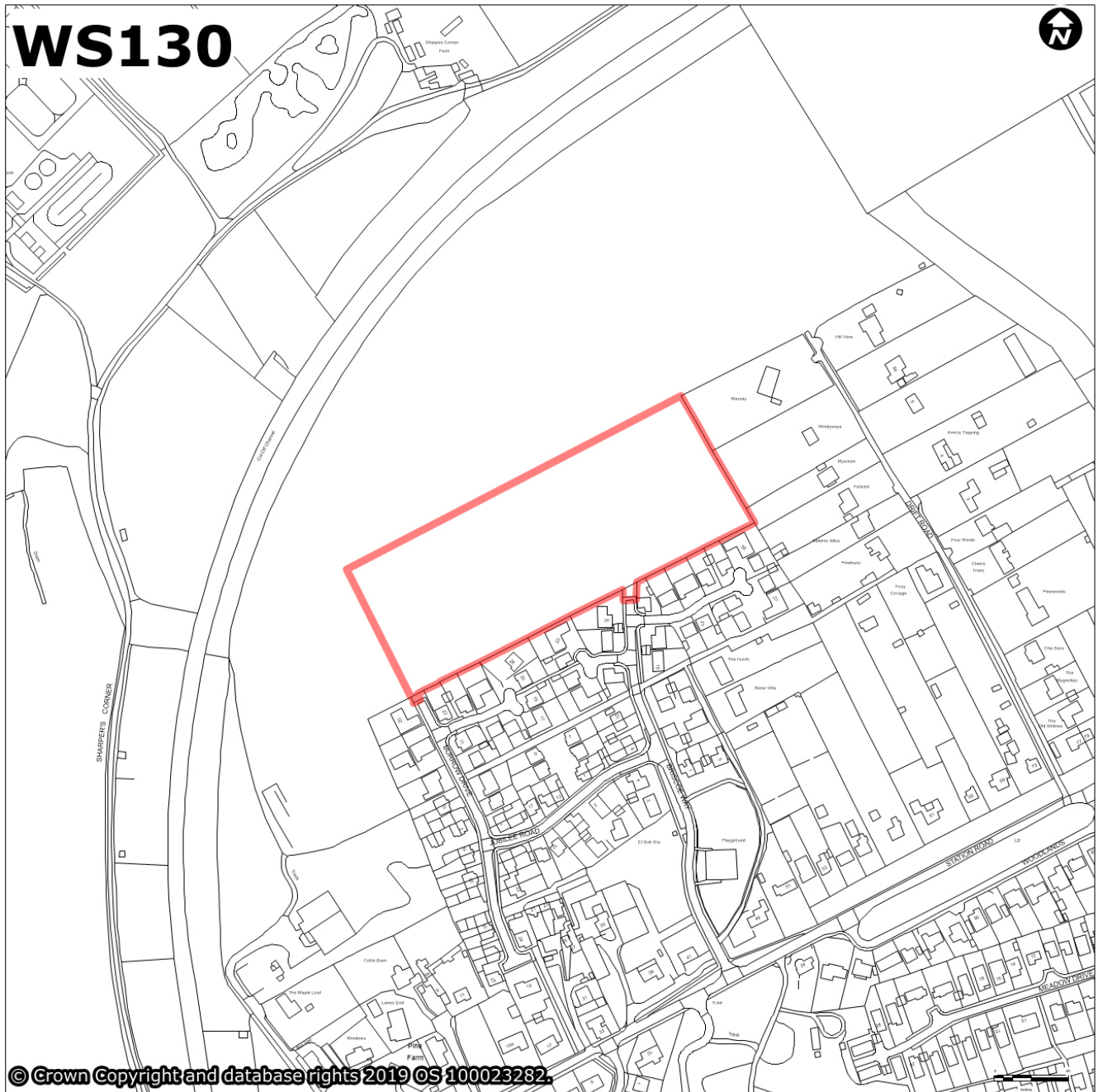


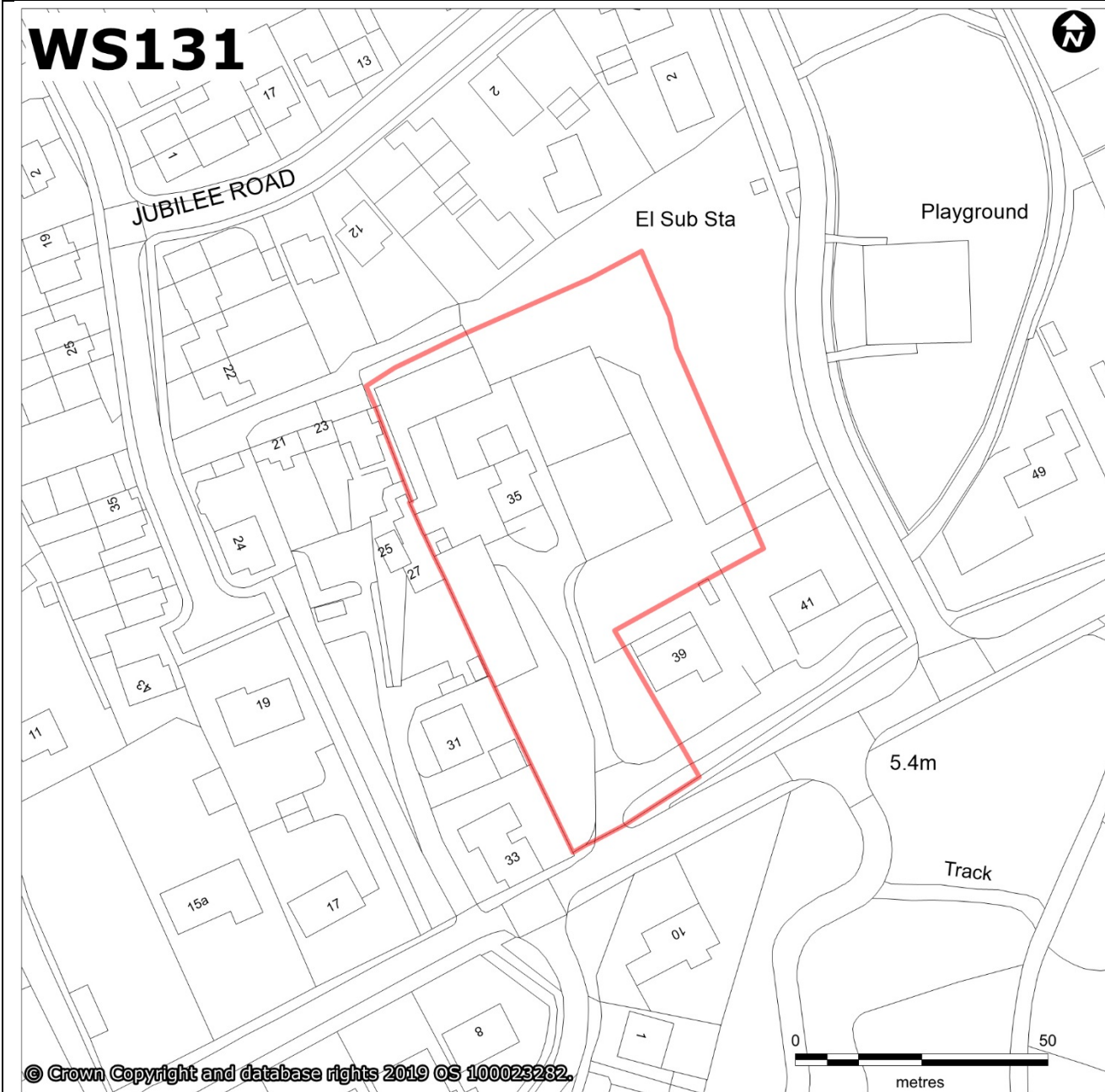
Reference (2020)	WS130	Previous references	SA8(c), FHDC/L/35
Settlement	Lakenheath		
Site name	Land off Briscoe Way, Lakenheath		
Status:	Allocated – Policy SA8(c) Full planning permission DC/13/0660/FUL (part of) – 25 October 2018		



Existing use	Agricultural	Proposed use	Residential
Area	2.78	Yield	67
Future potential housing capacity			
20dph	30dph	40dph	50dph
56	83	111	139
Availability	The site was confirmed as available as part of the five year housing land supply in April 2019.		

Suitability	<p>There are no significant constraints to development, however the site is within a MOD noise contour area, further assessments would be required to address this impact on the development of this site.</p> <p>Further assessment would be required to understand other environmental issues.</p>	
Achievability	<p>Planning permission has been granted for 67 dwellings.</p> <p>There are no known legal constraints on the site.</p> <p>The site is also allocated within the Site Allocations Local Plan (SALP) for the former Forest Heath area</p>	
Timescale	1-5 years	67
	6-10 years	
	11-15 years	
Summary	<p>The site lies within the settlement boundary for Lakenheath which is classified as a key service centre in Policy CS1 of the former Forest Heath area Core Strategy 2010. The site is allocated within the SALP for 67 dwellings.</p> <p>Full planning permission was granted in October 2018.</p>	

Reference (2020)	WS131	Previous references	FHDC/L/04
Settlement	Lakenheath		
Site name	35 Station Road, Lakenheath		
Status:	N/A		

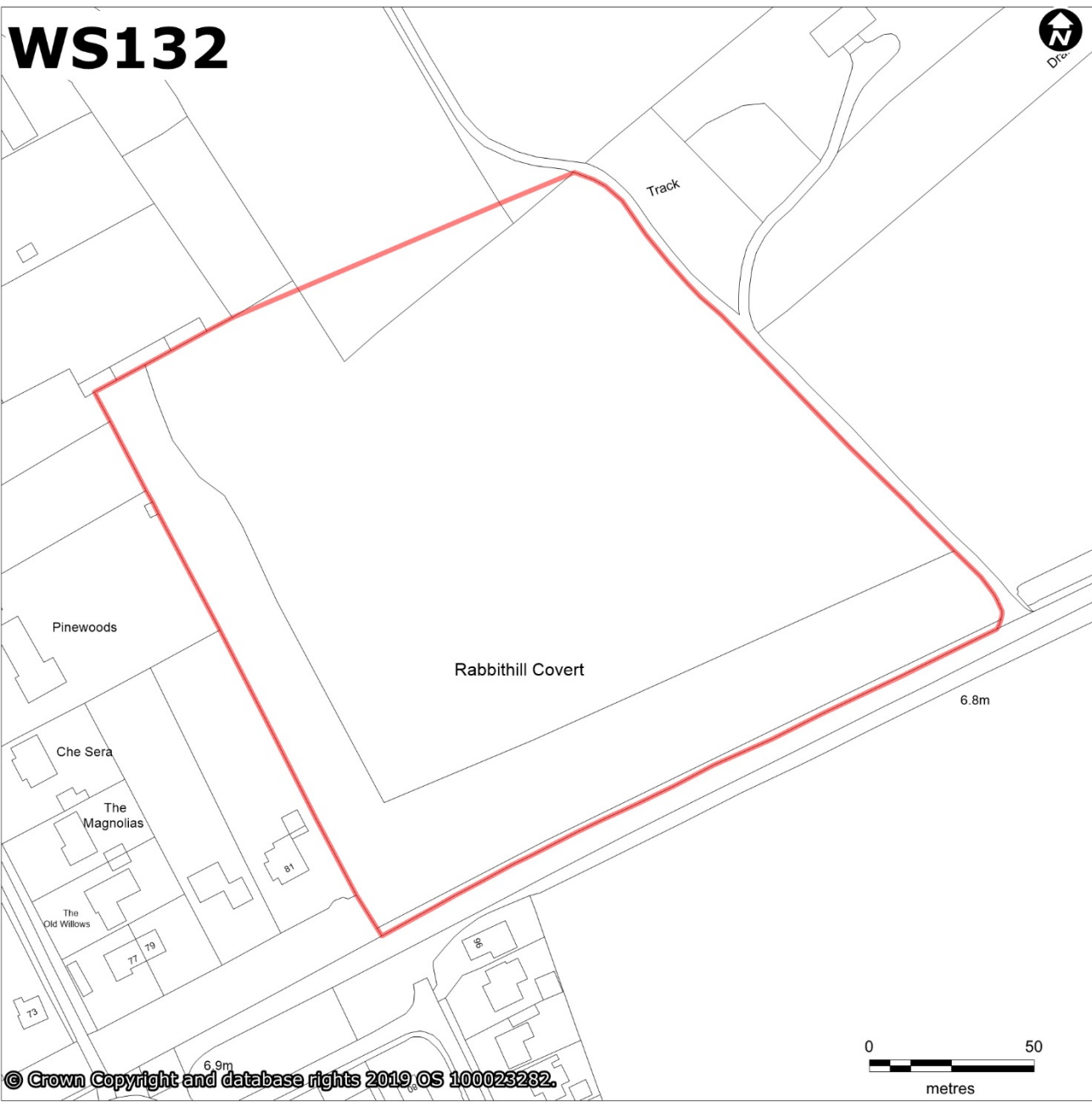


Existing use	Paddocks	Proposed use	Residential
Area	0.49	Yield	15
Future potential housing capacity			
20dph	30dph	40dph	50dph
10	15	20	25
Availability	The site was confirmed as available in May 2019		

Suitability	<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. The site is within a MOD noise contour area, further assessments would be required to address this impact on the development of this site.</p> <p>The site is also in proximity to the Lakenheath Conservation Area. Further assessment would be required.</p>	
Achievability	The site is under dual ownership and there are no known legal rights issues on site.	
Timescale	1-5 years	15
	6-10 years	
	11-15 years	
Summary	<p>The site is located within the settlement boundary of Lakenheath which is designated as a key service centre in the former Forest Heath area Core Strategy 2010.</p> <p>For the purposes of the SHELAA we have used a standard yield of 30dph.</p>	

Reference (2020)	WS132	Previous references	SA8(a) FHDC/L/13
Settlement	Lakenheath		
Site name	Rabbithill Covert, Lakenheath		
Status:	Allocated – Policy SA8(a) F/2013/0345/OUT – outline approval 20 September 2018 for up to 81 dwellings		

WS132

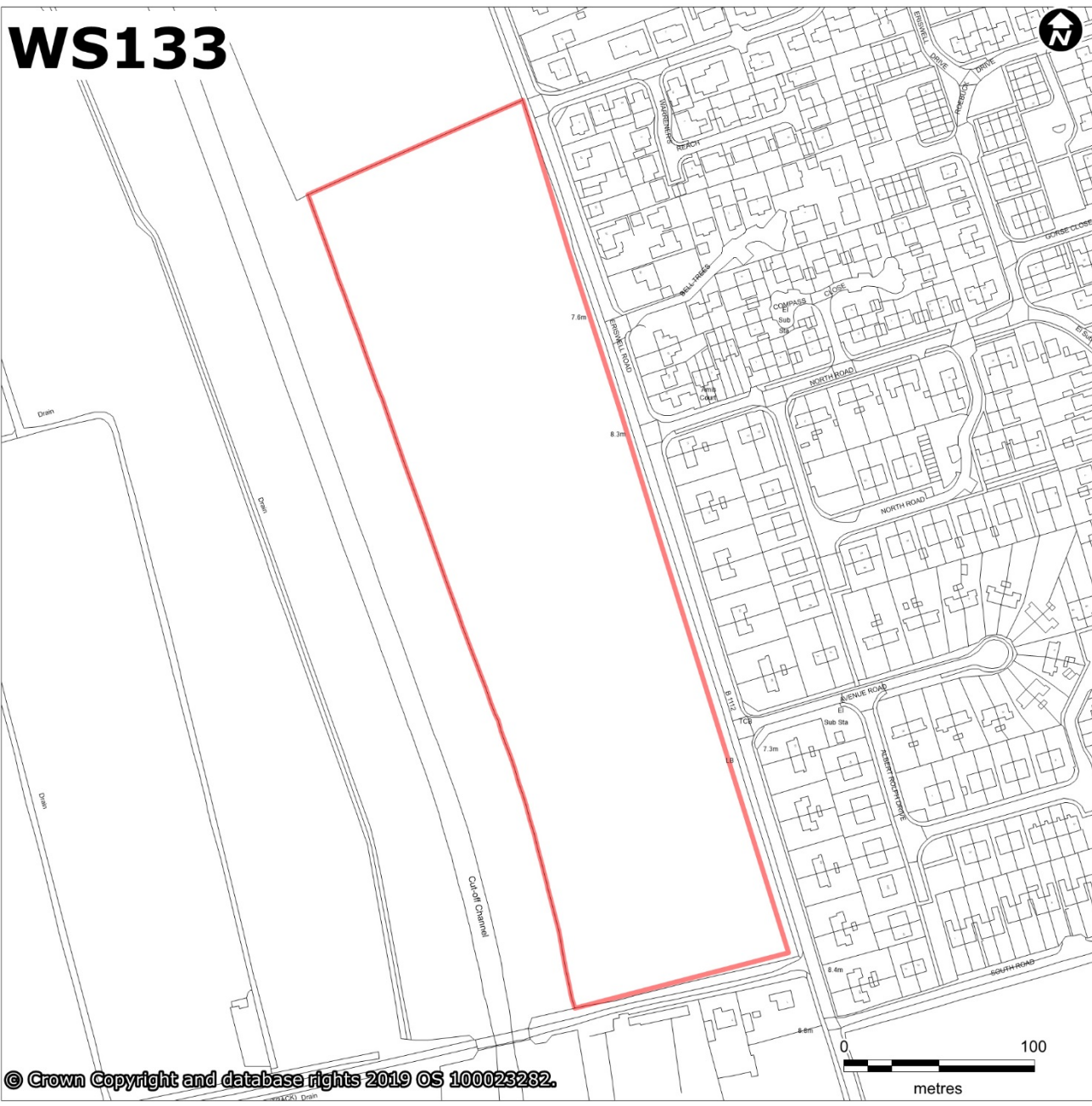


Existing use	Agricultural and Grassland	Proposed use	Residential
Area	3.45	Yield	81
Future potential housing capacity			
20dph	30dph	40dph	50dph
69	104	138	173

Availability	The site is allocated within the former Forest Heath area Local Plan 2019 (SA8(a)) and has been granted outline planning permission (F/2013/0345/OUT).	
Suitability	<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 protected by a tree preservation order. Further tree assessment would be required. The site is within a MOD noise contour area, further assessments would be required to address this impact on the development of this site.</p>	
Achievability	The site has been granted outline planning permission for 81 dwellings on the site and forms part of the April 2019 five year housing land supply.	
Timescale	1-5 years	81
	6-10 years	
	11-15 years	
Summary	<p>The site is allocated within the former Forest Heath area Local Plan 2019 and has been granted planning permission for 81 dwellings.</p> <p>The site is expected to come forward within the next five years.</p>	

Reference (2020)	WS133	Previous references	SA7(b) FHDC/L/26
Settlement	Lakenheath		
Site name	Land west of Eriswell Road		
Status:	Allocated – Policy SA7(b) F/2013/0394/OUT – 4 October 2018 – 140 dwellings		

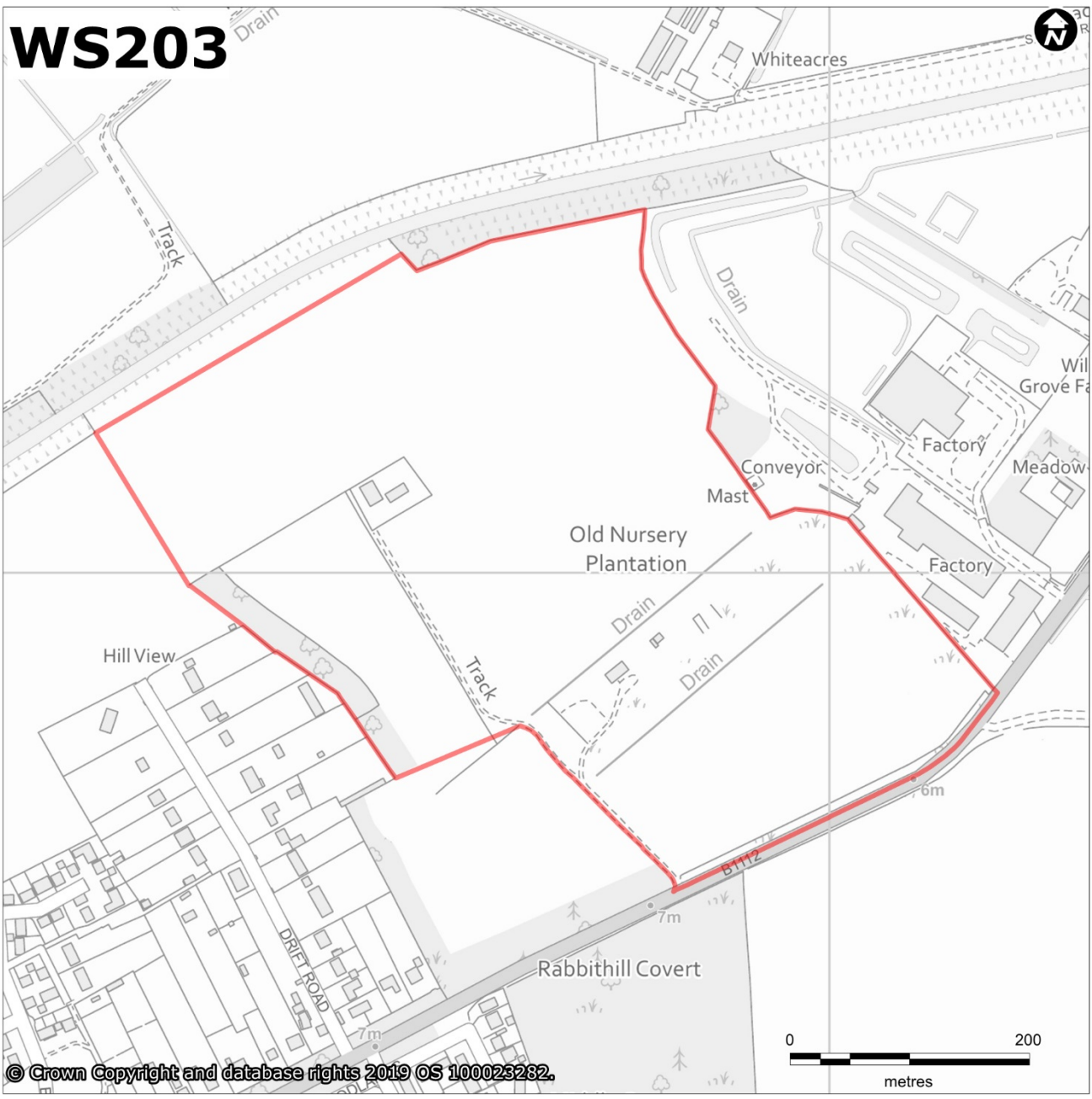
WS133



Existing use	Grassland	Proposed use	Residential
Area	5.35	Yield	140
Future potential housing capacity			
20dph	30dph	40dph	50dph
109	164	218	273

Availability	The site is allocated within the former Forest Heath area Local Plan 2019 (SA7(b)).	
Suitability	<p>Part of the site is in flood zones 2 and 3 area. Fluvial flood zone 3, 30 year surface water and 100 year surface water area 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 includes trees protected by a tree preservation order. Further tree assessment would be required. The site is within a MOD noise contour area, further assessments would be required to address this impact on the development of this site.</p> <p>Further assessment would also be required to understand other environmental issues.</p>	
Achievability	Outline Planning permission has been granted on the site for 140 dwellings.	
Timescale	1-5 years	140
	6-10 years	
	11-15 years	
Summary	The site is allocated within the Forest Heath sites allocation Local Plan. The site has also been granted outline planning permission for 140 dwellings.	

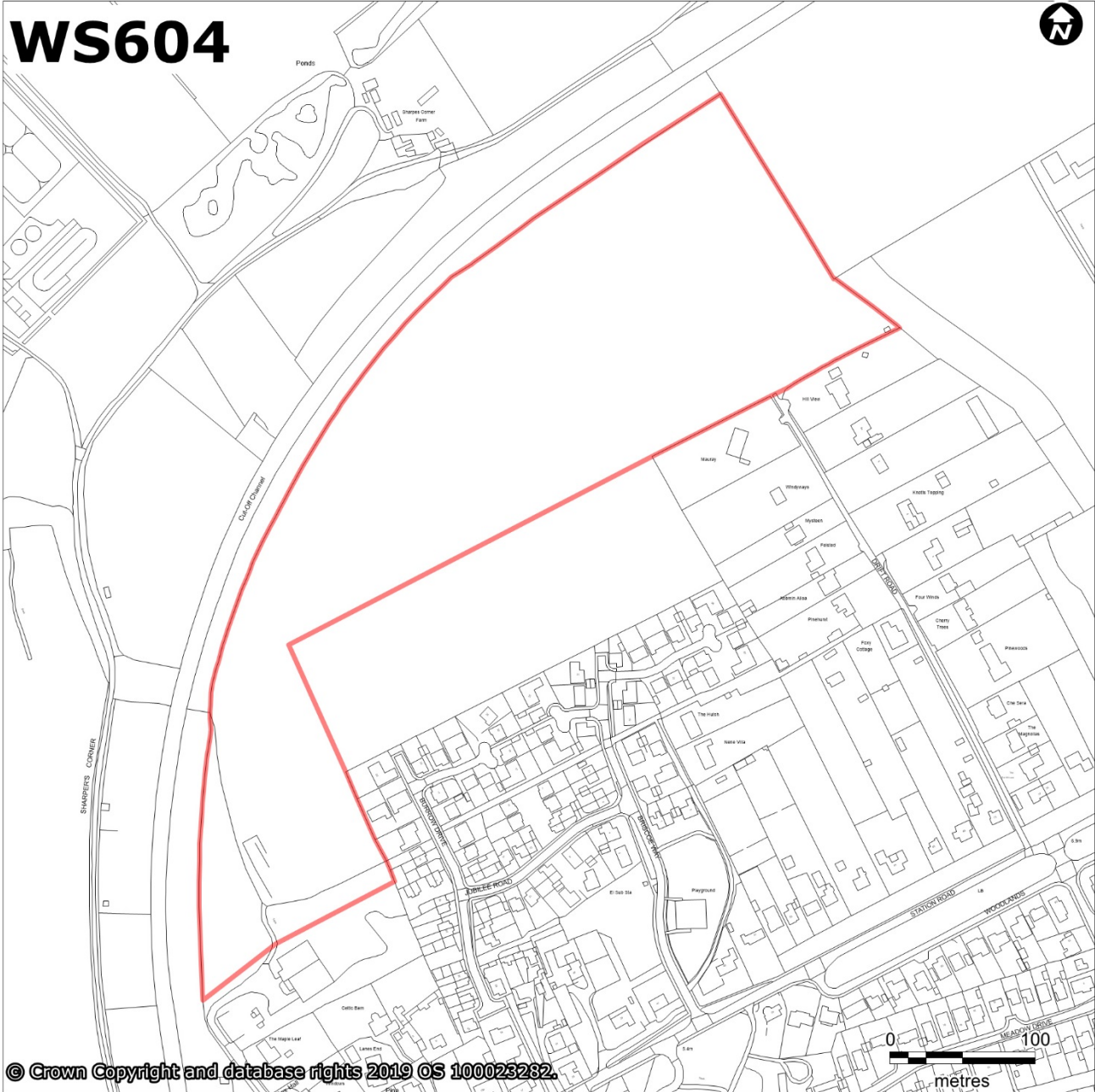
Reference (2020)	WS203	Previous references	SA8(b), FHDC/L/36
Settlement	Lakenheath		
Site name	Land north of Station Road, Lakenheath		
Status:	Allocated – Policy SA8(b) Full planning permission DC/14/2096/HYB – Pending decision		



Existing use	Old Nursey Plantation	Proposed use	Mixed
Area	22.4	Yield	375
Future potential housing capacity			
20dph	30dph	40dph	50dph
448	672	896	1120

Availability	The site was confirmed as available as part of the five year housing land supply in April 2019.	
Suitability	<p>The site is within the SPA Stone Curlew 1500m buffer, further assessment would be required to understand the impacts to the stone curlews.</p> <p>Fluvial flood zone 3, 30 year surface water and 100 year surface water area 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 of very high archaeological potential. Preliminary field evaluation comprising a geophysical survey and a limited programme of trial trenching to ground-truth the results identified a number of anomalies of archaeological interest. The character and full extent of these assets requires closer definition by a second phase of field evaluation and mitigation as necessary (i.e. full excavation). Conditions would therefore be required to secure a programme of archaeological works. Archaeological advice: evaluation is undertaken to inform reserved matters applications.</p> <p>The site contains trees protected by a tree preservation order. Further tree assessment would be required. The site is also within a MOD noise contour area, further assessments would be required to address this impact on the development of this site.</p> <p>Further assessment would also be required to understand other environmental issues.</p>	
Achievability	<p>A planning application has been submitted on the site for 375 dwellings.</p> <p>There are no known legal constraints on the site.</p>	
Timescale	1-5 years	180
	6-10 years	195
	11-15 years	
Summary	<p>The site is allocated within the former Forest Heath area Local Plan 2019 (SA8(b)) for 375 dwellings and a primary school. Planning permission is being sought on the site.</p> <p>There is no evidence to suspect delays towards the delivery of the site.</p>	

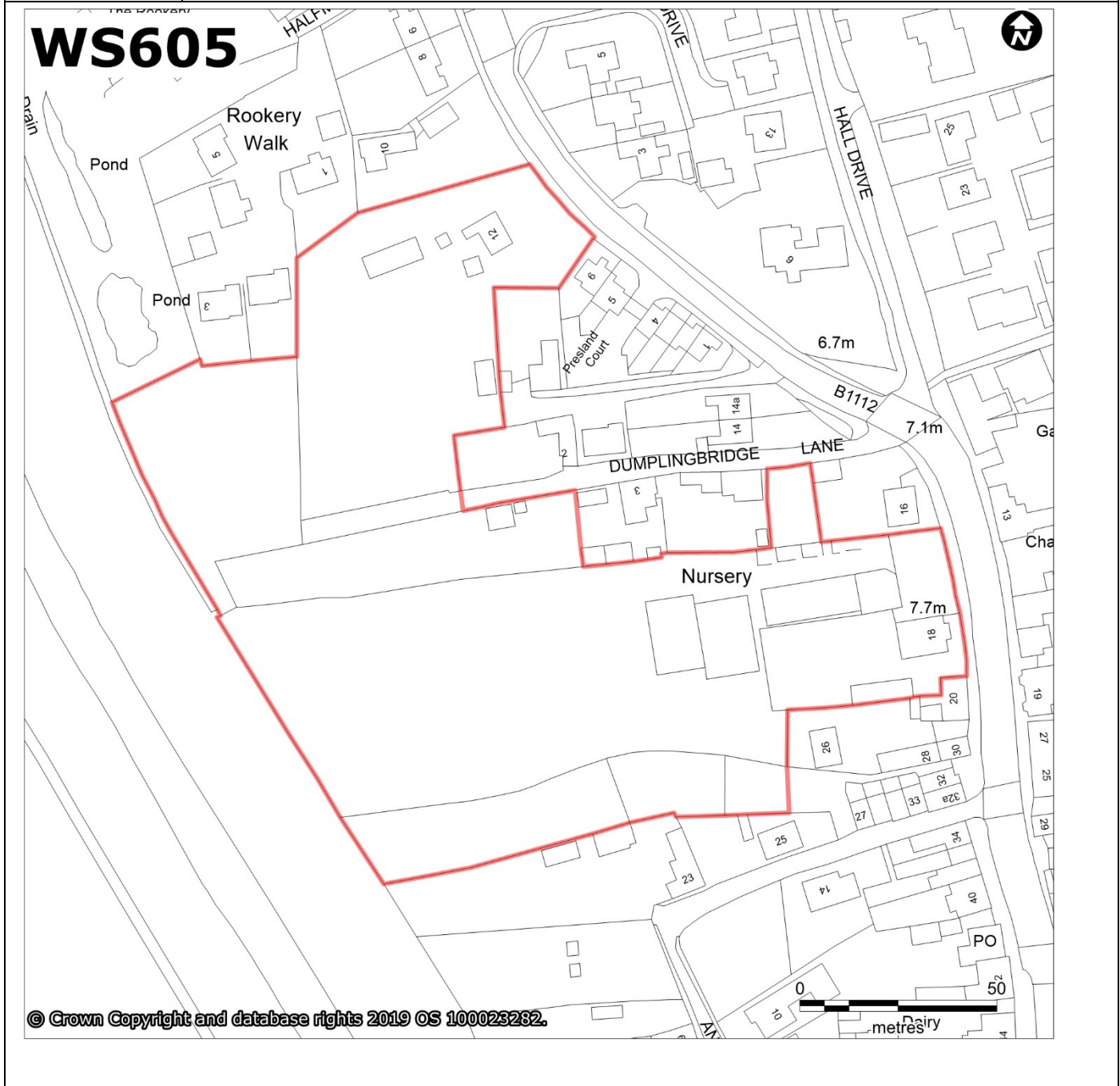
Reference (2020)	WS604	Previous references	SA8(d), FHDC/L/12
Settlement	Lakenheath		
Site name	Land north of Burrow Drive and Briscoe Way, Lakenheath		
Status:			



Existing use	Agricultural	Proposed use	Residential
Area	9.16	Yield	165
Future potential housing capacity			
20dph	30dph	40dph	50dph
183	275	366	458
Availability	The site was submitted as part of the call for sites in December 2018.		

<p>Suitability</p>	<p>Planning policy requires an archaeological evaluation of the site, to inform the development of the site.</p> <p>Part of the site is within flood zones 2 and 3 area. Fluvial flood zone 3, 30 year surface water and 100 year surface water are 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 within the MOD noise contours for Lakenheath and so a noise impact assessment would also be required to inform any development on site.</p> <p>The site lies in an area of high archaeological potential. Further assessment required.</p> <p>There are also a number of other environmental issues on the site which would require further assessment.</p>	
<p>Achievability</p>	<p>The site was removed from the SALP for the former Forest Heath area as a main modification but remains an available, suitable and achievable site.</p>	
<p>Timescale</p>	<p>1-5 years</p>	
	<p>6-10 years</p>	
	<p>11-15 years</p>	<p>165</p>
<p>Summary</p>	<p>The site lies partially adjacent to the settlement boundary for Lakenheath which is classified as a key service centre in Policy CS1 of the former Forest Heath area Core Strategy 2010.</p> <p>There are a number of constraints on the site which may impact the delivery of the site.</p>	

Reference (2020)	WS605	Previous references	SA7(a), FHDC/L/29
Settlement	Lakenheath		
Site name	Matthews Nursery site, Dumping Bridge Lane, Lakenheath		
Status:	Allocated – Policy SA7(a) Outline planning permission: F/2010/0337/OUT – May 2012 – 13 dwellings DC/15/0324/RM – August 2015 – submission of details under the outline planning permission F/2010/0337/OUT Full planning permission: F/2010/0338/FUL – February 2012 – 13 dwellings and a A1 retail store Full planning permission: DC/18/1492/FUL – Pending decision – 31 dwellings and three commercial units		



Existing use	Residential and vacant land	Proposed use	Mixed use
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Area	1.86	Yield	31
Future potential housing capacity			
20dph	30dph	40dph	50dph
37	56	74	93
Availability	The site has been allocated within the Sites Allocation Local Plan for the Former Forest Heath area.		
Suitability	There are no significant constraints to development, however part of the site lies within a conservation area and contains trees protected by a tree preservation order. The site is also within the MOD noise contours for Lakenheath and so a noise impact assessment would also be required to inform any development on site.		
Achievability	The site was removed from the SALP for the former Forest Heath area as a main modification but remains an available, suitable and achievable site.		
Timescale	1-5 years	31	
	6-10 years		
	11-15 years		
Summary	The site is allocated within the Forest Heath sites allocation Local Plan for mixed use. The site has also been granted planning permission for 13 dwellings and retail uses. A full planning application has been submitted on the site for 31 dwellings.		