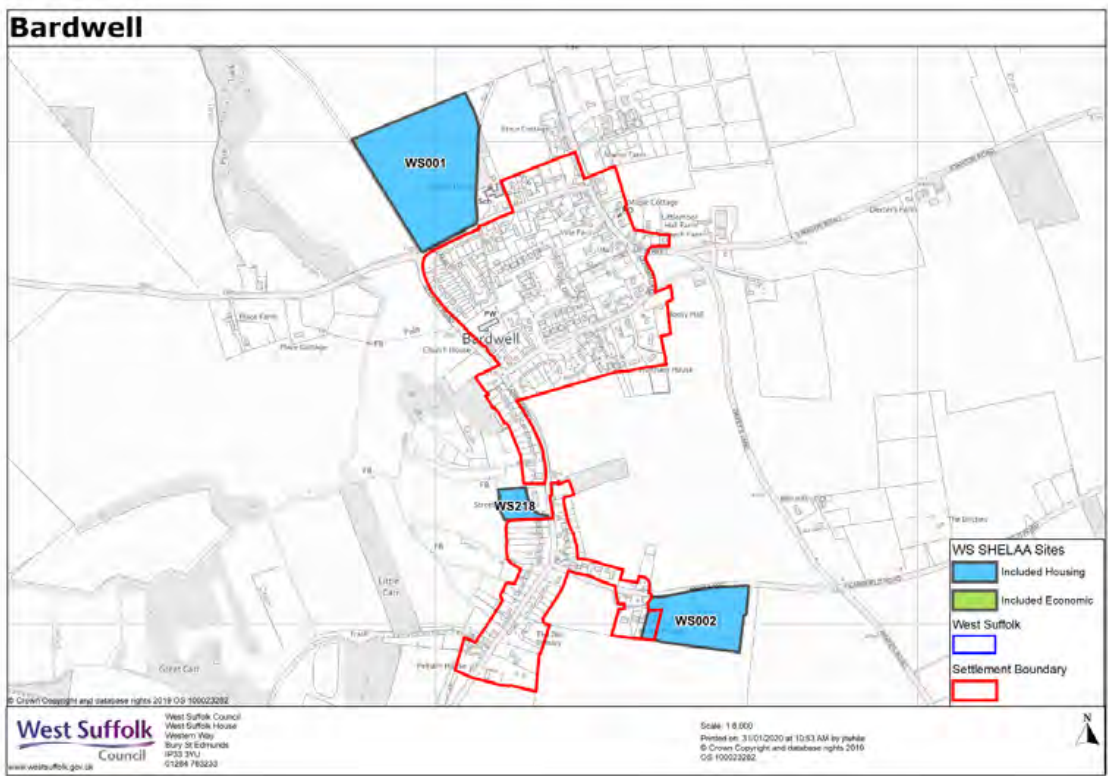
Site options

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

Bardwell settlement constraints map



Bardwell settlement map showing SHELAA included sites



Bardwell - included SHELAA sites

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

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

4.2. Barningham

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

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

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

Constraints and opportunities

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

Settlement status

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

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

Site options

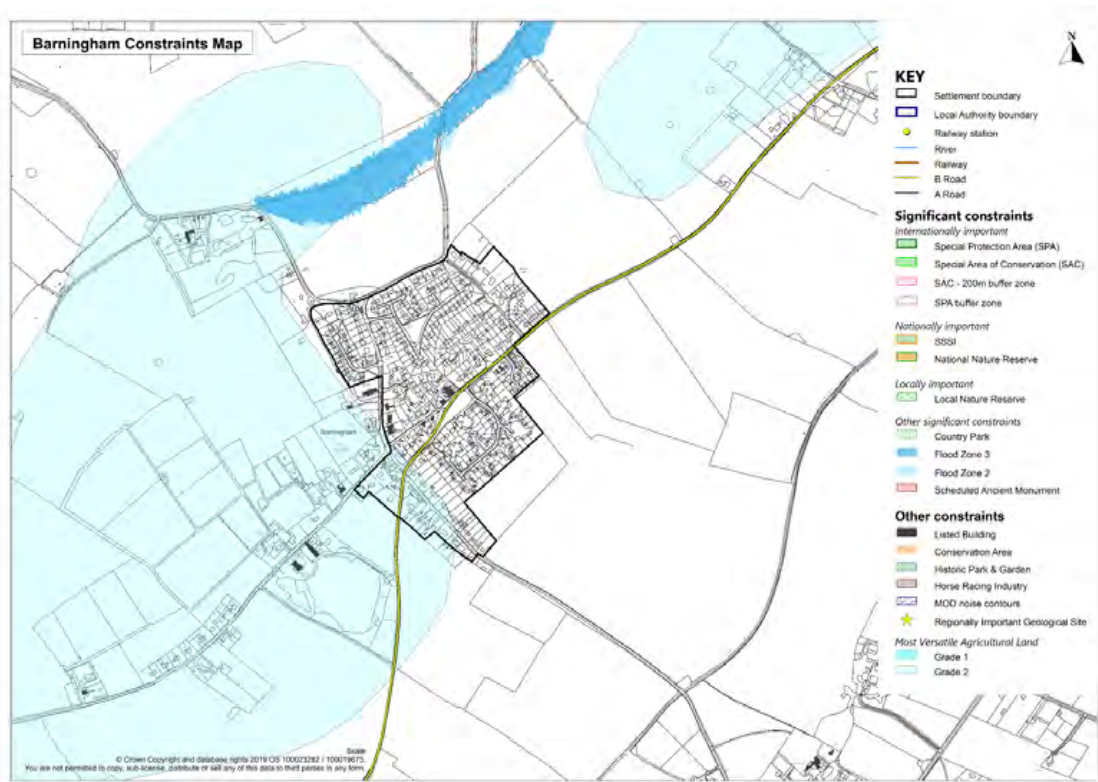
4.2.5 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

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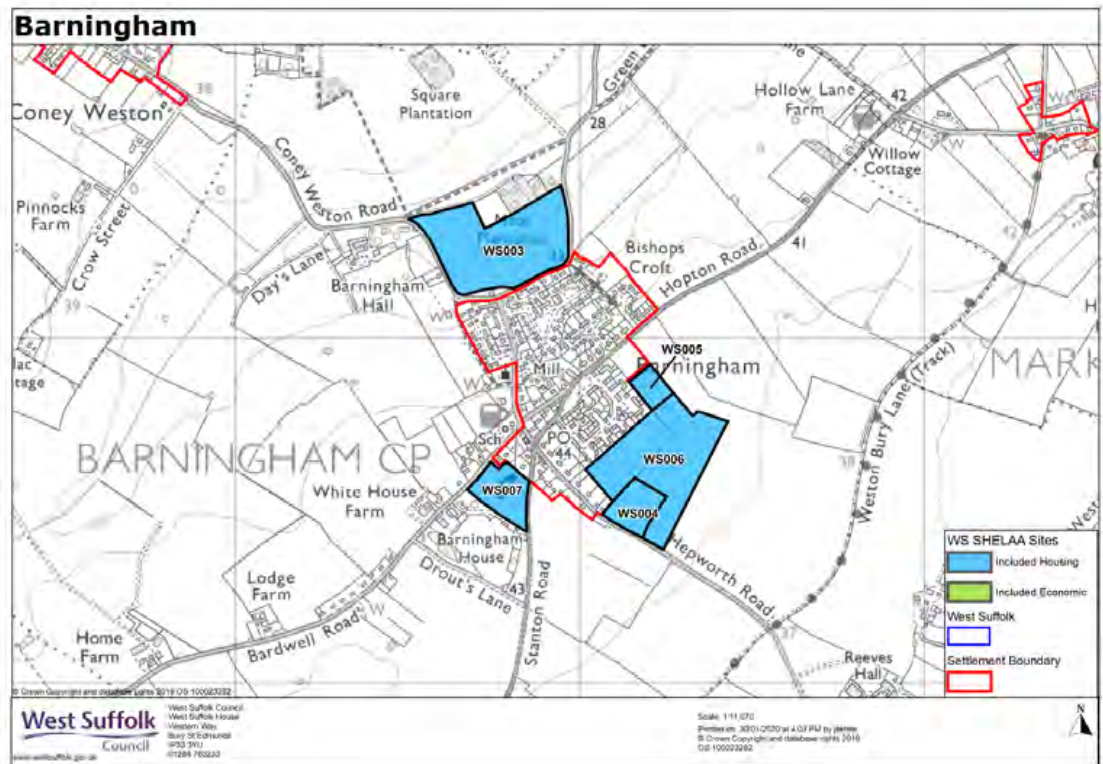
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- 4.2.8 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.
- 4.2.9 Your comments on these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

Barningham settlement constraints map



Barningham settlement map showing SHELAA included sites



Barningham - included SHELAA sites

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

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

4.3. Beck Row

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

Constraints and opportunities

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

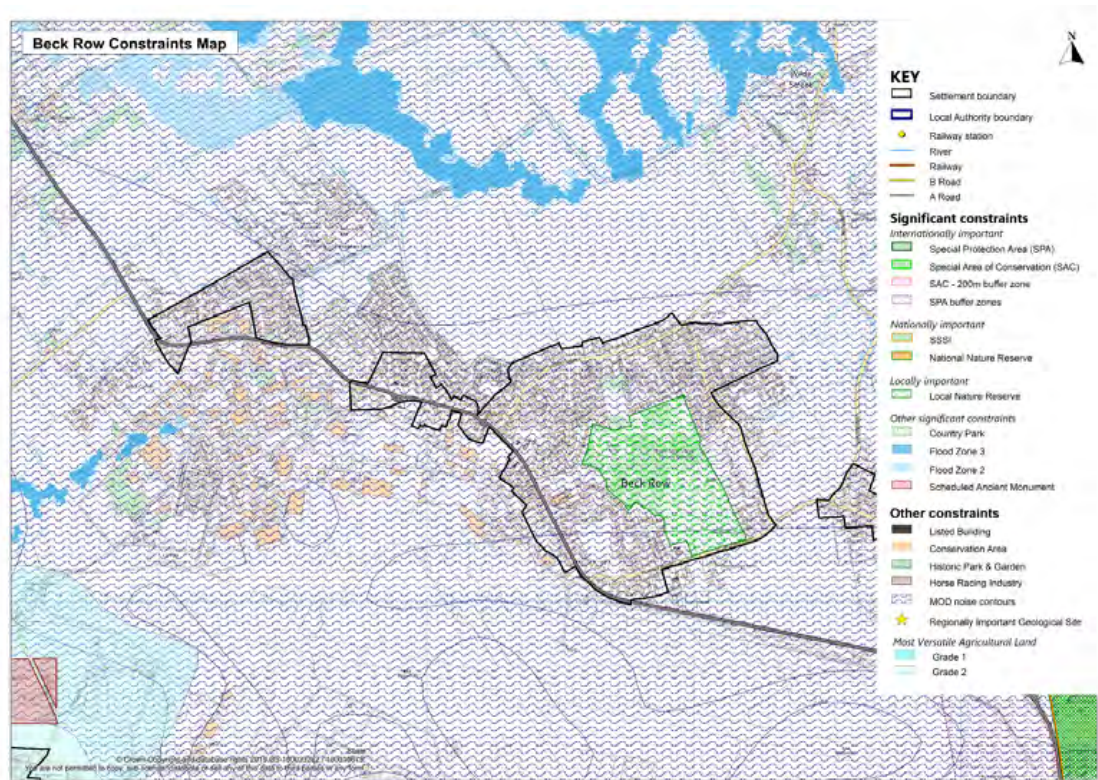
Settlement status

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

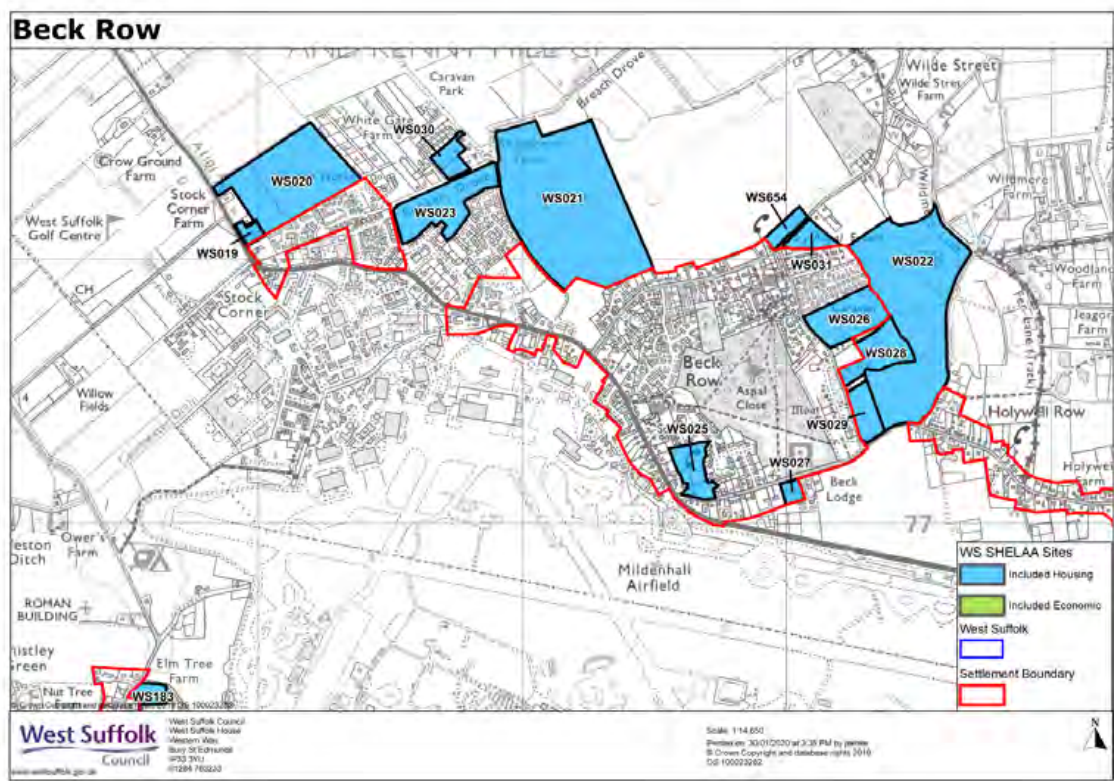
Site options

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

Beck Row settlement constraints map



Beck Row settlement map showing SHELAA included sites



Beck Row - included SHELAA sites

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

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

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

4.4. Cavendish

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

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

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

Constraints and opportunities

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

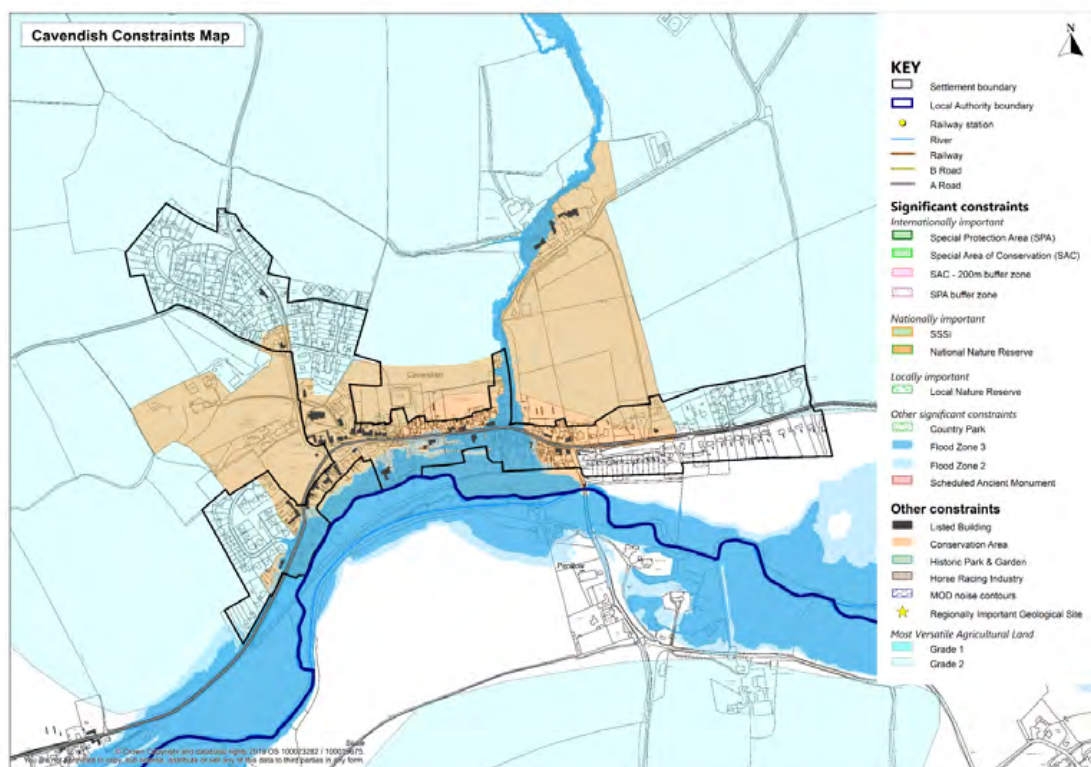
Settlement status

- 4.4.3 The village is designated as a local service centre in the current local plan in recognition of the role it has to play in serving the residents of the village and those who live in the surrounding rural area. It is proposed that its status is retained as a local service centre in the new West Suffolk settlement hierarchy.
- 4.4.4 The former St Edmundsbury area Rural Vision 2031 (2014) allocated one site in the village for a total of 10 dwellings. The site remains undeveloped.

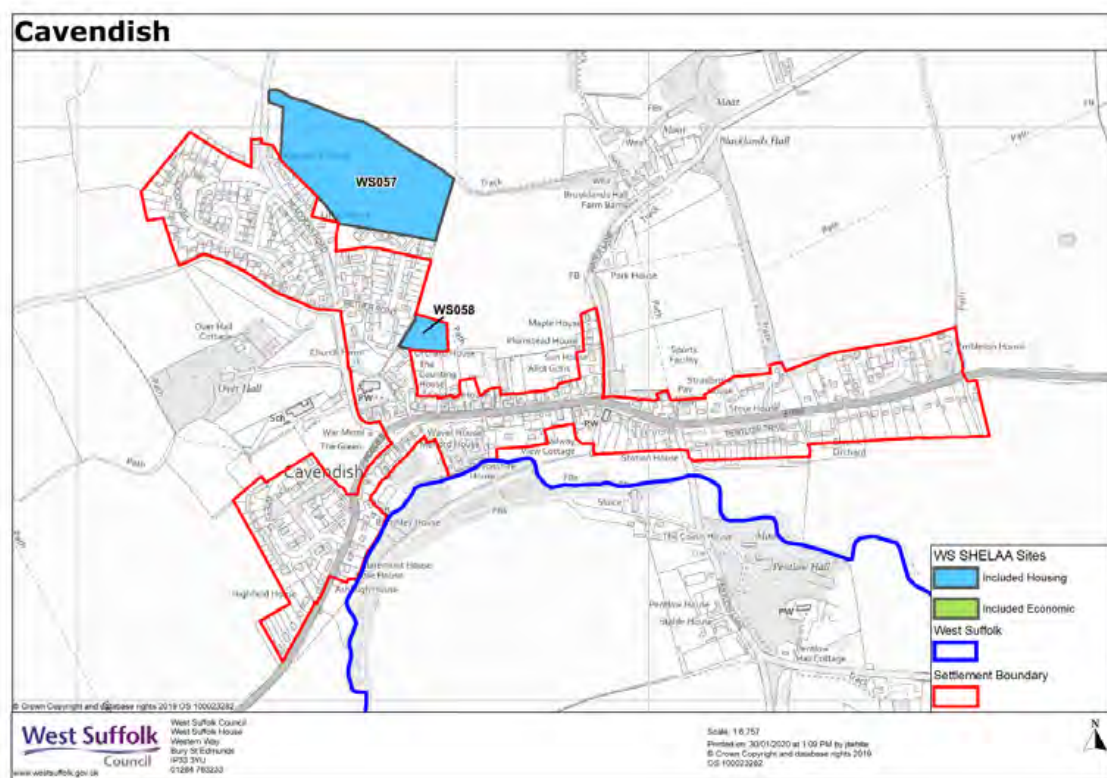
Site options

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

Cavendish settlement constraints map



Cavendish settlement map showing SHELAA included sites



Cavendish - included SHELAA sites

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

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

4.5. Exning

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

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

Constraints and opportunities

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

Settlement status

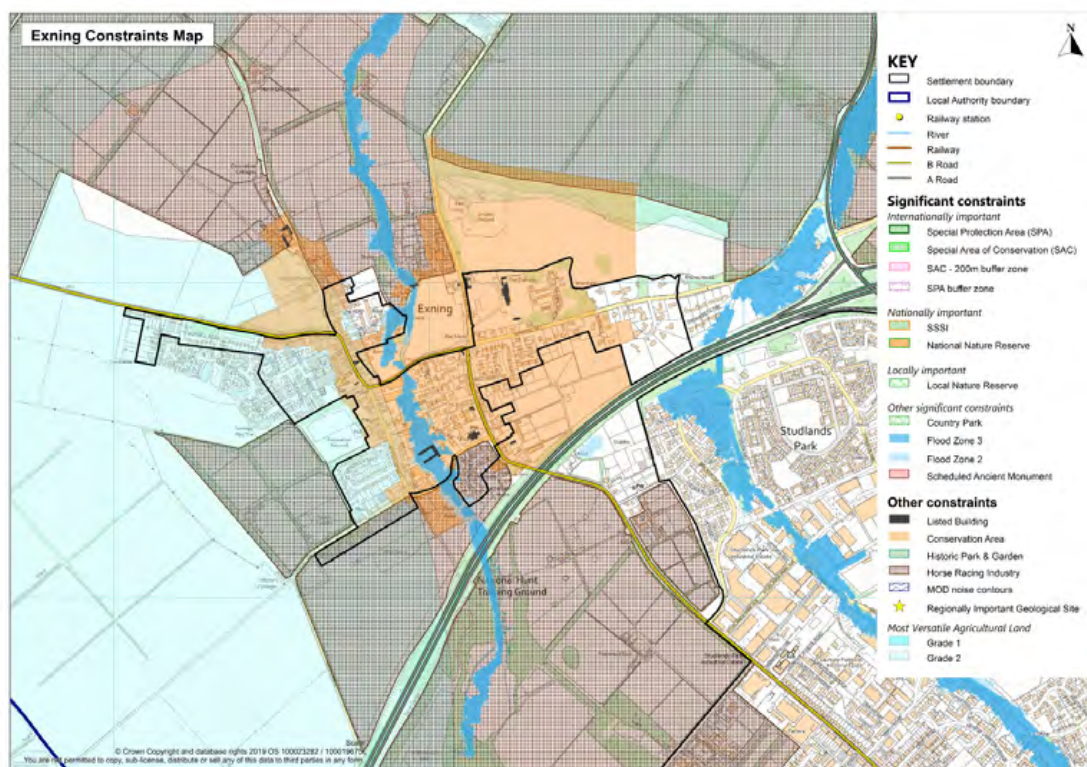
- 4.5.2 Exning is designated as a primary village in the current local plan as it provides basic local services and is able to accommodate small scale housing growth to meet local needs. It is proposed to remain in the same position in the new West Suffolk settlement hierarchy, where it is designated as a local service centre.
- 4.5.3 The former Forest Heath area Site Allocations Local Plan (2019) allocates a site in the village on the south side of Burwell Road for a total of 205 dwellings. To date, no planning applications has been forthcoming in respect of this site.

Site options

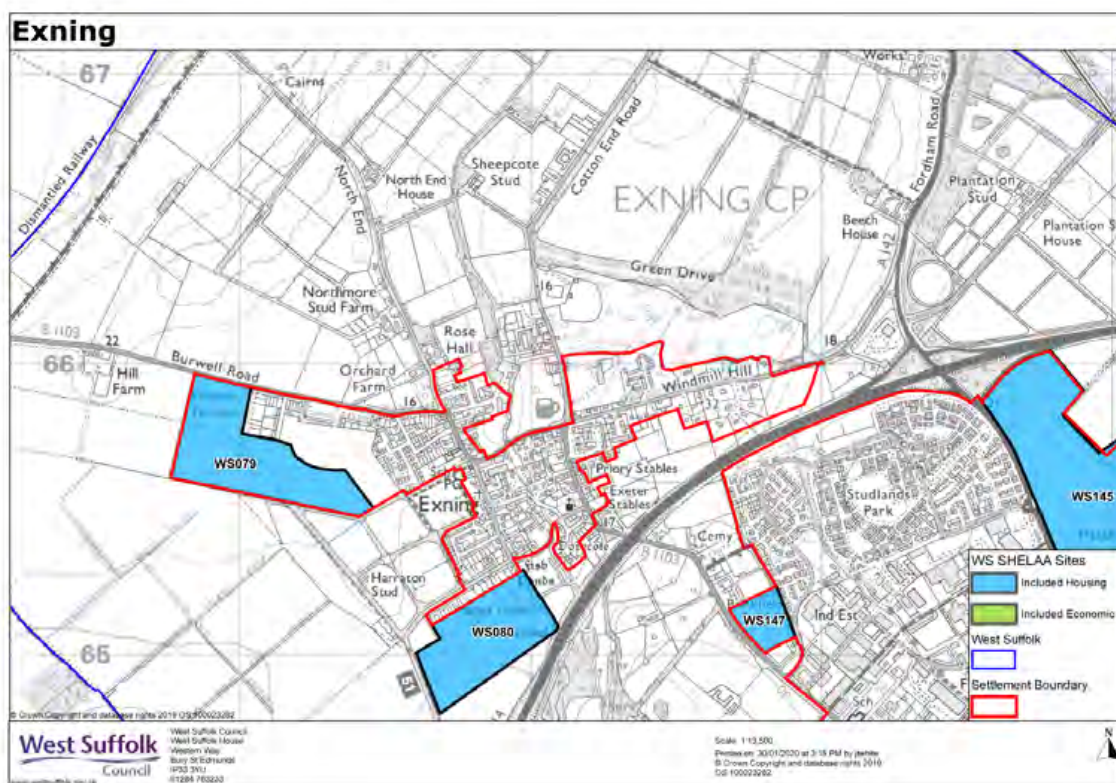
- 4.5.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 4.5.5 A number of sites have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

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

Exning settlement constraints map



Exning settlement map showing SHELAA included sites



Exning - included SHELAA sites

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

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

4.6. Great Barton

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

Constraints and opportunities

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

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

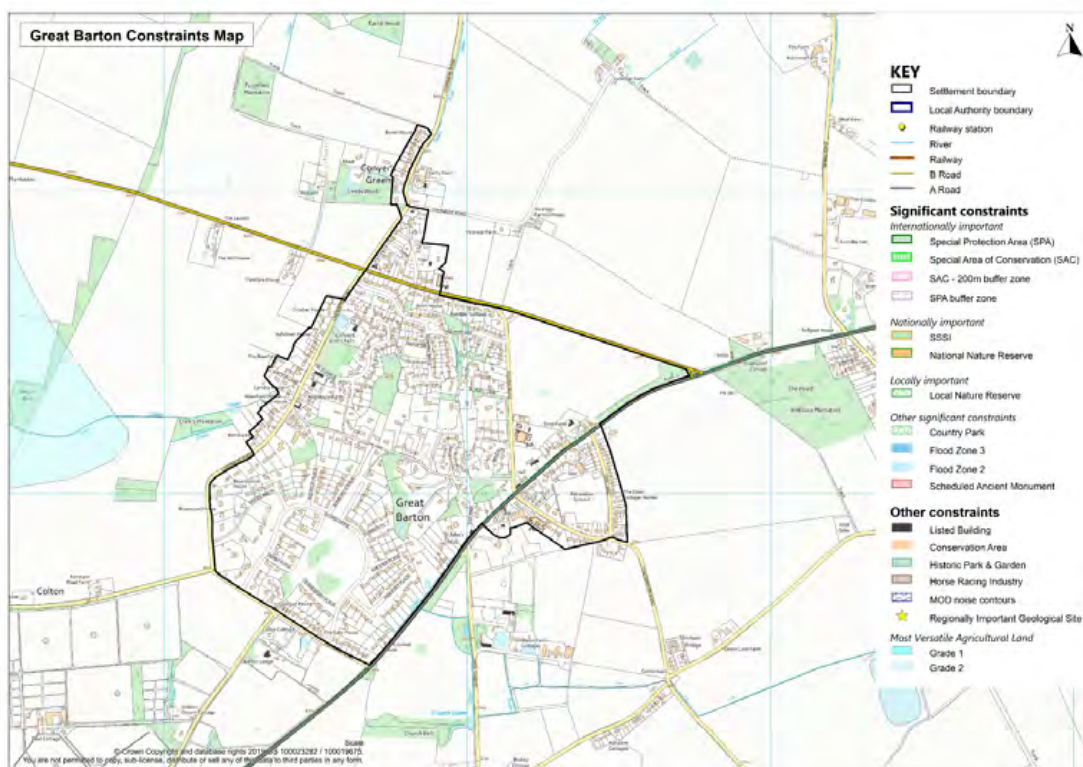
Settlement status

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

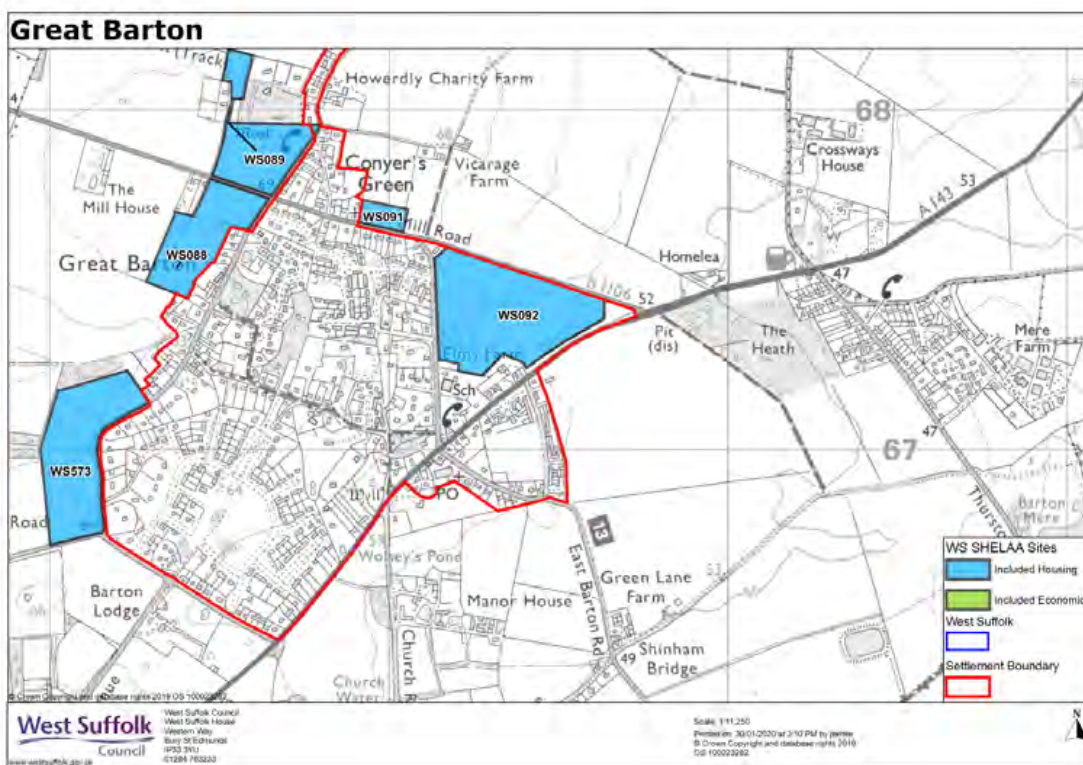
Site options

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

Great Barton settlement constraints map



Great Barton settlement map showing SHELAA included sites



Great Barton - included SHELAA sites

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

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

4.7. Great and Little Whelnetham

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

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

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

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

Constraints and opportunities

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

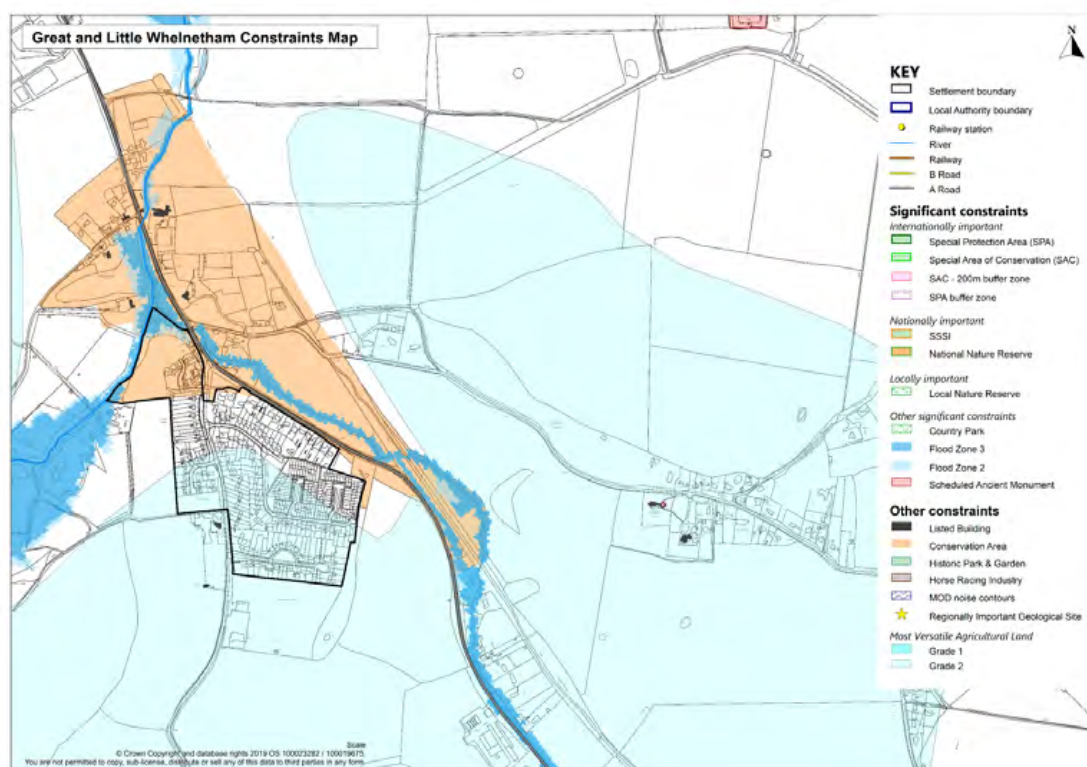
Settlement status

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

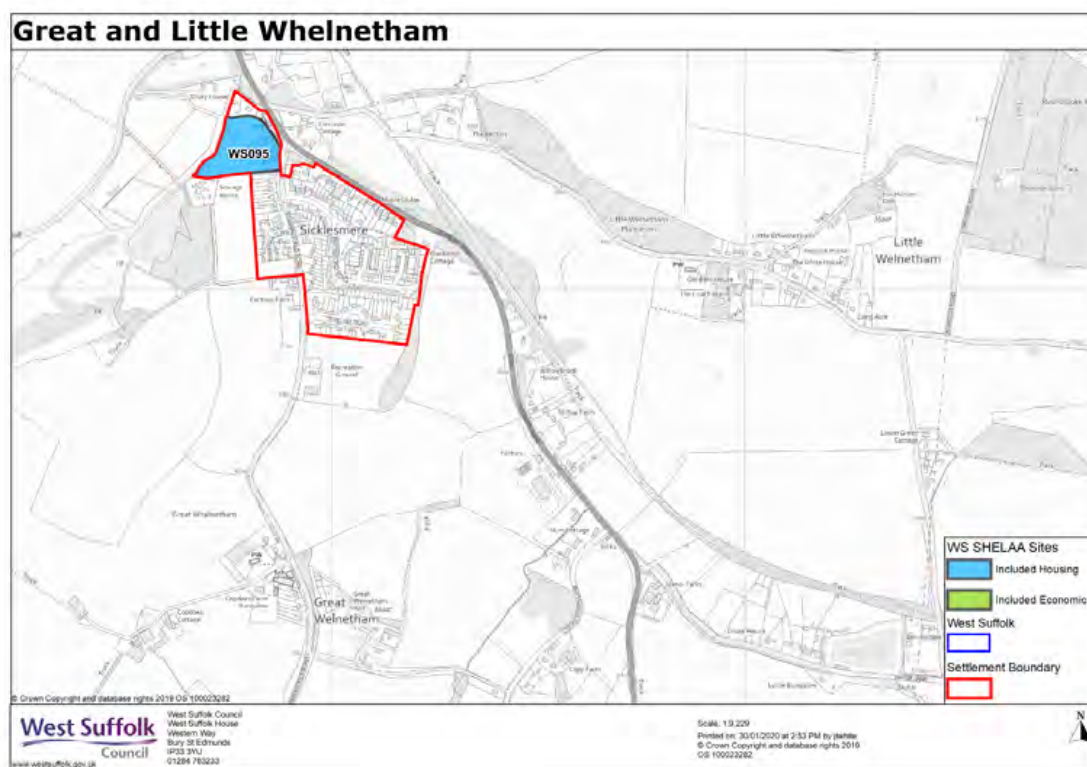
Site options

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

Great and Little Whelnetham settlement constraints map



Great and Little Whelnetham settlement map showing SHELAA included sites



Great and Little Whelnetham - included SHELAA sites

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

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

4.8. Hopton

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

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

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

Constraints and opportunities

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

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

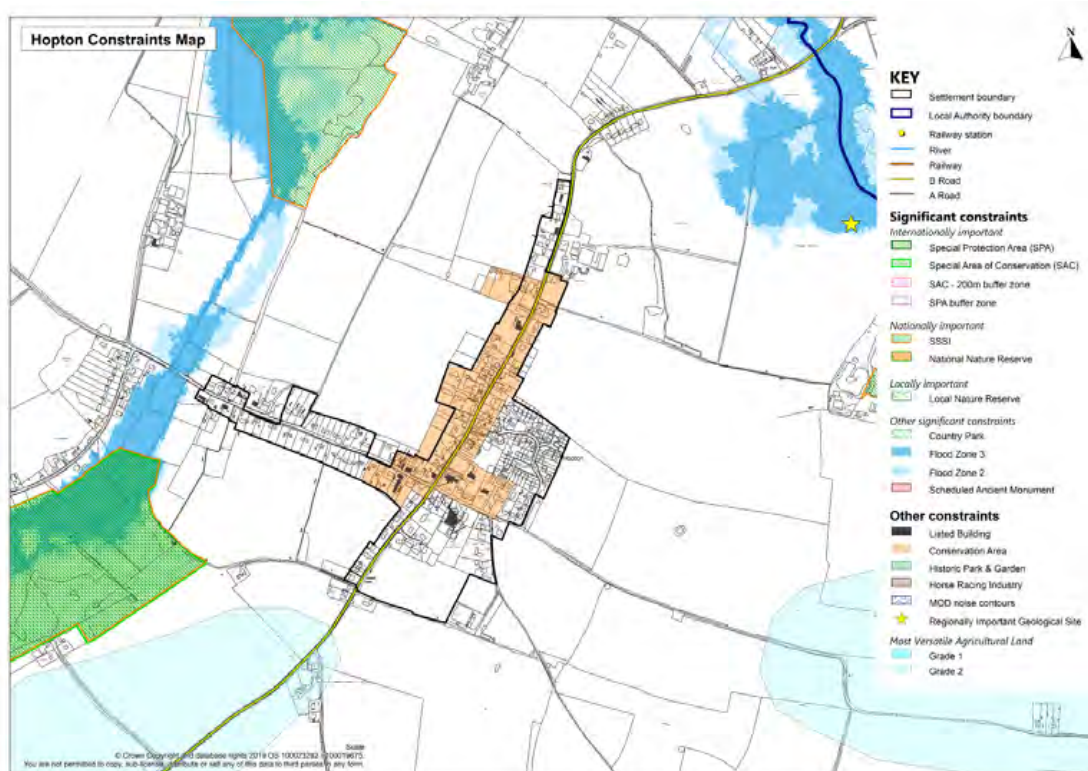
Settlement status

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

Site options

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

Hopton settlement constraints map



Hopton settlement map showing SHELAA included sites



Hopton - included SHELAA site

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

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

4.9. Hundon

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

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

Constraints and opportunities

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

Settlement status

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

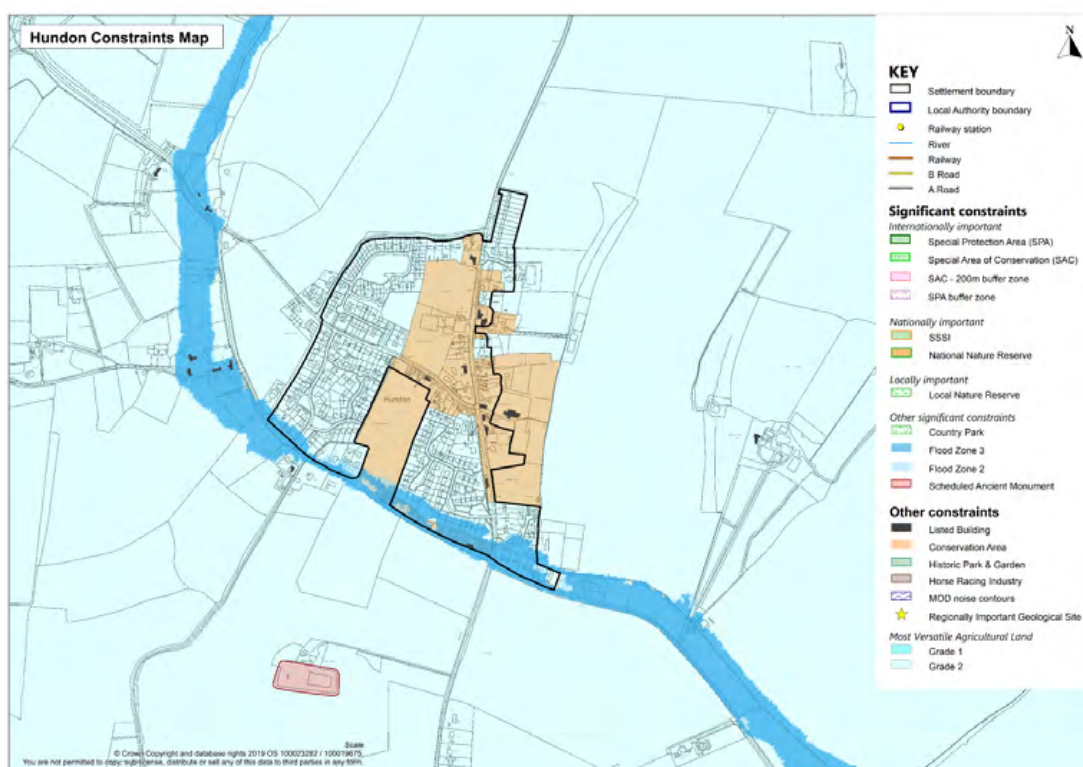
Site options

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

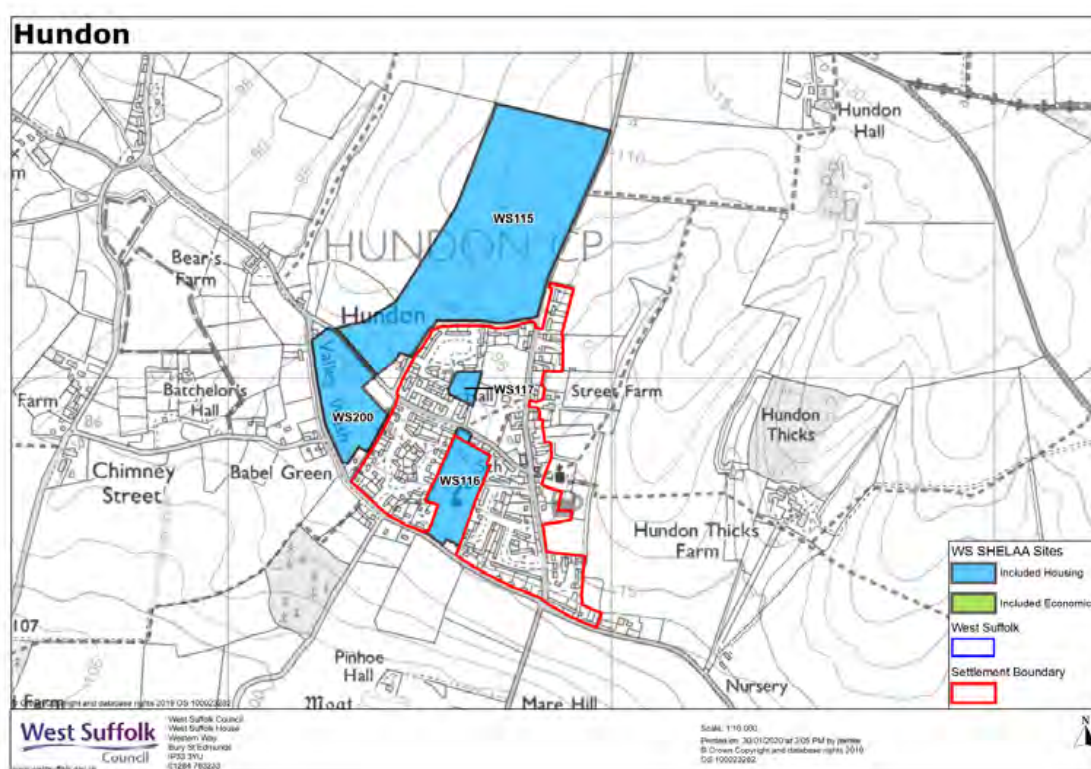
below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

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

Hundon settlement constraints map



Hundon settlement map showing SHELAA included sites



Hundon - included SHELAA sites

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

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

4.10. Moulton

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

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

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

Constraints and opportunities

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

Settlement status

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

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

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

Site options

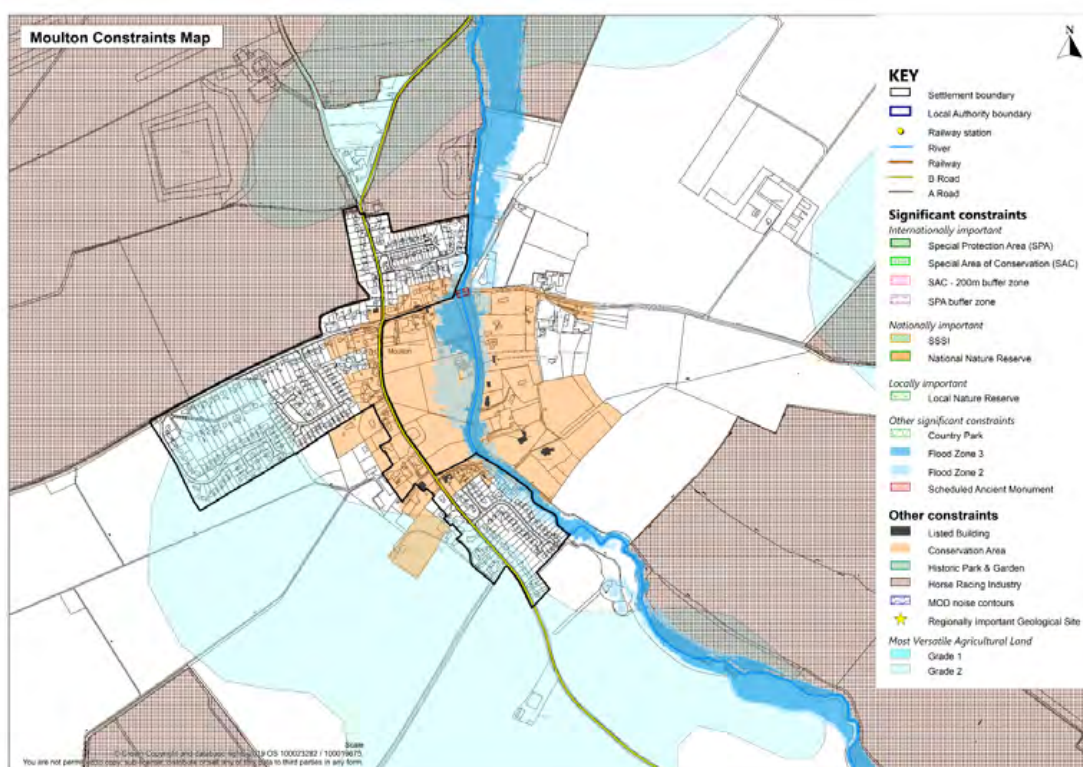
4.10.6 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

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

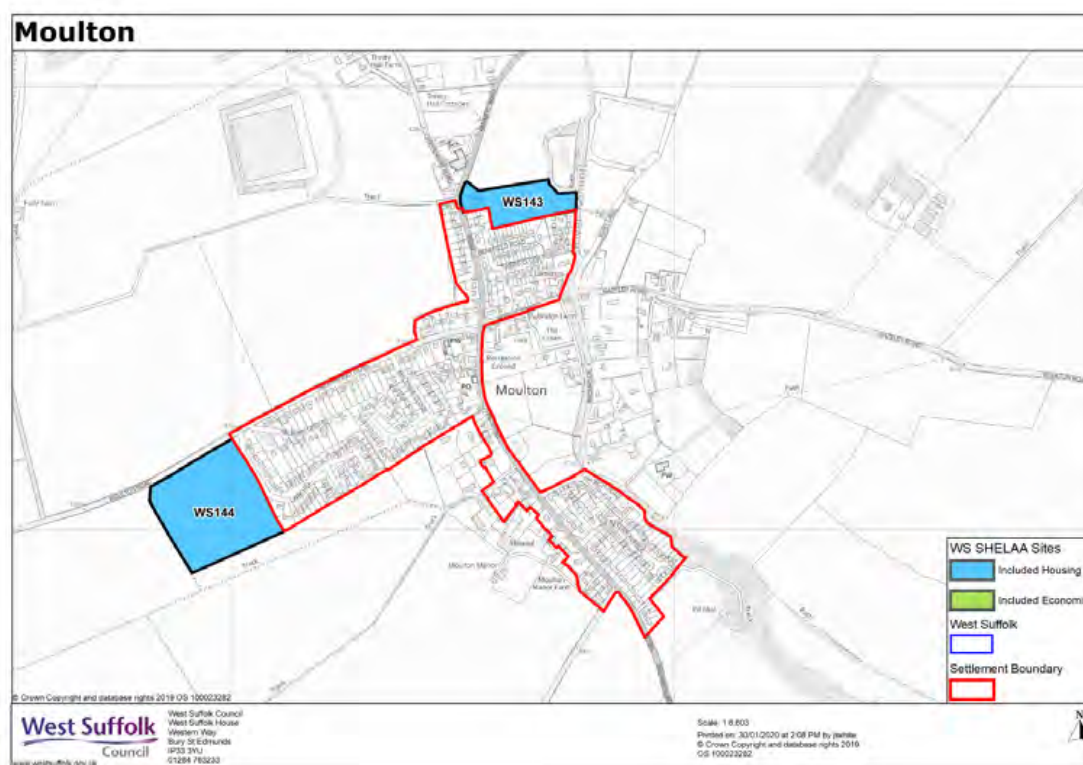
achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

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

Moulton settlement constraints map



Moulton settlement map showing SHELAA included sites



Moulton - included SHELAA sites

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

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

4.11. Rougham

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

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

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

Constraints and opportunities

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

Settlement status

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

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

Site options

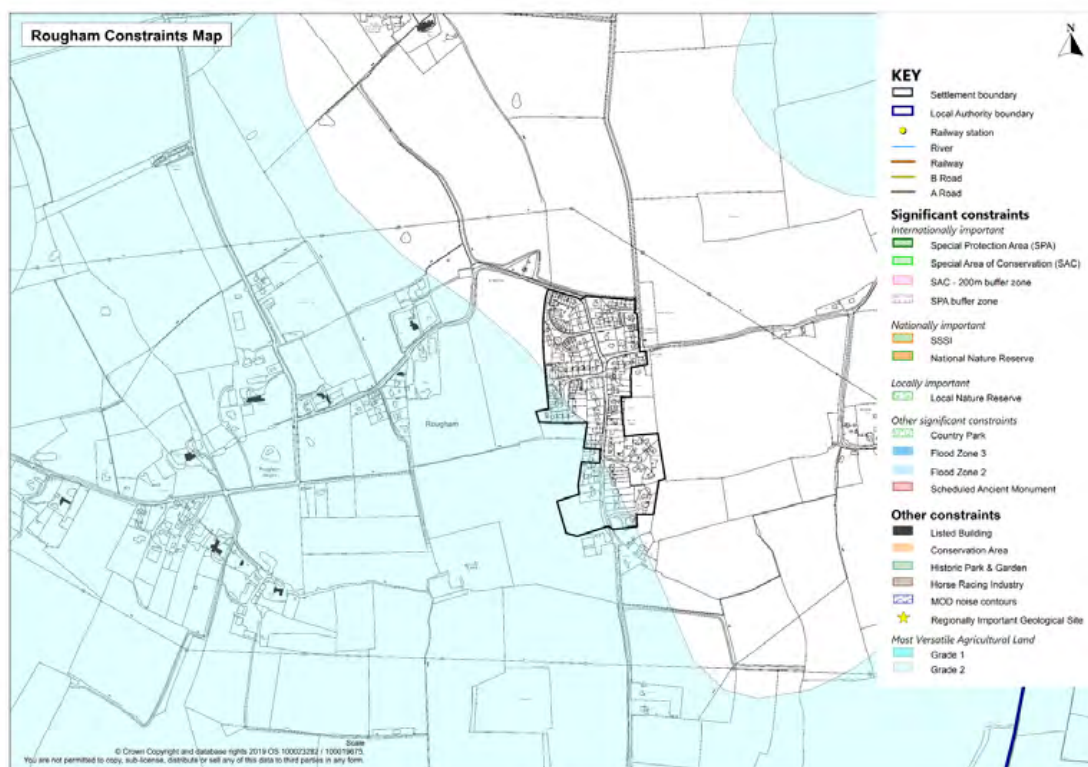
4.11.5 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

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

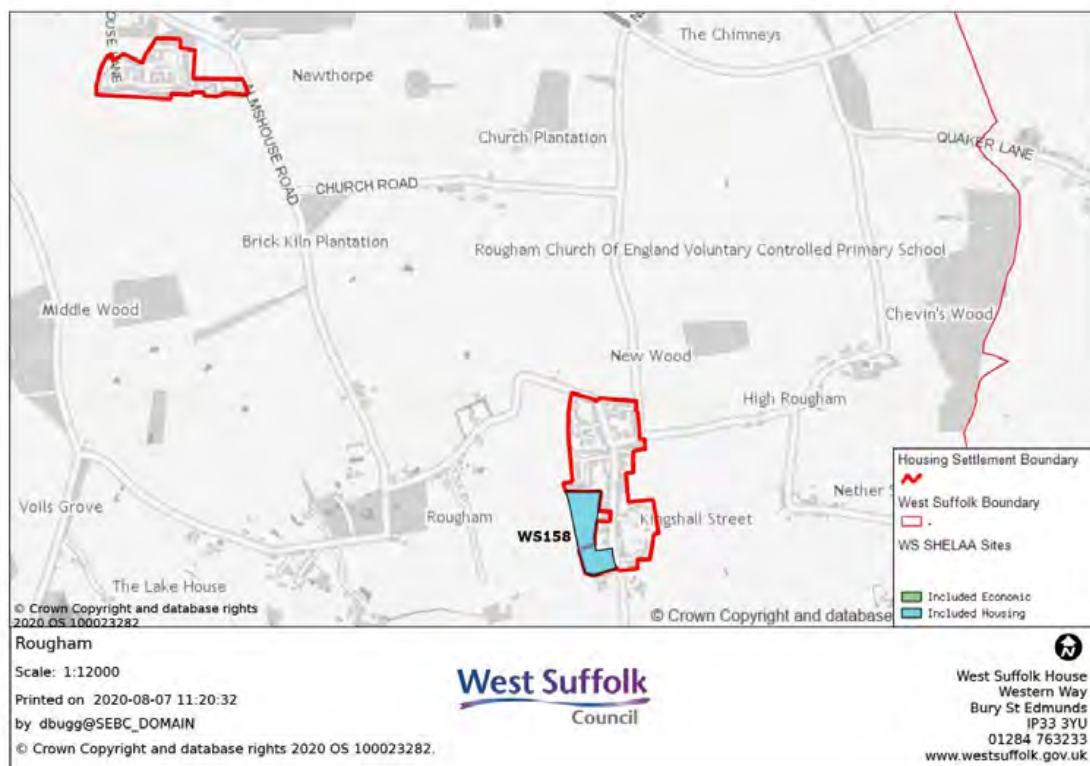
so are more likely to be sites that could be suitable for allocation in the local plan.

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

Rougham settlement constraints map



Rougham settlement map showing SHELAA included sites



Rougham - included SHELAA sites

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

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

4.12. West Row

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

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

Constraints and opportunities

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

Settlement status

- 4.12.2 West Row is designated as a primary village in the current local plan as it provides basic local services and is able to accommodate small scale housing growth to meet local needs. It is proposed to remain in the same position in the new West Suffolk settlement hierarchy, where it is designated as a local service centre.
- 4.12.3 The former Forest Heath area Site Allocations Local Plan (2019) allocated a site in the village on land east of Beeches Road for a total of 152 dwellings. Planning permission has been granted for 46 dwellings on the northern part of the site, but to date development has not commenced.

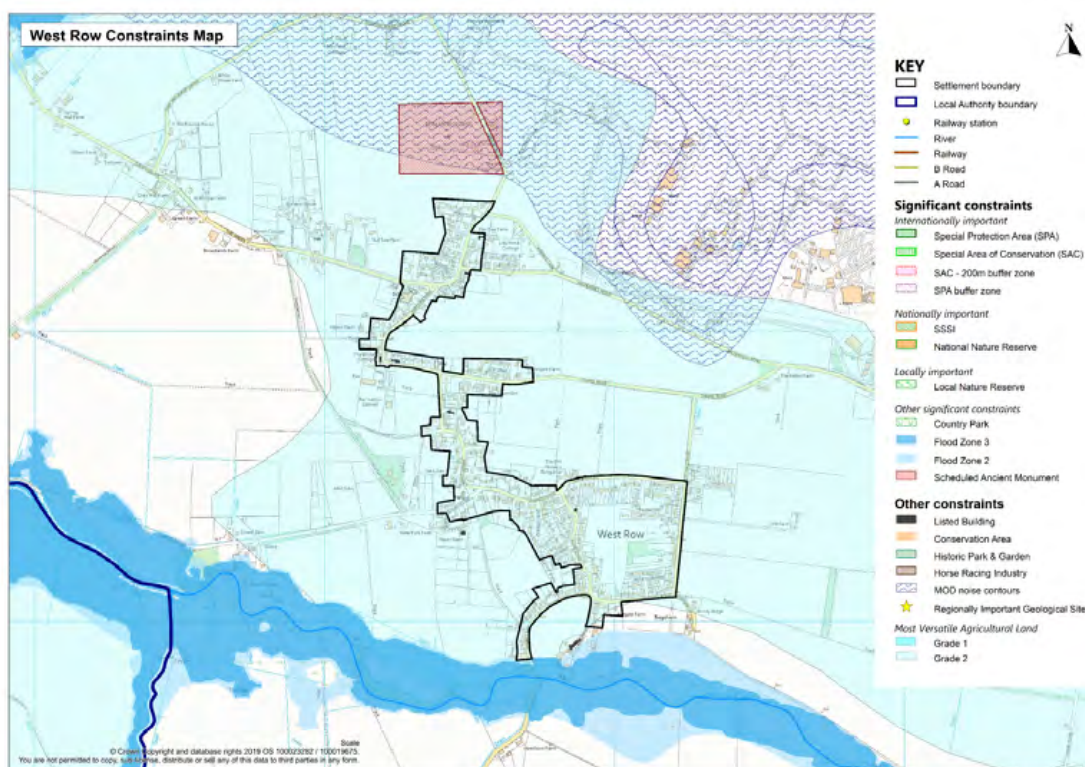
Site options

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

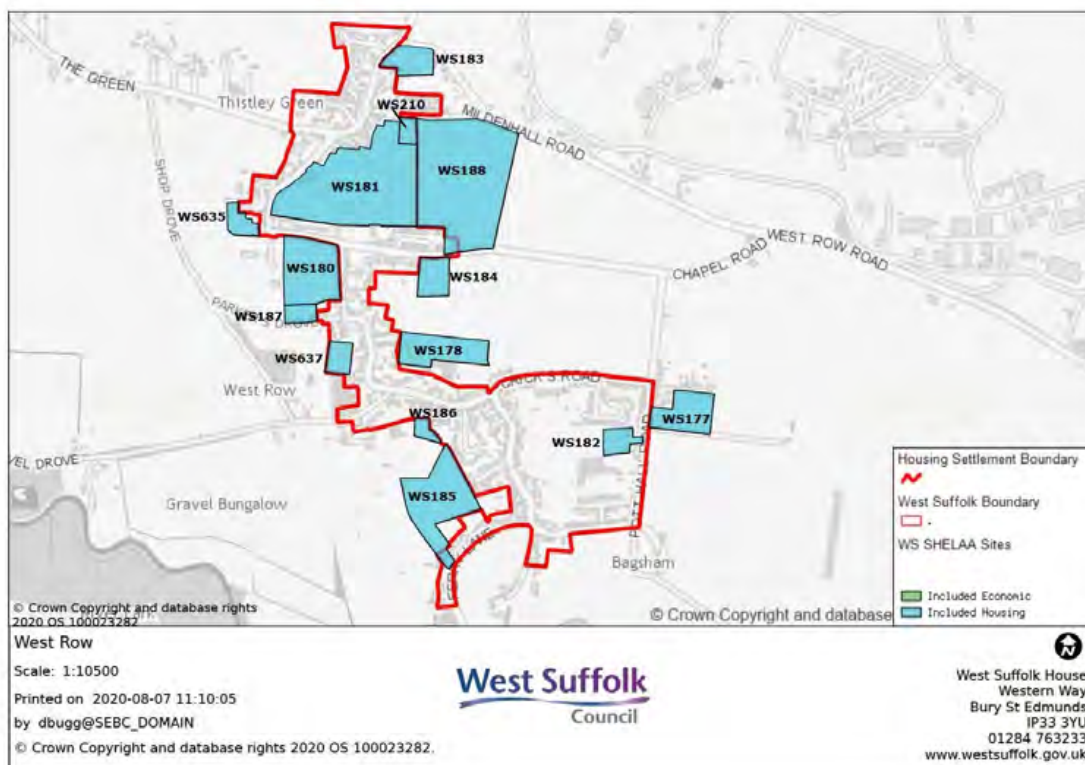
achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

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

West Row settlement constraints map



West Row settlement map showing SHELAA included sites



West Row - included SHELAA sites

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

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

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

4.13. Wickhambrook

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

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

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

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

Constraints and opportunities

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

Settlement status

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

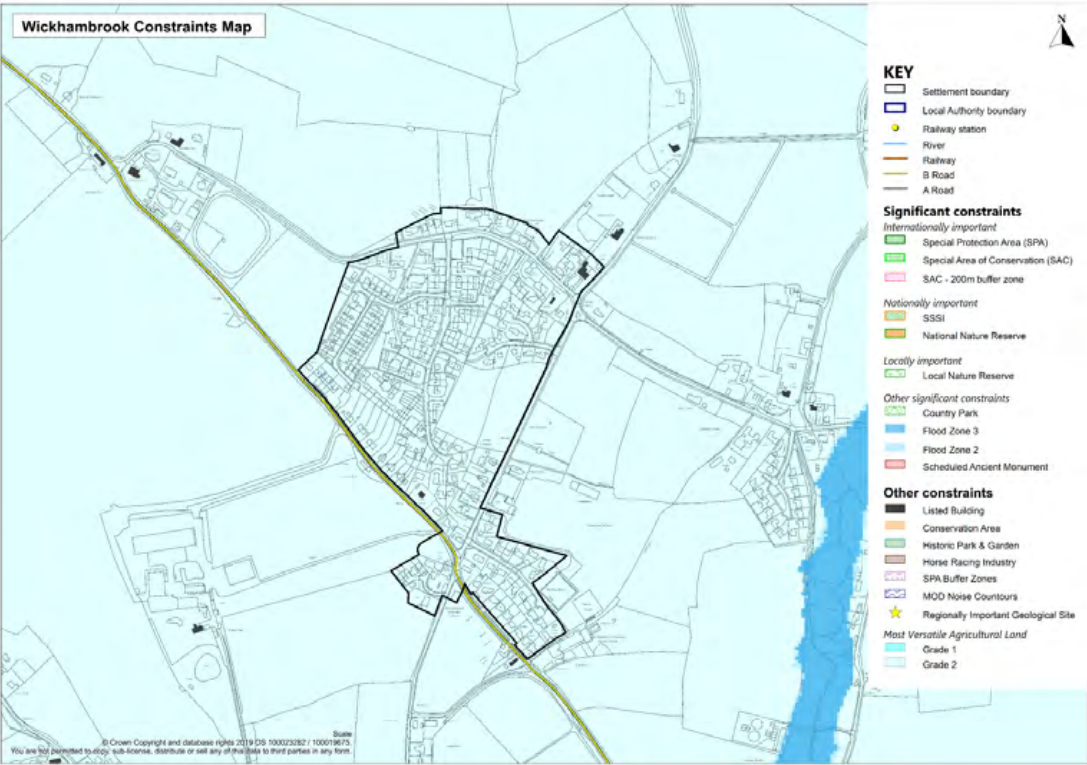
4.13.5 The former St Edmundsbury area Rural Vision 2031 (2014) allocated one site in the village and permission was granted for 23 dwellings on the site in 2018.

Site options

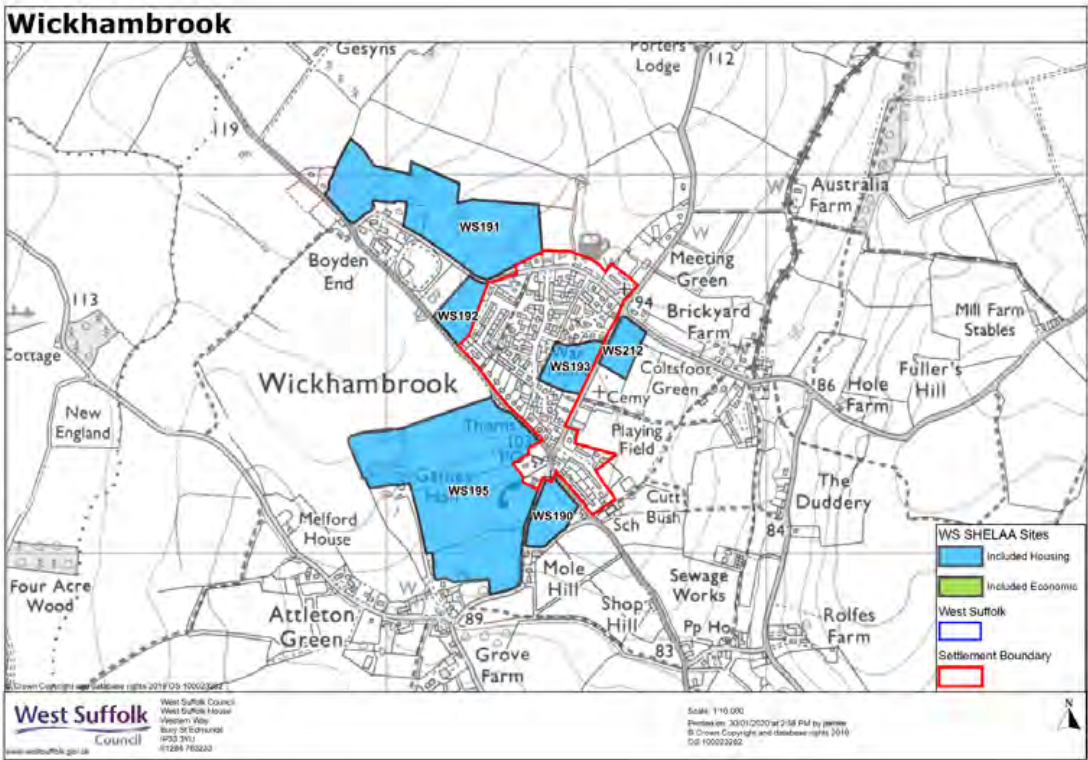
4.13.6 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

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

Wickhambrook settlement constraints map



Wickhambrook settlement map showing SHELAA included sites



Wickhambrook - included SHELAA sites

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

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

Part 3 - 5. Type A Villages

5.1. Barnham

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

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

Constraints and opportunities

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

Settlement status

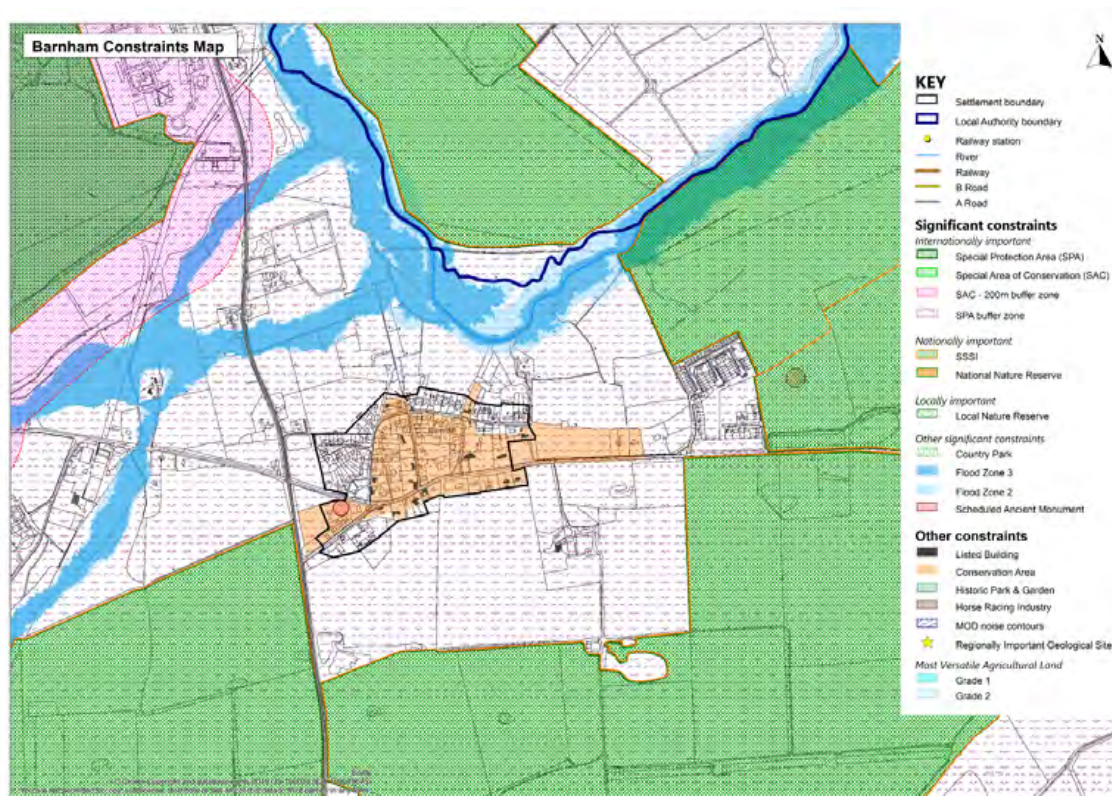
- 5.1.2 In 2010 Barnham was designated an infill village in the former St Edmundsbury area Core Strategy (2010) where normally only small-scale infill development of five homes would be allowed within the settlement boundary. The village retains some facilities including a village hall, primary school,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

Site options

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

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

Barnham settlement constraints map



5.2. Barton Mills

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

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

Constraints and opportunities

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

Settlement status

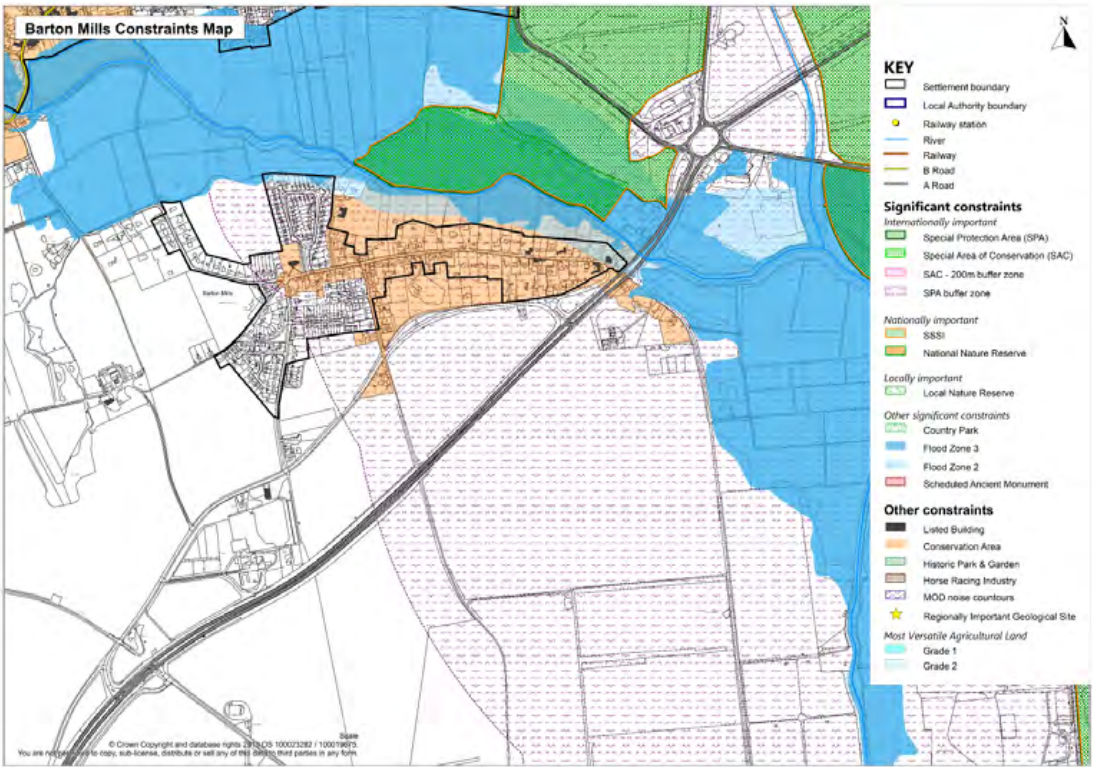
- 5.2.2 Barton Mills is designated as a secondary village in the current local plan as it provides limited local services but can still meet some of the day to day needs of its residents. Given this and its close proximity to Mildenhall, it is proposed that Barton Mills is designated as a Type A village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

Site options

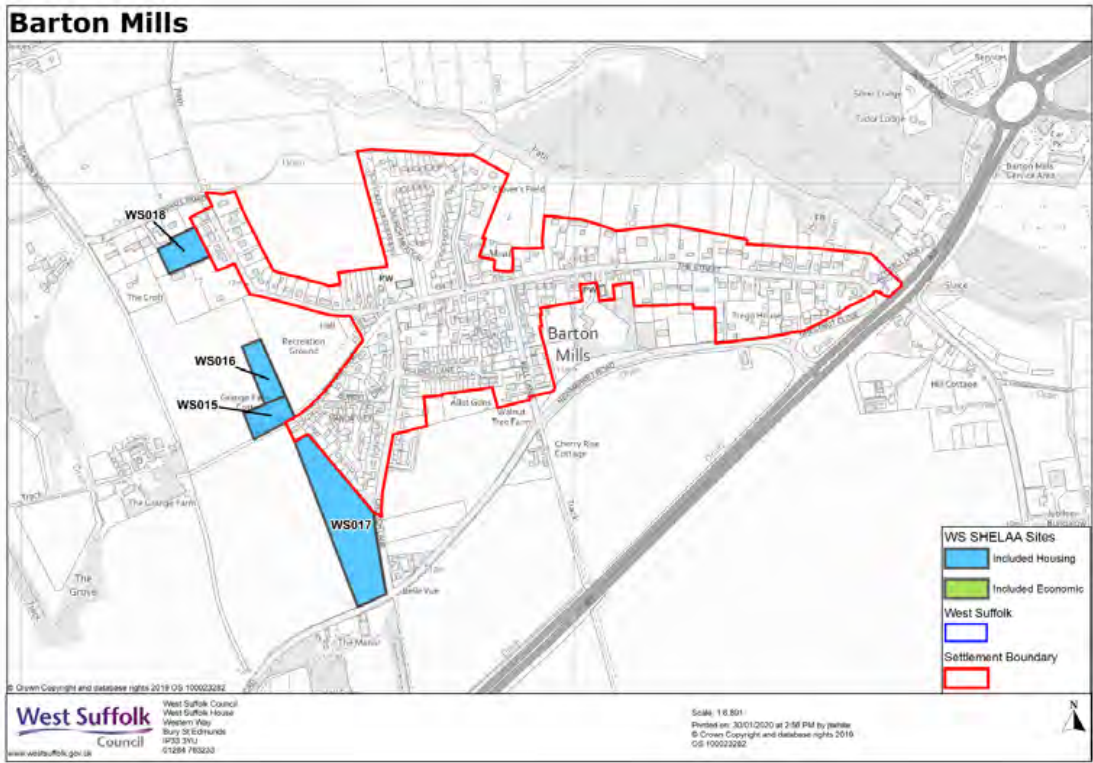
- 5.2.3 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.2.4 A number of sites have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

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

Barton Mills settlement constraints map



Barton Mills settlement map showing SHELAA included sites



Barton Mills - included SHELAA sites

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

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

5.3. Chedburgh

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

Constraints and opportunities

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

Settlement status

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

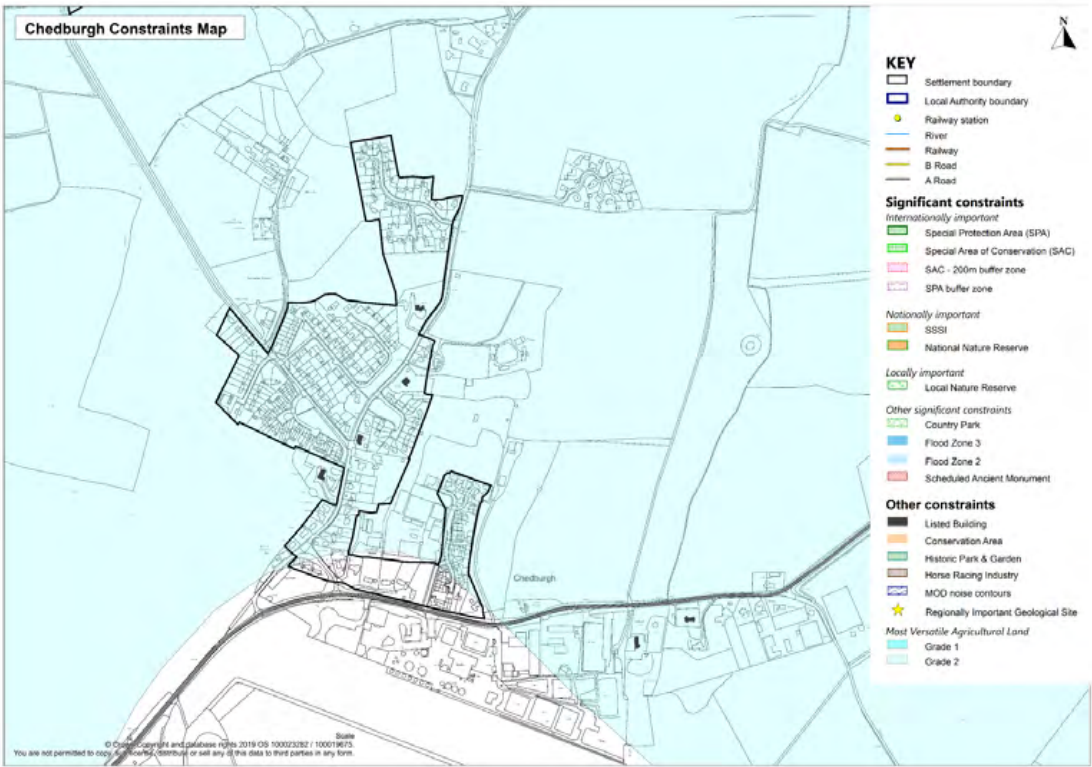
Site options

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

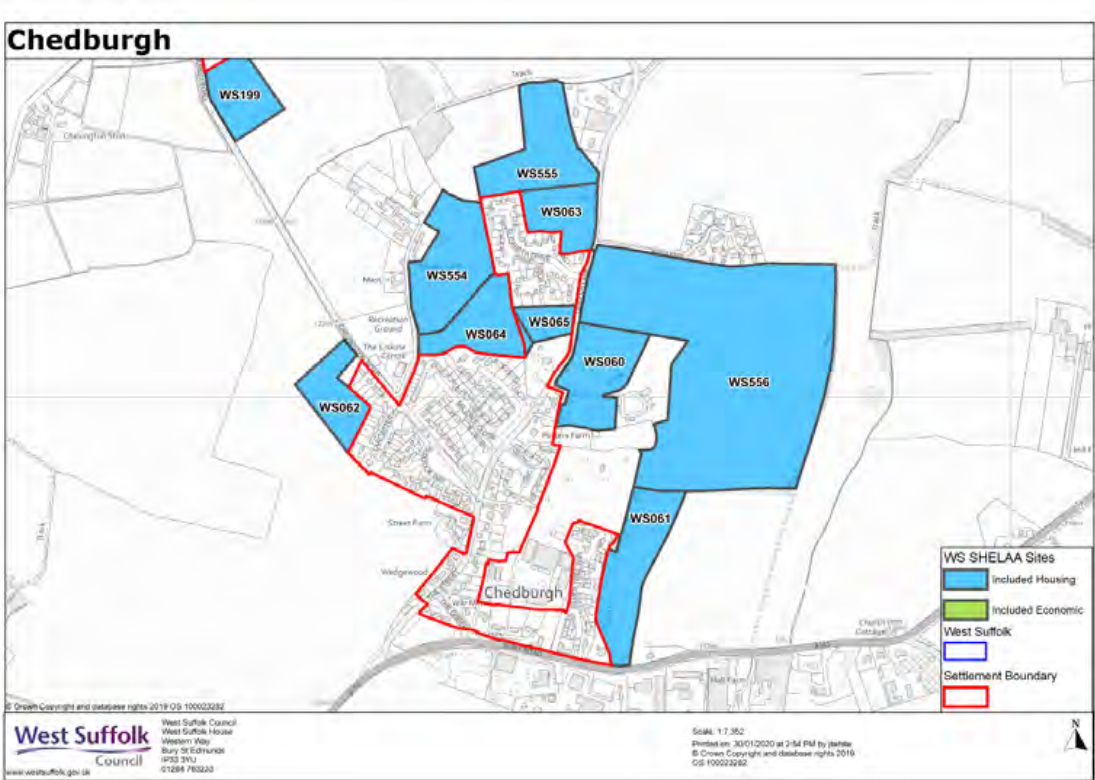
achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

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

Chedburgh settlement constraints map



Chedburgh settlement map showing SHELAA included sites



Chedburgh - included SHELAA sites

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

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

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

5.4. Fornham All Saints

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

Constraints and opportunities

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

Settlement status

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

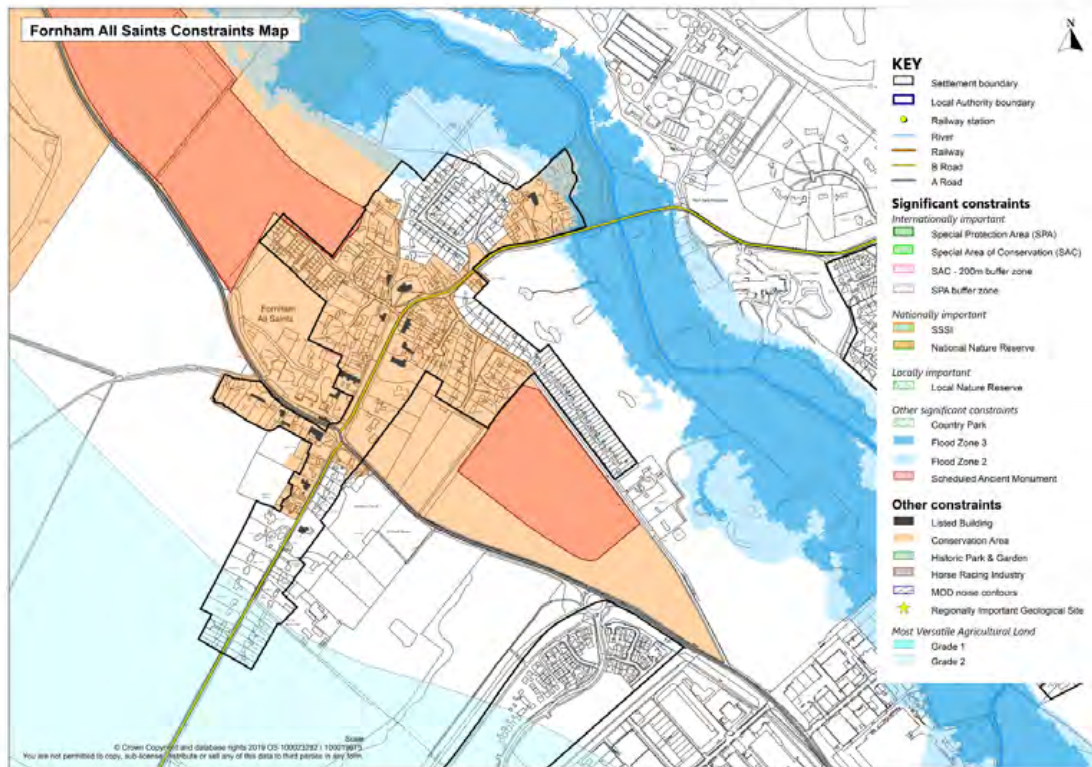
Site options

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

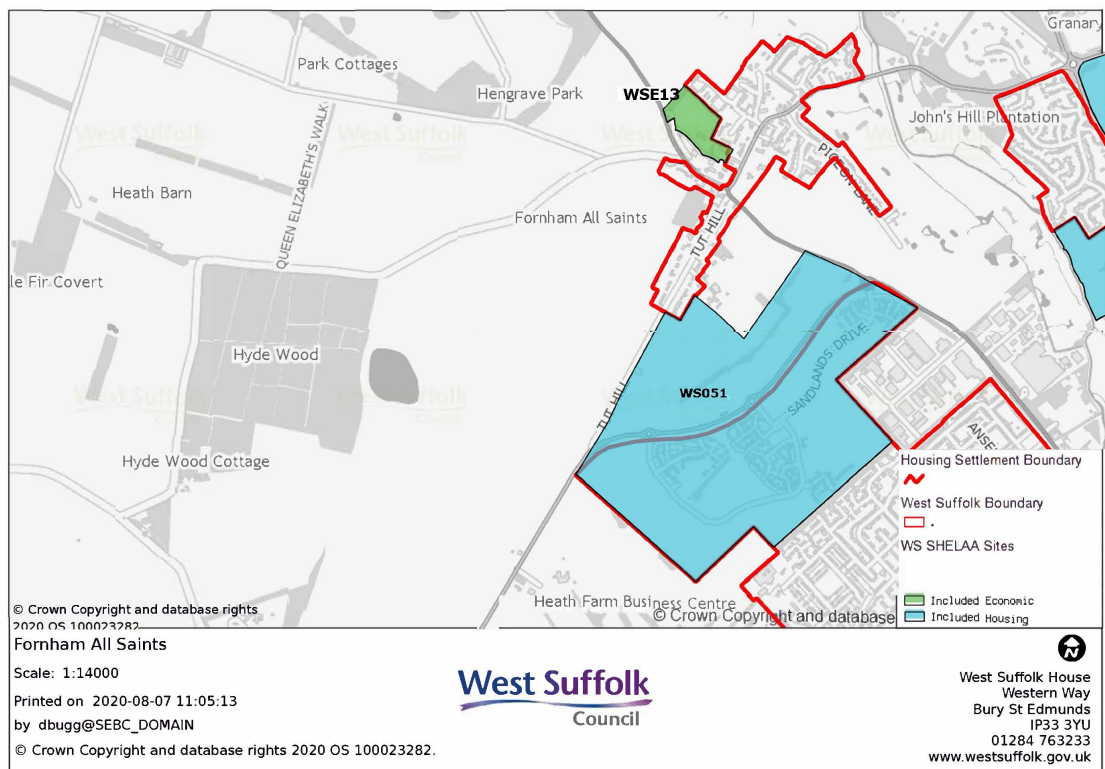
achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

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

Fornham All Saints settlement constraints map



Fornham All Saints settlement map showing SHELAA included site



Fornham All Saints – included SHELAA site

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

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

5.5. Fornham St Martin

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

Constraints and opportunities

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

Settlement status

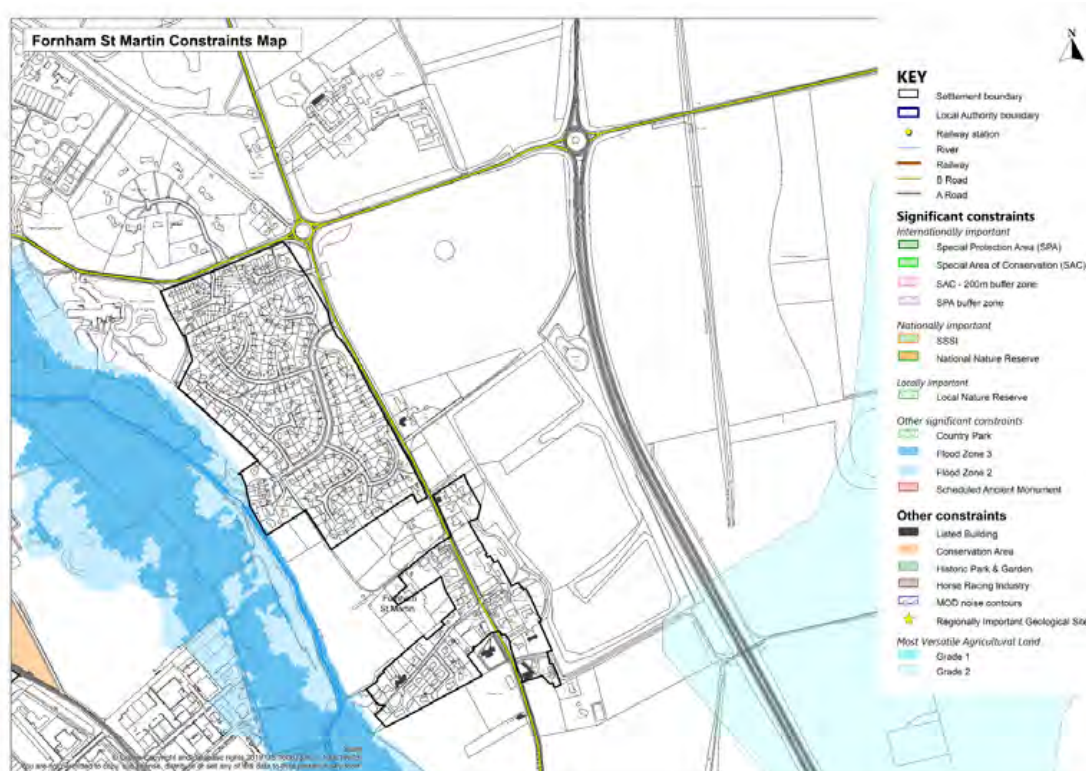
- 5.5.2 Fornham St Martin is designated as an infill village in the current local plan where normally only small-scale infill development of five homes would be allowed within the settlement boundary. The public house, recreation area, commutable bus service and close proximity to Bury St Edmunds are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

Site options

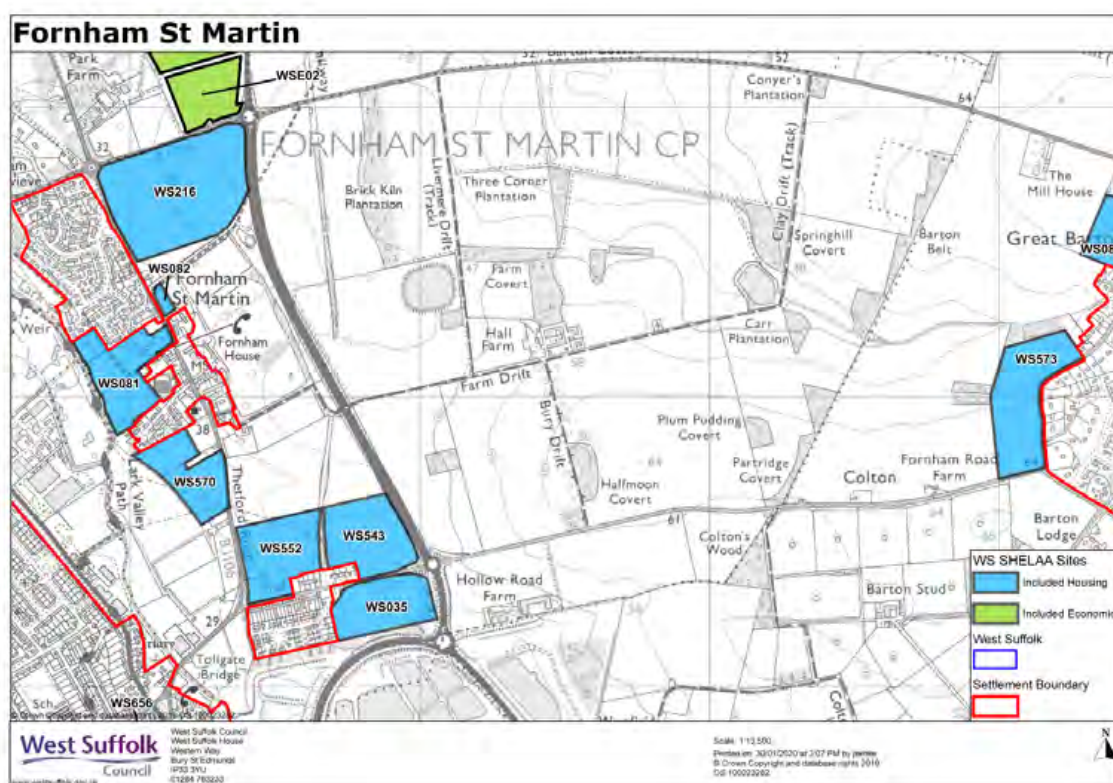
- 5.5.3 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.5.4 A number of sites have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

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

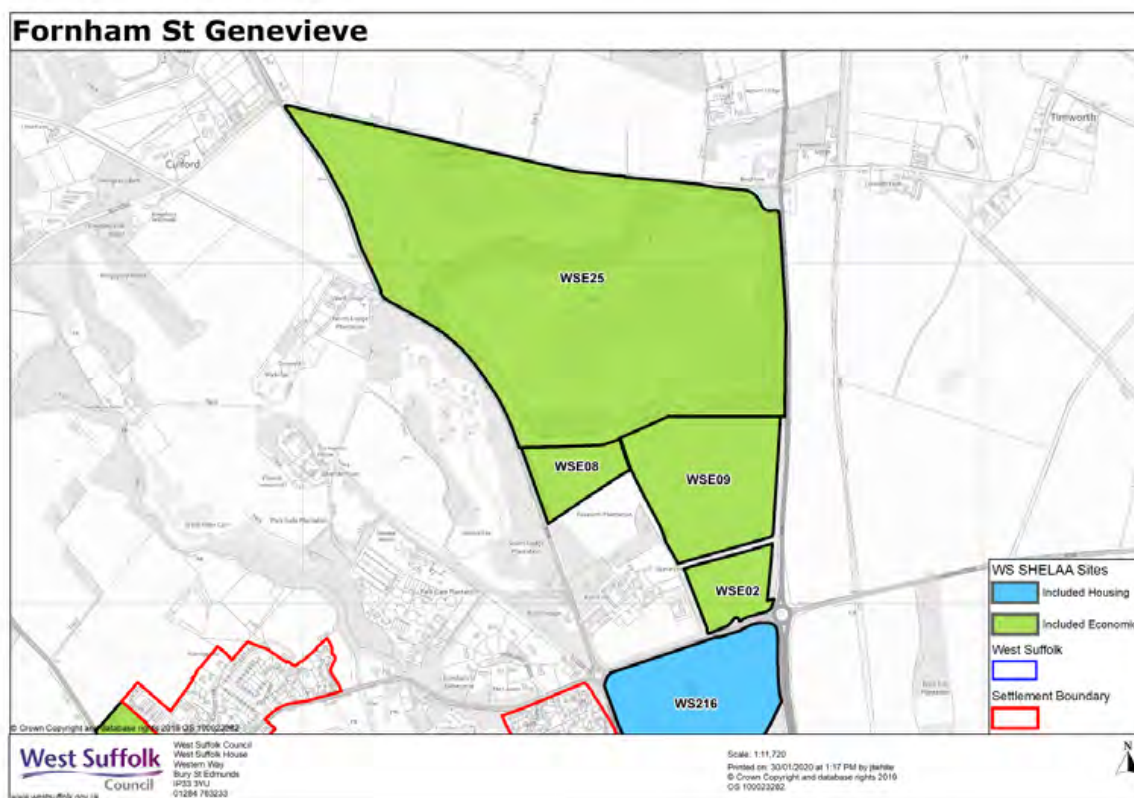
Fornham St Martin settlement constraints map



Fornham St Martin settlement map showing SHELAA included sites



Fornham St Genevieve settlement map showing SHELAA included sites



Fornham St Martin - included SHELAA sites

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

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

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

5.6. Freckenham

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

Constraints and opportunities

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

Settlement status

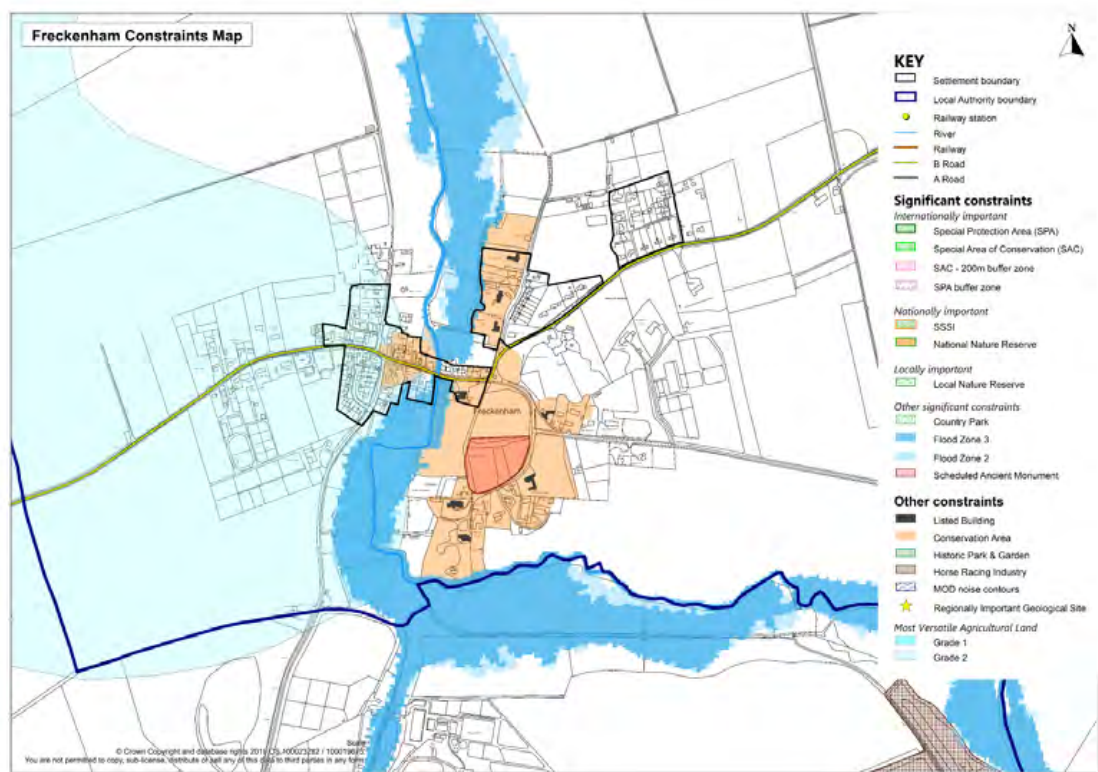
- 5.6.3 The village is designated as a secondary village in the former Forest Heath area Core Strategy (2010). It is proposed that Freckenham is categorised as a Type A village in the new West Suffolk settlement hierarchy, which means that small sites for development could be allocated. This would mean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

Site options

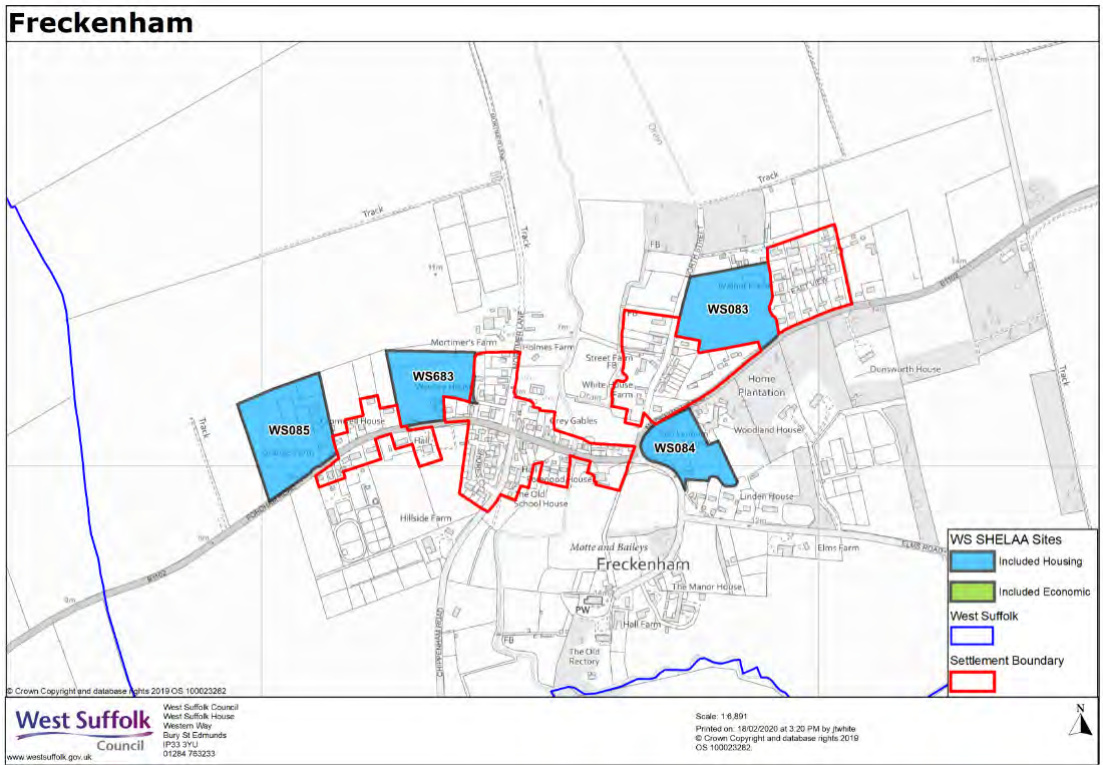
- 5.6.5 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.
- 5.6.6 A number of sites have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

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

Freckenham settlement constraints map



Freckenham settlement map showing SHELAA included sites



Freckenham - included SHELAA sites

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

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

5.7. Great and Little Thurlow

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

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

Constraints and opportunities

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

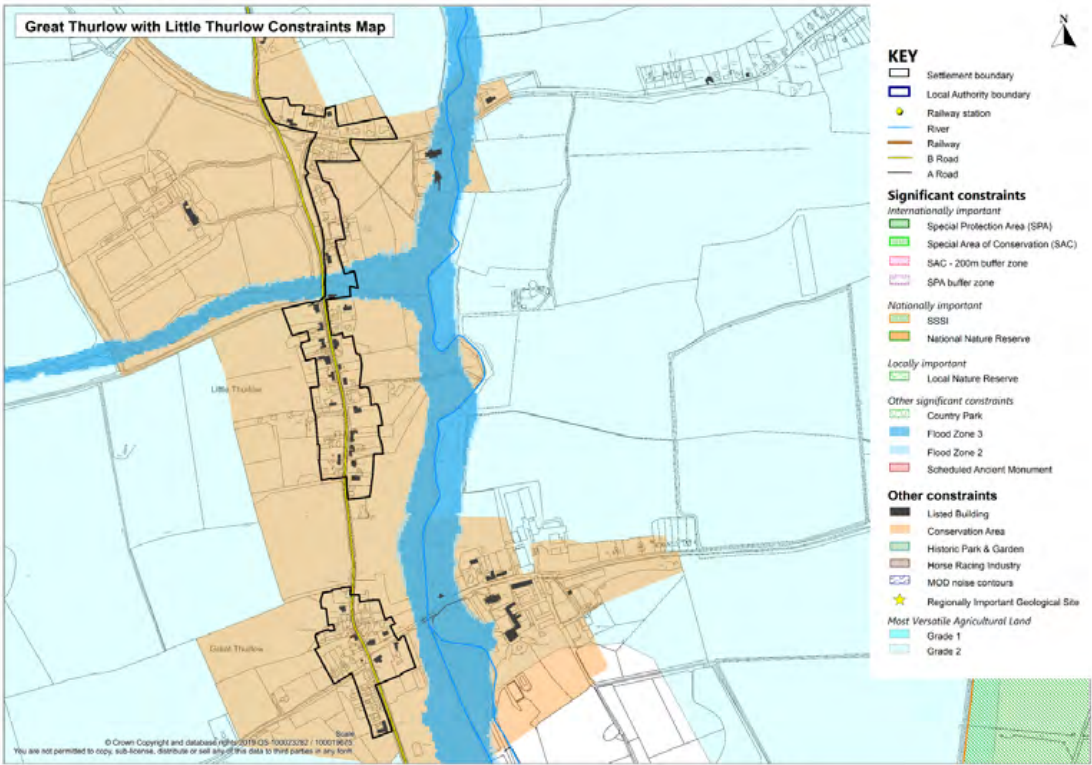
Settlement status

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

Site options

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

Great and Little Thurlow settlement constraints map



Great and Little Thurlow settlement map showing SHELAA included site



Great and Little Thurlow - included SHELAA site

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

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

5.8. Honington and Sapiston

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

Constraints and opportunities

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

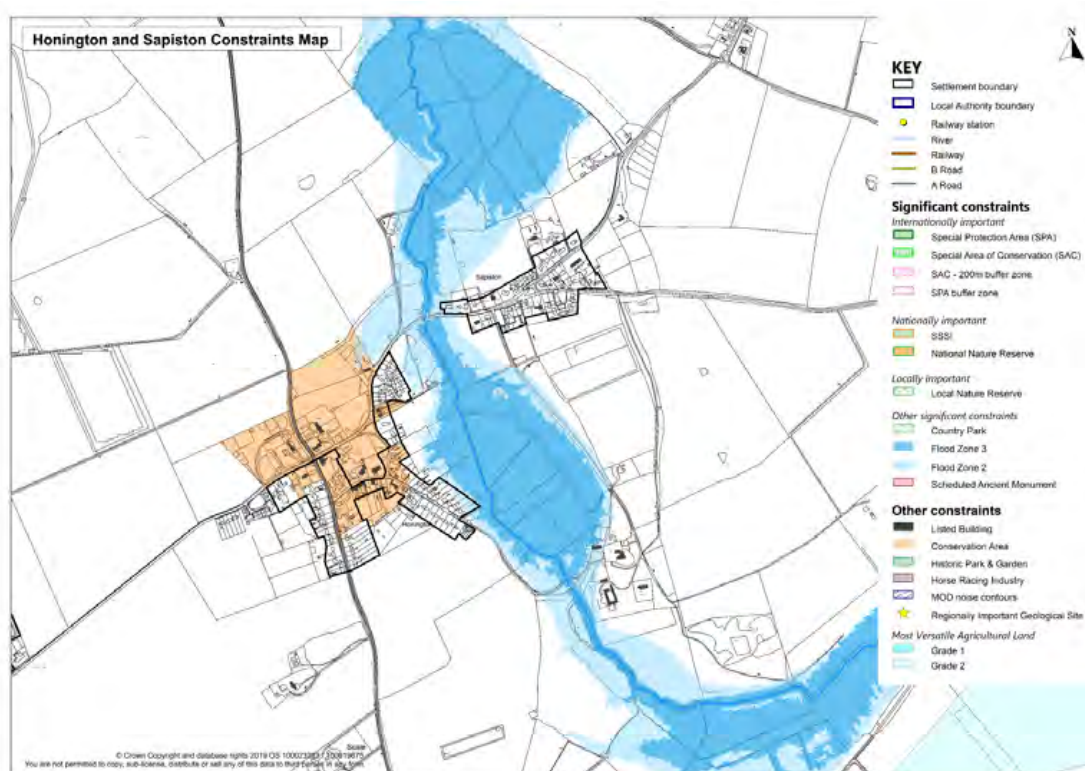
Settlement status

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

Site options

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

Honington and Sapiston settlement constraints map



5.9. Horringer

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

5.9.2 Horringer has a limited range of services including:

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

Constraints and opportunities

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

Settlement Status

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

Site options

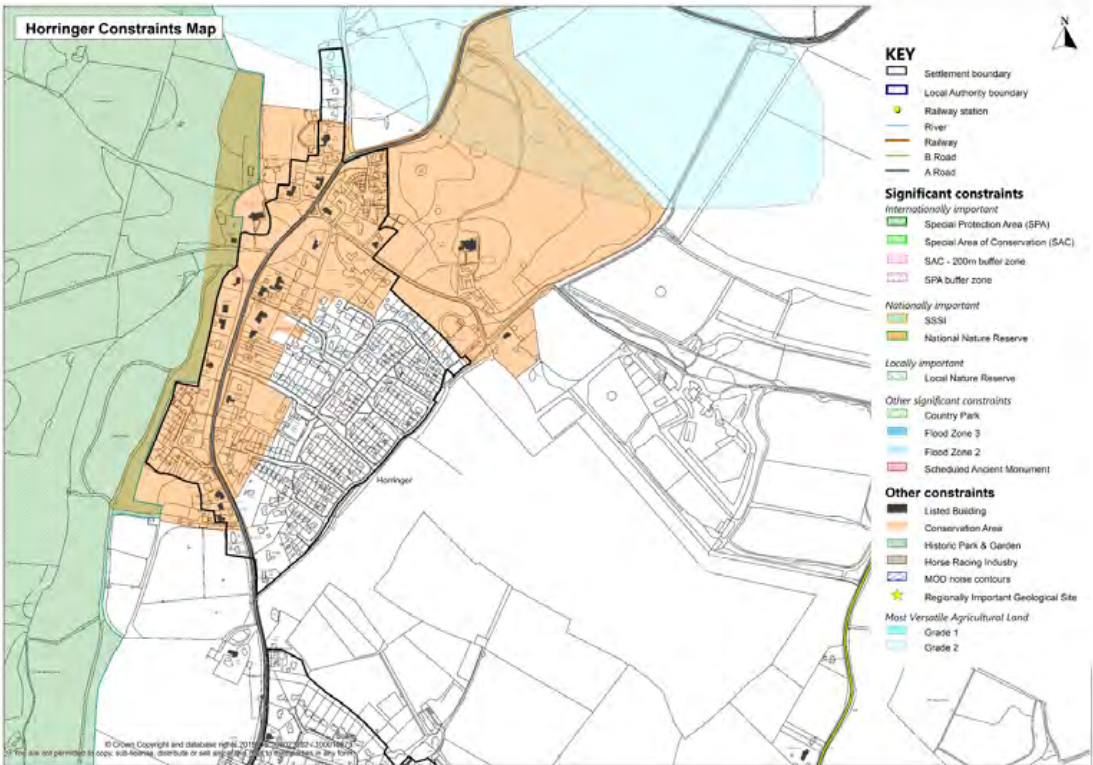
5.9.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

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

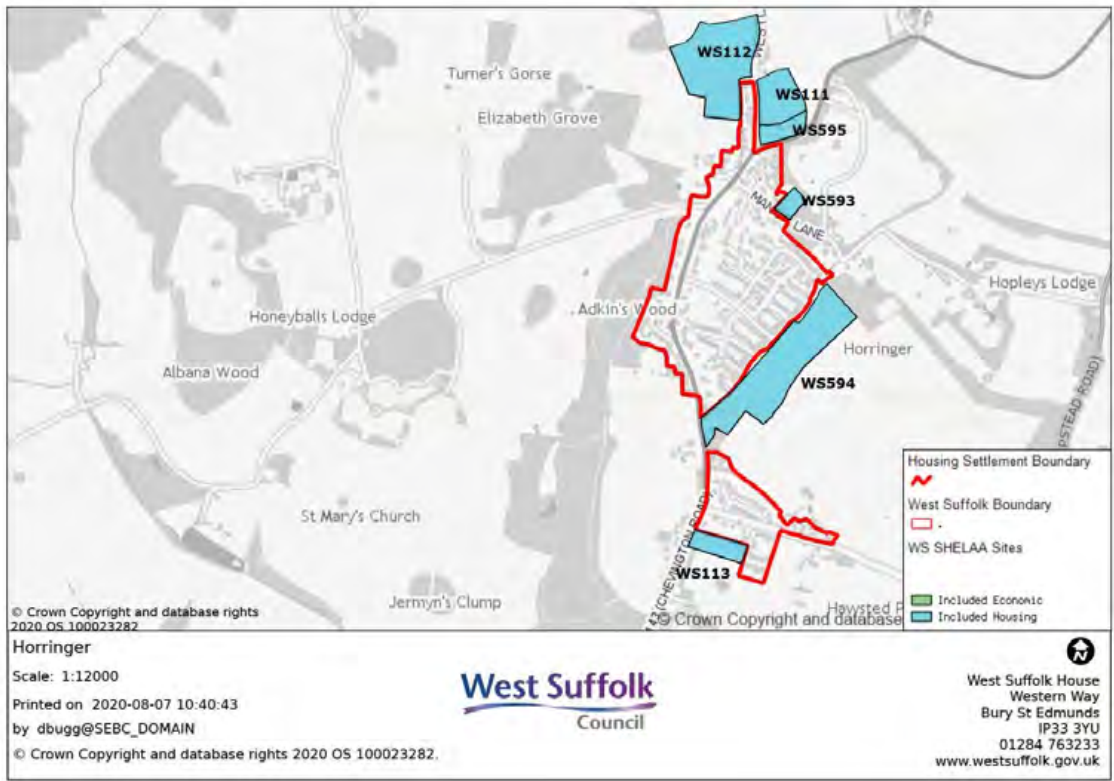
5.9.6 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.

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

Horringer settlement constraints map



Horringer settlement map showing SHELAA included sites



Horringer - included SHELAA sites

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

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

5.10. Icklingham

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

Constraints and opportunities

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

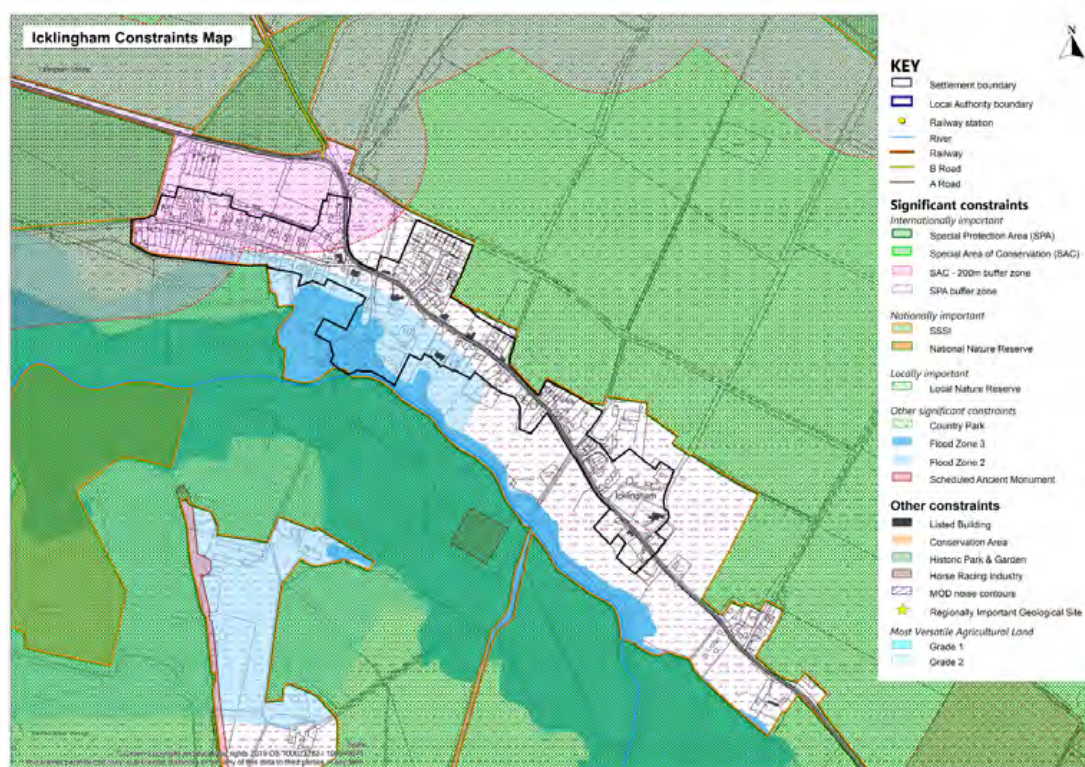
Settlement status

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

Site options

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

Icklingham settlement constraints map



5.11. Ingham

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

Constraints and opportunities

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

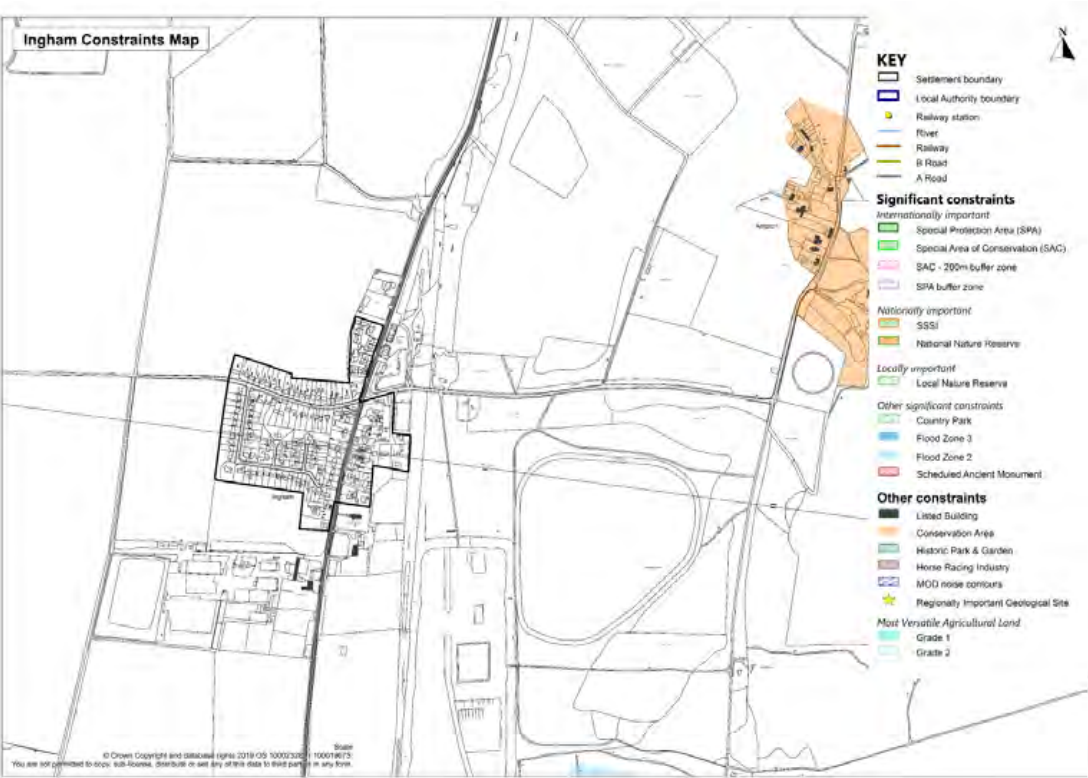
Settlement status

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

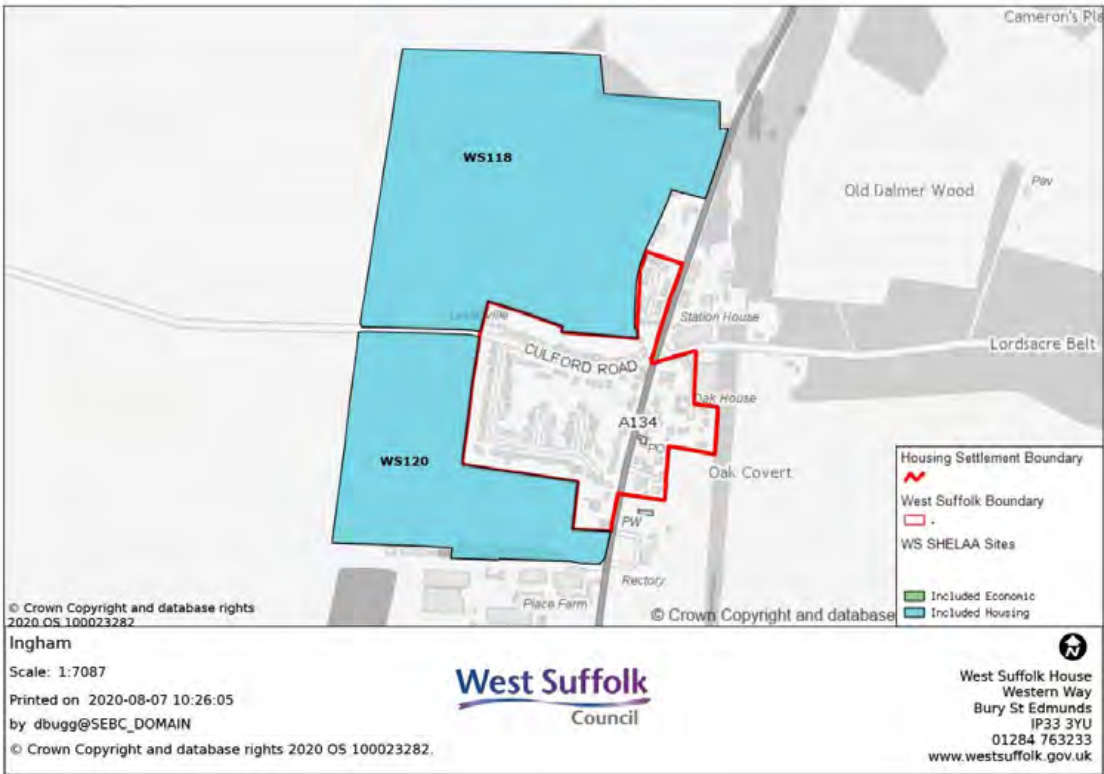
Site options

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

Ingham settlement constraints map



Ingham settlement map showing included SHELAA sites



Ingham - included SHELAA sites

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

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

5.12. Kentford

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

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

Constraints and opportunities

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

Settlement status

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

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

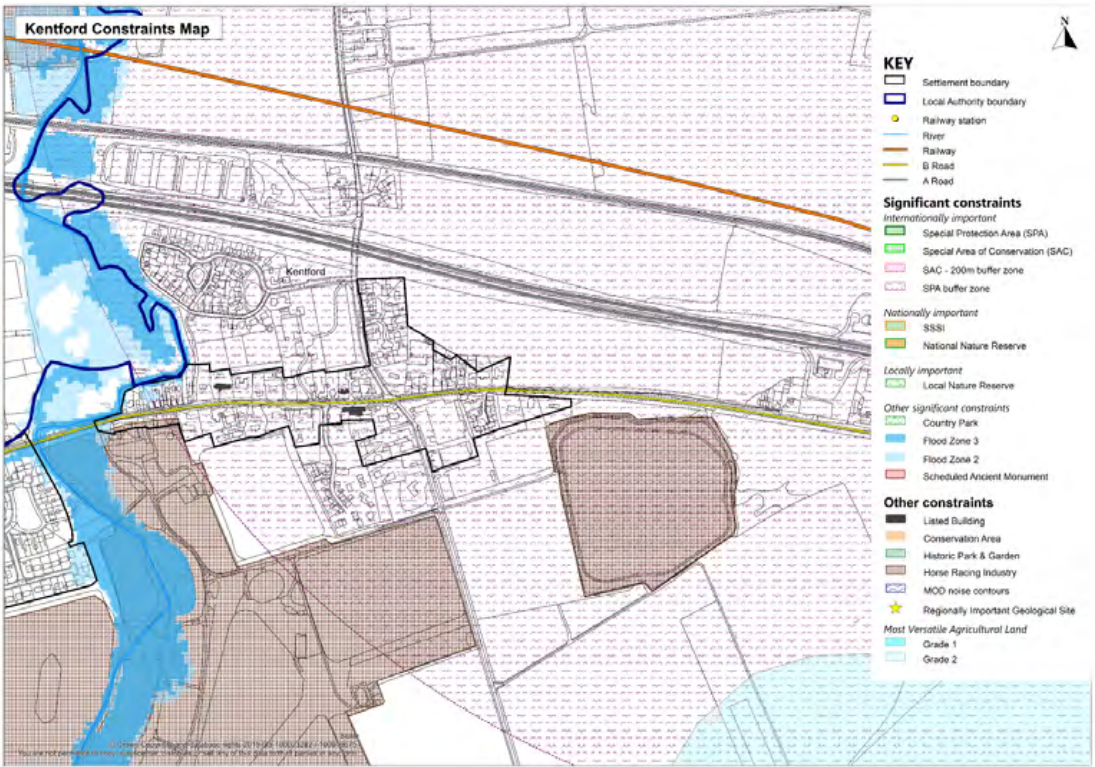
- 2.3ha of land for approximately 34 dwellings
- 2.2ha of land for mixed use for an additional 63 dwellings and a racehorse training establishment.

Site options

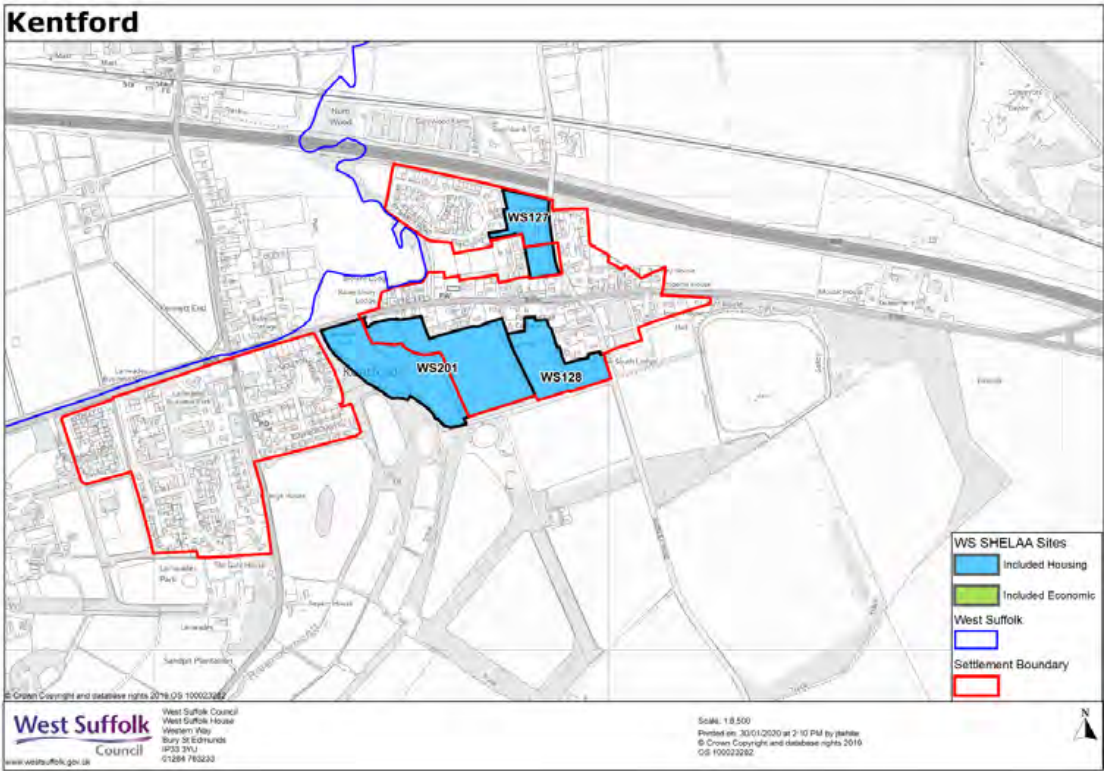
5.12.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

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

Kentford settlement constraints map



Kentford settlement map showing SHELAA included sites



Kentford - included SHELAA sites

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

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

5.13. Pakenham

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

5.13.2 The settlement has a good range of facilities including:

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

Constraints and opportunities

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

Settlement status

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

Site options

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

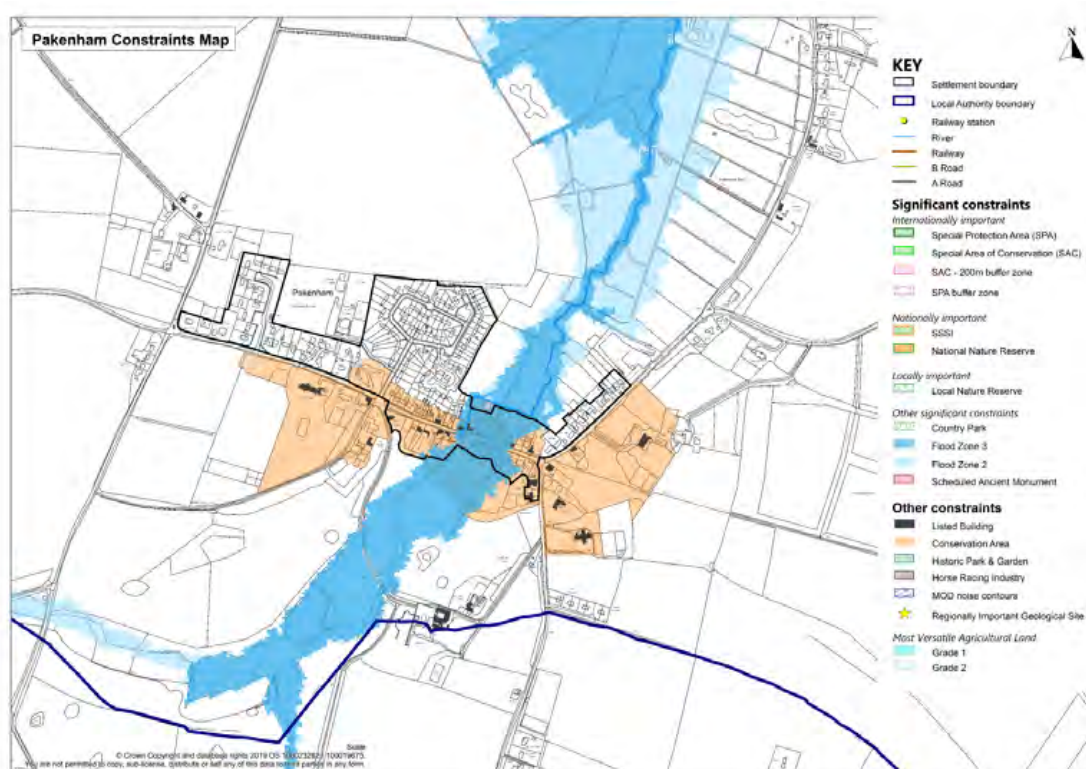
5.13.5 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below,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

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

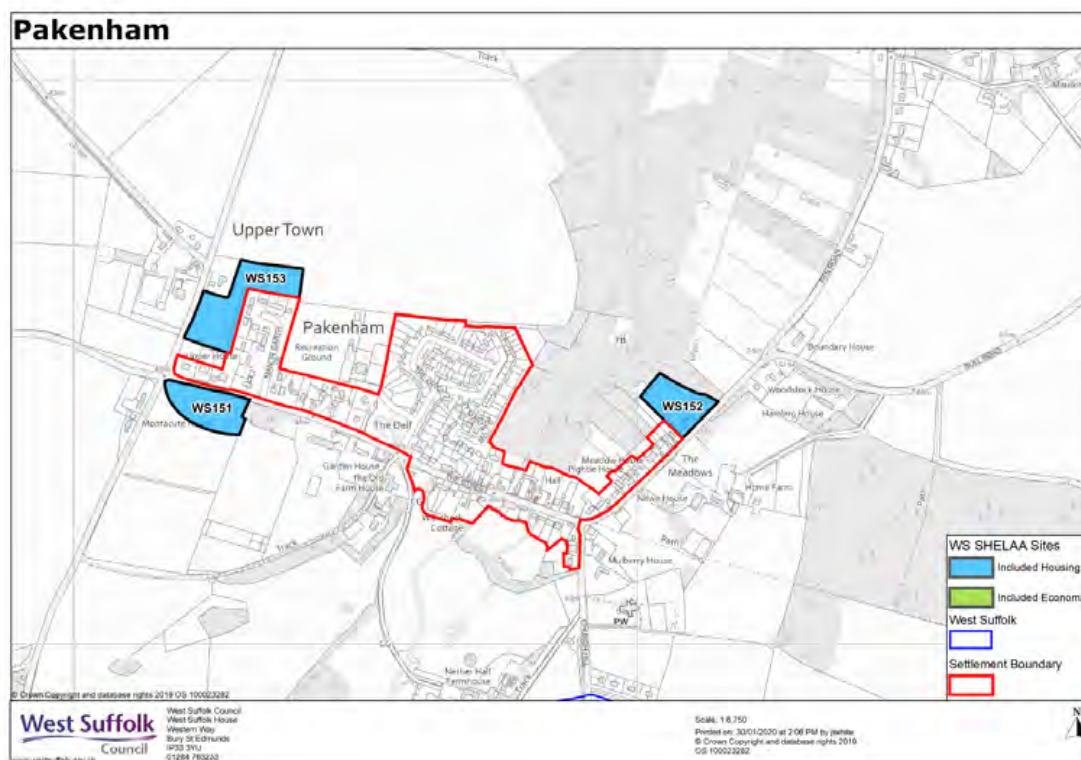
5.13.7 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.

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

Pakenham settlements constraints map



Pakenham settlements map showing SHELAA included sites



Pakenham - included SHELAA sites

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

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

5.14. Risby

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

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

Constraints and opportunities

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

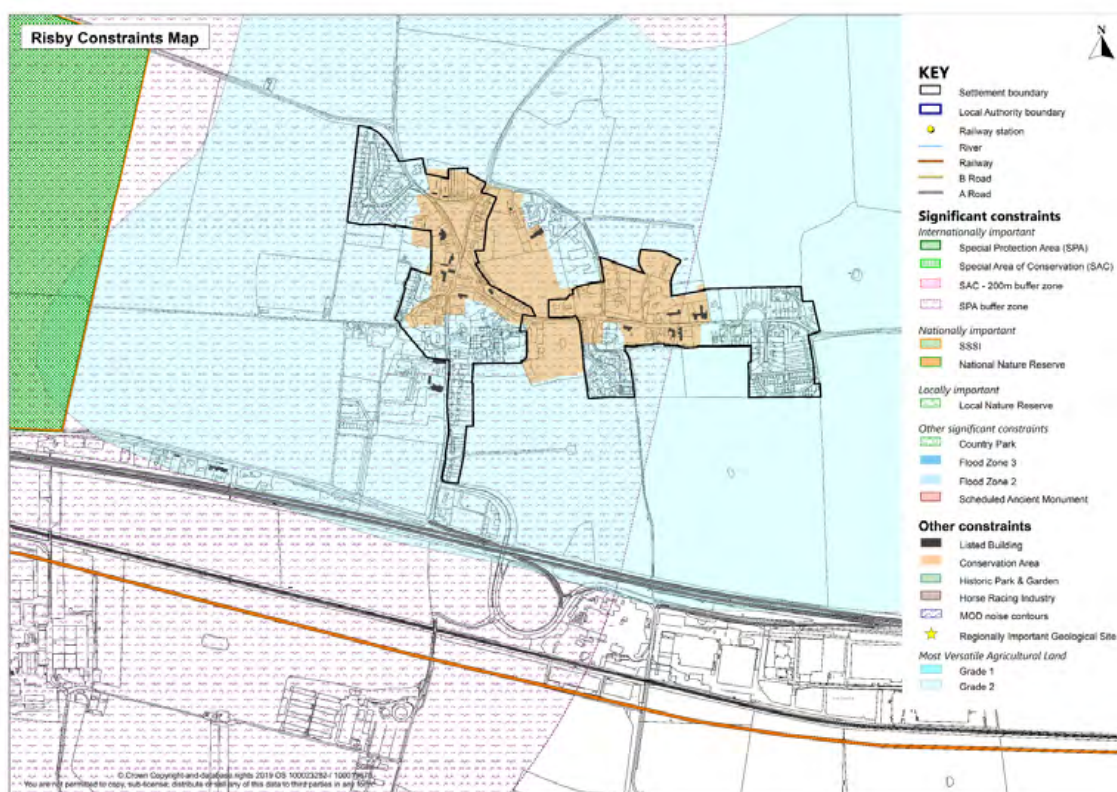
Settlement status

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

Site options

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

Risby settlement constraints map



5.15. Stoke by Clare

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

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

Constraints and opportunities

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

Settlement status

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

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

Site options

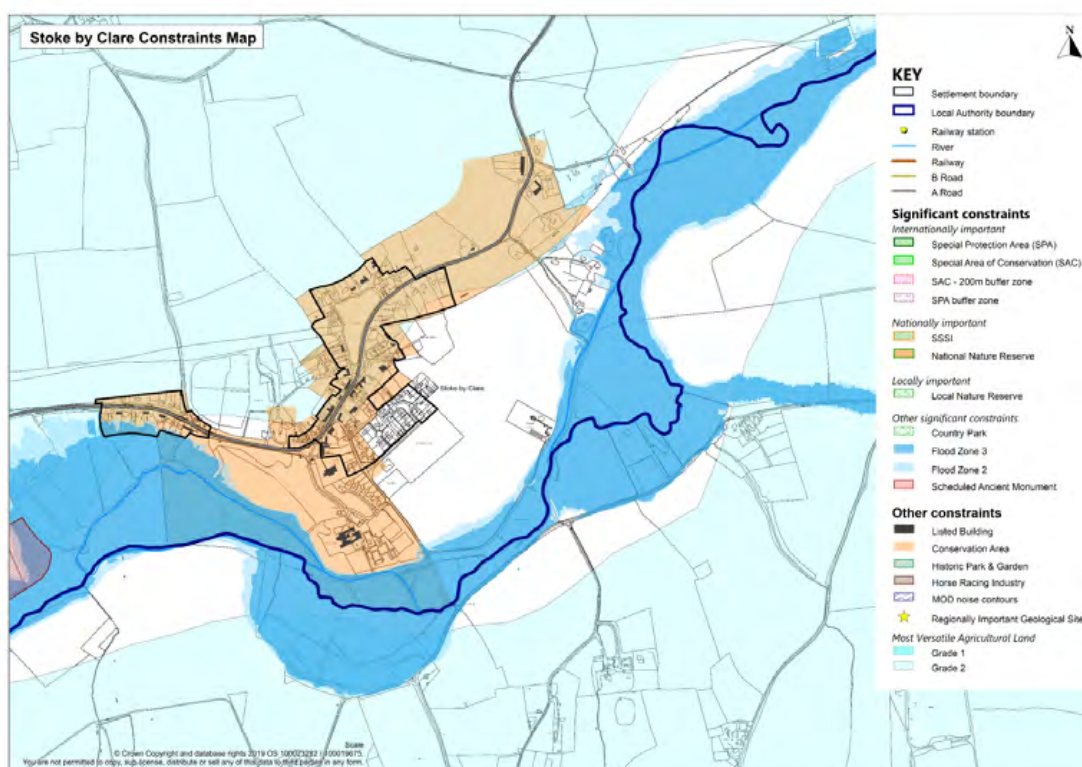
5.15.4 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

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

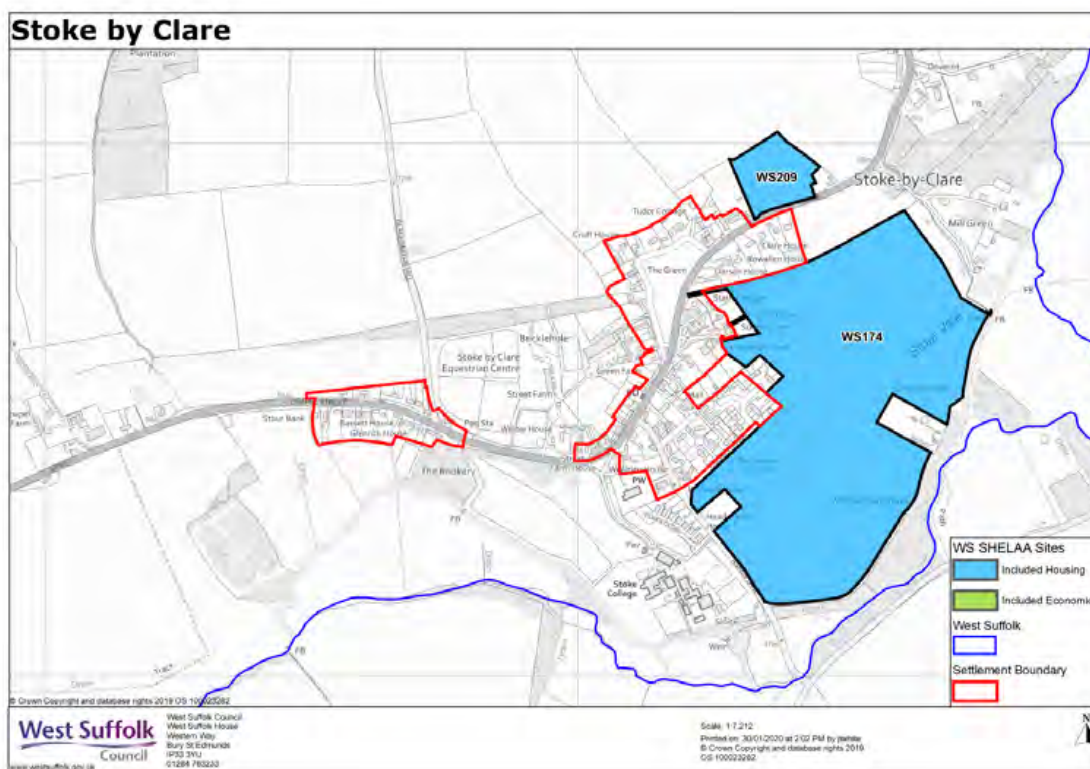
lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

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

Stoke by Clare settlement constraints map



Stoke by Clare settlement maps showing SHELAA included sites



Stoke by Clare - included SHELAA sites

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

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

5.16. Stradishall

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

Constraints and opportunities

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

Settlement status

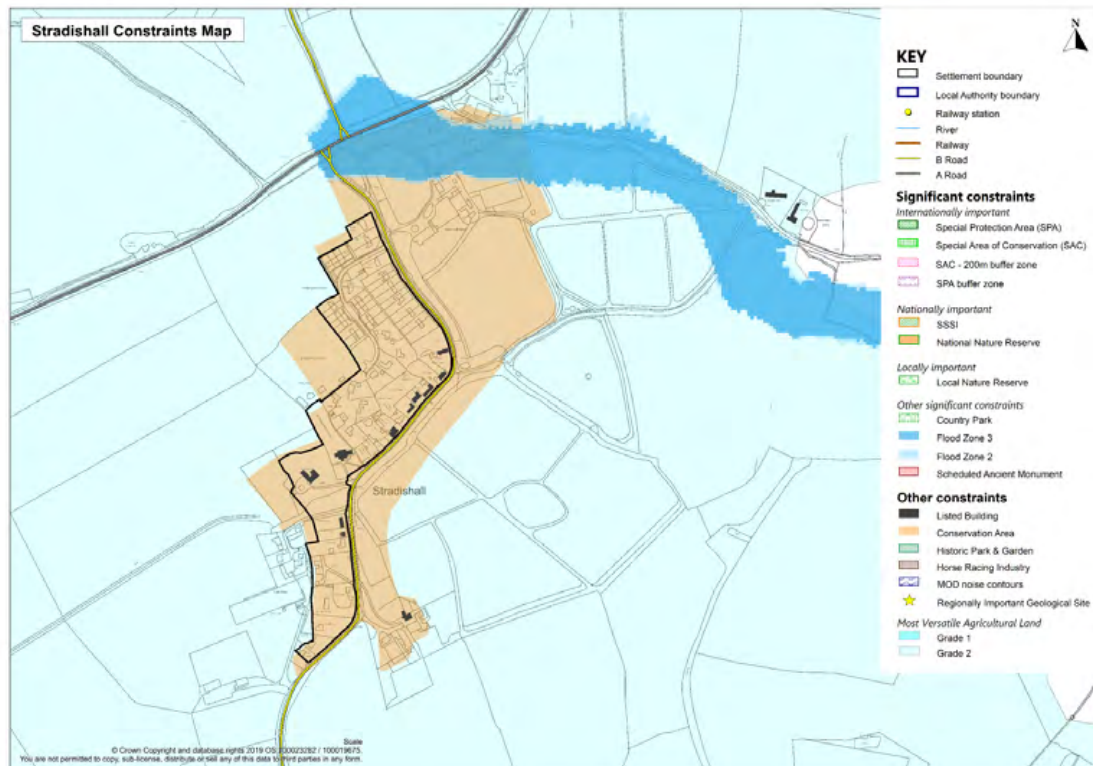
- 5.16.3 Stradishall is designated as an infill village in the current local plan where normally only small-scale infill development of five homes would be allowed within the settlement boundary. The good range of local facilities are all sustainability indicators which warrants its categorisation as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

Site options

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

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

Stradishall settlement constraints map



5.17. Troston

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

Constraints and opportunities

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

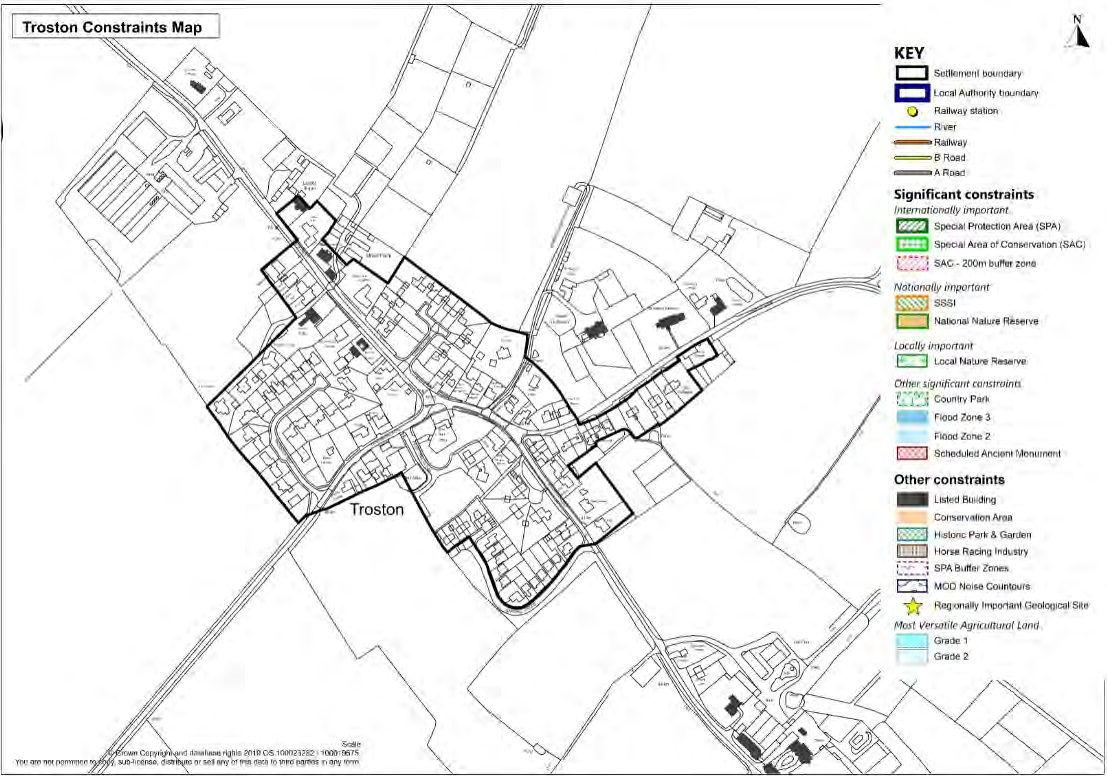
Settlement status

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

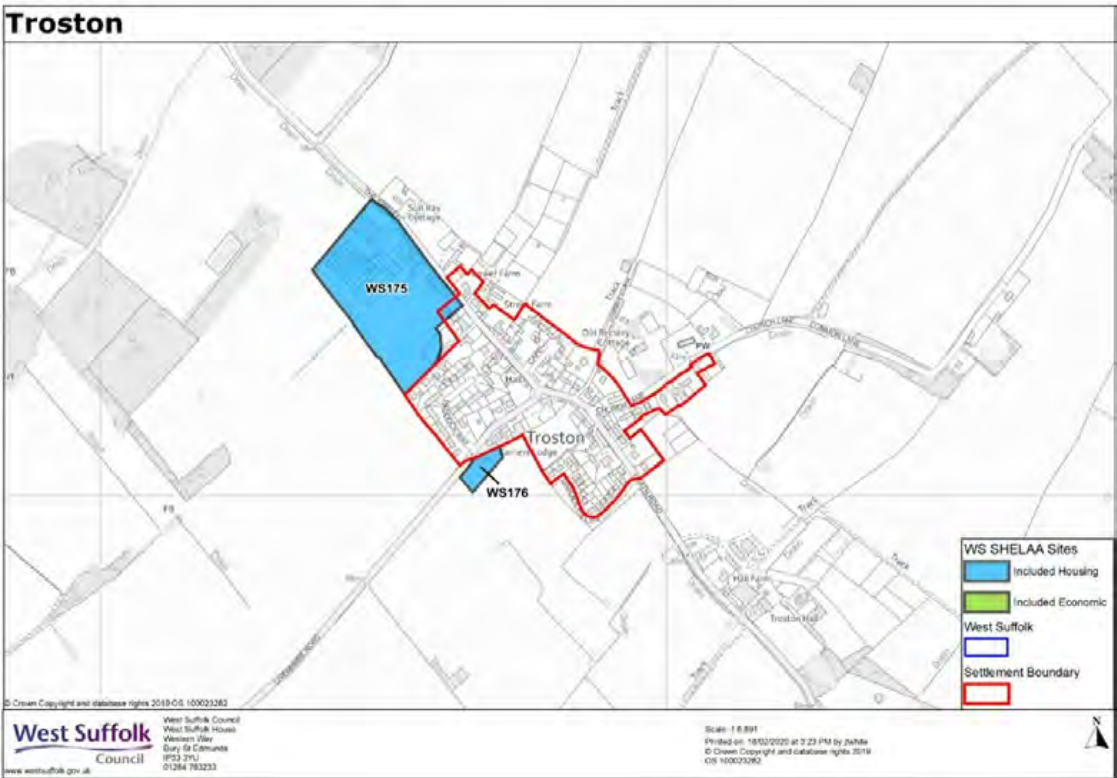
Site Options

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

Troston settlement constraints map



Troston settlement map showing SHELAA included sites



Troston – included SHELAA sites

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

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

5.18. Tuddenham

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

Constraints and opportunities

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

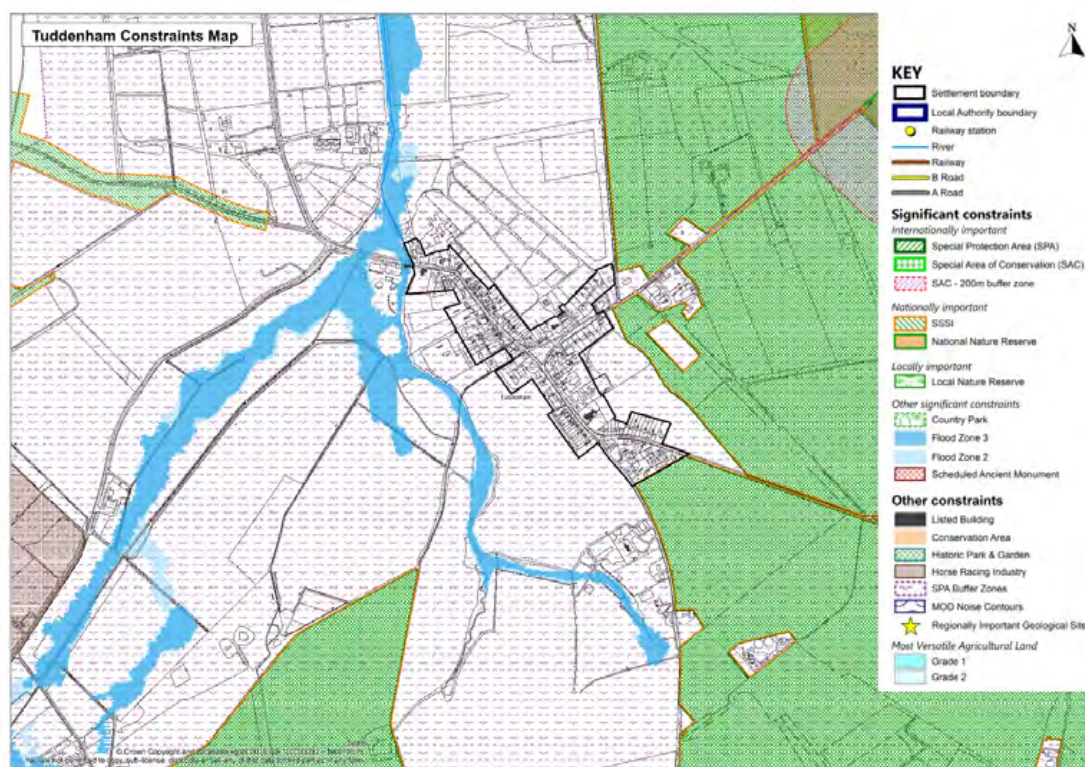
Settlement status

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

Site options

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

Tuddenham settlement constraints map



5.19. Worlington

5.19.1 The village has very limited services and facilities including:

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

Constraints and opportunities

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

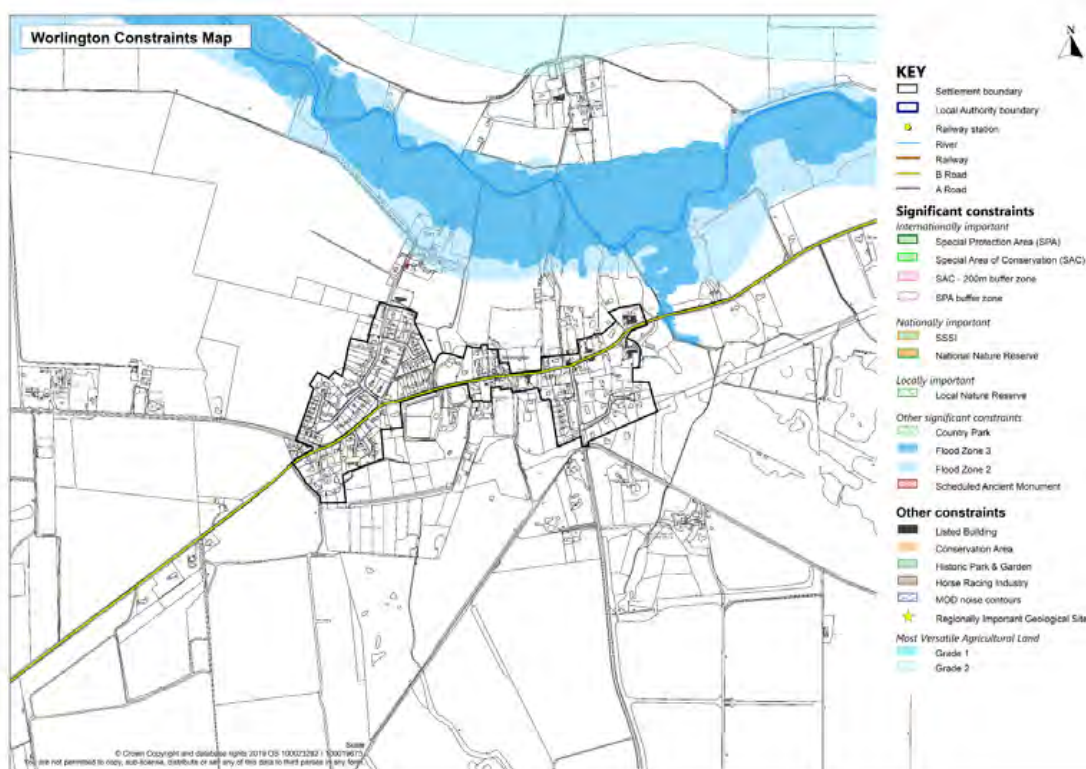
Settlement status

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

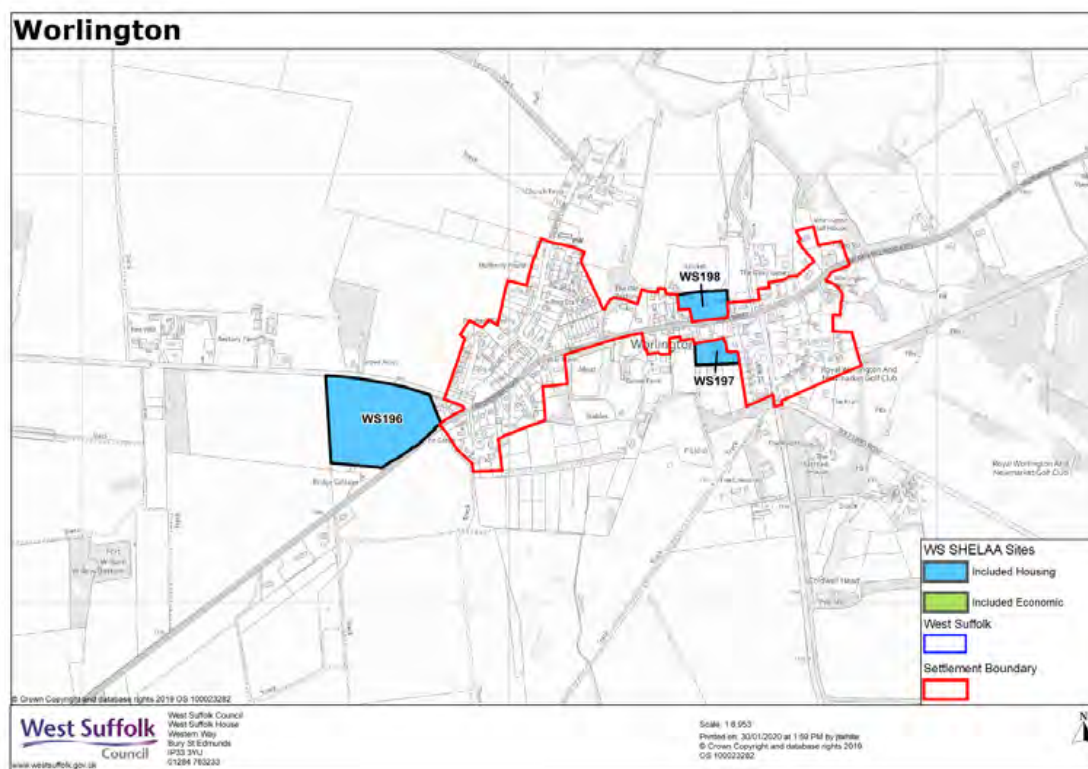
Site options

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

Worlington settlement constraints map



Worlington settlement map showing SHELAA included sites



Worlington - included SHELAA sites

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

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

Part 3 - 6. Other included employment sites

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

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



