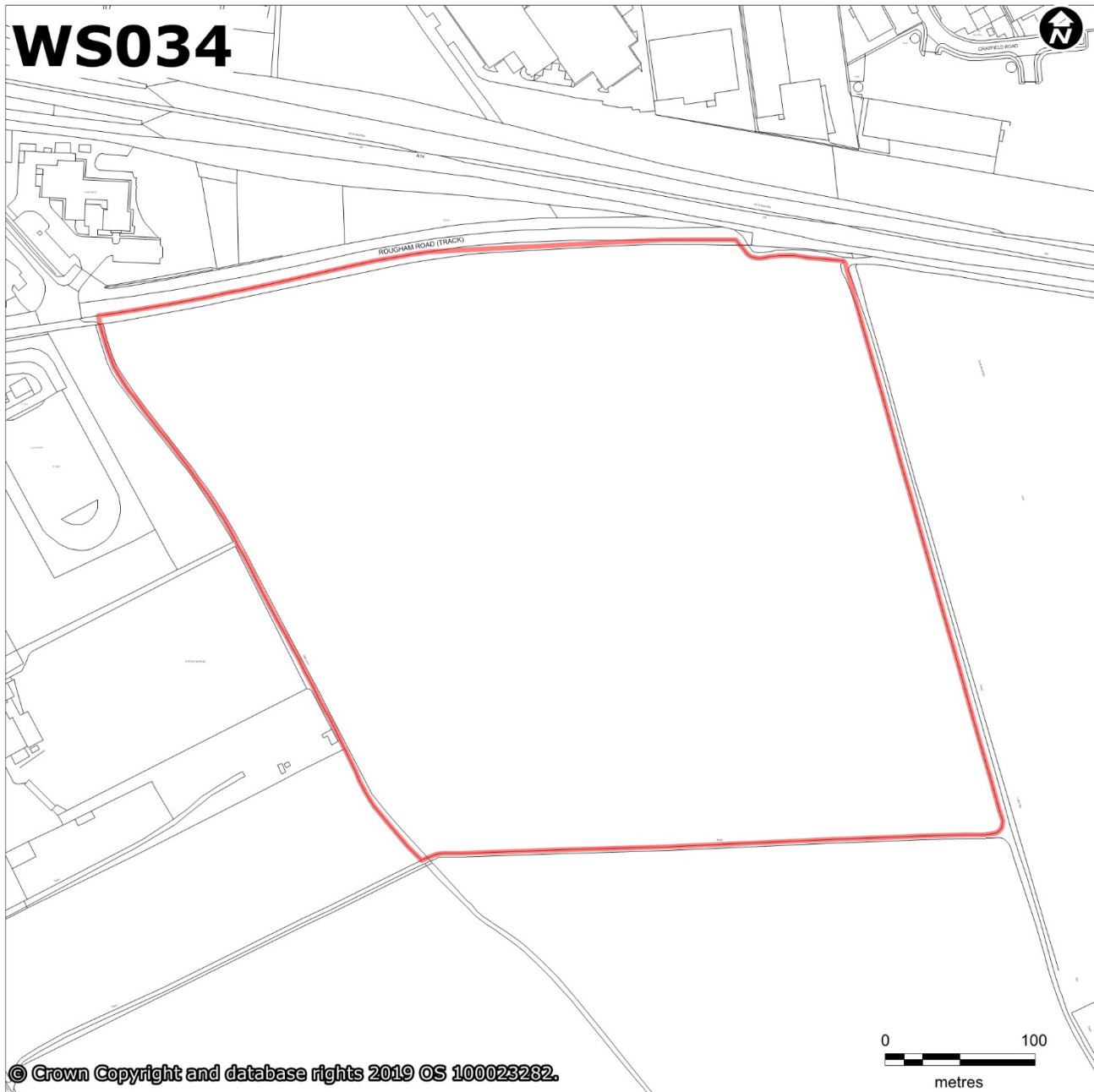


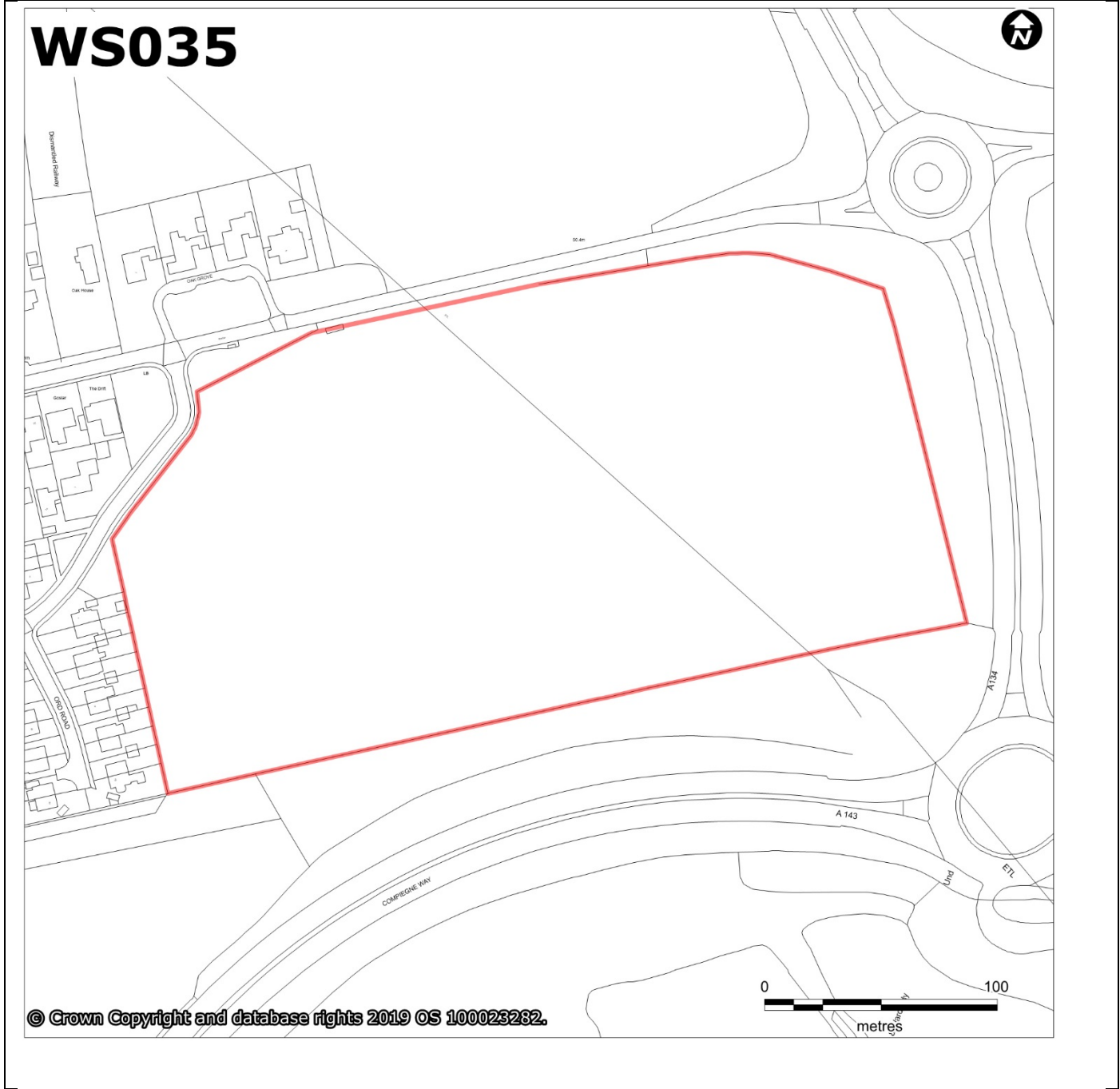
<b>Reference (2020)</b>	WS034 (site also forms part of WS039)	<b>Previous references</b>	SS061
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Land to south of Rougham Road, Bury St Edmunds		
<b>Status:</b>	Part of the site falls within strategic housing allocation BV7		



<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	39.40	<b>Yield</b>	709
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
788	1182	1576	1970

<b>Availability</b>	The site forms part of the site WS039 which was submitted in the December 2018 call for sites	
<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
<b>Achievability</b>	The site is under a single registered title and there are no known legal rights or constraints on the site.	
<b>Timescale</b>	1-5 years	
	6-10 years	
	11-15 years	709
<b>Summary</b>	<p>The site lies partly within and partly outside the settlement boundary for Bury St Edmunds which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping).</p> <p>Part of the site forms a strategic housing allocation within the Bury St Edmunds Vision 2031 (Policy BV7).</p>	

<b>Reference (2020)</b>	WS035	<b>Previous references</b>	SS056
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Land at Hollow Road Farm, Barton Hill, Bury St Edmunds		
<b>Status:</b>	N/A		

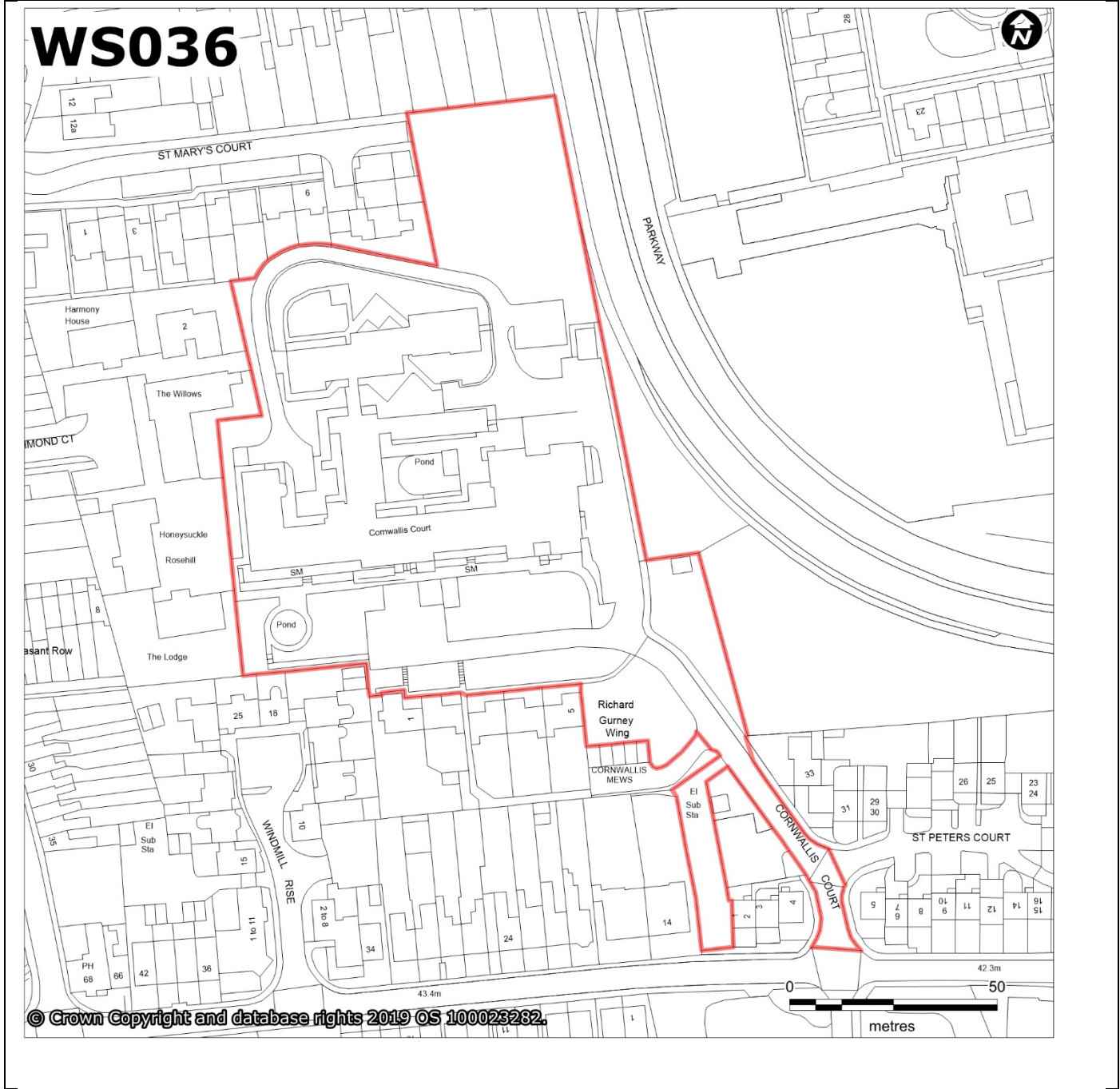


<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	5.90	<b>Yield</b>	106
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
118	177	236	295
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<b>Suitability</b>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>The site adjoins the settlement boundary for Bury St Edmunds at Barton Hill, a short distance from the main town settlement boundary.</p>	
<b>Achievability</b>	The site is under single ownership and there are no known legal issues or constraints on site.	
<b>Timescale</b>	1-5 years	106
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site is located partially adjacent to the settlement boundary for Bury St Edmunds at Barton Hill.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping).</p> <p>The site is not allocated for development.</p>	



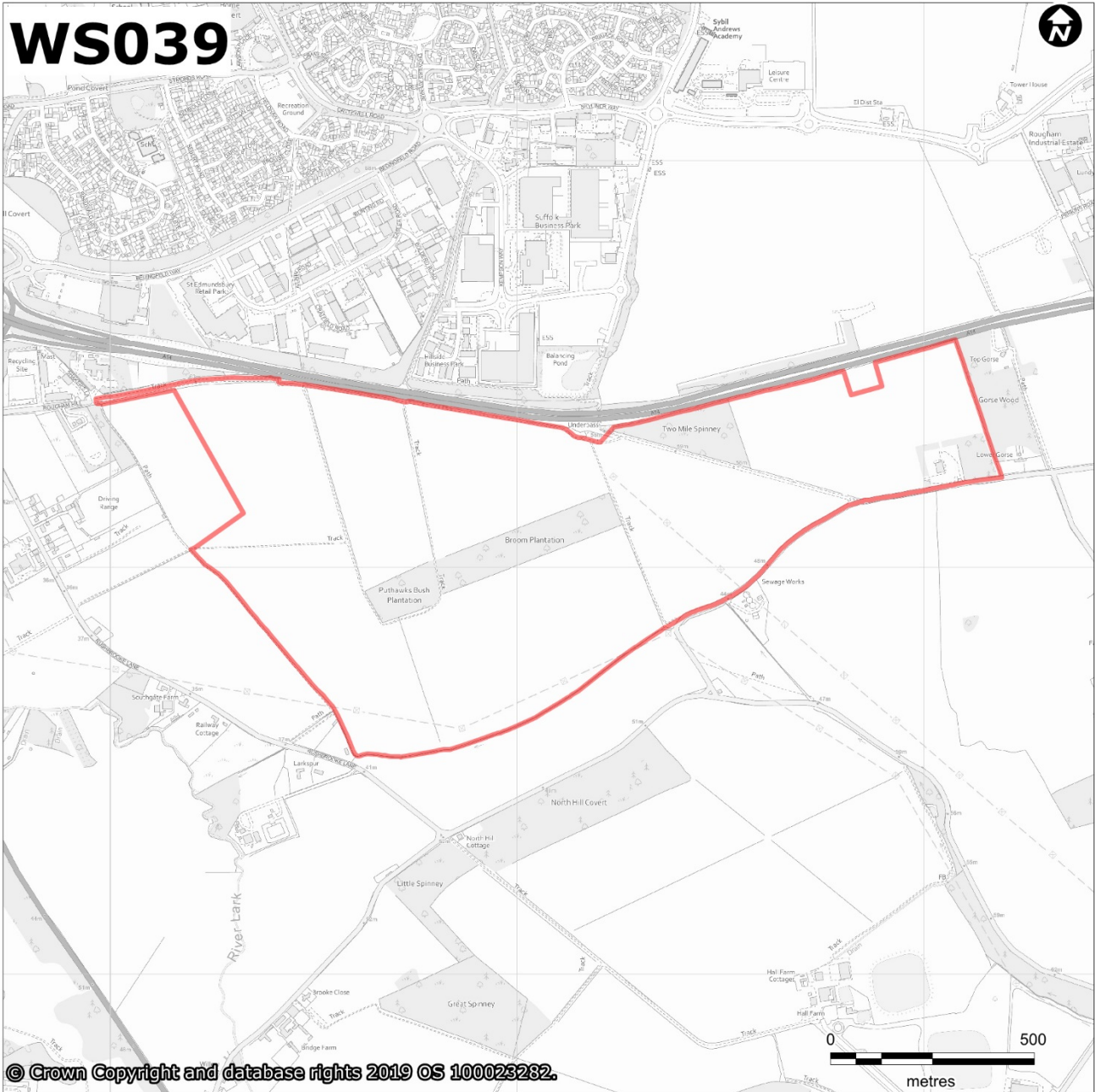
<b>Reference (2020)</b>	WS036	<b>Previous references</b>	
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Cornwallis Court, Bury St Edmunds		
<b>Status:</b>	N/A		



<b>Existing use</b>	Care home	<b>Proposed use</b>	Residential (care home)
<b>Area</b>	1.30	<b>Yield</b>	40
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
26	39	52	65
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<b>Suitability</b>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>A single point of access is indicated, although a second may be possible via St Mary's Court (possible ransom strip). Nevertheless, both access point lead to Hospital Road, which itself has only a single point of access.</p>	
<b>Achievability</b>	The site is under single ownership.	
<b>Timescale</b>	1-5 years	40
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site is located within the housing settlement boundary for Bury St Edmunds which is classified as town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph.</p> <p>Due to the single point of access there could be highways restrictions on numbers affecting yield.</p> <p>The site is not allocated for development.</p>	

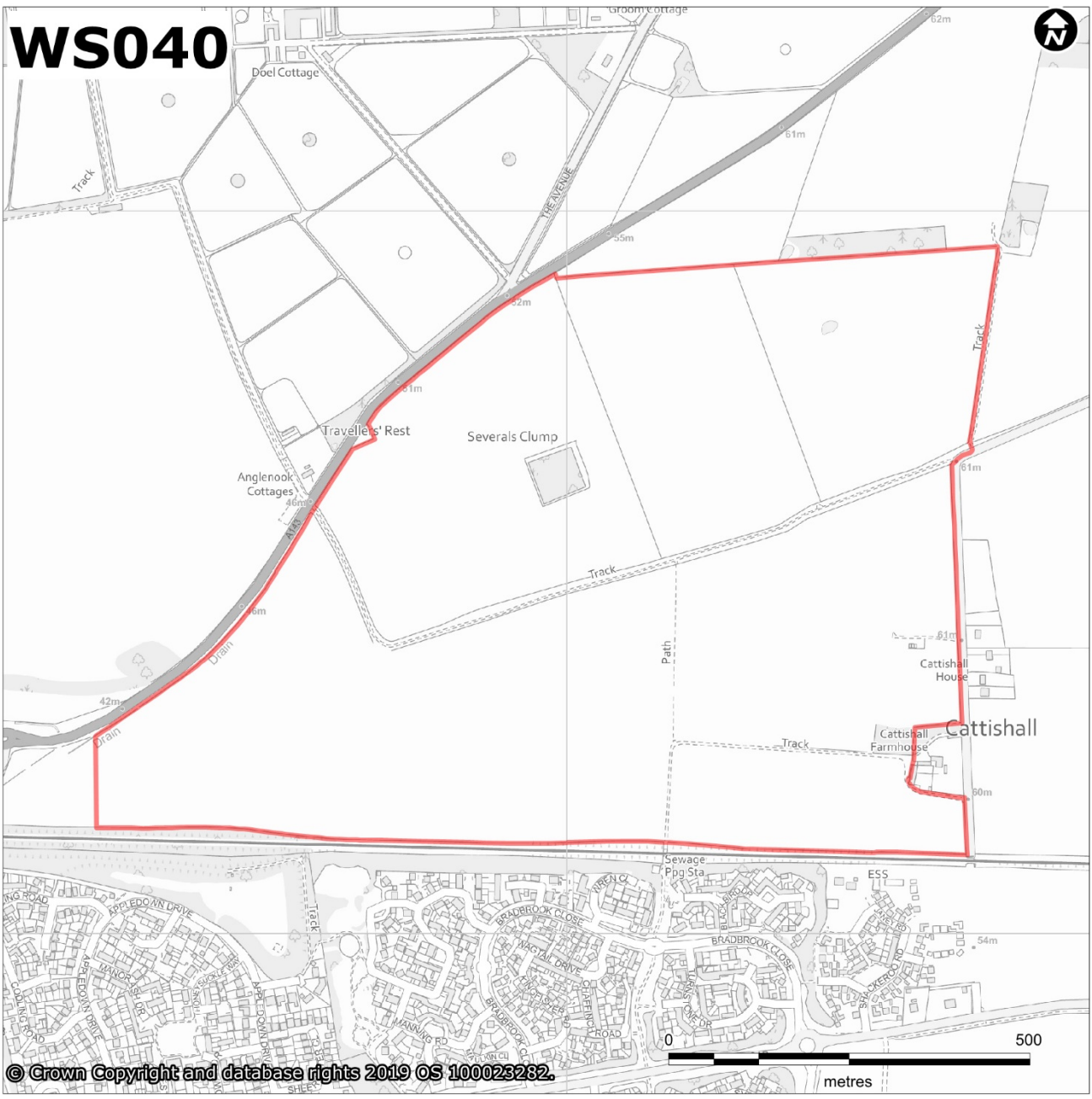
<b>Reference (2020)</b>	WS039	<b>Previous references</b>	
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Orttewell Road, south-east, Bury St Edmunds		
<b>Status:</b>	N/A		



<b>Existing use</b>	Agricultural and woodland	<b>Proposed use</b>	Mixed use (suggest solar park)
<b>Area</b>	103.50	<b>Yield</b>	1863
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
2070	3105	4140	5175

<b>Availability</b>	The site was confirmed in the December 2018 call for sites.	
<b>Suitability</b>	<p>There are no significant constraints to development, however further assessment would be required to understand flood risk, archaeological, landscape and other environmental issues.</p> <p>The site is of high archaeological potential and includes significant landscape elements. Further archaeological assessment required.</p> <p>Fluvial flood zone 3, 30 year surface water and 100 year surface water risk is present on portions of the site. Site will require detailed water management consideration with an FRA which should include detailed modelling of river and surface water flood risks and identification of blue corridors. The sequential test will need to be applied.</p> <p>The southern part of the site currently forms part of a special landscape area. The site has been suggested for mixed use including a solar park to the south of Broom Plantation. If a solar park is proposed, it could potentially be located to the north of the site and east of Two Mile Spinney, providing a buffer between residential development and the A14.</p>	
<b>Achievability</b>	The site is under a single registered title and no other parties have any known legal rights that relate to the site other than a small part (south-east corner) to be sold.	
<b>Timescale</b>	1-5 years	
	6-10 years	931
	11-15 years	932
<b>Summary</b>	<p>The site lies outside the settlement boundary for Bury St Edmunds which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping).</p> <p>The site is not allocated for development.</p>	

<b>Reference (2020)</b>	WS040	<b>Previous references</b>	BV6
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	North-east, Bury St Edmunds		
<b>Status:</b>	Allocated – BV6		
	Hybrid Application – DC/19/2456/HYB – Pending consideration		

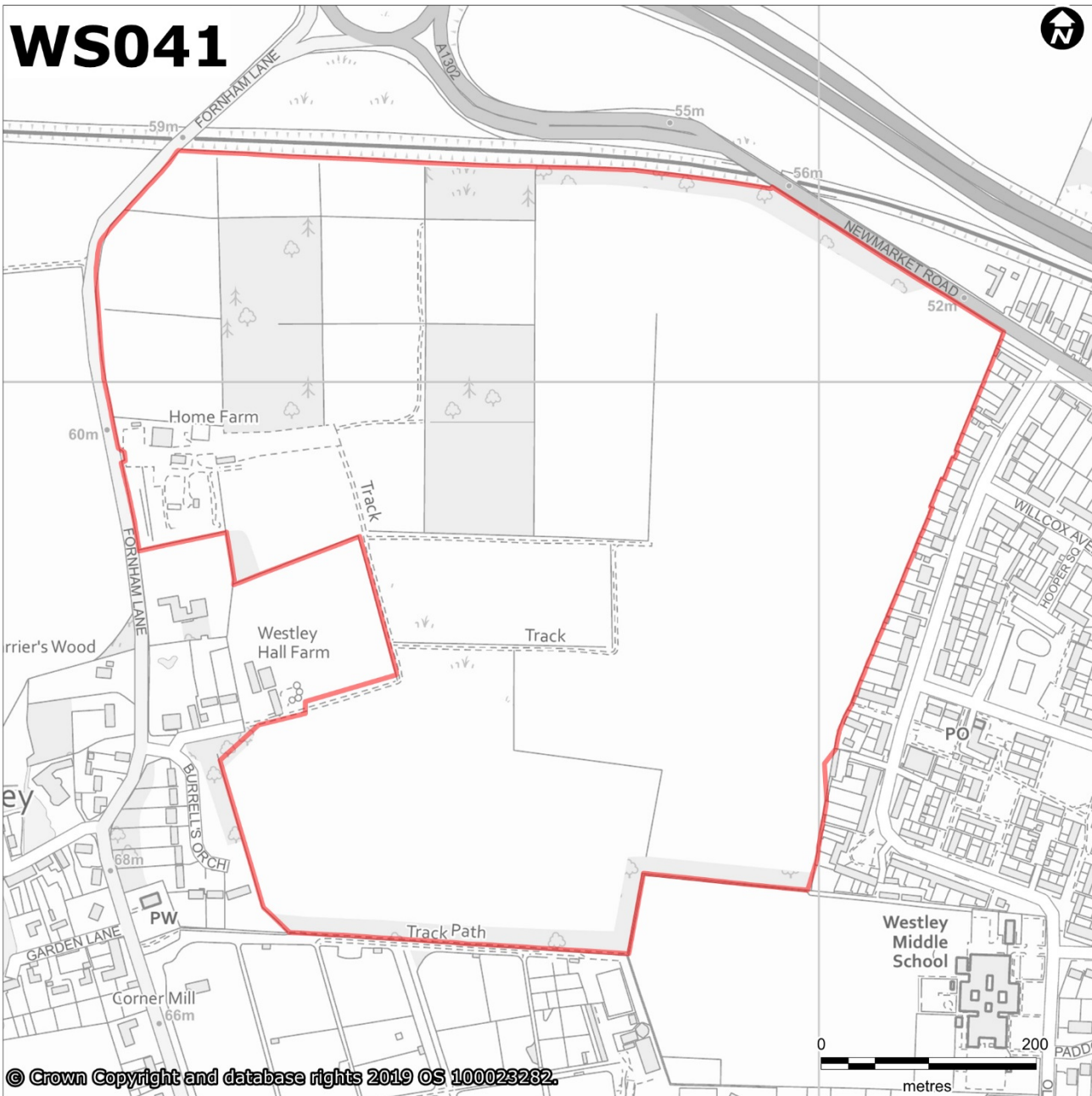


<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential (with neighbourhood centre)
<b>Area</b>	75.00	<b>Yield</b>	1250
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
1500	2250	3000	3750

<b>Availability</b>	The site was confirmed as available in the December 2018 call for sites. The site was also confirmed as available as part of the five year housing land supply in April 2019.	
<b>Suitability</b>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>The site contains several public rights of way which would need to be retained.</p> <p>The site is allocated for the development of around 1250 dwellings in the existing local plan and benefits from an adopted masterplan.</p> <p>The site falls within the Great Barton designated Neighbourhood Plan area.</p>	
<b>Achievability</b>	The site is under single ownership.	
<b>Timescale</b>	1-5 years	50
	6-10 years	600
	11-15 years	600
<b>Summary</b>	<p>The site is located within the housing settlement boundary for Bury St Edmunds which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms one of the strategic housing allocations within the Bury St Edmunds Vision 2031 (Policy BV6).</p> <p>For the purposes of the SHELAA we have used the number of dwellings included in the allocation which in this instance will extend beyond 15 years.</p>	



<b>Reference (2020)</b>	WS041	<b>Previous references</b>	BV5
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	West Bury St Edmunds		
<b>Status:</b>	Allocated – BV5 DC/19/0469/HYB – pending decision		

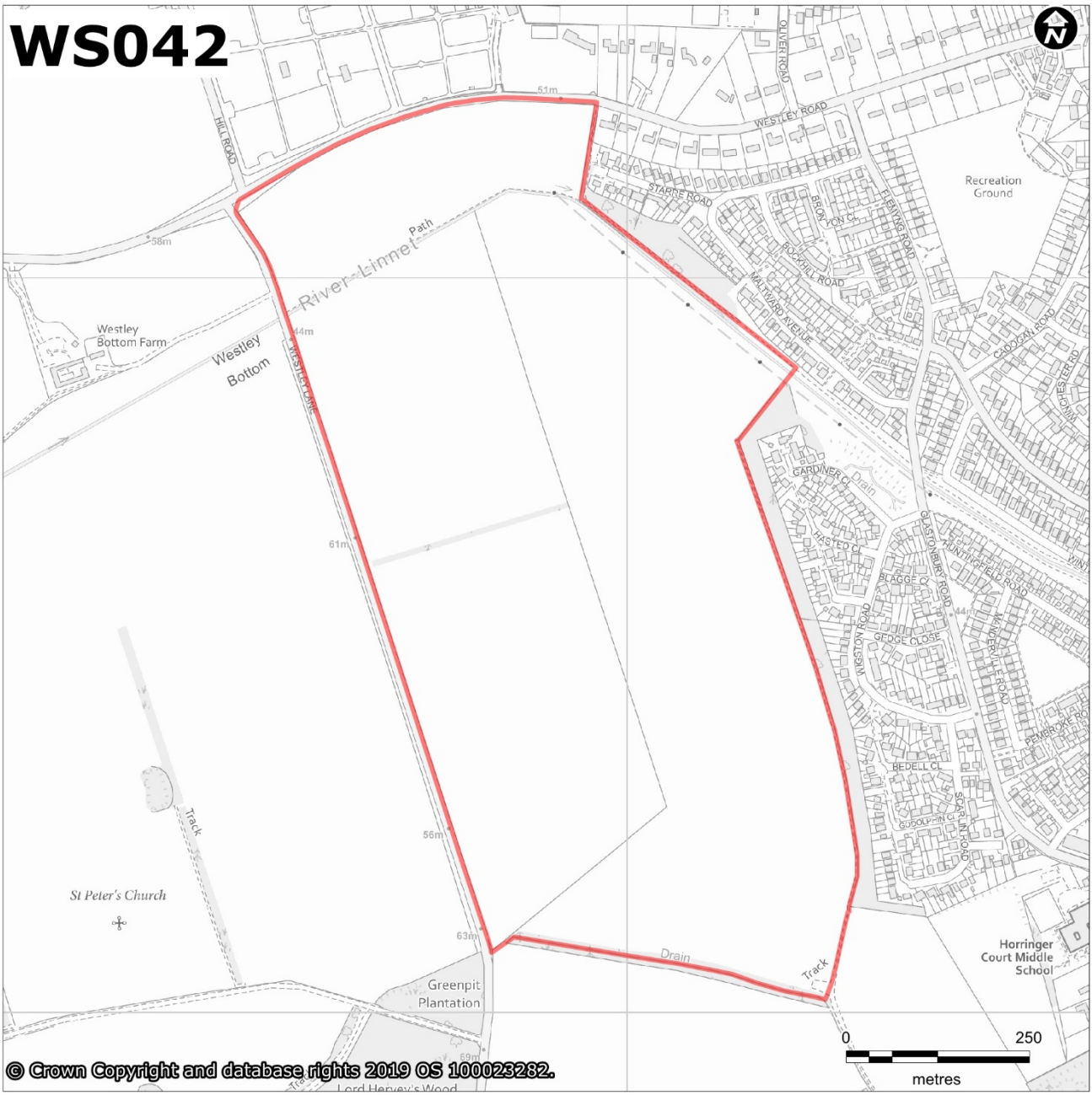


<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Mixed use
<b>Area</b>	44.66	<b>Yield</b>	450
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
893	1340	1786	2233
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<b>Suitability</b>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>The site is adjacent to trees protected by a tree preservation order. Further tree assessment would be required.</p> <p>The site forms part of an allocation for development of around 450 dwellings, relief road and a healthcare campus in the existing local plan.</p> <p>The submitted site does not include the land required to deliver all of the relief road.</p>	
<b>Achievability</b>	<p>Site is owned by two parties and there are no known legal issues or constraints on site.</p>	
<b>Timescale</b>	1-5 years	
	6-10 years	450
	11-15 years	
<b>Summary</b>	<p>The site is located within the housing settlement boundary for Bury St Edmunds which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms one of the strategic housing allocations within the Bury St Edmunds Vision 2031 (Policy BV5).</p> <p>For the purposes of the SHELAA we have used the number of dwellings included in the allocation.</p>	



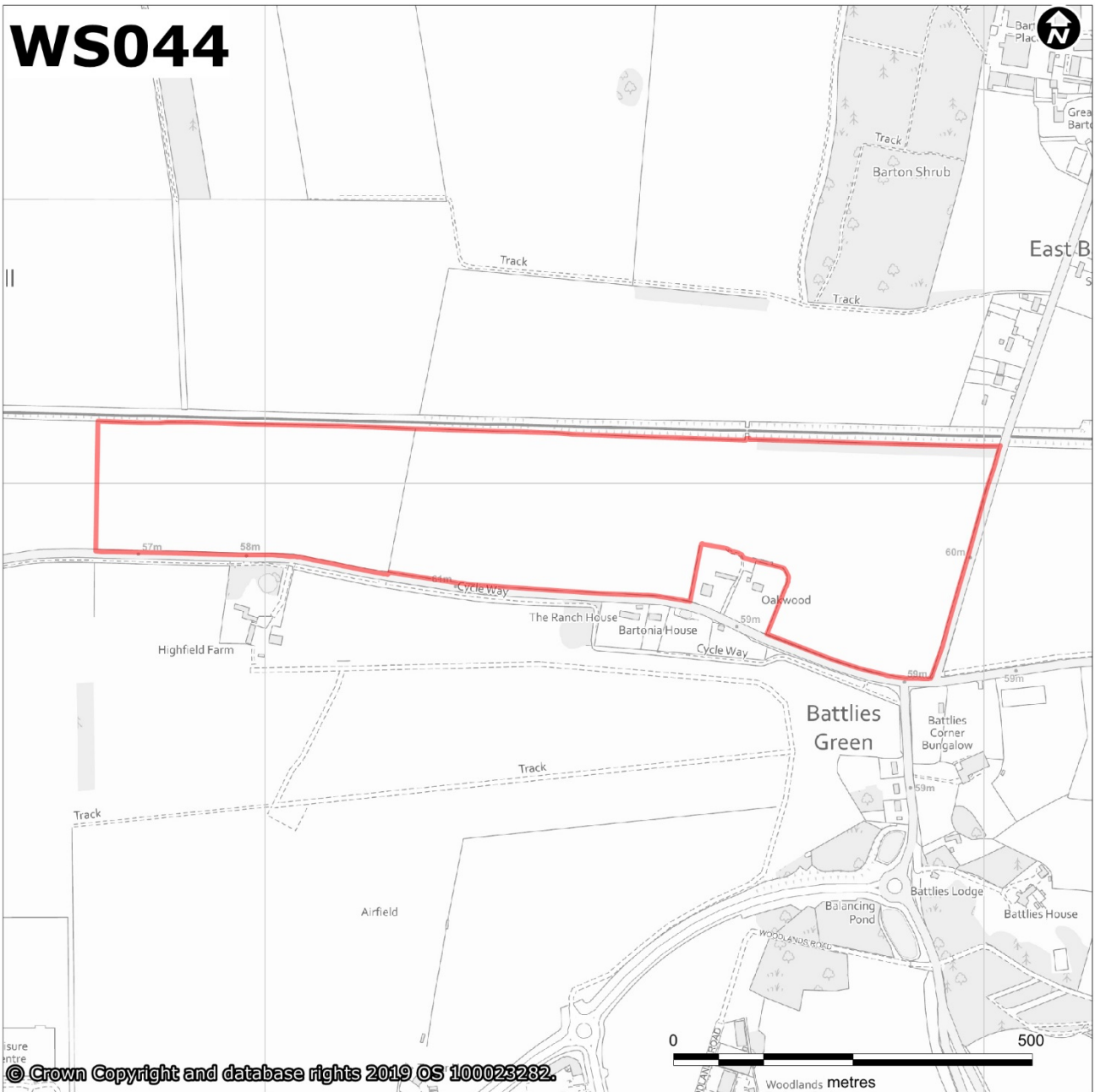
<b>Reference (2020)</b>	WS042	<b>Previous references</b>	SS122
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Land to the south of Westley Road and east of Westley Lane, Bury St Edmunds		
<b>Status:</b>	N/A		



<b>Existing use</b>	Meadow	<b>Proposed use</b>	Residential
<b>Area</b>	62.31	<b>Yield</b>	1122
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
1246	1869	2492	3116
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<p><b>Suitability</b></p>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>There is high potential for archaeological and palaeo-environmental remains at this location. Further archaeological assessment required, including the landscape and canalisation of the river through the site. The site currently forms part of a special landscape area.</p> <p>Fluvial flood zone 3, 30 year surface water and 100 year surface water risk is present on portions of the site. Site will require detailed water management consideration with an FRA which should include detailed modelling of river and surface water flood risks and identification of blue corridors. The sequential test will need to be applied.</p>	
<p><b>Achievability</b></p>	<p>The site is under single ownership.</p>	
<p><b>Timescale</b></p>	<p>1-5 years</p>	
	<p>6-10 years</p>	<p>561</p>
	<p>11-15 years</p>	<p>561</p>
<p><b>Summary</b></p>	<p>The site lies outside the settlement boundary for Bury St Edmunds which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping).</p> <p>The site is not allocated for development.</p>	

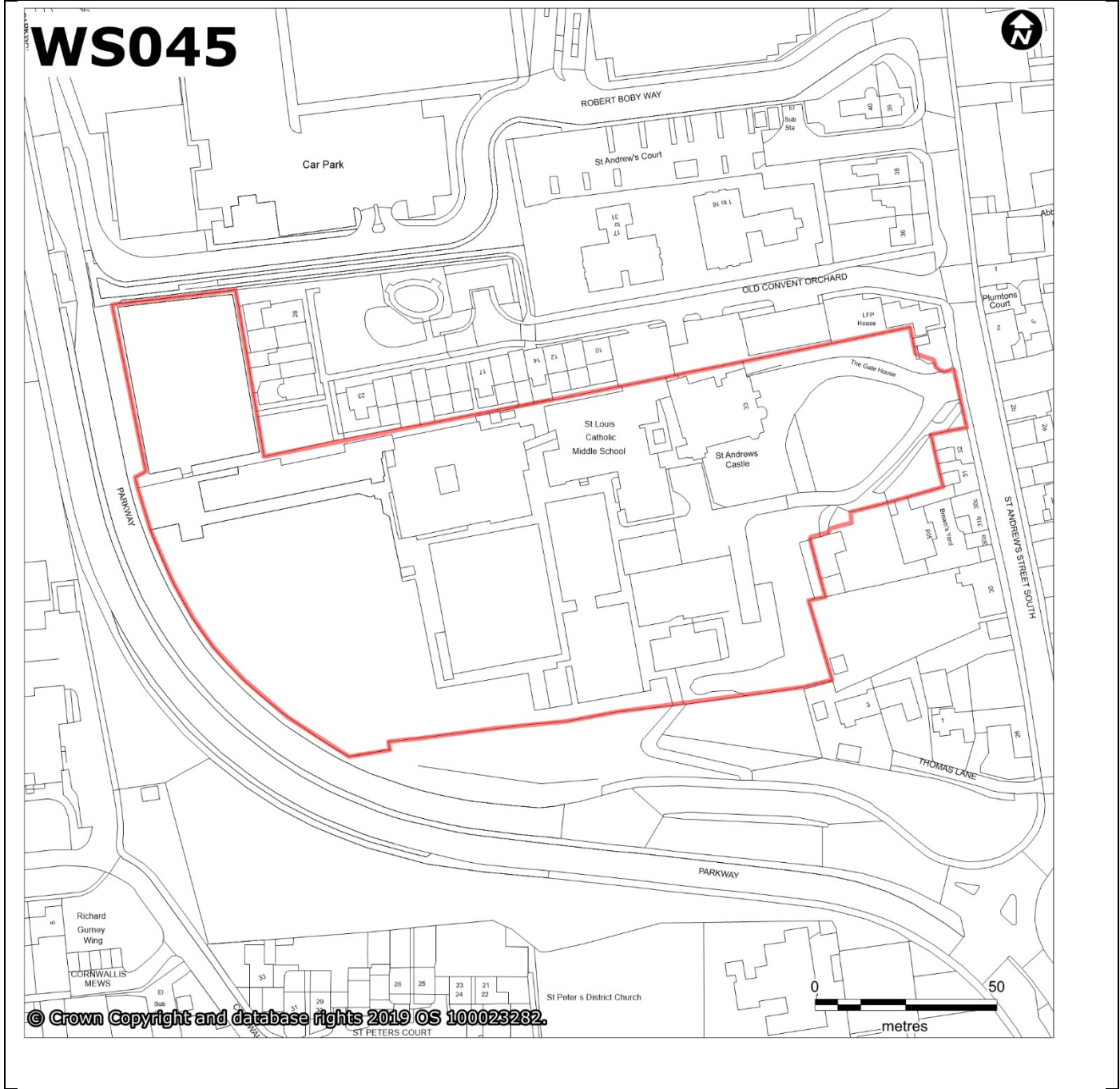
<b>Reference (2020)</b>	WS044 - overlapping	<b>Previous references</b>	SS073, SS130
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Land to the north of Mount Road, south of Cattishall and east of Cherry Trees, Rushbooke with Rougham		
<b>Status:</b>	N/A		



<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	26.76	<b>Yield</b>	484
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
535	803	1070	1338
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.
<b>Achievability</b>	The site is under multiple ownership, however there are no known legal constraints on the site
<b>Timescale</b>	1-5 years
	6-10 years
	11-15 years
<b>Summary</b>	<p>The site lies partially adjacent to the settlement boundary for Bury St Edmunds which is classified as a town in the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping).</p> <p>The timescale has been delayed because the site is under multiple ownership, and to allow for appropriate environmental assessment and mitigation.</p>

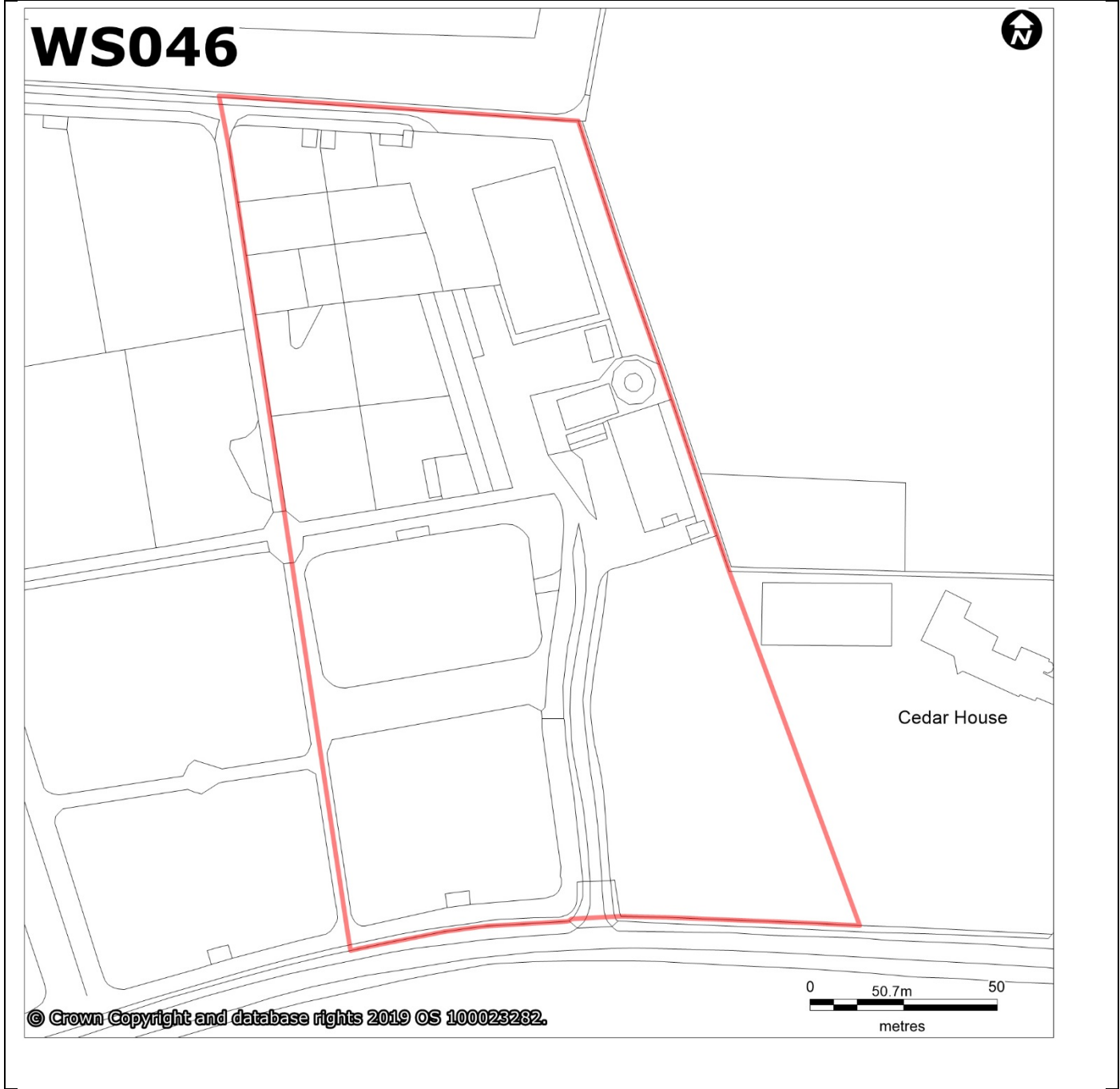
<b>Reference (2020)</b>	WS045	<b>Previous references</b>	UCS125
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	St Louis Middle School, Bury St Edmunds		
<b>Status:</b>	N/A		



<b>Existing use</b>	Education	<b>Proposed use</b>	Residential
<b>Area</b>	1.78	<b>Yield</b>	53
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
36	53	71	89
<b>Availability</b>	The site was confirmed in the December 2018 call for sites.		

<p><b>Suitability</b></p>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>The site is adjacent to and includes trees protected by a tree preservation order Further tree assessment would be required.</p> <p>There are listed buildings within the site and it is located adjacent to a conservation area. Further assessment is required.</p>	
<p><b>Achievability</b></p>	<p>The site is under single ownership and there are no known legal issues or constraints on site.</p> <p>The site has recently been marketed and a sale agreed.</p>	
<p><b>Timescale</b></p>	<p>1-5 years</p>	
	<p>6-10 years</p>	<p>53</p>
	<p>11-15 years</p>	
<p><b>Summary</b></p>	<p>The site is located within the housing settlement boundary for Bury St Edmunds which is classified as town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph. There are a number of constraints on the site that could lead to a delay in the delivery of the site.</p> <p>The site is not allocated for development.</p>	

<b>Reference (2020)</b>	WS046	<b>Previous references</b>	
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Westley Road, Westley		
<b>Status:</b>	N/A		

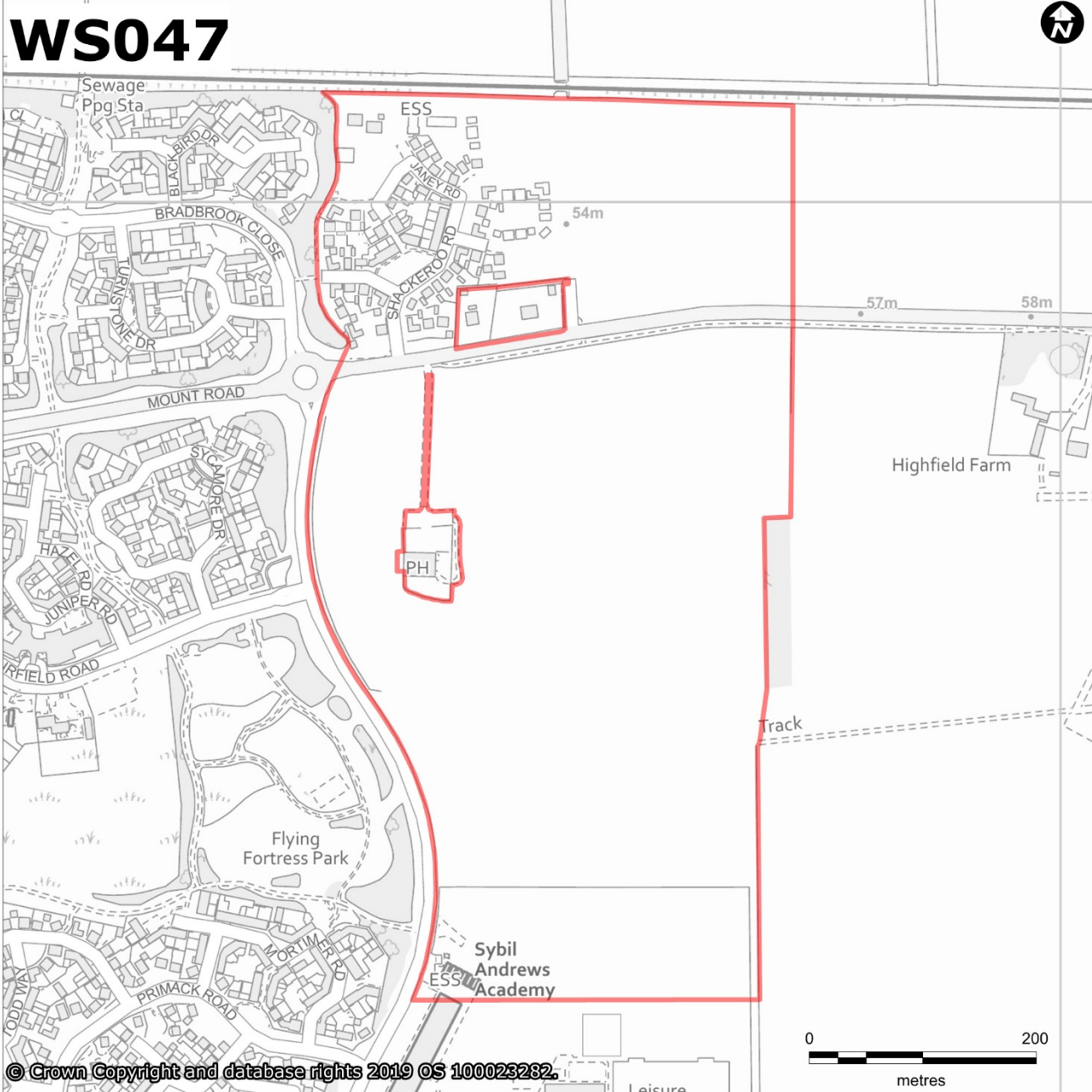


<b>Existing use</b>	Equestrian and housing	<b>Proposed use</b>	Residential
<b>Area</b>	2.50	<b>Yield</b>	75
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
50	75	100	125
<b>Availability</b>	The site was confirmed in the December 2018 call for sites		

<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
<b>Achievability</b>	The site is under single ownership.	
<b>Timescale</b>	1-5 years	75
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies partially adjacent to the settlement boundary for Bury St Edmunds which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph.</p> <p>The site is not allocated for development.</p>	



<b>Reference (2020)</b>	WS047	<b>Previous references</b>	BV04
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Moreton Hall, Bury St Edmunds		
<b>Status:</b>	Allocated – BV4 Commenced – 2016/2017 DC/14/1881/HYB – 26 February 2016 – 100 dwellings DC/17/1006/RM – 8 December 2017 – phase 2 – 80 dwelling DC/18/1751/RM – pending decision – phase 3-5 – 320 dwellings		

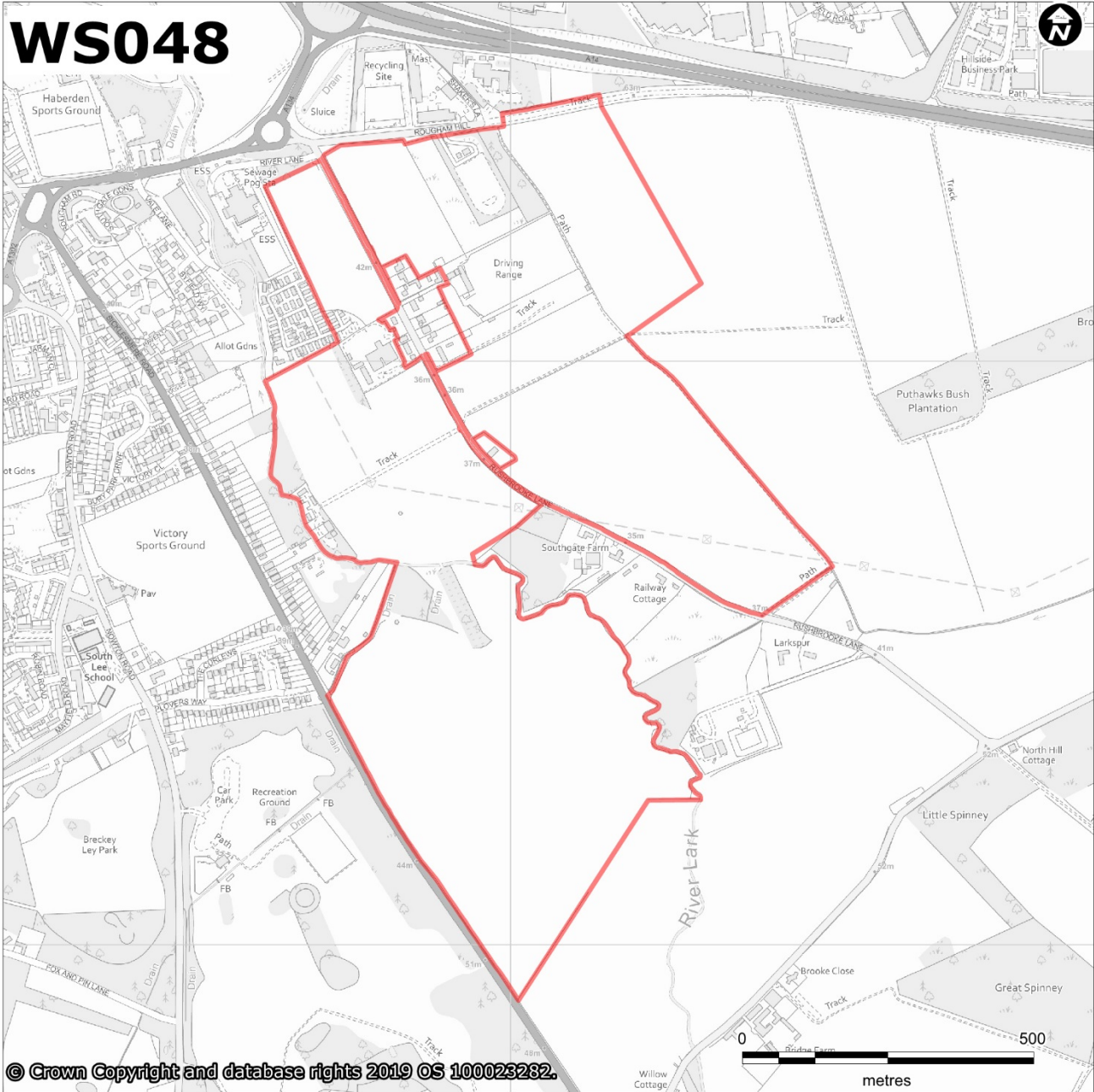


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<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	34.10	<b>Yield</b>	500
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
682	1023	1364	1705

<b>Availability</b>	The site was confirmed as available as part of the five year housing land supply in April 2019.	
<b>Suitability</b>	There are no significant constraints to development, however there are a number of environmental constraints on the site.	
<b>Achievability</b>	<p>There are no legal constraints on site.</p> <p>Outline planning consent has been granted on part of the site.</p> <p>Phase one is close to completion, phase two has commenced on site.</p> <p>Approximately 150 dwellings have already been built on site.</p> <p>The southern portion of the site is already developed by the Sybil Andrews Academy.</p>	
<b>Timescale</b>	1-5 years	300
	6-10 years	50
	11-15 years	
<b>Summary</b>	<p>The site is located within the housing settlement boundary for Bury St Edmunds which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms part of one of the strategic housing allocations within the Bury St Edmunds Vision 2031 (Policy BV4).</p> <p>For the purposes of the SHELAA we have used the number of outstanding dwellings included in the proposal with planning permission and pending planning permission.</p>	

<b>Reference (2020)</b>	WS048	<b>Previous references</b>	BV07
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	South-east, Bury St Edmunds		
<b>Status:</b>	Allocated – BV7 DC/15/2483/OUT – 1250 homes and associated uses pending decision		

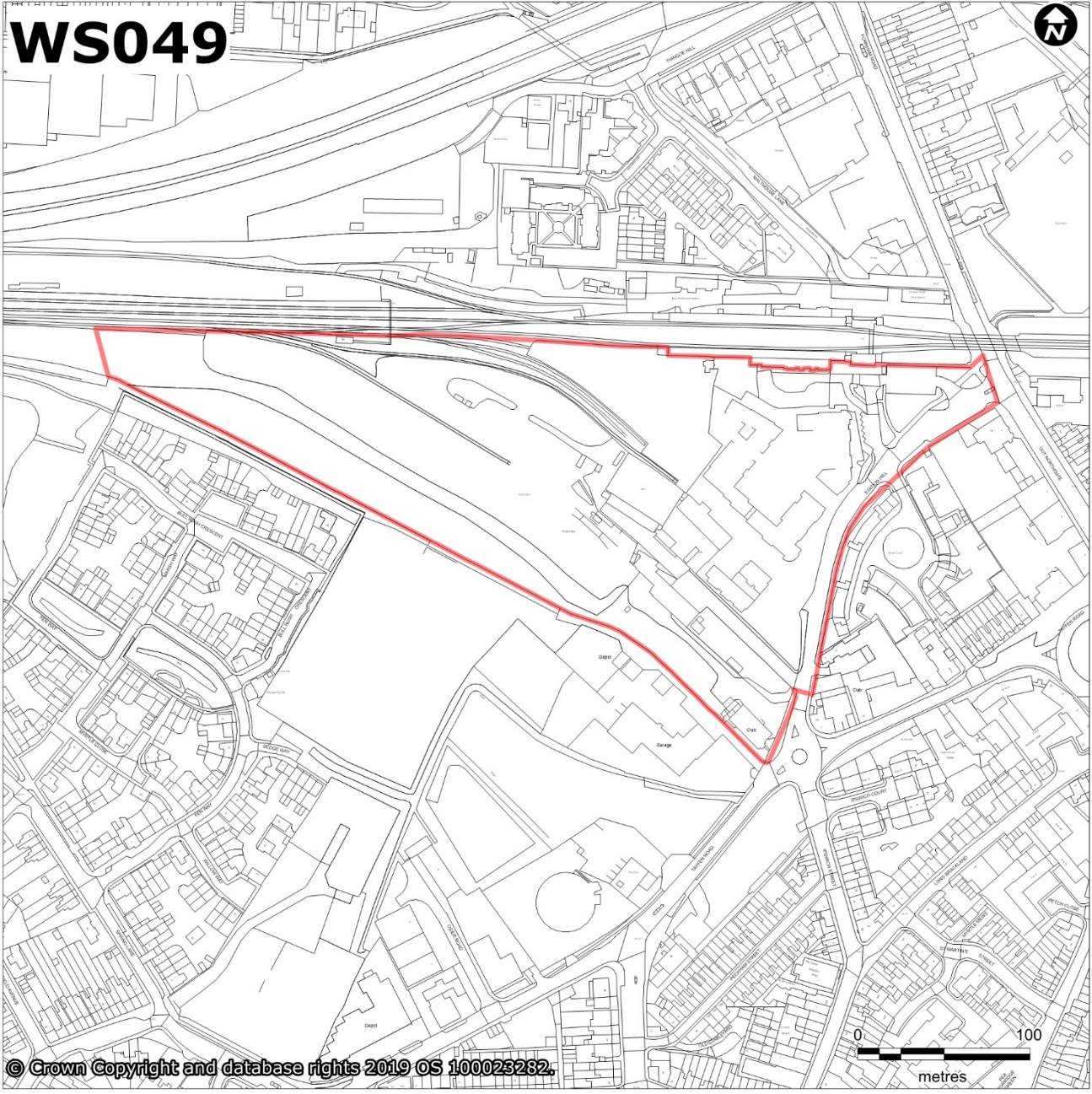


<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Mixed use
<b>Area</b>	74.71	<b>Yield</b>	1250
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
1494	2241	2988	3736

<b>Availability</b>	The site was confirmed as available as part of the five year housing land supply in April 2019.	
<b>Suitability</b>	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>The site is adjacent to trees protected by a tree preservation order. Further tree assessment would be required.</p>	
<b>Achievability</b>	<p>A masterplan for the site was adopted in 2015 and an outline application has been submitted.</p> <p>The 2019 five year housing land supply assessment anticipates delivery will commence within the next five years.</p>	
<b>Timescale</b>	1-5 years	
	6-10 years	600
	11-15 years	650
<b>Summary</b>	<p>The site is located within the housing settlement boundary for Bury St Edmunds which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms one of the strategic housing allocations within the Bury St Edmunds Vision 2031 (Policy BV7).</p> <p>For the purposes of the SHELAA we have used the number of dwellings included in the allocation and the pending planning application.</p>	



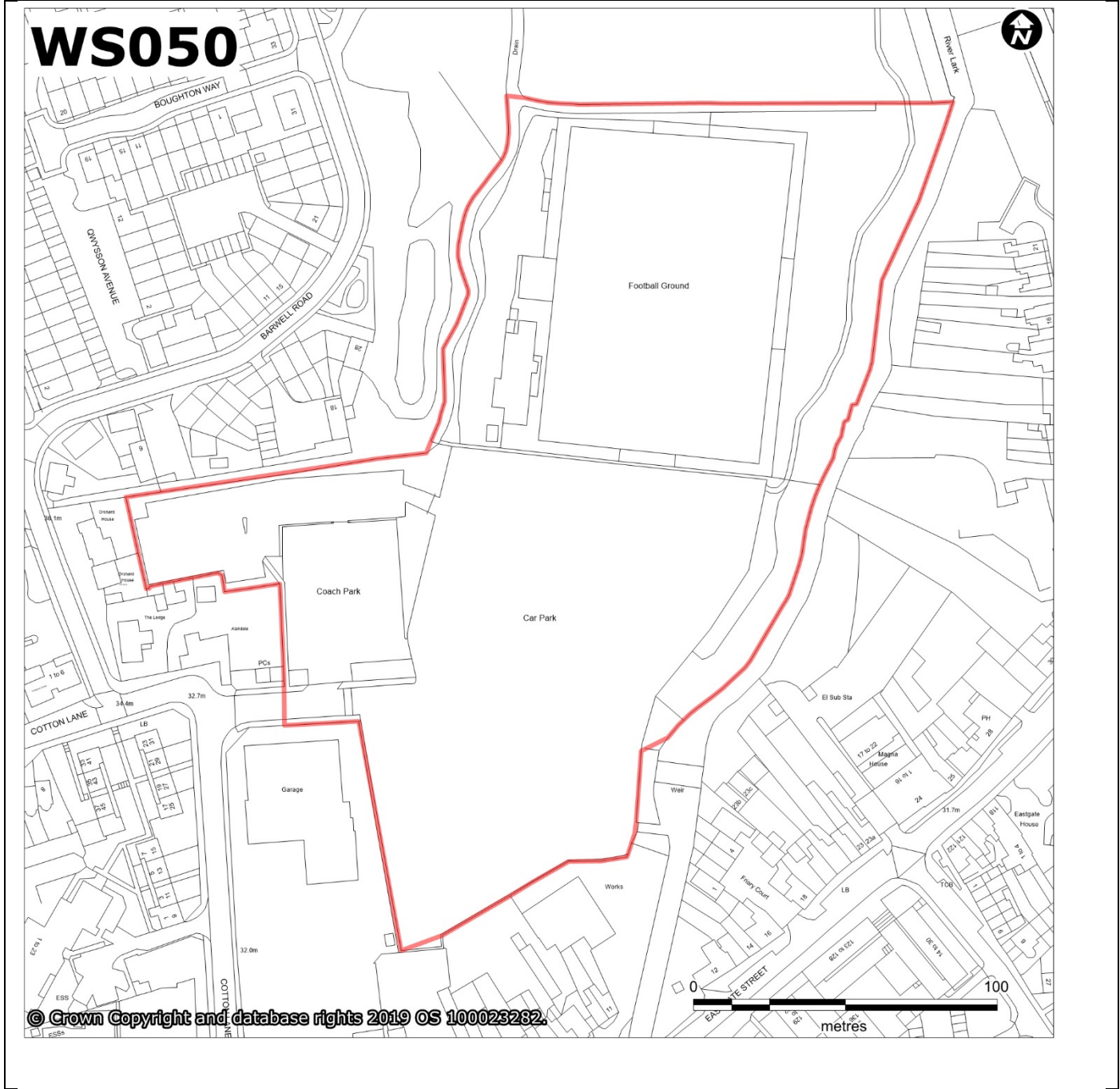
<b>Reference (2020)</b>	WS049	<b>Previous references</b>	BV08
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Station Hill, Bury St Edmunds		
<b>Status:</b>	Allocated – BV8 Development commenced – phase 1 October 2018 – part of site DC/13/0906/FUL 133 dwellings DC/15/1520/FUL 42 residential units		



<b>Existing use</b>	underused railway sidings and vacant land,	<b>Proposed use</b>	Mixed use
<b>Area</b>	5.95	<b>Yield</b>	300
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
119	179	238	298

<b>Availability</b>	The site was confirmed as available as part of the five year housing land supply in April 2019. Part of the site was also submitted in the December 2018 call for sites	
<b>Suitability</b>	<p>There are no significant constraints to development, however there are a number of environmental constraints on the site.</p> <p>The site includes trees protected by a tree preservation order. Further tree assessment would be required.</p> <p>There is a listed building on the site.</p>	
<b>Achievability</b>	A major part of site is in operational use as road/rail interchange. This will need to be relocated before part of the site can come forward for development. Station Hill frontage has planning permission and is under construction.	
<b>Timescale</b>	1-5 years	133
	6-10 years	167
	11-15 years	
<b>Summary</b>	<p>The site is located within the housing settlement boundary for Bury St Edmunds which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms one of the strategic housing allocations within the Bury St Edmunds Vision 2031 (Policy BV8) for mixed uses including 300 dwellings.</p> <p>Development of the operational sidings part of the site is dependent upon the prior relocation of the current road/rail aggregates transshipment facility.</p>	

<b>Reference (2020)</b>	WS050	<b>Previous references</b>	BV11
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Land at Ram Meadow, Bury St Edmunds		
<b>Status:</b>	Allocated – BV11		

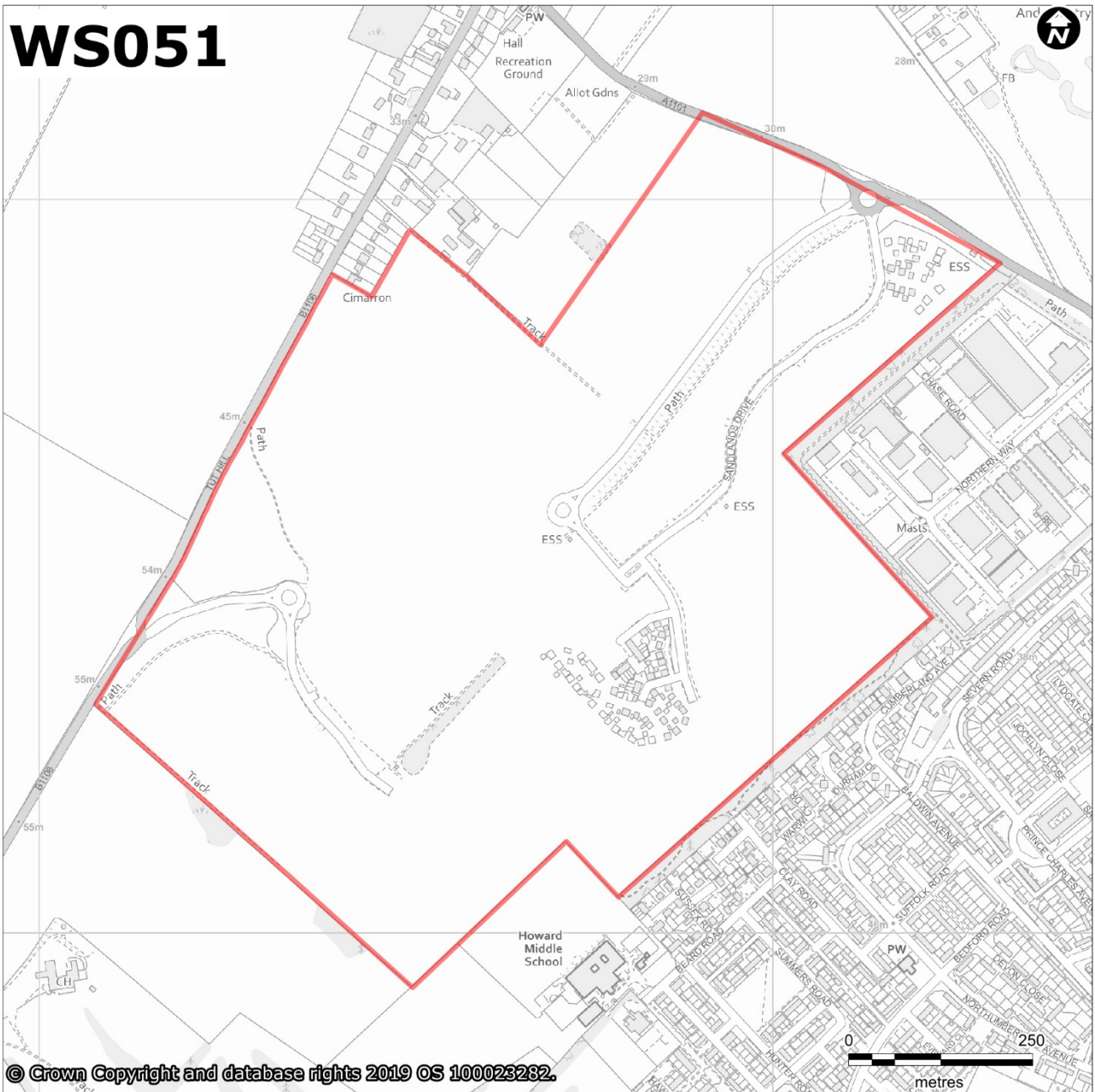


<b>Existing use</b>	Car park, meadow and Football Ground	<b>Proposed use</b>	Residential, commercial, public open space and car parking.
<b>Area</b>	3.72	<b>Yield</b>	67
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
74	112	149	186
<b>Availability</b>	The site is allocated within the Bury St Edmunds Vision 2031.		

<p><b>Suitability</b></p>	<p>There are no significant constraints to development however further assessment would be required to understand other environmental issues.</p> <p>The site is within flood zones 2 and 3. Fluvial flood zone 3, 30 year surface water and 100 year surface water risk is present on portions of the site. Site will require detailed water management consideration with an FRA which should include detailed modelling of river and surface water flood risks and identification of blue corridors. The sequential test will need to be applied.</p>	
<p><b>Achievability</b></p>	<p>Policy BV11 requires a development brief on the site to inform the site.</p>	
<p><b>Timescale</b></p>	<p>1-5 years</p>	
	<p>6-10 years</p>	
	<p>11-15 years</p>	<p>67</p>
<p><b>Summary</b></p>	<p>The site is allocated within the Bury St Edmunds Vision 2031 as a mixed use site, the policy requires a detailed development brief to determine the numbers and distributions of uses on the site. However, for the purposes of the SHELAA we have assumed a 30 dwellings per hectare model on 60% of the site, assuming the remaining 40% will be used for infrastructure and commercial uses.</p> <p>Development has not commenced on the site and so the delivery of the site is expected to be delayed until the later end of the SHELAA.</p>	



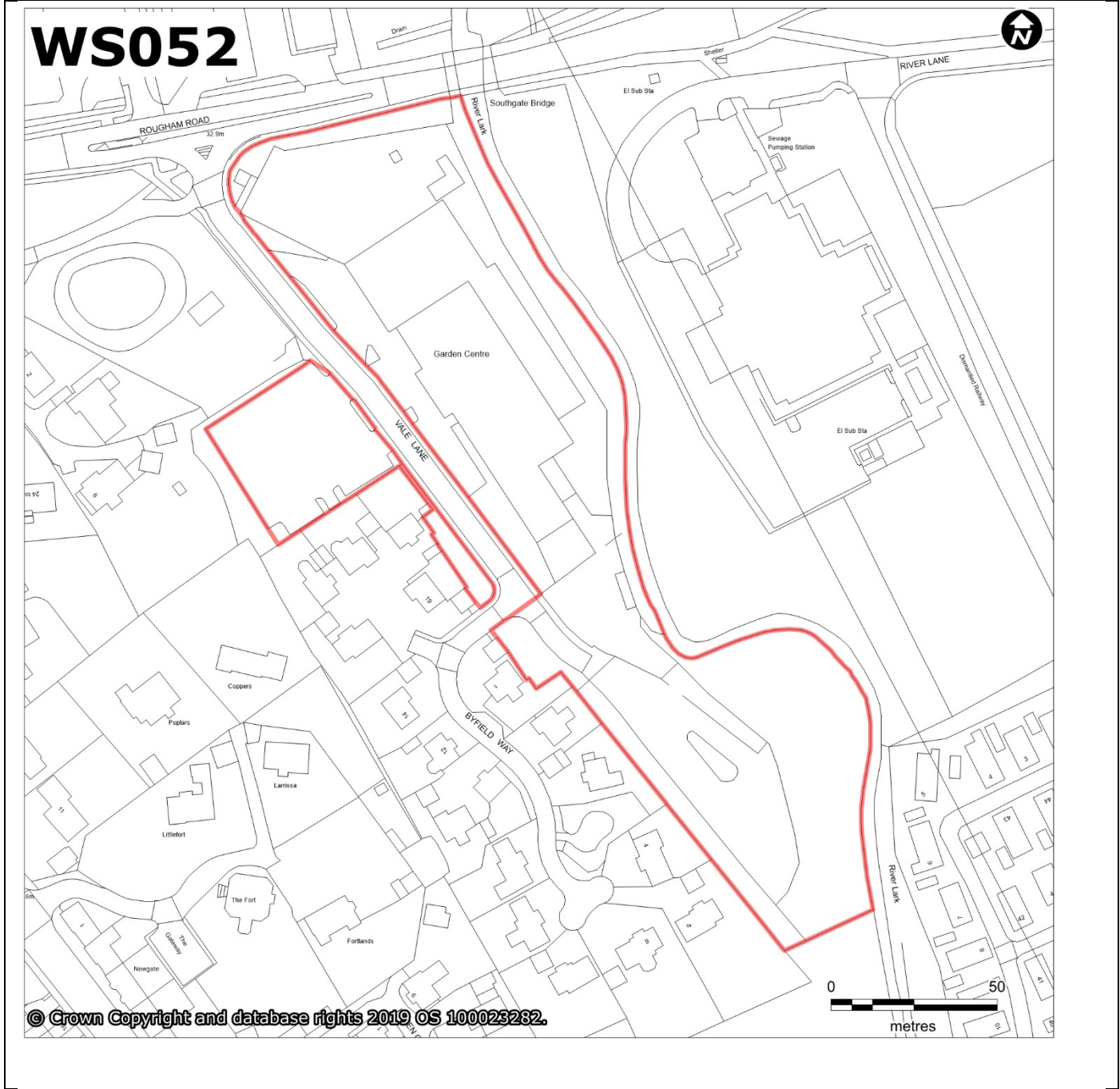
<b>Reference (2020)</b>	WS051	<b>Previous references</b>	BV3
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	North-west, Bury St Edmunds		
<b>Status:</b>	Allocated – BV3 DC/13/0932/HYB – 8 October 2014 (various reserved matters for each developer) Commenced 2016/2017 (Marham Park)		



<b>Existing use</b>	Agricultural land	<b>Proposed use</b>	Residential
<b>Area</b>	78.23	<b>Yield</b>	950
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
1565	2347	3129	3912
<b>Availability</b>	The site is allocated within the Bury St Edmunds Vision 2031 (BV3). Planning permission (DC/13/0932/HYB) was granted in 2014 along with a		

	number of reserved matters permissions and development has commenced on the site.	
<b>Suitability</b>	There are no significant constraints to development however there are a number of environmental constraints on the site.	
<b>Achievability</b>	<p>Development has commenced (approximately 130 dwellings completed on site).</p> <p>A significant proportion of the site is expected to come forward in the first five years and forms part of the 2019 five year housing land supply.</p>	
<b>Timescale</b>	1-5 years	600
	6-10 years	220
	11-15 years	
<b>Summary</b>	<p>The site is allocated within the Bury St Edmunds Vision 2031 and is expected to deliver 950 dwellings. A hybrid planning permission and several reserved matters permission have been granted. Development has commenced with approximately 130 dwellings already completed on site. The five year housing land supply (published in April 2019) expects the site to have a build out rate of approximately 120 dwellings per year with the majority of the site to come forward in the next five years.</p>	

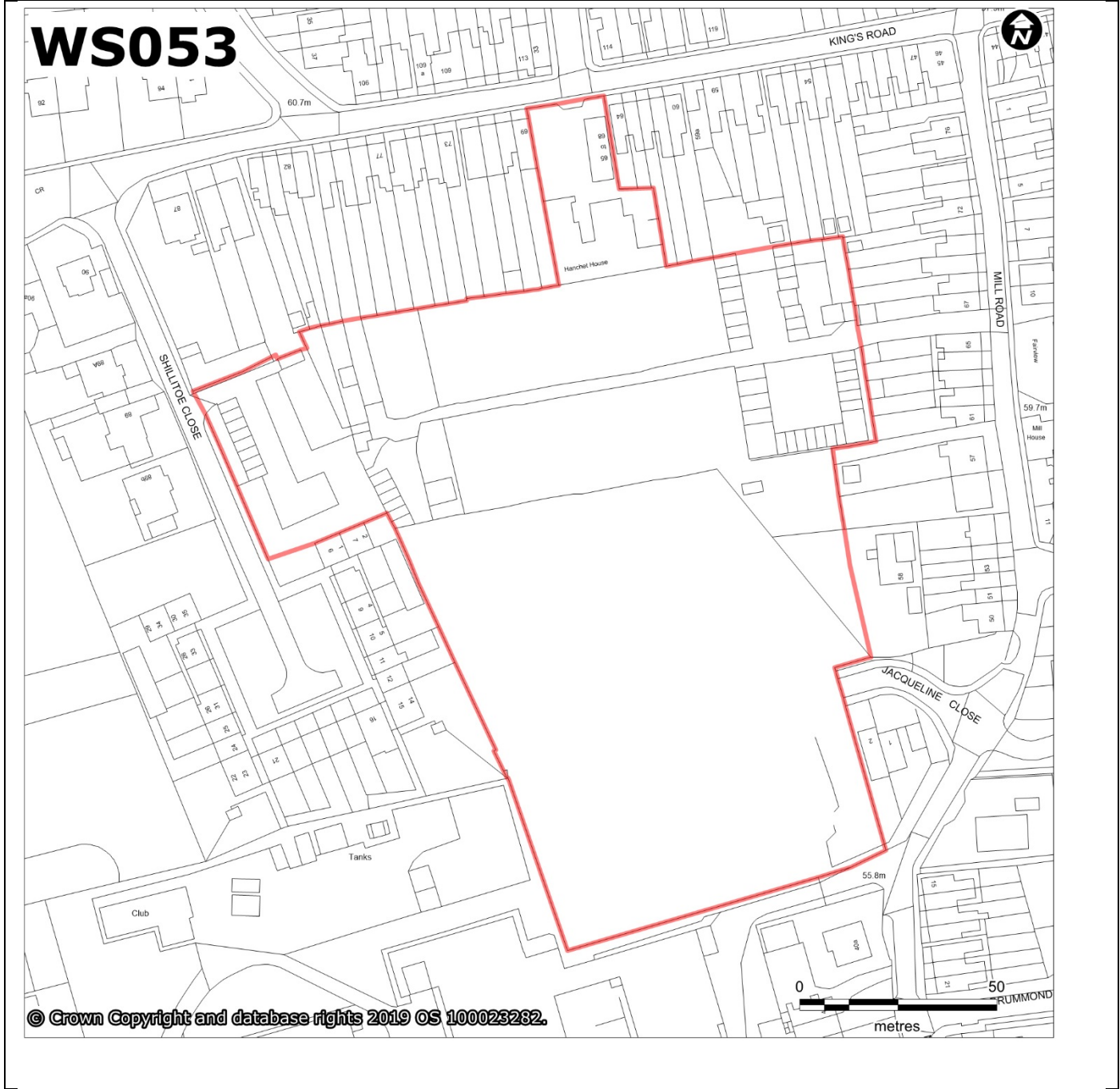
<b>Reference (2020)</b>	WS052	<b>Previous references</b>	BV10(a)
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Dobbies Garden Centre		
<b>Status:</b>	Allocated – BV10(a)		



<b>Existing use</b>	Garden Centre	<b>Proposed use</b>	Residential
<b>Area</b>	1.75	<b>Yield</b>	30
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
35	53	70	88
<b>Availability</b>	The site is allocated within the Bury St Edmunds Vision 2031 (BV10(a)).		

<b>Suitability</b>	<p>Part of the site is within flood zones 2 and 3. Fluvial flood zone 3, 30 year surface water and 100 year surface water risk is present on portions of the site. Site will require detailed water management consideration with an FRA which should include detailed modelling of river and surface water flood risks and identification of blue corridors. The sequential test will need to be applied.</p> <p>Further assessment would also be required to understand other environmental issues.</p>	
<b>Achievability</b>	<p>The site is expected to come forward within the lifetime of the Bury St Edmunds Vision 2031. However, no progress has been made towards progressing an application on the site.</p>	
<b>Timescale</b>	1-5 years	
	6-10 years	
	11-15 years	30
<b>Summary</b>	<p>The site has allocated within the local plan for 30 dwellings. No progress has been made towards the development of the site, but it is expected to come forward within the lifetime of the Bury St Edmunds Vision 2031.</p>	

<b>Reference (2020)</b>	WS053	<b>Previous references</b>	BV10(b)
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Land at Jacqueline Close, Bury St Edmunds		
<b>Status:</b>	Allocated – BV10(b)		



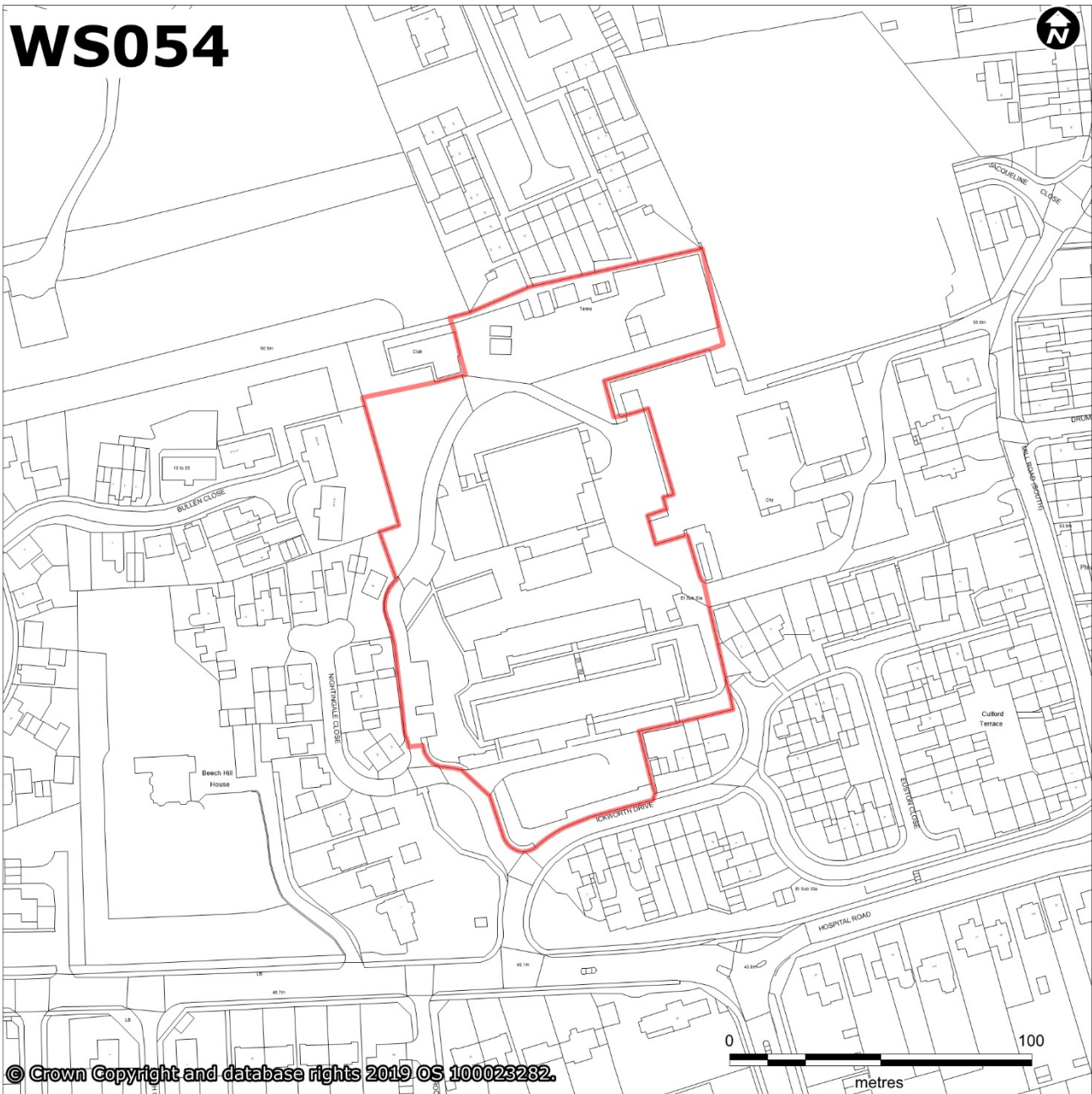
<b>Existing use</b>	Remains of a former chalk works	<b>Proposed use</b>	Residential
<b>Area</b>	2.0	<b>Yield</b>	30
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
40	60	80	100
<b>Availability</b>	The site is allocated within the Bury St Edmunds Vision 2031 (BV10(b)).		



<b>Suitability</b>	<p>There are no significant constraints to development however, further assessment would be required to understand other environmental issues.</p> <p>Archaeological advice is that early investigation should be undertaken, in combination with geotechnical assessment, to ensure that the scope of any historic remains can be assessed.</p> <p>The site is on the edge of a conservation area and contains trees with tree protection orders. Further assessment would be required to understand these constraints.</p>	
<b>Achievability</b>	<p>The site contains the remains of a former chalk workings on the site, however the site is seen to be viable and is expected to come forward within the lifetime of the Bury St Edmunds Vision 2031.</p>	
<b>Timescale</b>	1-5 years	
	6-10 years	10
	11-15 years	20
<b>Summary</b>	<p>The site is allocated within the Bury St Edmunds Vision 2031 for 30 dwellings and is expected to come forward within the later stages of the Bury St Edmunds Vision 2031.</p>	

<b>Reference (2020)</b>	WS054	<b>Previous references</b>	BV10(c)
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Hospital site, Hospital Road, Bury St Edmunds		
<b>Status:</b>	Allocated – BV10(c)		

# WS054

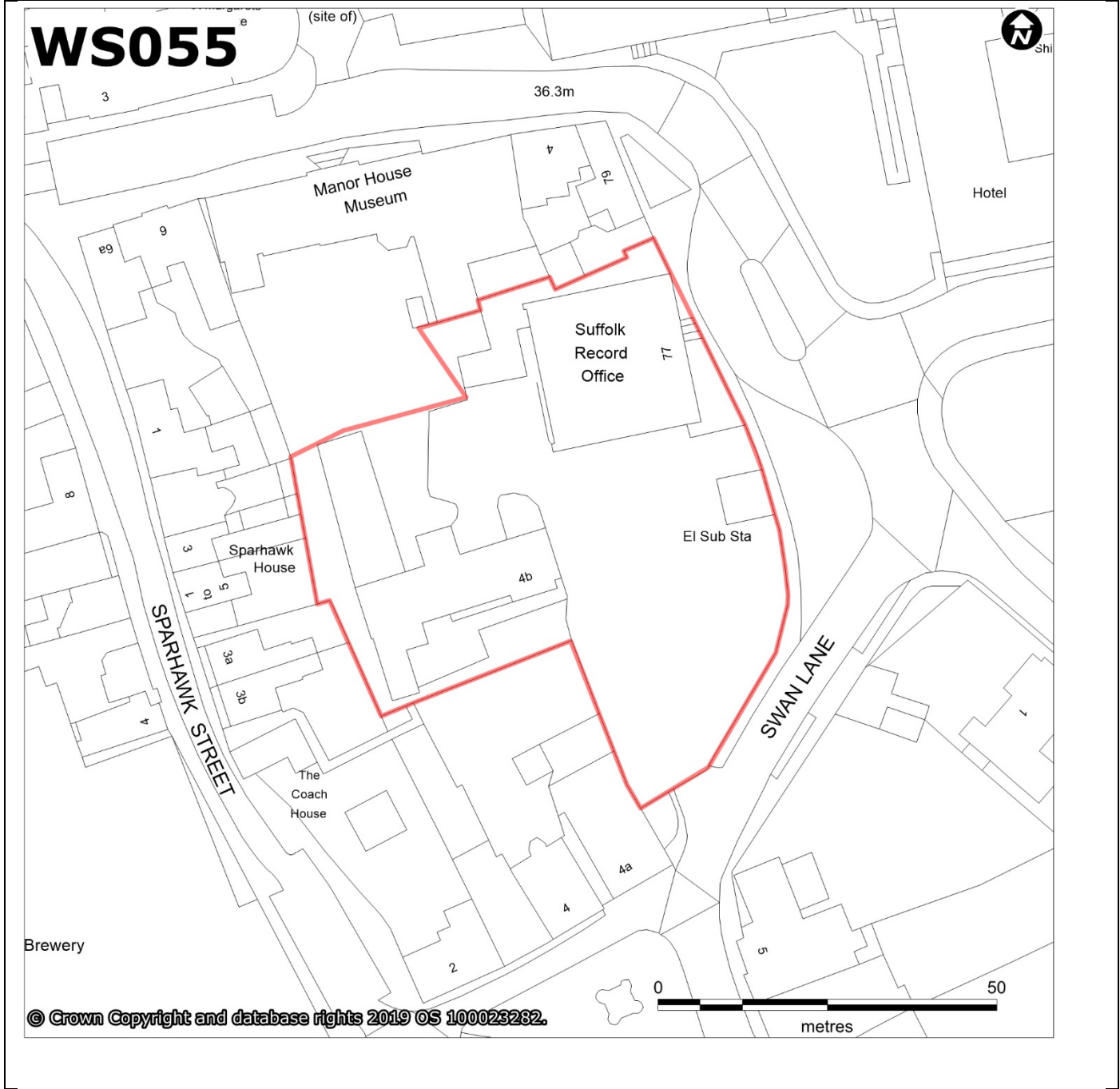


<b>Existing use</b>	Hospital	<b>Proposed use</b>	Residential
<b>Area</b>	1.58	<b>Yield</b>	45
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
32	47	63	79
<b>Availability</b>	The site has been allocated within the Bury St Edmunds Vision 2031 (BV10(c)).		

<b>Suitability</b>	<p>There are no significant constraints to development however further assessment would be required to understand other environmental issues.</p> <p>The site contains trees that are protected by a tree preservation order. Further tree assessment would be required.</p>	
<b>Achievability</b>	No progress has been made on the site however the site is expected to come forward within the lifetime of the Bury St Edmunds Vision 2031.	
<b>Timescale</b>	1-5 years	
	6-10 years	45
	11-15 years	
<b>Summary</b>	The site has been allocated within the Bury St Edmunds Vision 2031 for 45 dwellings and whilst there has been no progress made on the site, it is expected to be delivered within the lifetime of the local plan.	



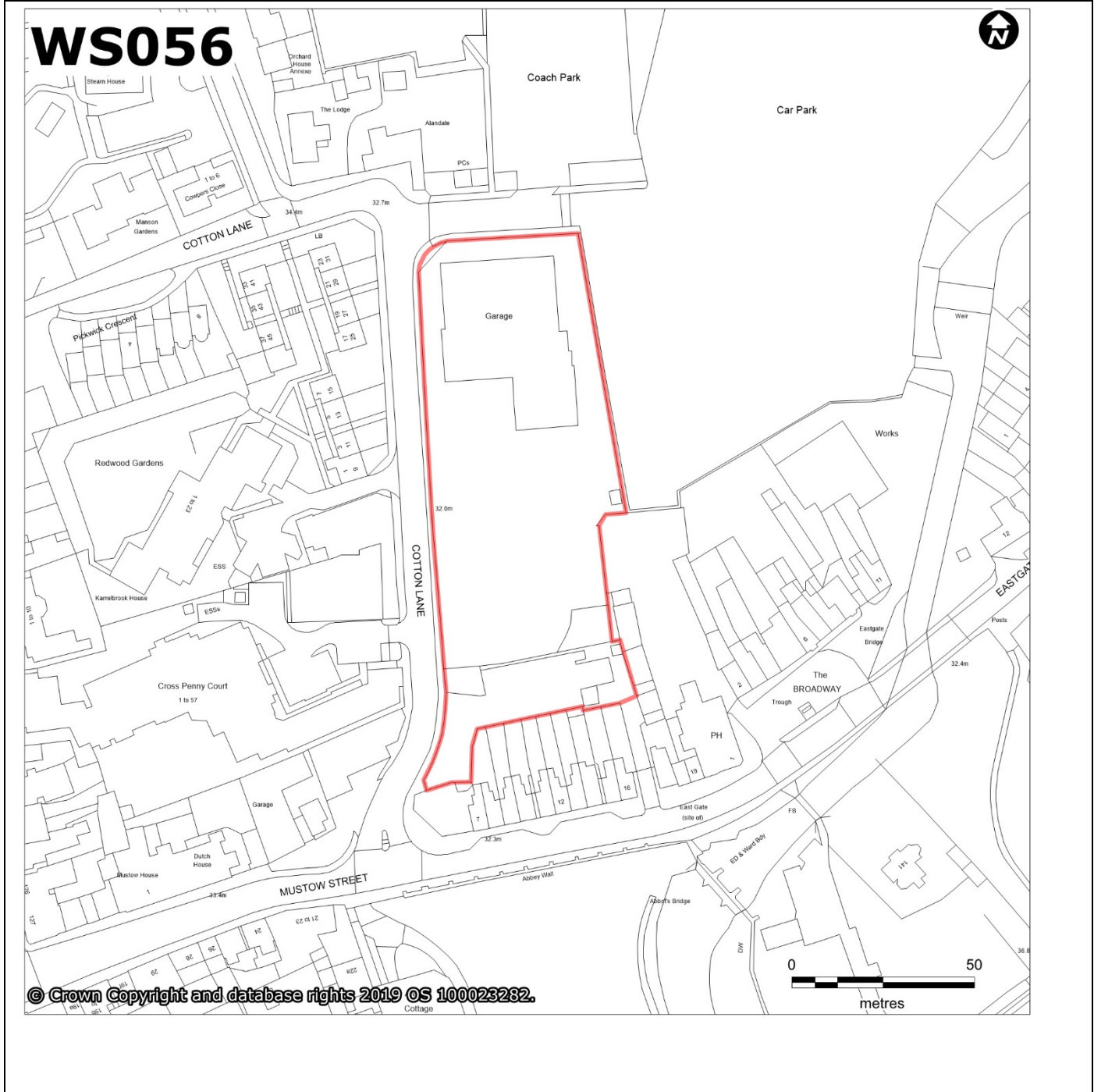
<b>Reference (2020)</b>	WS055	<b>Previous references</b>	BV10(e)
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Weymed site, Bury St Edmunds		
<b>Status:</b>	Allocated – BV10(e) DC/17/1645/CLE for 15 dwellings approved October 2017 Technical commencement		



<b>Existing use</b>	Vacant Offices	<b>Proposed use</b>	Residential
<b>Area</b>	0.37	<b>Yield</b>	14
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
7	11	15	19
<b>Availability</b>	The site is allocated within the Bury St Edmunds Vision 2031 (BV10(e)).		

<b>Suitability</b>	<p>The site is of significant archaeological value and potential. A full programme of archaeological excavation will be required.</p> <p>There are a number of environmental constraints on the site.</p> <p>There is a listed building on the site and several listed buildings surrounding the site.</p>	
<b>Achievability</b>	<p>A certificate of lawful use was given on the site for 15 dwellings and a technical start has been made on the site.</p> <p>An application has been submitted to vary the conditions of the permission to enable the construction of 14 dwellings on the site.</p>	
<b>Timescale</b>	1-5 years	14
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site is allocated within the Bury St Edmunds Vision 2031 and has been given a certificate of lawful use for 15 dwellings on site. A variation of conditions application has been submitted for 14 dwellings on the site.</p> <p>There is no evidence to suggest there will be any delays to the delivery of the site.</p>	

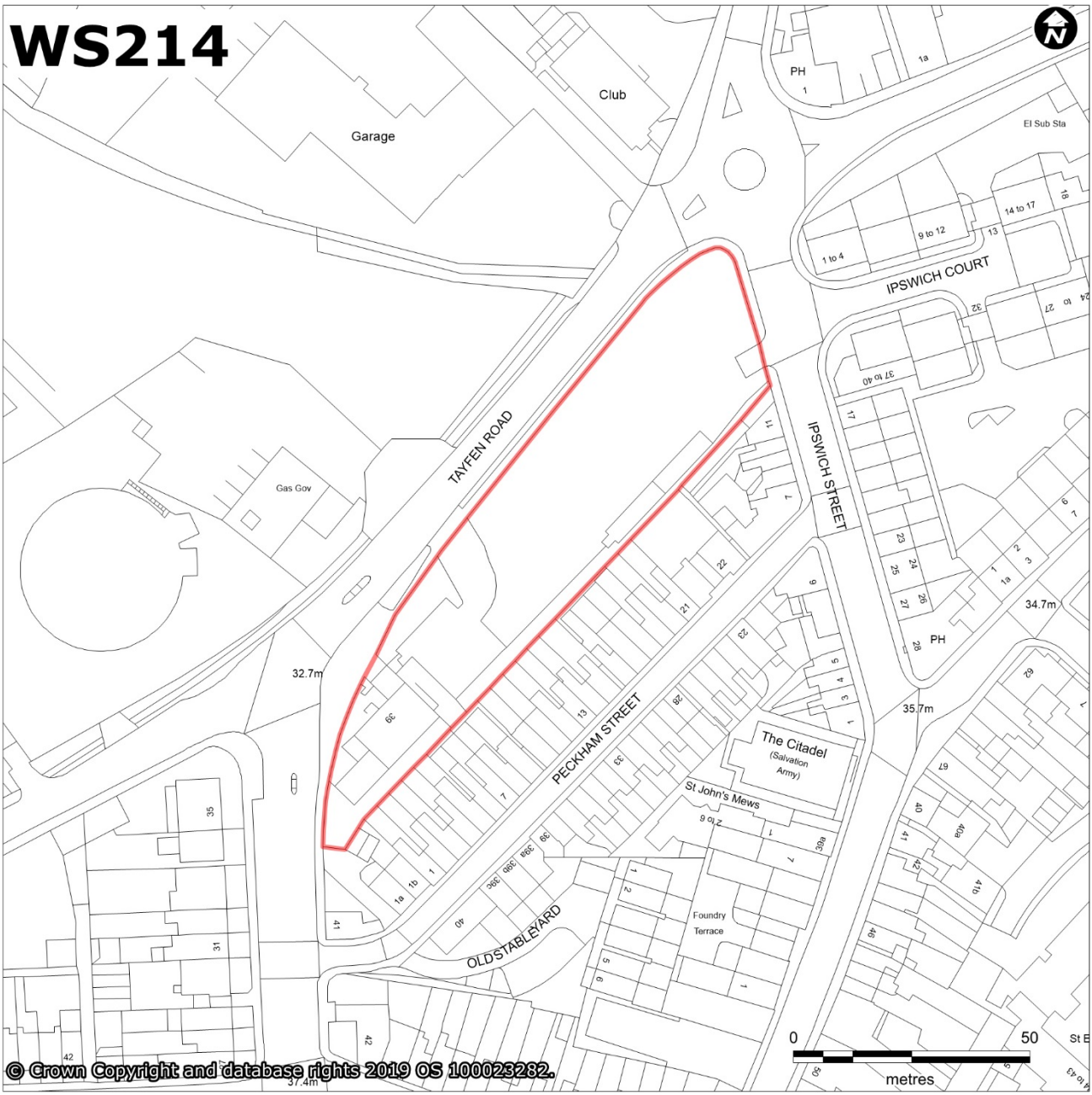
<b>Reference (2020)</b>	WS056	<b>Previous references</b>	BV10(h)
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Garages and bus depot, Cotton Lane, Bury St Edmunds		
<b>Status:</b>	Allocated – BV10(h)		



<b>Existing use</b>	Bus depot and garages	<b>Proposed use</b>	Residential
<b>Area</b>	0.7	<b>Yield</b>	50
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
14	21	28	35
<b>Availability</b>	The site is allocated within the Bury St Edmunds Vision 2031 (BV10(h)).		

<b>Suitability</b>	Part of the site is within flood zone 2. A flood risk assessment would be needed on site. Further assessment would be required to understand other environmental issues.	
<b>Achievability</b>	The site is expected to come forward within the lifetime of the local plan.	
<b>Timescale</b>	1-5 years	
	6-10 years	50
	11-15 years	
<b>Summary</b>	The site is allocated within the Bury St Edmunds Vision 2031 and whilst no progress has been made, the site is expected to be delivered within the lifetime of the local plan.	

<b>Reference (2020)</b>	WS214	<b>Previous references</b>	UCS095
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Tayfen Road, Bury St Edmunds		
<b>Status:</b>	DC/16/0730/FUL – 29 September 2017		

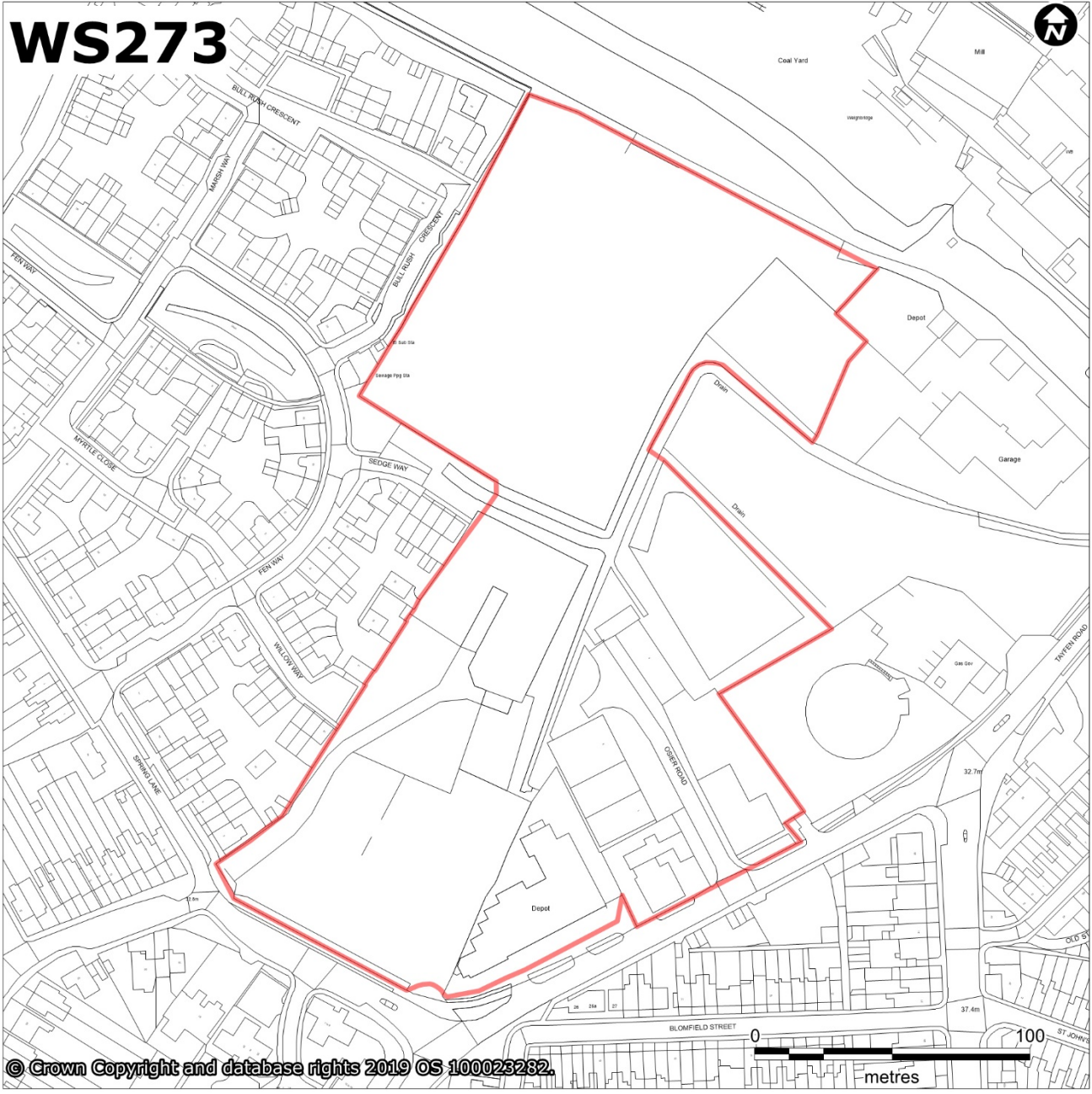


<b>Existing use</b>	Former car sales dealership	<b>Proposed use</b>	Residential
<b>Area</b>	0.37	<b>Yield</b>	46
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
7	11	15	19

<b>Availability</b>	The site obtained full planning permission and development has commenced on site.	
<b>Suitability</b>	There are no significant constraints to development, however there are a number of environmental constraints.	
<b>Achievability</b>	The site has obtained full planning permission for 46 dwellings and development has commenced.	
<b>Timescale</b>	1-5 years	46
	6-10 years	
	11-15 years	
<b>Summary</b>	Development of 46 dwellings has commenced and the site is expected to be completed within the next five years.	



<b>Reference (2020)</b>	WS273	<b>Previous references</b>	BV9
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Tayfen Road, Bury St Edmunds		
<b>Status:</b>	Allocated under Policy BV9 of the Bury St Edmunds Vision 2031 Outline planning permission approved DC/15/0689/OUT – October 2017 Reserved Matters application DC/19/19/1391/RM – pending decision		

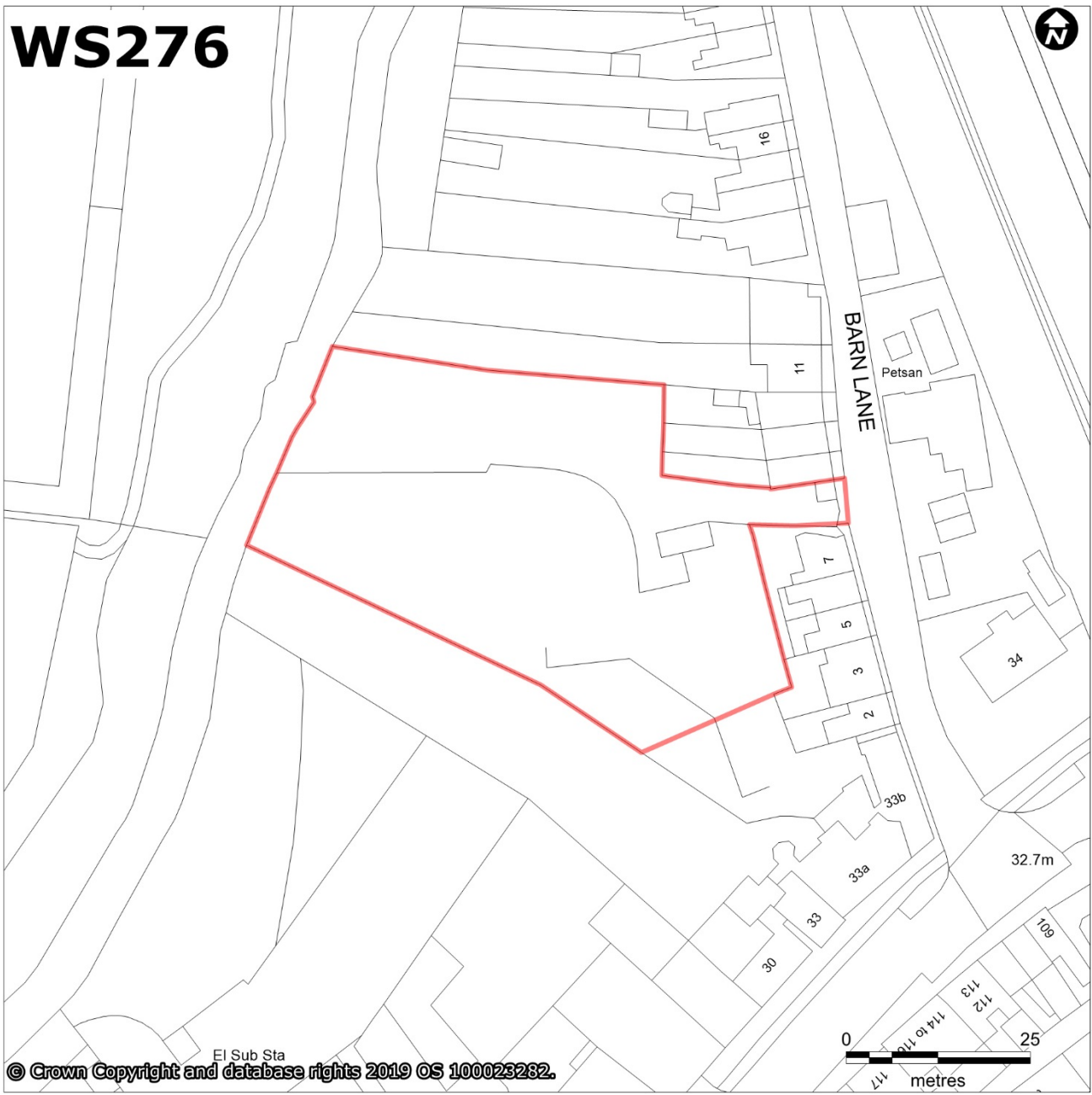


<b>Existing use</b>	Commercial and gas holdings	<b>Proposed use</b>	Mixed use
<b>Area</b>	4.16	<b>Yield</b>	215 (and a 60 bed care home)
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
83	125	166	208



<b>Availability</b>	The site was confirmed in the December 2018 call for sites. The land was also reconfirmed as available during the SHELAA stakeholder consultation in November 2019.	
<b>Suitability</b>	A significant portion of the site is within a flood risk zone 2 and 3 area. The site has been allocated within the Bury Vision 2031 (BV9) for a mixed use site. Outline planning permission has been granted on the site and a reserved matters application has been submitted on the site.	
<b>Achievability</b>	The site is under single ownership and there are no known	
<b>Timescale</b>	1-5 years	180
	6-10 years	35
	11-15 years	
<b>Summary</b>	<p>The site is located within the housing settlement boundary for Bury St Edmunds which is classified as town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>Outline planning permission has been granted on the site for 215 dwellings and a 60 bed care home.</p>	

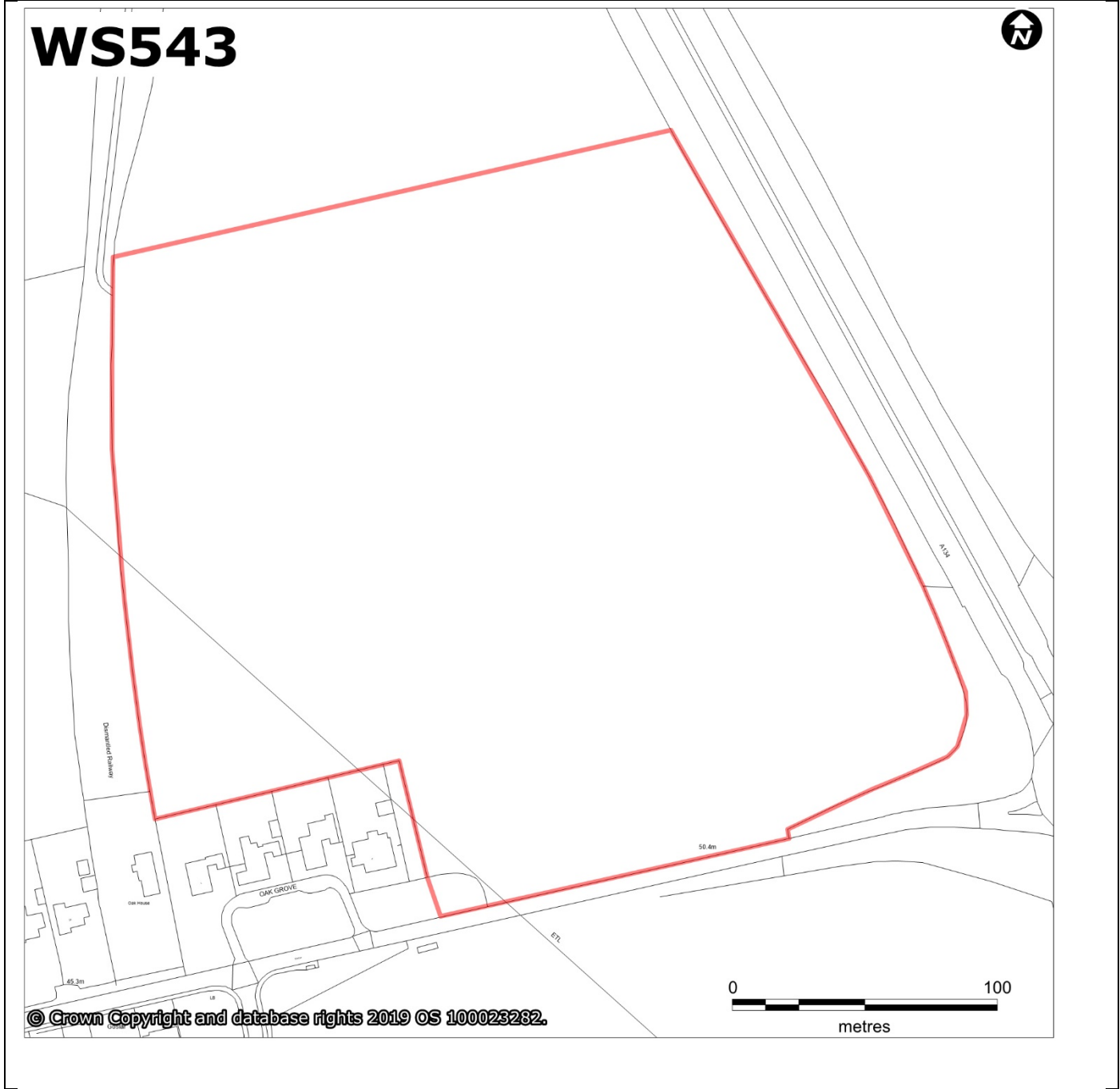
<b>Reference (2020)</b>	WS276	<b>Previous references</b>	
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Land off Eastgate Street, Barn Lane, Bury St Edmunds		
<b>Status:</b>	N/A		



<b>Existing use</b>	Garden Land	<b>Proposed use</b>	Residential
<b>Area</b>	0.25	<b>Yield</b>	8
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
8	8	8	8
<b>Availability</b>	The site was confirmed as available during the SHELAA call for sites in December 2018.		

<p><b>Suitability</b></p>	<p>Part of the site is within flood zones 2 and 3. Fluvial flood zone 3, 30 year surface water and 100 year surface water risk is present on portions of the site. Site will require detailed water management consideration with an FRA which should include detailed modelling of river and surface water flood risks and identification of blue corridors. The sequential test will need to be applied.</p> <p>The site is also adjacent to conservation area, further assessment would be needed to understand the potential impact of development on this site.</p> <p>Further assessment would be required to understand other environmental issues on the site.</p>	
<p><b>Achievability</b></p>	<p>The site is under single ownership.</p>	
<p><b>Timescale</b></p>	<p>1-5 years</p>	<p>8</p>
	<p>6-10 years</p>	
	<p>11-15 years</p>	
<p><b>Summary</b></p>	<p>The site is located within the housing settlement boundary for Bury St Edmunds which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have assumed 30 dwellings per hectare to calculate the yield.</p>	

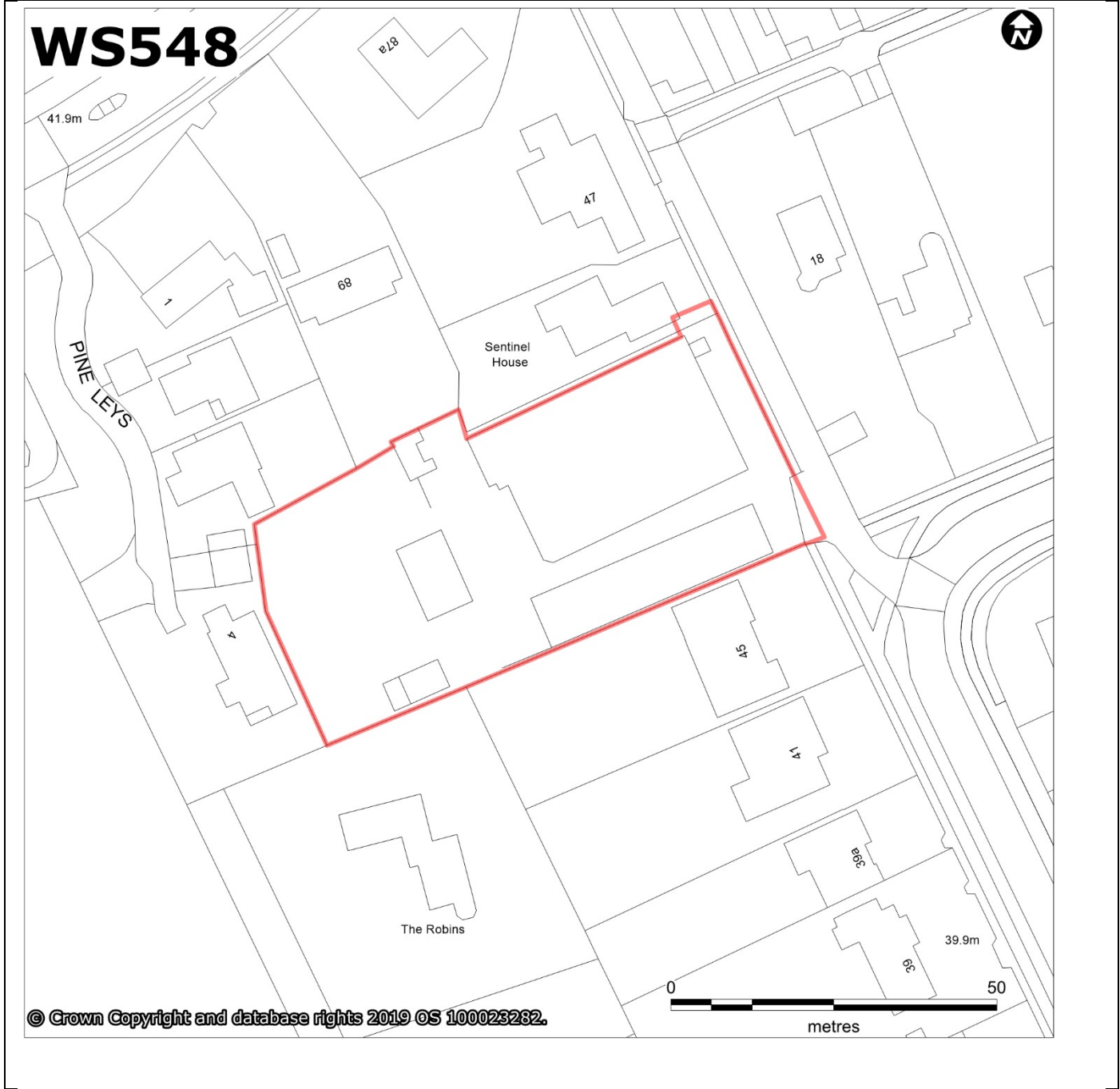
<b>Reference (2020)</b>	WS543	<b>Previous references</b>	SS107
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Land North of Barton Hill, Bury St Edmunds		
<b>Status:</b>	N/A		



<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	6.81	<b>Yield</b>	122
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
132	198	265	331
<b>Availability</b>	The site was confirmed as available during the SHELAA stakeholder consultation in November 2019.		

<b>Suitability</b>	<p>There are no significant constraints to development, however there are a number of trees to the south east of the site which are protected by tree preservation orders, the site is also adjacent to a Local Wildlife site. Further assessment would be required to understand the potential impacts of these and other environmental issues.</p> <p>The site adjoins the settlement boundary for Bury St Edmunds at Barton Hill, a short distance from the main town settlement boundary.</p>	
<b>Achievability</b>	There are no known legal issues or constraints on site.	
<b>Timescale</b>	1-5 years	122
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies adjacent to the settlement boundary for Bury St Edmunds at Barton Hill.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping).</p> <p>The site is not allocated within the local plan for development.</p>	

<b>Reference (2020)</b>	WS548	<b>Previous references</b>	UCS141
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Sentinel Works, Northgate Avenue, Bury St Edmunds		
<b>Status:</b>	Planning permission approved – DC/19/1406/FUL – October 2019		

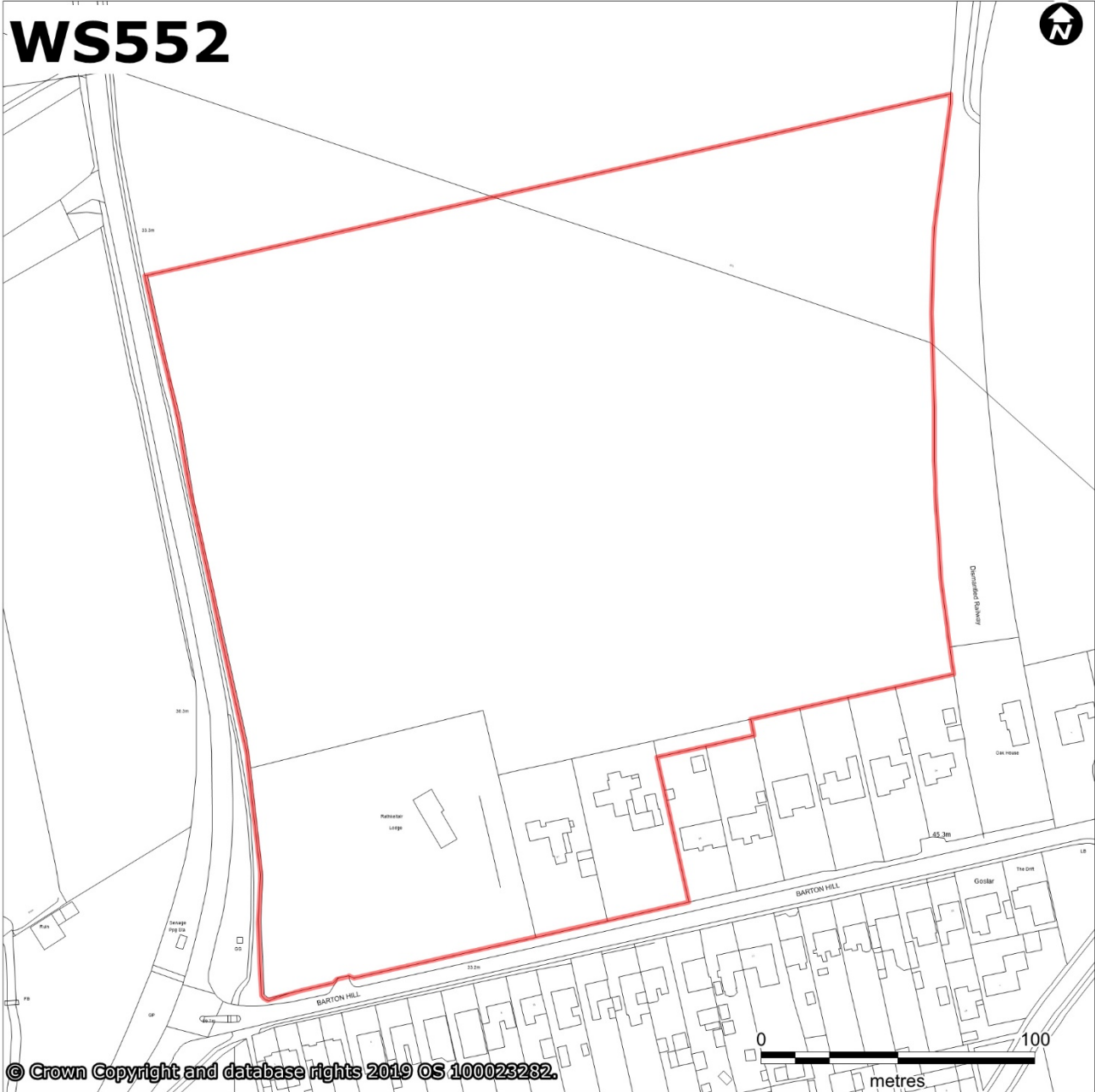


<b>Existing use</b>	Commercial buidling	<b>Proposed use</b>	Residential
<b>Area</b>	0.30	<b>Yield</b>	8
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
6	9	12	15
<b>Availability</b>	Full planning permission has been granted on the site for eight dwellings.		



<b>Suitability</b>	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
<b>Achievability</b>	There are no known legal issues or constraints on site.	
<b>Timescale</b>	1-5 years	8
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies within the settlement boundary for Bury St Edmunds which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. Planning permission has been granted for eight dwellings has been submitted on the site.</p> <p>The site is not allocated within the local plan for development.</p>	

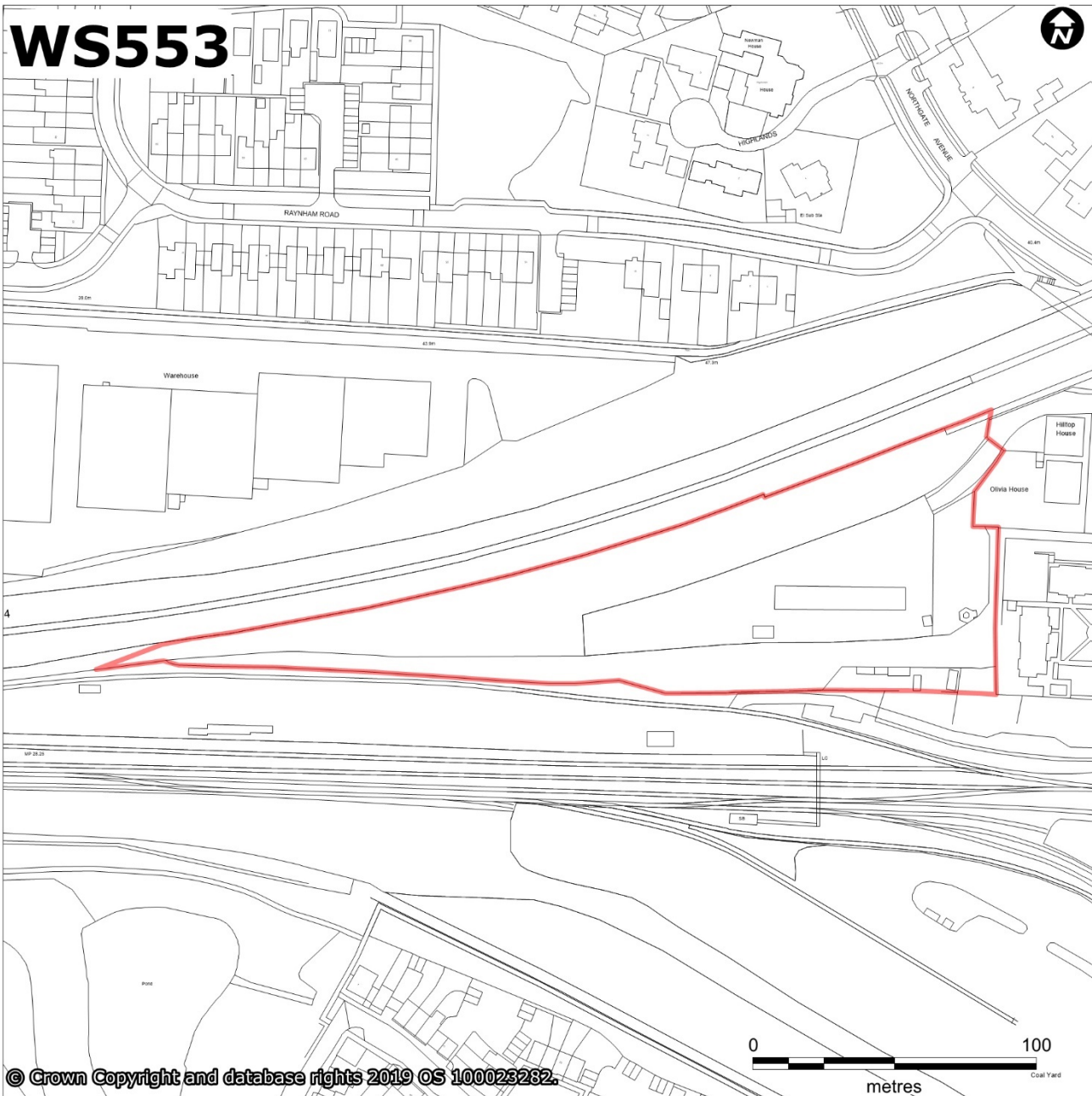
<b>Reference (2020)</b>	WS552	<b>Previous references</b>	SS087
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Ratheltair Lodge, Bury St Edmunds		
<b>Status:</b>	N/A		



<b>Existing use</b>	Agricultural	<b>Proposed use</b>	Residential
<b>Area</b>	6.63	<b>Yield</b>	119
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
132	198	265	331
<b>Availability</b>	The site was confirmed as available during the SHELAA stakeholder consultation in November 2019		

<b>Suitability</b>	<p>There are no significant constraints to development, however there are a number of trees to the south of the site which are protected by tree preservation orders, the site is also adjacent to a Local Wildlife site. Further assessment would be required to understand the potential impacts of these and other environmental issues.</p> <p>The site adjoins the settlement boundary for Bury St Edmunds at Barton Hill, a short distance from the main town settlement boundary.</p>	
<b>Achievability</b>	There are no known legal issues or constraints on site.	
<b>Timescale</b>	1-5 years	119
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies adjacent to the settlement boundary for Bury St Edmunds at Barton Hill.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping).</p> <p>The site is not allocated within the local plan for development.</p>	

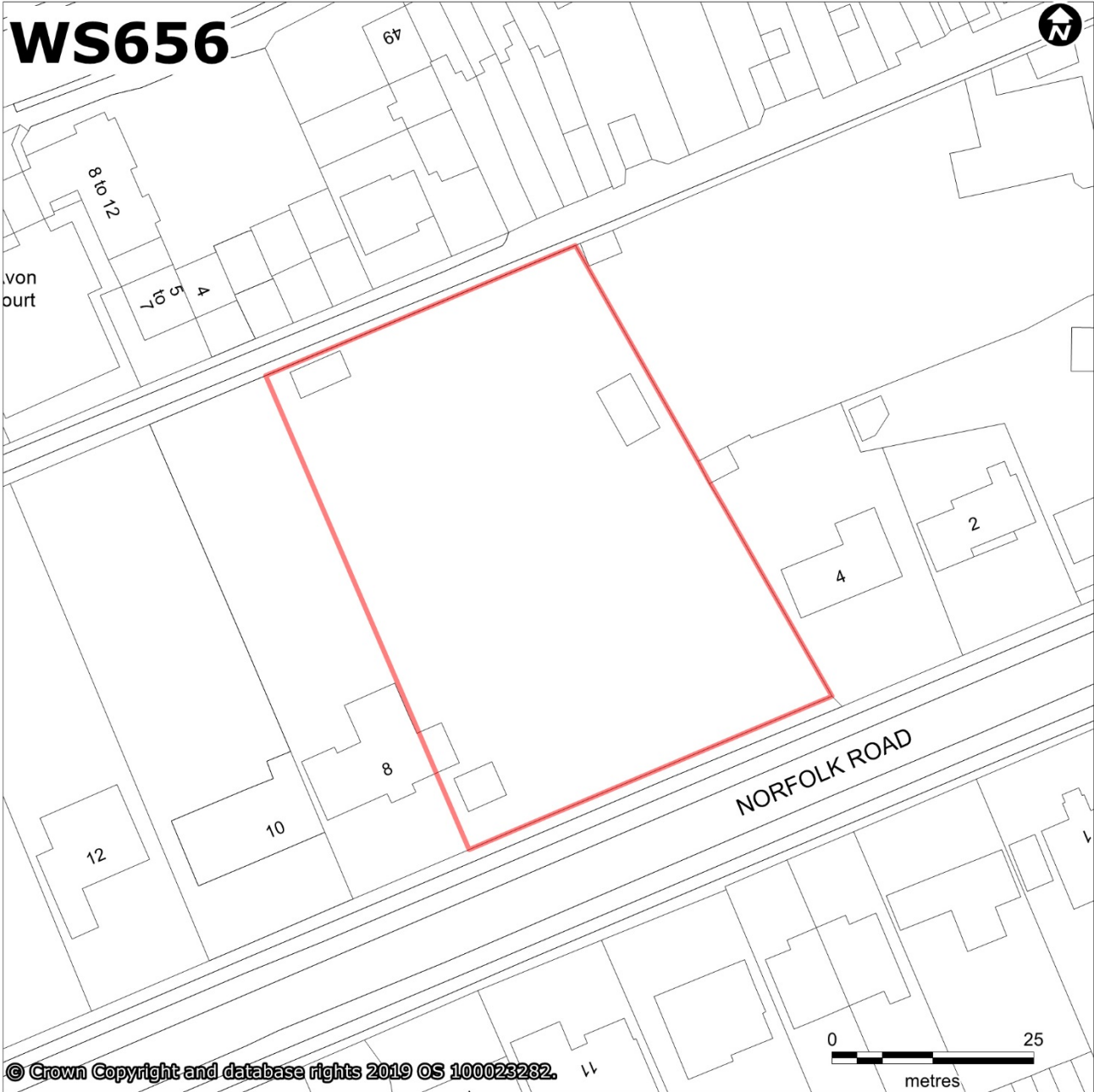
<b>Reference (2020)</b>	WS553	<b>Previous references</b>	UCS091
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	Thingoe Hill, Bury St Edmunds		
<b>Status:</b>	N/A		



<b>Existing use</b>	Previously developed land	<b>Proposed use</b>	Residential
<b>Area</b>	1.41	<b>Yield</b>	24
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
28	42	56	70
<b>Availability</b>	The site was confirmed as available during the SHELAA stakeholder consultation in November 2019		

<b>Suitability</b>	There are no significant constraints to development, however a portion of the site forms part of a local wildlife site and should be retained on the site. Further assessment would also be required to understand the potential impacts to the wildlife site and other environmental issues.	
<b>Achievability</b>	There are no known legal issues or constraints on site.	
<b>Timescale</b>	1-5 years	24
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site lies within to the settlement boundary of Bury St Edmunds which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph on the land that does not form part of the Local Wildlife site.</p> <p>The site is not allocated within the local plan for development.</p>	

<b>Reference (2020)</b>	WS656	<b>Previous references</b>	UCS140
<b>Settlement</b>	Bury St Edmunds		
<b>Site name</b>	6 Norfolk Road, Bury St Edmunds		
<b>Status:</b>	Planning application – DC/15/2245/OUT – 9 November 2015 & DC/17/0035/RM – 10 August 2017 DC/19/2038/HYB – October 2019		



<b>Existing use</b>	Residential gardens	<b>Proposed use</b>	Residential
<b>Area</b>	0.29	<b>Yield</b>	7
<b>Future potential housing capacity</b>			
<b>20dph</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>
6	9	12	15
<b>Availability</b>	The site has planning permission for seven dwellings.		



<b>Suitability</b>	The site contains no significant constraints, however there are a number of other environmental constraints.	
<b>Achievability</b>	There are no known legal constraints on the site.	
<b>Timescale</b>	1-5 years	7
	6-10 years	
	11-15 years	
<b>Summary</b>	<p>The site received an outline permission for seven dwellings on the site in November 2015 and a further reserved matters permission in August 2017. A hybrid planning application was submitted in October 2019 for 7 dwellings (2 dwellings full application and 5 dwellings outline application).</p> <p>There is no evidence to suggest any delay to the delivery of the site.</p>	