



Forest Heath

District Council

Forest Heath District Council

Single Issue Review (SIR) & Site Allocations Local Plan (SALP)

Omission Sites (November 2016)

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1. Introduction

The 'golden thread' of the National Planning Policy Framework (NPPF) is to ensure that the planning system contributes to the achievement of sustainable development. This is extended to the Council's Single Issue Review of Core Strategy (2011) Policy CS7 (SIR) and the Site Allocations Local Plan (SALP), and ensuring sustainable development through appropriate allocations is an underlying principle.

Forest Heath District Council is planning for long term growth to meet demand for housing and related employment. It is important that the District Council allocates suitable, available and achievable sites within the SALP in order to ensure that the growth requirements of the SIR are met within the plan period.

Allocated sites are included within the SALP. This Omission Sites Document includes the definitive list of all of the sites considered for allocation within the SALP alongside their reason(s) for rejection in each instance.

2. Contextual Review / Policy Background

2.1 The National Planning Policy Framework (NPPF)

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. In defining this within a planning context, it adds that:

"There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas."

The NPPF requires that Local Planning Authorities (LPAs) produce Local Plans for their administrative area, in which the following strategic priorities are set out:-

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management;
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation, and enhancement of the natural and historic environment, including landscape.

Amongst other responsibilities and in line with the above strategic priorities, Local Plans must allocate sites to promote development and the flexible use of land, bringing forward new land where necessary, and providing detail on form, scale, access and quantum of development where appropriate. They should also

identify land where development would be inappropriate, for instance because of its environmental or historic significance, and contain a clear strategy for enhancing the natural, built and historic environment. These responsibilities can all be seen as fundamental considerations in the allocation of sites.

Regarding rural areas, the NPPF requires LPAs to be responsive to local circumstances and plan housing development to reflect local needs, however it should also be located only where it will enhance or maintain the vitality of rural communities and LPAs should avoid new isolated homes in the countryside unless there are special circumstances.

This is linked to conserving and enhancing the natural environment. The NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity; and preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Additionally, the NPPF requires that:-

- Plans should allocate land with the least environmental or amenity value
- Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- Great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.
- The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered.

These requirements should all be considered with the utmost importance in the allocation of land for development purposes.

2.2 The Local Development Plan including the Forest Heath District Council Single Issue Review (SIR) and Site Allocations Development Plan (SALP) and the Joint Development Management Policies Document (JDMPD)

The Site Allocations Local Plan (SALP) is part of Forest Heath's Development Plan, a suite of planning documents that will, once adopted, replace the Council's Local Plan (1995) saved policies, in accordance with the National Planning Policy Framework (NPPF [2012]). The Core Strategy was adopted in May 2010. A successful High Court challenge resulted in the revocation of Policy CS7, along with elements of CS1, CS13 and para 3.12.2. Policy CS7 is the policy that set out the amount and distribution of housing that was planned for the district to 2031. Consequently, a Single Issue Review (SIR) of Core Strategy Policy CS7 has been prepared, and the Site Allocations Local Plan has developed alongside the SIR.

The Council's Joint Development Management Policies document (JDMPD) is a Local Plan document for both Forest Heath District Council and St Edmundsbury Borough Council. It was adopted by St Edmundsbury Borough Council on 24 February 2015 and Forest Heath District Council on 27 February 2015. The JDMPD contains policies to be used in the day to day determination of planning applications across both areas, replacing many of the policies within each council's existing adopted Local Plan.

The Forest Heath District Council Core Strategy was adopted on the 12th May 2010, and provides the overall vision for Forest Heath up to 2026 (with housing projections up to 2031). Core Strategy Policy CS1 sets out the Spatial Strategy for the district, and lists seven types of place: towns, key service centres, primary villages, secondary villages, sustainable military settlements, small settlements and the countryside. The Core Strategy SIR of CS7 is based on this spatial strategy, and the SALP allocates sites for development in line with the strategy in the District's towns, key service centres, and primary villages.

The settlements categorised within the above 'types of place' are set out within the following table.

Table 1: Settlement Hierarchy – as per SIR

Market Towns	Key Service Centres	Primary Villages	Secondary Villages	Small Settlements
Brandon	Lakenheath	Beck Row	Barton Mills	Cavenham
Mildenhall	Red Lodge	Exning	Elvedon	Dalham
Newmarket		Kentford	Eriswell	Herringswell
		West Row	Freckenham	Higham
			Gazeley	Santon Downham
			Holywell Row	
			Icklingham	
			Moulton	
Tuddenham				
		Worlington		

Core Strategy Policy CS10 sets out the policy for sustainable rural communities. The policy identifies the towns and key service centres as being the focus for service provision in the rural areas. As such, the SALP does not allocate land for development purposes within the Secondary Villages or the District's small settlements aside from a school expansion requirement within Moulton, which serves the Primary Village of Kentford.

The Market Towns, Key Service Centres and Primary Villages are included in the spatial strategy for distribution of housing to 2031 as they are more sustainable settlements and should be the focus for growth. As a result, sites in these settlements are identified in the SALP. It should be noted however, that a number of the allocated sites within these settlements have planning permission, or a resolution to grant planning permission.

3. The Site Selection Process

The District Council have identified potential sites for allocation within the SALP and assessed their suitability and availability for allocation within the plan period through a number of processes. These are outlined in the following sub-sections.

3.1 The District Council's Issues & Options and Preferred Options SALP Consultations

Residential sites explored for inclusion within the SALP have been identified, in part, within the Site Allocations Further Issues and Options consultation document published in August 2015 and the Site Allocations Preferred Options in April 2016. These consultations included representations made to the Council promoting sites for consideration for allocation within the Plan. These sites were then considered through the site selection process.

The Council have used a set of criteria to help assess sites for inclusion in the SALP, which are detailed below.

Council assessment to help inform sites for inclusion in the Site Allocations Local Plan document (Residential site options)
Only include sites in or adjacent to towns, key service centres and primary villages.
Include both deferred and included sites in the SHLAA, on the basis that consultations may result in evidence being provided to demonstrate that the reasons for a site's deferment can be overcome. Where sites are deferred, the reasons for the deferment are included in the site assessment pro-forma.
Exclude sites below 10 dwellings (within settlements these can come forward as windfall, if adjacent to towns, key service centres and primary villages they will be considered by the settlement boundary review).
Include sites with planning permission where development has not yet commenced.
<p>Density – 30 dwellings per hectare is applied except where circumstances suggest an alternative density would be more appropriate including:</p> <ul style="list-style-type: none"> - Strategic sites over 100 dwellings – 60% of the site will be calculated at 30 dwellings per hectare to allow for infrastructure provision on site (evidenced by Natural England Sites of Specific Scientific Interest (SSSI) impact risk zone setting limit for sites over 100 dwellings); - Mixed use sites – a lower density will be assumed reflecting the proportion of the site likely to be available for residential development or 60% of 30 dwellings per hectare may be appropriate; - On sites below 100 dwellings, 30 dwellings per hectare is likely to be appropriate unless obvious constraints are known e.g. the site is extensively covered by mature trees and a tree preservation order has been applied.
Where there is a current application (e.g. with resolution to grant planning permission) the dwelling number on the application is used, as this reflects what is deliverable.

3.2 Strategic Housing Land Availability Assessment (SHLAA)

In order to significantly boost their supply of housing, the National Planning Policy Framework (NPPF para.47) tells local planning authorities (LPAs) that they should:

"Use their evidence base to ensure that their Local Plan (LP) meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework..."

Further, the NPPF (para. 159) tells LPAs that they should:

"Prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period."

Residential sites explored for inclusion within the SALP were identified in the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA has been one of the principal evidence base documents used in the preparation of the SALP. It is produced annually to assist in the demonstration that the District has sufficient sites to meet housing land supply and consists of sites put forward / submitted by landowners and developers. It also includes sites identified by the Council through previous studies / work.

An integral output of the SHLAA is to identify whether sites are suitable, available and achievable in principle and over what period. For the purpose of informing the SALP regarding potential site allocations, and responding to national requirements, a draft SHLAA was formulated for consultation in February 2016 seeking the views of a wide range of stakeholders regarding the suitability, availability and achievability of the individual sites; any known constraints; and whether there were any additional sites for assessment and potential inclusion. This process led to the submission of 18 new sites for consideration. These and the original sites were included within the final SHLAA, published in April 2016.

3.3 Planning History & Site Visits

Once a definitive list of reasonable alternative sites were identified through the above processes, the planning history of this shortlist of sites (those within this document) were reviewed (some sites had received planning permission, or were the subject of a resolution to grant planning permission, or were the subject to a completion of a Section 106 agreement) and site visits undertaken. In addition, local physical, environmental and capacity constraints were re-assessed. This also included working closely with Suffolk County Council on related matters within their remit, such as the transport network, highway capacity, and the educational needs and requirements generated by new development both as a result of recent planning permissions and planned growth.

4. Deferred Sites and Omitted Sites

4.1 Deferred Sites

Deferred sites are those that were identified, but not progressed for further consideration due to an underlying issue with the suitability or delivery of the site or proposal. Reasons for deferral are highlighted as significant constraints that would be contrary to sustainable development. As such, they were not explored as reasonable alternatives within the plan-making process or for further assessment within the SHLAA and other assessment processes.

4.2 Omitted Sites

Omitted sites are those that were subject to further consideration for their suitability as allocations within the SALP. They are those sites that the development of which could have been expected to offer some level of benefit to counteract or offset any negative impacts associated with sustainability. Omitted sites, as presented in this document, were considered alongside the allocated sites within the SALP as reasonable alternatives.

4.3 Reasons for the Deferral or Omission of Sites

The following table summarises the reasons these sites have been omitted from the preferred options consultation document. The reasons fall broadly into five categories. The following table explores these reasons for rejection, alongside the rationale behind the principle for rejection.

Reason for rejection	Rationale
1. Environmental constraints (i.e. impacts on a SPA ¹ , SAC ² , CWS ³).	SPAs are those areas identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries; notably in the plan area are important bird populations of Stone Curlew, Nightjar and Woodlark. They are European designated sites, classified under the Birds Directive. SACs are areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010. County Wildlife Sites are sites of importance and value for wildlife within a county context.
2. The site is partly or wholly within a flood zone.	Paragraph 100 of the NPPF states, 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.'

¹ Special Protection Area – protected sites classified within the EC Birds Directive

² Special Area of Conservation – protected sites classified within the EC Habitats Directive

³ County Wildlife Site – a site of importance for wildlife in a County context

Reason for rejection	Rationale
3. The site is not available / deliverable / developable (either confirmed by the landowner or is in multiple ownership).	Paragraph 47 of the NPPF states, within footnote 11, that, 'To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.' Footnote 12 states that, 'To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.'
4. The site is currently in employment use.	Sites and premises used and/or designated as employment uses in the District are set out in the Council's adopted Joint Development Management Policies Document (JDMPD) (2015) within the proposals map and Policy DM30 – Appropriate Employment Uses and Protection of Employment Land and Existing Businesses. To allocate land designated as and for employment use(s) within the SALP would contravene this Policy within the JDMPD.
5. Other available sites have a more sustainable location (as per adopted CS and JDMPD Policy)	<p>As defined within footnotes 11 and 12 of Paragraph 47 of the NPPF, sites are required to be in a suitable location. This has been determined by compliance with the Council's adopted Joint Development Management Policies Document (2015) Policy DM2 Creating Places - Development Principles and Local Distinctiveness, regarding the suitability of proposals; Policy DM5 Development in the Countryside and Policy DM27 Housing in the Countryside, regarding the suitability of proposals outside settlement boundaries ('the Countryside' as defined).</p> <p>The reasons for the deferral of omission of sites within the SALP have largely been derived from the criteria of these policies.</p>

Please note that sites that were included in the SALP Further Issues and Options document (2015) for one use but that have been allocated for an alternative use are included as omission sites in this table.

4.4 Sites Omitted or Deferred by Settlement

The following sections and sub-sections are categorised principally by the settlement hierarchy, as outlined in the SIR and Policy CS1 of the Core Strategy, namely:

- The Market Towns;
- The Key Service Centres;
- The Primary Villages;
- The Secondary Villages; and
- The Small Settlements.

Within each sub-section (corresponding to an individual settlement), the sites considered for allocation within the SALP are listed as sourced from the processes detailed in the preceding sections of this document. The table concludes their status within the SALP as either:

- Considered and omitted; or
- Deferred from consideration.

5. The Market Towns

5.1 Brandon

5.1.1 Sites Identified (excluding those allocated within the SALP)

2015 Site reference number	Address	Area (ha)	Proposed land use type
B/02	Land to rear of the High Street	0.4	Residential
B/04	Land to the rear of London Road, St Peters Place and Park View	0.5	Residential
B/05	Land to the rear of 99-107 Thetford Road and Webbs Row	0.41	Residential
B/06	Land off School Lane	1.2	Residential/ retaining open space
B/07	Land to the rear of Bury Road, Northumberland House	0.23	Residential
B/09	Land at Station Way	1.21	Residential
B/10	Land south west of Station Way	1.75	Employment/ residential
B/11	Land north of Gas House Drove	3.34	Residential
B/12(a)	Land off Manor Road	9.5	Residential
B/12(b)	Land off Manor Road	7.91	Residential
B/13	Omar Homes	5.45	Employment
B/14	Land off Green Road	19	Residential
B/15	Riverside Lodge off High Street	0.51	Range of land uses
B/16	21 Market Hill	0.03	Employment or other uses
B/17	Land to West of Brandon	99.5	Residential/ mixed use
B/18	Land South of River Little Ouse & West of High Street	5.02	Residential
B/19	Land South of Railway Line including Lignacite site	9.28	Residential, employment, or mixed use
B/20	Land at Brandon Cottage, Bury Road	0.93	Residential
B/23	Land off Bury Road	9.94	Residential
B/24	Land west of Bury Road	3.93	Residential
B/27	Land off London Road	7.6	Employment
B/28	Land at Abbott's Court, North of Victoria Avenue	1.61	Residential
B/30	North Court, Brandon (new site submitted at SALP Issues & Options consultation stage)	1.73	Residential

5.1.2 Deferred Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
B/02	Land to rear of the High Street	Deferred	<ul style="list-style-type: none"> • The site is within fragmented ownership. • There would be issues surrounding access / servicing existing retail premises. • The site below 0.5ha and considered too small for allocation.
B/04	Land to the rear of London Road, St Peters Place and Park View	Deferred	<ul style="list-style-type: none"> • The site is within fragmented ownership and therefore unavailable. • The site is on garden land.
B/05	Land to the rear of 99-107 Thetford Road and Webbs Row	Deferred	<ul style="list-style-type: none"> • The site has been confirmed as not available.
B/06	Land off School Lane	Deferred	<ul style="list-style-type: none"> • Part of site is identified as important open space within the conservation area. • The remainder of the site is a private garden. • The site as a whole has mature vegetation and development has the potential to be harmful to local character and the conservation area.
B/07	Land to the rear of Bury Road, Northumberland House	Deferred	<ul style="list-style-type: none"> • SPA impacts. • The site is within multiple ownership with associated deliverability / developability constraints
B/09	Land at Station Way	Deferred	<ul style="list-style-type: none"> • SPA impacts. • The site is within Flood Zones 2 and 3.
B/10	Land south west of Station Way	Deferred	<ul style="list-style-type: none"> • The site would advance the line of development towards the SPA. The number of dwellings proposed is relatively small however likely significant effects cannot be screened out. • The majority of site in

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			Flood Zone 2, and small part in Flood Zone 1.
B/11	Land north of Gas House Drove	Deferred	<ul style="list-style-type: none"> • SPA impacts. • The majority of the site is in Flood Zone 3.
B/12(a)	Land off Manor Road	Deferred	<ul style="list-style-type: none"> • SPA impacts (for residential) – however the site is allocated as a cemetery within the SALP.
B/12(b)	Land off Manor Road	Deferred	<ul style="list-style-type: none"> • SPA impacts. • The site would advance the line of development towards the SPA.
B/13	Omar Homes	Deferred	<ul style="list-style-type: none"> • SPA impacts. • The site is in employment use.
B/14	Land off Green Road	Deferred	<ul style="list-style-type: none"> • SPA impacts. • High ecological importance. • Development of this site would represent a significant loss of important Brecks landscape features.
B/15	Riverside Lodge off High Street	Deferred	<ul style="list-style-type: none"> • SPA impacts. • The garden site is within the conservation area and the brick wall fronting the site is a feature of this part of the conservation area (and curtilage listed). • Development has the potential to impact on the character of the conservation area and the amenity of the river crossing.
B/16	21 Market Hill	Deferred	<ul style="list-style-type: none"> • The site is below the size threshold - too small to allocate (the site is however within the settlement boundary and SPA/HRA screened so could come forward as windfall).
B/17	Land to West of Brandon	Deferred	<ul style="list-style-type: none"> • SPA impacts. • The site would significantly advance the line of

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			<p>development towards the SPA.</p> <ul style="list-style-type: none"> • There are additional issues relating to the impact of recreational pressure and the high value of the site for nature conservation, impact on the River Little Ouse green/blue corridor, landscape and heritage issues (listed buildings and conservation area). • Development would lead to the loss of many landscape features including the feeling of remoteness and peacefulness in the countryside and urban fringe areas.
B/18	Land South of River Little Ouse & West of High Street	Deferred	<ul style="list-style-type: none"> • SPA impacts. • The site would advance the line of development towards the SPA. • There is a Scheduled Ancient Monument (SAM) located in meadows.
B/19	Land South of Railway Line including Lignacite site	Deferred	<p>There are two clear parts to this site:</p> <ul style="list-style-type: none"> • The northern part of the site is allocated as an Existing General Employment Area (Policy EM2(d)). • The southern section of the site is wetland associated with and north of the river corridor. Development of this part of the site would advance the line of development towards the SPA. • There are additional issues relating to access and flooding.
B/20	Land at Brandon Cottage, Bury Road	Deferred	<ul style="list-style-type: none"> • The site would advance the line of development towards the SPA. • The number of dwellings

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			<p>proposed is relatively small however likely significant effects cannot be screened out.</p> <ul style="list-style-type: none"> There are additional issues relating to local ecology and the impact of the loss of woodland.
B/23	Land off Bury Road	Deferred	<ul style="list-style-type: none"> SPA impacts - development would represent a loss of the designated site. There are veteran beech trees within the forestry plantation of historical/cultural significance. The site is designated for its high nature conservation value.
B/24	Land west of Bury Road	Deferred	<ul style="list-style-type: none"> SPA impacts - development would represent a loss of the designated site. The site is designated for its high nature conservation value.
B/27	Land off London Road	Deferred	<ul style="list-style-type: none"> SPA impacts - development would represent a loss of the designated site. There are beech trees within the forestry plantation of historical/cultural significance. The site is designated for its high nature conservation value.
B/28	Land at Abbott's Court, North of Victoria Avenue	Deferred	<ul style="list-style-type: none"> The site would advance the line of development towards the SPA. There are additional issues relating to loss of garden land on the edge of the conservation area.
B/30	North Court, Brandon (new site)	Deferred	<ul style="list-style-type: none"> SPA impacts. The site is located in an

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
	submitted at SALP Issues & Options consultation stage)		unsustainable location. <ul style="list-style-type: none"> • The proposal would be subject to noise constraints associated with USAFE Lakenheath flight paths (MOD soundproofing)

5.1.3 Omitted Sites

All alternative sites identified within Brandon were deferred as initially identified within the Issues and Options SALP that was consulted upon in 2015. No information has been submitted since, including the consultation of the Issues and Options SALP (2015) and the Preferred Options SALP (2016) to overcome the reasons for deferral.

5.2 Mildenhall

5.2.1 Sites Identified (excluding those allocated within the SALP)

2015 Site reference number	Address	Area (ha)	Proposed land use type
M/01	South of Glonville Close	2.2	Residential
M/03	Land to the rear of 91-105 Folly Road	0.7	Residential
M/04	Land to the rear of 98-108 Folly Road	0.8	Residential
M/06	Land to the rear of 7-23 North Terrace	0.6	Residential
M/10	Land off Finchley Avenue	1.2	Residential
M/11	Land adjacent to College Heath Road	2.4	Residential
M/12	Woodlands Park off Brandon Road	2.4	Residential
M/13	Land between the River Lark and Worlington Road	1.5	Residential
M/14	Builders Yard, Worlington Road	0.57	Residential
M/15	Land south of Lark Road / Raven Close	3.3	Residential
M/16	Land north of Brandon Road	16.7	Residential
M/17	Land north of Thetford Road	16	Residential
M/18	Land south of Lark Road	1.2	Residential
M/20	Land south of Pines Tree Avenue	2.1	Residential
M/22	Land south of Mildenhall to River lark (including Jubilee Field)	15.16	Residential
M/23	Land east of Mildenhall to A1065 and Fiveways Roundabout	68.1	Residential
M/24	Land north of Mildenhall, East of the A1101 (including Airfield landing lights)	69.9	Residential
M/25	Precinct	0.5	Retail/ residential (mixed use)
M/26	Land south of Bury Road and east of A11	7.5	Residential
M/27	Site adjacent to Parkers Mill	1.7	Residential
M/30	The old Railway Station Site	6.3	Residential
M/33	Land to west Folly Road	8.1	Residential
M/41	Land at Meadow View Cottage	3.9	Residential
M/42	Rose Forge, south of Worlington Road	1.4	Residential
M/43	Land between A11 & A1101	3.1	Residential
M/44	Former Mildenhall Academy and Dome Leisure Centre Site	9.41	
N/A	Land to the west of Fred Dannatt Road (new site submitted at SALP Preferred Options)	16.9	Employment

2015 Site reference number	Address	Area (ha)	Proposed land use type
	consultation stage [submission rep: 24011])		

5.2.2 Deferred Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
M/01	South of Glonville Close	Deferred	<ul style="list-style-type: none"> • Impacts on a CWS. • The site would see a loss of valued open space - development of this site would constitute a net reduction in recreational space within this residential area.
M/03	Land to the rear of 91-105 Folly Road	Deferred	<ul style="list-style-type: none"> • The site has fragmented ownership.
M/04	Land to the rear of 98-108 Folly Road	Deferred	<ul style="list-style-type: none"> • The site has fragmented ownership.
M/06	Land to the rear of 7-23 North Terrace	Deferred	<ul style="list-style-type: none"> • The site has fragmented ownership.
M/10	Land off Finchley Avenue	Deferred	<ul style="list-style-type: none"> • Deferred for residential use as has been allocated as part of an Existing General Employment Area in Policy EM2k.
M/11	Land adjacent to College Heath Road	Deferred	<ul style="list-style-type: none"> • SPA impacts. • SSSI impacts. • CWS impacts. • The site is within Open Access land and appears well-used by local residents, but away from the paths and trails it is relatively undisturbed. • The site is within the MOD noise safeguarding zone (70 decibels).
M/12	Woodlands Park off Brandon Road	Deferred	<ul style="list-style-type: none"> • SPA impacts. • There are trees subject to a TPO on the southern periphery. • The site is considered to be within a relatively remote/unsustainable location.
M/13	Land between the River Lark and	Deferred	<ul style="list-style-type: none"> • The site lies adjacent to the River Lark - within

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
	Worlington Road		<p>Flood Zones 2 and 3.</p> <ul style="list-style-type: none"> • There is also biodiversity value associated with the River lark corridor which would be at risk. • The site is in close proximity to a conservation area – any development has the potential to impact on setting.
M/14	Builders Yard, Worlington Road	Deferred	<ul style="list-style-type: none"> • The site is within Flood Zones 2 and 3
M/15	Land south of Lark Road / Raven Close	Deferred	<ul style="list-style-type: none"> • SPA impacts – development of the site would advance the line of development toward the SPA. • The site is 250m from the Breckland Forest SSSI. • The site lies within Flood Zones 2 and 3. • The site is within a landscape sensitive to development, to changes in land use and to planting of woodland.
M/16	Land north of Brandon Road	Deferred	<ul style="list-style-type: none"> • SPA impacts. • SSSI impacts - development would represent a loss of the designated site. • CWS impacts.
M/17	Land north of Thetford Road	Deferred	<ul style="list-style-type: none"> • SPA impacts. • SSSI impacts - development would represent a loss of the designated site.
M/18	Land south of Lark Road	Deferred	<ul style="list-style-type: none"> • SPA impacts – development of the site would advance the line of development toward the SPA. • The site is within Flood Zones 2 and 3.
M/20	Land south of Pines Tree Avenue	Deferred	<ul style="list-style-type: none"> • SPA impacts – development of the site would advance the line of

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			<p>development toward the SPA.</p> <ul style="list-style-type: none"> • The site is 200m from Breckland Forest SSSI. • The site is within Flood Zones 2 and 3.
M/22	Land south of Mildenhall to River lark (including Jubilee Field)	Deferred	<ul style="list-style-type: none"> • The eastern part of the site is within the SPA buffer – development of the site would advance the line of development toward the SPA. • The site is adjacent to Breckland Forest SSSI. • Part of the site is open space/playing field. • The site is within Flood Zones 2 and 3.
M/23	Land east of Mildenhall to A1065 and Fiveways Roundabout	Deferred	<ul style="list-style-type: none"> • Breckland Forest SSSI impacts. • SPA impacts. • Development would represent a loss of the designated site. • CWS impacts. • The site is constrained by the MOD noise safeguarding zone (70 decibels).
M/24	Land north of Mildenhall, East of the A1101 (including Airfield landing lights)	Deferred	<ul style="list-style-type: none"> • Breckland Forest SSSI impacts. • SPA impacts. • Development would represent a loss of the designated site. • CWS impacts. • The site is constrained by the MOD noise safeguarding zone (70 decibels).
M/25	Precinct	Deferred	<ul style="list-style-type: none"> • The site has been deferred for residential use as it is a town centre site in existing retail use. The site is included in Policy MP1 Town Centre Masterplans.
M/26	Land south of Bury Road and east of	Deferred	<ul style="list-style-type: none"> • The site is adjacent to the Breckland Forest SSSI

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
	A11		<p>which is a component of the Breckland SPA and within the SPA buffers. Development of the site would advance the line of development toward the SPA.</p> <ul style="list-style-type: none"> • The site is within Flood Zones 2 and 3.
M/27	Site adjacent to Parkers Mill	Deferred	<ul style="list-style-type: none"> • The site contains a number of protected trees. • The site is within a conservation area and identified as open space within this designation. • There are likely to be setting issues surrounding a Scheduled Monument (remains of a Dovecote).
M/33	Land to west Folly Road	Deferred	<ul style="list-style-type: none"> • The site has been confirmed as not available.
M/41	Land at Meadow View Cottage	Deferred	<ul style="list-style-type: none"> • The site is considered to be in an unsustainable location. • There is the strong potential of coalescence with Worlington.
M/42	Rose Forge, south of Worlington Road	Deferred	<ul style="list-style-type: none"> • The site is considered to be in an unsustainable location. • There is the strong potential of coalescence with Worlington.
M/43	Land between A11 & A1101	Deferred	<ul style="list-style-type: none"> • The site partly comprises a woodland site immediately adjacent to the Breckland Forest SSSI which is a component of the Breckland SPA and within the SPA buffers. Development would represent a loss of the designated site. • The site is considered to be in an unsustainable location.
M/44	Former Mildenhall Academy and	Deferred	<ul style="list-style-type: none"> • The site was deferred for residential use due to SPA

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
	Dome Leisure Centre Site		impacts. The site has however been allocated for B1, B2 uses within the SALP.
N/A	Land to the west of Fred Dannatt Road	Deferred	<ul style="list-style-type: none"> The eastern part falls within the boundary of allocated site SA4. It is considered that the proposal would not be required in the plan period, in line with the mixed-use nature of allocated site SA4; this could see an oversupply of employment land in the area. The suitability of the site / proposal would be dependant on the detailed masterplan of allocated site SA4.

5.2.3 Omitted Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Omission
M/30	The old Railway Station Site	Omitted	<ul style="list-style-type: none"> The site is considered to be in an unsustainable location. There is the strong potential of coalescence with Barton Mills. There is the potential for landscape impacts to the south of the town.

5.3 Newmarket

5.3.1 Sites Identified (excluding those allocated within the SALP)

2015 Site reference number	Address	Area (ha)	Proposed land use type
N/03	Former Gas Works, Exning Road	1.6	Residential
N/08	Allotments Studland Park	1.5	Residential
N/09	Brickfield Stud	18.2	Residential
N/10	Land at Balaton Stables, Snailwell Road	1.48	Residential
N/12	Coronation Stables, Station Approach	0.5	Residential
N/14	Hatchfield Farm	64.7	Mixed use
N/15	Old Newmarket Station Site Car Park	0.5	Residential
N/18	George Lambton Playing Fields	9.4	Mixed use
N/21	Land south of Exning Road and adjacent to Hamilton Road	20.5	Residential
N/31	Former Scaltback Middle School site	1.47	Residential
N/A	Land north of Hyperion Way Studland (part of N/08) (new site submitted at SALP Preferred Options consultation stage [submission rep: 24486])	0.9	Residential
N/A	Land at Studlands Park, Parkers Walk (new site submitted at SALP Preferred Options consultation stage [submission rep: 24486])	0.66	Residential
N/A	Land south of Aureole Walk, Studlands Park (new site submitted at SALP Preferred Options consultation stage [submission rep: 24486])	0.4	Residential
N/A	Waste ground on the west side of Lower Hamilton Road at its exit on the Exning Road (new site submitted at SALP Preferred Options consultation stage [submission rep: 23891])	Unknown - no site boundary submitted	Residential

5.3.2 Deferred Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
N/03	Former Gas Works, Exning Road	Deferred	<ul style="list-style-type: none"> Deferred for residential as the site is designated as a retail allocation in Policy RE1.
N/08	Allotments Studland Park	Deferred	<ul style="list-style-type: none"> The site is in community use (allotments). The site is considered to be in an unsustainable location (adjacent to A14)
N/09	Brickfield Stud	Deferred	<ul style="list-style-type: none"> The full extent of the identified site has been deferred due to non-compliance with Core Strategy equine policy. The south eastern part has been allocated however in light of its compliance with this policy.
N/10	Land at Balaton Stables, Snailwell Road	Deferred	<ul style="list-style-type: none"> The site has been deferred due to non-compliance with Core Strategy equine policy
N/12	Coronation Stables, Station Approach	Deferred	<ul style="list-style-type: none"> The site has been deferred due to non-compliance with Core Strategy equine policy
N/15	Old Newmarket Station Site Car Park	Deferred	<ul style="list-style-type: none"> The site has been confirmed as unavailable.
N/18	George Lambton Playing Fields	Deferred	<ul style="list-style-type: none"> The site has been deferred for residential as the site would result in the loss of valued community open space (designated formal open space). Small elements of the northern part of the site have been designated as part of the existing employment area, representing a logical extension in light of neighbouring employment uses and the frontage onto Willie Snaith Road.
N/21	Land south of Exning Road and adjacent to	Deferred	<ul style="list-style-type: none"> The site is currently pen space. The site has been deferred

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
	Hamilton Road		due to non-compliance with Core Strategy equine policy.
N/31	Former Scaltback Middle School site	Deferred	<ul style="list-style-type: none"> The site is to be retained in community use.
N/A	Land north of Hyperion Way Studland (part of N/08)	Deferred	<ul style="list-style-type: none"> The site is considered to be in an unsustainable location (adjacent to A14) Development of the site would see the loss of a play area and open space.
N/A	Land at Studlands Park, Parkers Walk	Deferred	<ul style="list-style-type: none"> Development of the site would see a loss of open / green space as part of Studlands Park.
N/A	Land south of Aureole Walk, Studlands Park	Deferred	<ul style="list-style-type: none"> Development of the site would see a loss of open / green space. It is uncertain how access would be achieved. Development of the site would potentially require the demolition of existing dwellings to create access.
N/A	Waste ground on the west side of Lower Hamilton Road at its exit on the Exning Road	Deferred	<ul style="list-style-type: none"> It is uncertain whether the site is available or deliverable / developable.

5.3.3 Omitted Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
N/14	Hatchfield Farm	Omitted	<ul style="list-style-type: none"> Following the Secretary of State's decision in August 2016 to refuse planning permission for 400 dwellings on the site at Hatchfield Farm to the north east of Newmarket, this site has been omitted as a housing allocation in this Plan.

6. The Key Service Centres

6.1 Lakenheath

6.1.1 Sites Identified (excluding those allocated within the SALP)

2015 Site reference number	Address	Area (ha)	Proposed land use type
L/03	Land rear of 65, 69, 73 Station Road	0.81	Residential
L/06	Land to rear of Chalk Farm and Gatehouse, High Street	0.72	Residential
L/07	3 Cemetery Road	0.58	Residential
L/14	Land off Maids Cross Way	2.1	Residential
L/15	Land off Cover Way and Maids Cross Hill	4.61	Residential
L/18	Near Broom Road, off Eriswell Drive	1.78	Residential
L/19	Land north-east of South Road	3.84	Residential
L/22	Land south of Broom Road	5.69	Residential
L/25	Land east of Eriswell Road and south of South Road	21.3	Residential
L/27	Land south of Broom Road	20.4	Mixed use
L/28	Middle Covert, land south of Station Road	6.98	Residential
L/33	Land at Sedge Fen North of Skeltons Drove	4.29	Residential
L/34	Land opposite New Bungalow, Sedge Fen	0.45	Residential
L/37	Land north of cemetery	1.88	Residential
L/38	Land to north of Maids Cross Hill	2.64	Residential
N/A	Land off Smeeth Drove (new site submitted at SALP Preferred Options consultation stage [submission rep: 23884])	Unknown	Residential

6.1.2 Deferred Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
L/03	Land rear of 65, 69, 73 Station Road	Deferred	<ul style="list-style-type: none"> An appeal on the refusal of 14 dwellings was dismissed as overdevelopment. The site is small and within the settlement boundary and an appropriate scheme

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			could come forward as windfall.
L/06	Land to rear of Chalk Farm and Gatehouse, High Street	Deferred	<ul style="list-style-type: none"> The site is garden land and has potential access issues. The site represents visually important open space in the conservation area appraisal. There are trees on the northern boundary which are protected by a TPO.
L/07	3 Cemetery Road	Deferred	<ul style="list-style-type: none"> The site is not available. The site is on garden land with good trees on site; There are issues with access opposite an existing junction.
L/15	Land off Cover Way and Maids Cross Hill	Deferred	<ul style="list-style-type: none"> SPA impacts. The site is 2.2km from Breckland Farmland SSSI the nearest component of Breckland SPA and 0.9km from RAF Lakenheath SAC. Development of the site would advance the line of development toward the SPA. There are additional issues relating to the location of the site immediately adjacent to Maids Cross Hill SSSI and consequential impacts relating to recreational pressure and urban effects. The site has some woodland cover with corresponding ecological and landscape value. Planning application DC/14/2042/OUT for 110 dwellings pending decision.
L/18	Near Broom Road, off Eriswell Drive	Deferred	<ul style="list-style-type: none"> The site is 2.9km from Breckland Farmland SSSI the nearest component of Breckland SPA and 0.5km from RAF Lakenheath SAC.

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			<ul style="list-style-type: none"> • Development of the site would advance the line of development toward the SPA. • There are additional issues relating to the location of the site immediately adjacent to Maidscross Hill SSSI and consequential impacts relating to recreational pressure and urban effects. • The site is within the MOD noise safeguarding zone (70 decibels).
L/19	Land north-east of South Road	Deferred	<ul style="list-style-type: none"> • The site is 1.6km from Breckland Farmland SSSI the nearest component of Breckland SPA and immediately adjacent to and partially within the 200m buffer to RAF Lakenheath SAC. • Development of the site would advance the line of development toward the SPA. • There are additional issues relating to the location of the site immediately adjacent to Maidscross Hill SSSI and consequential impacts relating to recreational pressure and urban effects. • Development would also have the potential to impact on Breckland SAC and the adjacent Caudle Farm and Broom Road Fields CWS. • The site is within the MOD noise safeguarding zone (70 decibels). • The majority of the site occupies the inner explosives safeguarding zone.
L/22	Land south of	Deferred	<ul style="list-style-type: none"> • Project level HRA

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
	Broom Road		<p>(DC/14/2073/FUL) for this site was not able to screen out likely significant effects.</p> <ul style="list-style-type: none"> • The site is 1.9km from Breckland Farmland SSSI the nearest component of Breckland SPA and 0.3km from RAF Lakenheath SAC. • Development of the site would advance the line of development toward the SPA. • There are additional issues relating to the location of the site immediately adjacent to Maidscross Hill SSSI and consequential impacts relating to recreational pressure and urban effects. • The site is within the MOD noise safeguarding zone (70 decibels).
L/25	Land east of Eriswell Road and south of South Road	Deferred	<ul style="list-style-type: none"> • The site is 1.3km from Breckland Farmland SSSI the nearest component of Breckland SPA and immediately adjacent to, and partially within the 200 buffer to RAF Lakenheath SAC. • Development of the site would advance the line of development toward the SPA. • There are additional issues relating to the location of the site immediately adjacent to Maidscross Hill SSSI and consequential impacts relating to recreational pressure and urban effects. • Development would also have the potential to impact on Breckland SAC and the adjacent Caudle Farm and Broom Road

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			<p>Fields CWS.</p> <ul style="list-style-type: none"> • The site is within the MOD noise safeguarding zone (70 decibels). • The majority of the site occupies the inner explosives safeguarding zone.
L/27	Land south of Broom Road	Deferred	<ul style="list-style-type: none"> • The site is 1.6km from Breckland Farmland SSSI the nearest component of Breckland SPA and immediately adjacent to, and partially within the 200 buffer RAF Lakenheath SAC. • Development of the site would advance the line of development toward the SPA. • Additional issues relating to the location of the site immediately adjacent to Maids Cross Hill SSSI and consequential impacts relating to recreational pressure and urban effects. Development would also have the potential to impact on Breckland SAC and on Caudle Farm and Broom Road Fields CWS. • The site is within the MOD noise safeguarding zone (70 decibels). • The majority of the site occupies the inner explosives safeguarding zone.
L/28	Middle Covert, land south of Station Road	Deferred	<ul style="list-style-type: none"> • The site would impacts on a group tree preservation order. • The site is 2.5km from Breckland Farmland SSSI the nearest component of Breckland SPA and 1.8km from RAF Lakenheath SAC. • Development of the site

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			<p>would advance the line of development toward the SPA.</p> <ul style="list-style-type: none"> • There would be additional issues relating to the woodland land use and corresponding ecological and landscape value of the north of the site.
L/33	Land at Sedge Fen North of Skeltons Drove	Deferred	<ul style="list-style-type: none"> • The site is considered to be within an unsustainable location. • The site is within Flood Zones 2 and 3.
L/34	Land opposite New Bungalow, Sedge Fen	Deferred	<ul style="list-style-type: none"> • The site is considered to be within an unsustainable location. • The site is within Flood Zones 2 and 3.
L/37	Land north of cemetery	Deferred	<ul style="list-style-type: none"> • The site is considered to be in an unsustainable location which is poorly related to existing settlement boundary. • There are no means of access to the highway network. • The site is 2.3km from Breckland Farmland SSSI, the nearest component of Breckland SPA and 1.5km from RAF Lakenheath SAC. • Development of the site would advance the line of development toward the SPA. • There are additional issues relating to the proximity of the site to Maids Cross Hill SSSI LNR.
L/38	Land to north of Maids Cross Hill	Deferred	<ul style="list-style-type: none"> • It is considered that the site is in an unsustainable location poorly related to existing settlement boundary. • The site is 2.2km from Breckland Farmland SSSI the nearest component of

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			<p>Breckland SPA and 1.1km from RAF Lakenheath SAC.</p> <ul style="list-style-type: none"> • Development of the site would advance the line of development toward the SPA. • There are additional issues relating to the proximity of the site to Maids Cross Hill SSSI LNR.
N/A	Land off Smeeth Drove	Deferred	<ul style="list-style-type: none"> • The site is small and outside the settlement boundary. • The site is below the size threshold and too small to allocate within the SALP. • The site is within the MOD noise safeguarding zone (70 decibels).

6.1.3 Omitted Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Omission
L/14	Land off Maids Cross Way	Omitted	<ul style="list-style-type: none"> • The site was rejected as it would only deliver housing. There is a more appropriate area to the north of the village which can deliver a more comprehensive scheme with suitable alternative natural green space and other infrastructure.

6.2 Red Lodge

6.2.1 Sites Identified (excluding those allocated within the SALP)

2015 Site reference number	Address	Area (ha)	Proposed land use type
RL/01	Land to rear 2-4 Elms Road and 6-8 Turnpike Road	1.1	Residential
RL/02	Land to the rear 14-16 Turnpike Road	0.9	Residential
RL/05	Land adjoining Public House, Turnpike Road and Turnpike Lane	0.9	Residential
RL/07	The White Star Stables, Warren Road	6.78	Residential
RL/08	Land to the rear 4-14B Turnpike Lane	5.4	Residential
RL/09	Land at Greenhays Farm	1.5	Residential
RL/10	Land west of Elderberry Road, Kings Warren	0.5	Residential
RL/11	Land east of Turnpike Road	0.9	Residential
RL/12	Land east of Warren Road	11.73	Residential
RL/13	Land west of Newmarket Road	4.13	Residential
RL/15b	Land North & East of Red Lodge, either side of A11 (new site submitted at SALP Issues and Options stage)	285.83	Residential
RL/18	Land south of The Carrops	1.37	Residential
RL/19	Land south of Green Lane	10.2	Residential

6.2.2 Deferred Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
RL/01	Land to rear 2-4 Elms Road and 6-8 Turnpike Road	Deferred	<ul style="list-style-type: none"> The site is within multiple ownership with associated deliverability / developability constraints Frontage developed.
RL/02	Land to the rear 14-16 Turnpike Road	Deferred	<ul style="list-style-type: none"> The site is in multiple ownership with associated deliverability / developability constraints.
RL/05	Land adjoining Public House, Turnpike Road and Turnpike Lane	Deferred	<ul style="list-style-type: none"> The site is designated as open space in the Red Lodge Masterplan. The site is however within the settlement boundary so there is potential for the site to come forward as a windfall site if all or part of site came forward for development.
RL/07	The White Star Stables, Warren Road	Deferred	<ul style="list-style-type: none"> SPA impacts. The site has been deferred due to non-compliance with Core Strategy equine policy.
RL/09	Land at Greenhays Farm	Deferred	<ul style="list-style-type: none"> SPA impacts. The site and proposal would see a loss of community/employment use.
RL/10	Land west of Elderberry Road, Kings Warren	Deferred	<ul style="list-style-type: none"> The site is small and surrounded by roads and a drainage ditch. The site is within the settlement boundary; however it is considered that for the site to be suitable, the yield would be below the size threshold for allocation.
RL/11	Land east of Turnpike Road	Deferred	<ul style="list-style-type: none"> SSSI impacts. In line with proposed changes to remove the SSSI from the settlement boundary, the site would be considered an unsustainable location.
RL/12	Land east of	Deferred	<ul style="list-style-type: none"> SPA impacts.

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
	Warren Road		<ul style="list-style-type: none"> The site is physically and visually separated from the settlement by a strong landscape belt.
RL/13	Land west of Newmarket Road	Deferred	<ul style="list-style-type: none"> Allocation of the site would be contrary to policy as the site is an existing employment designation within the Red Lodge Masterplan.
RL/15b	Land North & East of Red Lodge, either side of A11	Deferred	<ul style="list-style-type: none"> SPA impacts. The site is considered to be in an unsustainable location.
RL/18	Land south of The Carrops	Deferred	<ul style="list-style-type: none"> The site is partly within Flood Zones 2 and 3. There are records of protected species in the area. The site represents one that is visually sensitive on the edge of the settlement. In line with proposed changes to remove the SSSI from the settlement boundary, the site would be considered an unsustainable location.
RL/19	Land south of Green Lane	Deferred	<ul style="list-style-type: none"> SPA impacts. The site is within an SSSI Impact Risk Zone. There are records of protected species in the area. The site represents one that is visually sensitive on the edge of the settlement. In line with proposed changes to remove the SSSI from the settlement boundary, the site would be considered an unsustainable location.

6.2.3 Omitted Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Omission
RL/08	Land to the rear 4-14B Turnpike Lane	Omitted	<ul style="list-style-type: none"> • The site was rejected as the southwest element of the site is predominantly woodland which provides a sylvan entrance buffer to the settlement. The site appears to be in multiple ownership with associated deliverability / developability constraints. • There is no known recent expression of interest in development.

7. The Primary Villages

7.1 Beck Row

7.1.1 Sites Identified (excluding those allocated within the SALP)

2015 Site reference number	Address	Area (ha)	Proposed land use type
BR/02	Land adjacent to RAF Mildenhall	28.8	Residential
BR/04	Land to the rear of 31-45 The Street	0.4	Residential
BR/05	Land off The Grove	1.5	Residential
BR/06	Land south of Rookery Drove	5.3	Residential/ mixed use
BR/09	Land at corner of Wilde Street / Aspal Lane	1.3	Residential
BR/11	Land between Aspal Lane and Wildmere Lane	20.5	Residential
BR/12	Land adjacent to beck Lodge Farm, St John's Street	2.8	Residential
BR/13	Land west of Aspal Hall Road	1.5	Residential
BR/17	Land east of Skeltons Drove	25	Residential
BR/18	Former coal yard, Wilde Street	0.6	Residential
BR/19	Land adjacent to Moss Edge Farm and west of the A1101	6	Residential
BR/20	Land at The Yard, The Grove, Stock Corner	2	Residential
BR/21	Aspal Nursery, Aspal Lane	3	Residential
BR/23	Land at White Gables, Stocks Corner	1	Residential
BR/24	Land between Wildmere Lane and Holmsey Green	6	Residential
BR/28	Land at Junction of Aspal Lane and Johns Street	1.9	Residential
BR/30	Land north of St. John's Street	3.72	Residential
BR/31	Land north of Wilde Street	1.65	Residential
BR/32	Crowground Farm	1.26	Residential
N/A	Land at Stock Corner Farm (new site submitted at Preferred Options SALP consultation stage [submission rep: 23967])	Unknown	Residential
N/A	Land Off Wilde Street (new site submitted at Preferred Options SALP consultation stage [submission rep: 23969])	Unknown	Residential

7.1.2 Deferred Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
BR/02	Land adjacent to	Deferred	<ul style="list-style-type: none"> The site is considered to

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
	RAF Mildenhall		<ul style="list-style-type: none"> be in an unsustainable location remote from the settlement boundary. The site is partly within Flood Zones 2 and 3.
BR/04	Land to the rear of 31-45 The Street	Deferred	<ul style="list-style-type: none"> The site is within fragmented ownership and is therefore considered to be unavailable.
BR/05	Land off The Grove	Deferred	<ul style="list-style-type: none"> The site is considered to be in an unsustainable location not adjacent to the settlement boundary. The site remote from the settlement centre. Access to the site would be on a tight bend.
BR/09	Land at corner of Wilde Street / Aspal Lane	Deferred	<ul style="list-style-type: none"> The site has been deferred as there are sufficient, sequentially preferable sites available in Beck Row.
BR/11	Land between Aspal Lane and Wildmere Lane	Deferred	<ul style="list-style-type: none"> The site would represent coalescence with Holywell Row.
BR/12	Land adjacent to beck Lodge Farm, St John's Street	Deferred	<ul style="list-style-type: none"> The site is considered to be in an unsustainable location not adjacent to the settlement boundary. The site forms an appropriate buffer with the A1101.
BR/13	Land west of Aspal Hall Road	Deferred	<ul style="list-style-type: none"> CWS impacts. Local Nature Reserve impacts.
BR/18	Former coal yard, Wilde Street	Deferred	<ul style="list-style-type: none"> The site is considered to be in an unsustainable location remote from the existing settlement.
BR/19	Land adjacent to Moss Edge Farm and west of the A1101	Deferred	<ul style="list-style-type: none"> The site is considered to be within an unsustainable location and at an unsuitable scale. The site is not known to be available.
BR/20	Land at The Yard, The Grove, Stock Corner	Deferred	<ul style="list-style-type: none"> The site is considered to be in an unsustainable location remote from the

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			settlement boundary and distant from facilities.
BR/21	Aspal Nursery, Aspal Lane	Deferred	<ul style="list-style-type: none"> Development for residential purposes would result in a loss of employment. The site currently comprises a tree nursery.
BR/23	Land at White Gables, Stocks Corner	Deferred	<ul style="list-style-type: none"> The site lies some distance from the village centre and is therefore considered an unsustainable location. The site's access would be on a tight bend.
BR/24	Land between Wildmere Lane and Holmsey Green	Deferred	<ul style="list-style-type: none"> The site is considered to be in an unsustainable location remote from the existing settlement boundary.
BR/28	Land at Junction of Aspal Lane and Johns Street	Deferred	<ul style="list-style-type: none"> The site is considered to be in an unsustainable location. There are potential coalescence issues with Holywell Row.
BR/30	Land north of St. John's Street	Deferred	<ul style="list-style-type: none"> The site is considered to be in an unsustainable location and not of a proportionate scale for the location.
BR/31	Land north of Wilde Street	Deferred	<ul style="list-style-type: none"> The site is considered to be in an unsustainable location.
BR/32	Crowground Farm	Deferred	<ul style="list-style-type: none"> The site is considered to be in an unsustainable location.
N/A	Land at Stock Corner Farm	Deferred	<ul style="list-style-type: none"> The site is located adjacent but outside the existing settlement boundary. The site is considered to be within an unsustainable location and at an unsuitable scale. The site is partly within the MOD noise safeguarding zone (70 decibels).
N/A	Land Off Wilde Street	Deferred	<ul style="list-style-type: none"> The site is located outside the existing settlement

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			<p>boundary.</p> <ul style="list-style-type: none"> The site is considered to be in an unsustainable location distanced from the existing settlement boundary. There are sufficient, sequentially preferable sites available in Beck Row.

7.1.3 Omitted Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Omission
BR/06	Land south of Rookery Drove	Omitted	<ul style="list-style-type: none"> This is a relatively unconstrained site in a reasonably sustainable location close to the centre of the settlement and in relatively close proximity to most of the village's facilities and services. However, given the relatively large number of recent planning permissions it was not considered that further allocations would be a sustainable option within this plan period.
BR/17	Land east of Skeltons Drove	Omitted	<ul style="list-style-type: none"> This is a relatively unconstrained site in a reasonably sustainable location close to the centre of the settlement and in relatively close proximity to most of the village's facilities and services. Given the relatively large number of recent planning permissions, it was not considered that additional allocations would be a sustainable option in this plan period.

7.2 Exning

7.2.1 Sites Identified (excluding those allocated within the SALP)

2015 Site reference number	Address	Area (ha)	Proposed land use type
E/03	Land to rear of Lacey's Lane (includes Frogmore)	19	Residential
E/08	Land to rear of York Villas, North End Road	0.8	Residential
E/14	Land at Glenmore, Windmill Hill	1.91	Residential
E/15	Marsh Stable, Church Street	0.52	Residential
E/16	Greater Exning	53.98	Residential
N/A	Land to north of Lacey's Lane (new site submitted at Preferred Options SALP consultation stage [submission rep: 24403])	1.5	Residential

7.2.2 Deferred Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
E/08	Land to rear of York Villas, North End Road	Deferred	<ul style="list-style-type: none"> The site / development would be an inappropriate form of backland development. The site has access problems. The site is potentially within multiple ownership with associated deliverability / developability constraints
E/14	Land at Glenmore, Windmill Hill	Deferred	<ul style="list-style-type: none"> The site is considered to be in an unsustainable location.
E/15	Marsh Stable, Church Street	Deferred	<ul style="list-style-type: none"> The site has been deferred due to non-compliance with Core Strategy equine policy
E/16	Greater Exning	Deferred	<ul style="list-style-type: none"> The site is considered to be in an unsustainable location and of an inappropriate scale for the location.
N/A	Land to north of Lacey's Lane	Deferred	<ul style="list-style-type: none"> The site is outside, although adjacent to the settlement boundary.

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			<ul style="list-style-type: none"> The site is currently in use as a football ground and tennis court.

7.2.3 Omitted Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Omission
E/03	Land to rear of Lacey's Lane (includes Frogmore)	Omitted	<ul style="list-style-type: none"> Although this is a relatively unconstrained site (in environmental terms) it has been omitted on the basis that there is considered to be a more suitable and sustainable option (without an existing permission) given this particular site's proximity to the A14 (noise & air quality issues), the loss of existing allotments (community use), congested roads in the locality and potential issues in terms of securing an appropriate access.

7.3 Kentford

7.3.1 Sites Identified (excluding those allocated within the SALP)

2015 Site reference number	Address	Area (ha)	Proposed land use type
K/01	Land east of Moulton Road	5.9	Residential
K/03	Land north of the A14	11.7	Residential
K/04	Land north of Bury Road	6.5	Residential
K/05	South and east of Flint House, Bury Road (near Village Hall)	0.5	Residential
K/06	Site opposite 1-4 Bury Road	2.9	Residential
K/09	Fothergills, Gazeley Road	1.5	Residential
K/10b	Land east of Kentford Lodge (new site submitted at SALP Issues and Options stage)	N/A	N/A
K/11	Land at the Animal Heath Trust (new site submitted at SALP Issues and Options stage)	1.58	Residential
K/13	Land to rear Flint House	6.8	Residential
K/14	Land east of Gazeley Road	3.6	Residential
K/17	Site land between Bury Road and A14	2.7	Employment
K/18	Land south of Bury Road (new site submitted at SALP Issues and Options stage)	6.39	Residential

7.3.2 Deferred Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
K/01	Land east of Moulton Road	Deferred	<ul style="list-style-type: none"> The site is partly within Flood Zone 3. The site is currently in equine use.
K/03	Land north of the A14	Deferred	<ul style="list-style-type: none"> SPA impacts. The site would require significant new green infrastructure. There will be impacts on the Brecks countryside.
K/04	Land north of Bury Road	Deferred	<ul style="list-style-type: none"> SPA impacts. There will potentially be noise and pollution issues arising from the site's proximity to the A14. The site would require significant new green infrastructure; There will be impacts on

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			the Brecks countryside.
K/05	South and east of Flint House, Bury Road (near Village Hall)	Deferred	<ul style="list-style-type: none"> • SPA impacts. • There is a potential gas risk associated with an adjacent landfill site to the south. • Development of the site would take the form of ribbon development.
K/06	Site opposite 1-4 Bury Road	Deferred	<ul style="list-style-type: none"> • SPA impacts. • The site is distanced from the existing the settlement boundary (i.e. not within or adjacent). • The site is a greenfield wooded site that contributes to the sylvan character on the eastern gateway to the village.
K/09	Fothergills, Gazeley Road	Deferred	<ul style="list-style-type: none"> • SPA impacts. • Development of the site may constrain future expansion of an adjoining employment site. • A tree screen to the south is a potential constraint as the mature trees would affect the amenity (light to gardens and windows) of any residential development.
K/10b	Land east of Kentford Lodge (new site submitted at SALP Issues and Options stage)	Deferred	<ul style="list-style-type: none"> • SPA impacts.
K/13	Land to rear Flint House	Deferred	<ul style="list-style-type: none"> • SPA impacts. The site is part of a former landfill site, with potential gas risk impacts. • The site is distanced from the existing settlement boundary (i.e. is not within or adjacent). • There are no existing trees or hedges which would be required to screen any

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			development from the B1506 and from the countryside immediately to the south.
K/14	Land east of Gazeley Road	Deferred	<ul style="list-style-type: none"> • SPA impacts. • The site is part of a former landfill site with potential gas risk impacts. • The site is distanced from the existing settlement boundary (i.e. is not within or adjacent) • The form of development on this site would be in conflict with the linear character of the village. • The site is defined by strong tree belts to the north and south and the hedge to the western side.
K/18	Land south of Bury Road (new site submitted at SALP Issues and Options stage)	Deferred	<ul style="list-style-type: none"> • The site considered to be in an unsustainable location.

7.3.3 Omitted Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Omission
K/17	Site land between Bury Road and A14	Omitted	<ul style="list-style-type: none"> • The site is distanced from the existing settlement boundary (i.e. is not within or adjacent). • Development of the site for employment uses would represent ribbon development and would have a potential effect on the amenity of the village. • There will be impacts on the Brecks countryside.
K/11	Land at the Animal Health Trust (new site submitted at SALP Issues and Options stage)	Omitted	<ul style="list-style-type: none"> • K/11 has not been considered a sustainable option within this plan period, in light of the high level of existing

2015 Site reference number	Address	Deferred / Omitted	Reasons for Omission
			permissions in the primary village that were granted since the start of the plan period.

7.4 West Row

7.4.1 Sites Identified (excluding those allocated within the SALP)

2015 Site reference number	Address	Area (ha)	Proposed land use type
WR/01	Land south of Chapel Road	2.6	Residential
WR/02	Land off Pott Hall Road	0.6	Residential
WR/04	Land at the junction of Jarman's Lane and Beeches Road	0.9	Residential
WR/10	Land off Chapel Road	0.9	Residential
WR/11	Land off Parker's Drove	0.4	Residential
WR/13	Land behind St Peter's Church, Church Lane	0.6	Residential
WR/14	Off Friday Street, behind Williams Way	1.8	Residential
WR/15	Popes Farm, Church Lane	0.4	Residential
WR/16	Land to North of Ferry Lane	3.2	Residential
WR/17	Access between 114 & 118 Eldo Road	0.6	Residential
WR/19	Land at junction of Mildenhall Road and Jarman's Lane	0.5	Residential
WR/23	Land off Friday Street	0.3	Residential
WR/25	Land off Pott Hall Road	5.8	Residential
WR/26	Land off Parkers Drove	0.4	Residential
WR/27	Land south –west of Jarman's Lane	0.8	Residential
WR/33	Land at Popes Farm	4.2	Residential
N/A (SHLAA ref. FHDC/WR /34)	Land south of the 'Gables' Chapel Road (new site submitted at Preferred Options SALP consultation stage [submission rep: 23986])	0.28	Residential

7.4.2 Deferred Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
WR/02	Land off Pott Hall Road	Deferred	<ul style="list-style-type: none"> The site is small and located on the south side of the village; this is considered a less sustainable location than other sites as it is further from the main services and facilities in West Row. The site is however within the settlement boundary and could come forward as

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			a potential windfall site.
WR/04	Land at the junction of Jarman's Lane and Beeches Road	Deferred	<ul style="list-style-type: none"> The site is located on the rural edge of village and is outside the settlement boundary. There is a potential impact associated with the setting of a listed building adjoining the site boundary. The site would see a loss of vegetation; this would potentially have a significant effect on the intimate landscape character of the area. Other identified / submitted sites are considered to be more suitable and sustainable options.
WR/10	Land off Chapel Road	Deferred	<ul style="list-style-type: none"> The site is part of a large field which is adjoining but is outside of the settlement boundary. The site does not benefit from an existing boundary to provide screening and development would have a visual impact on the surrounding countryside, particularly in the short term. Other identified / submitted sites are considered to be more suitable and sustainable options.
WR/11	Land off Parker's Drove	Deferred	<ul style="list-style-type: none"> The site is small and is below the size threshold for allocation in the SALP. The site is adjoining but outside the settlement boundary. Development would lead to the removal of existing vegetation which is considered a significant

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			<p>visual intrusion and encroachment into the rural character of the area.</p> <ul style="list-style-type: none"> • The site would require the creation of access onto Parker's Drove and Shop Drove, impacting on the amenity provided by these rural routes. • There would be an impact on a potential Building of Local Interest should the site be developed.
WR/13	Land behind St Peter's Church, Church Lane	Deferred	<ul style="list-style-type: none"> • The site is small and although adjoining is outside the settlement boundary. • Other identified / submitted sites are considered to be more suitable and sustainable options within the area. • Development of the site would be a visual intrusion and encroachment into the rural area that would be detrimental to the character of the area.
WR/14	Off Friday Street, behind Williams Way	Deferred	<ul style="list-style-type: none"> • The site is distanced from the existing settlement boundary (i.e. is not within or adjacent). • Other identified / submitted sites are considered to be more suitable and sustainable options in the area. • Development of the site would lead to the loss of Grade 2 agricultural land. • The eastern part of the site relates poorly to the form and character of the settlement. • The site does not benefit from an existing boundary to provide screening and development would have a visual impact on the

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			surrounding countryside, particularly in the short term.
WR/15	Popes Farm, Church Lane	Deferred	<ul style="list-style-type: none"> • The site is small and located on the south side of the village; this area is considered less sustainable than other areas of the settlement due to being further from the main services and facilities in West Row. • Other identified / submitted sites are considered to be more suitable and sustainable options in the area. • The site is located on the rural edge of the village and outside the settlement boundary. • Development of the site could impact on the setting of a listed building. • Development of the site would lead to a loss of vegetation; this would potentially have a significant effect on the intimate landscape character of the area.
WR/16	Land to North of Ferry Lane	Deferred	<ul style="list-style-type: none"> • The site is small and located on the south side of the village; this area is considered less sustainable than other areas of the settlement due to being further from the main services and facilities in West Row. • Other identified / submitted sites are considered to be more suitable and sustainable options in the area. • Development of the site would require the demolition of two new dwellings to ensure access.

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
			<ul style="list-style-type: none"> • Development of the site would result in the loss of Grade 2 agricultural land. • Development of this large greenfield site would have the potential to impact on the wider countryside, in particular the River Lark corridor to the south.
WR/17	Access between 114 & 118 Eldo Road	Deferred	<ul style="list-style-type: none"> • The site is small and located on the south side of the village; this area is considered less sustainable than other areas of the settlement due to being further from the main services and facilities in West Row. • Other identified / submitted sites are considered to be more suitable and sustainable options in the area. • Development of the site would lead to a loss of Grade 2 agricultural land. • Development of the site would require the demolition of a dwelling to create access. • Part of the site is prone to surface water flooding.
WR/19	Land at junction of Mildenhall Road and Jarman's Lane	Deferred	<ul style="list-style-type: none"> • The site is small and located outside the settlement boundary. • Development of the site would have impacts on the rural character of the area. • Development of the site would require the removal of existing vegetation and buildings. • Development of the site has the potential for a significant detrimental effect on the landscape, as well as rural character.
WR/23	Land off Friday	Deferred	<ul style="list-style-type: none"> • The site is small and is

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
	Street		<p>below the size threshold for allocation in the SALP.</p> <ul style="list-style-type: none"> • Development of the site would lead to a loss of an existing employment site.
WR/26	Land off Parkers Drove	Deferred	<ul style="list-style-type: none"> • The site is small and although adjoining, is located outside of the existing settlement boundary. • Development of the site would lead to a loss of Grade 2 agricultural land. • Development would lead to the removal of existing vegetation which is considered a significant visual intrusion and encroachment into the rural character of the area. • The site would require the creation of access onto Parker's Drove and Shop Drove, impacting on the amenity provided by these rural routes.
WR/27	Land south –west of Jarman's Lane	Deferred	<ul style="list-style-type: none"> • The site is small and located outside of the existing settlement boundary. • Development of the site can be considered harmful to the rural character of the area. • Development would require the removal of existing vegetation and buildings. • Development of the site would have a potential impact on the setting of a listed building. • Development of the site has the potential for a significant detrimental effect on the landscape and rural character of the area.

2015 Site reference number	Address	Deferred / Omitted	Reasons for Deferral
WR/33	Land at Popes Farm	Deferred	<ul style="list-style-type: none"> • The site is small and located on the south side of the village; this area is considered less sustainable than other areas of the settlement due to being further from the main services and facilities in West Row. • Development of the site would likely impact on the setting of listed farm building. • It is uncertain how access can be achieved; Church Lane is not currently suitable for this scale of development in its current form and would be dependent on upgrading the width of the roads and (at least) the provision of a footway. • Development of the site would lead to a loss of Grade 2 agricultural land. • Development of this large greenfield site would have the potential to impact on the wider countryside, in particular the River Lark corridor to the south.
N/A (SHLAA ref. FHDC/WR/34)	Land south of the 'Gables' Chapel Road	Deferred	<ul style="list-style-type: none"> • The site is small and is below the size threshold for allocation in the SALP. • The site located adjoining but outside of the existing settlement boundary. • Development of the site would see the loss of greenfield land. • Other identified / submitted sites are considered to be more suitable and sustainable options.

7.4.3 Omitted Sites

2015 Site reference number	Address	Deferred / Omitted	Reasons for Omission
WR/01	Land south of Chapel Road	Omitted	<ul style="list-style-type: none"> The site is relatively unconstrained in environmental terms however is not large enough to deliver all the growth required and therefore reduces the likelihood of securing comprehensive community benefits. The site has been omitted on the basis that other sites are considered more suitable and sustainable options. The capacity of the site is likely to be further reduced by the need to respect the setting of the listed buildings to the north-west and east of the site.
WR/25	Land off Pott Hall Road	Omitted	<ul style="list-style-type: none"> The site is relatively unconstrained in environmental terms however is not large enough to deliver all the growth required and therefore reduces the likelihood of securing comprehensive community benefits. The site has been omitted on the basis that other sites are considered more suitable and sustainable options. Although within the existing settlement boundary, the site contributes to the character of the village and is further from main services and facilities than the preferred sites. The site also has an issue surrounding fluvial flood risk.

8. The Secondary Villages

8.1 Barton Mills

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

8.1.1 Sites Identified

2015 Site reference number	Address	Area (ha)	Proposed land use type
BM/04	Land at 10 Newmarket Road	0.75	Residential
BM/14	Land at Meadow View	2.46	Residential
N/A	The Northern side of Newmarket Road (new site submitted at Preferred Options SALP consultation stage [submission rep: 23946 / 23956 / 23958])	Unknown	Residential

8.1.2 Deferred Sites

All of the above sites were deferred in light of the Council's decision to not consider sites within the secondary villages.

8.2 Elvedon

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

8.2.1 Sites Identified

No sites were identified in Elvedon.

8.2.2 Deferred Sites

No sites were identified in Elvedon.

8.3 Eriswell

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

8.3.1 Sites Identified

2015 Site reference number	Address	Area (ha)	Proposed land use type
ER/01	Land South of the Street, adj. to Homecroft	0.27	Residential
ER/02	Land at Sparks Farm, South of Holly's Belt	68.17	Residential
ER/03	Lord's Walk	25.56	Residential
ER/04	Land at Little Eriswell	59.37	Residential

8.3.2 Deferred Sites

All of the above sites were deferred in light of the Council's decision to not consider sites within the secondary villages.

8.4 Freckenham

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

8.4.1 Sites Identified

2015 Site reference number	Address	Area (ha)	Proposed land use type
F/03	Land around Hall Farm	0.69	Residential

8.4.2 Deferred Sites

All of the above sites were deferred in light of the Council's decision to not consider sites within the secondary villages.

8.5 Gazeley

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

8.5.1 Sites Identified

No sites were identified in Gazeley.

8.5.2 Deferred Sites

No sites were identified in Gazeley.

8.6 Holywell Row

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

8.6.1 Sites Identified

2015 Site reference number	Address	Area (ha)	Proposed land use type
HR/03	Land South of the Street	20.16	Residential
HR/05	Land to the rear of Dolvers View, The Street	1.12	Residential
HR/06	Rear of 60 The Street	0.42	Residential
HR/07	Land at White Gables	1	Residential

8.6.2 Deferred Sites

All of the above sites were deferred in light of the Council's decision to not consider sites within the secondary villages.

8.7 Icklingham

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

8.7.1 Sites Identified

2015 Site reference number	Address	Area (ha)	Proposed land use type
I/01	Land to North East of The Street	9.88	Residential

8.7.2 Deferred Sites

All of the above sites were deferred in light of the Council's decision to not consider sites within the secondary villages.

8.8 Moulton

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

8.8.1 Sites Identified

2015 Site reference number	Address	Area (ha)	Proposed land use type
MO/01	Land (Depot) South of Gazeley Road	2.13	Residential
MO/02	Land off Bury Lane	0.37	Residential

8.8.2 Deferred Sites

All of the above sites were deferred in light of the Council's decision to not consider sites within the secondary villages.

8.9 Tuddenham

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

8.9.1 Sites Identified

2015 Site reference number	Address	Area (ha)	Proposed land use type
T/01	Land West of High Street behind Methodist Chapel	0.21	Residential
T/02	Land West of Higham Road	0.94	Residential
T/03	Land North of Cavenham Road	3.55	Residential

8.9.2 Deferred Sites

All of the above sites were deferred in light of the Council's decision to not consider sites within the secondary villages.

8.10 Worlington

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

8.10.1 Sites Identified

2015 Site reference number	Address	Area (ha)	Proposed land use type
W/03	Land North of the B1102 (to the River Lark)	3.67	Residential
W/06	Land at Pen Kennels, Isleham Road	0.48	Residential
W/08	Land adjacent to The Chestnuts off Newmarket Road	1.38	Residential
W/16	Land to west of Brambles	4.58	Residential
W/17	Between Newmarket Road and Golf Links Road	1	Residential

8.10.2 Deferred Sites

All of the above sites were deferred in light of the Council's decision to not consider sites within the secondary villages.

9. The Small Settlements

9.1 Cavenham

Residential sites are not being allocated in the District's small settlements of Cavenham, Dalham, Herringswell, Higham and Santon Downham as the District's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

9.1.1 Sites Identified

No sites were identified in Cavenham.

9.1.2 Deferred Sites

No sites were identified in Cavenham.

9.2 Dalham

Residential sites are not being allocated in the District's small settlements of Cavenham, Dalham, Herringswell, Higham and Santon Downham as the District's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

9.2.1 Sites Identified

No sites were identified in Dalham.

9.2.2 Deferred Sites

No sites were identified in Dalham.

9.3 Herringswell

Residential sites are not being allocated in the District's small settlements of Cavenham, Dalham, Herringswell, Higham and Santon Downham as the District's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

9.3.1 Sites Identified

2015 Site reference number	Address	Area (ha)	Proposed land use type
H/01	Land adjacent to Church Farm, North side of the Street	0.22	Residential

9.3.2 Deferred Sites

All of the above sites were deferred in light of the Council's decision to not consider sites within the District's small settlements.

9.4 Higham

Residential sites are not being allocated in the District's small settlements of Cavenham, Dalham, Herringswell, Higham and Santon Downham as the District's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

9.4.1 Sites Identified

No sites were identified in Higham.

9.4.2 Deferred Sites

No sites were identified in Higham.

9.5 Santon Downham

Residential sites are not being allocated in the District's small settlements of Cavenham, Dalham, Herringswell, Higham and Santon Downham as the District's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth. Therefore all sites have been deferred in light of the Council's criterion to only include sites in or adjacent to towns, key service centres and primary villages.

9.5.1 Sites Identified

No sites were identified in Santon Downham.

9.5.2 Deferred Sites

No sites were identified in Santon Downham.