



Forest Heath District Council

# Site Allocations Local Plan Further Issues and Options (Regulation 18) Consultation Document

August 2015



Forest Heath  
District Council



# Contents

|                                      |     |
|--------------------------------------|-----|
| 1. Background to this consultation   | 4   |
| 2. National and local policy context | 7   |
| 3. The settlements and site options  | 11  |
| 4. Towns                             | 13  |
| 4.1 Brandon                          | 13  |
| 4.2 Mildenhall                       | 45  |
| 4.3 Newmarket                        | 87  |
| 5. Key Service Centres               | 110 |
| 5.1 Lakenheath                       | 110 |
| 5.2 Red Lodge                        | 138 |
| 6. Primary Villages                  | 164 |
| 6.1 Beck Row                         | 164 |
| 6.2 Exning                           | 192 |
| 6.3 Kentford                         | 200 |
| 6.4 West Row                         | 219 |
| 7. Gypsy and Traveller sites         | 244 |
| Annex 1: Glossary of Terms           | 249 |

# 1. Background to this consultation

1.1 Forest Heath District Council is planning for long term growth so that there is certainty in how and where our settlements will grow. We are preparing this Site Allocations Local Plan document to guide development. Your input will help make the best decisions.

1.2 The purpose of this consultation document is to stimulate debate to identify the most appropriate sites for housing, employment and community and leisure use. We welcome responses from both the public and statutory stakeholders.

1.3 This Site Allocations Local Plan document forms part of Forest Heath District Council's Local Plan and is a formal development plan document. It will provide a planning framework for the allocation of sites in Forest Heath district up to 2031.

1.4 This Issues and Options consultation updates and supersedes the Issues and Options consultation undertaken in 2006. This document will be subject to an eight week consultation period between 11th August and 6th October 2015.

1.5 The consultation documents are available to view on the council's website at <http://westsuffolk.jdi-consult.net/localplan/>. Details of how to comment on this document are set out below.

1.6 In preparing this document we will:

- identify sufficient land to make sure we have a good supply for homes, jobs, shops and services;
- listen to our residents, businesses and communities to help shape decisions about

the best locations for development;

- balance the issues and assess the most appropriate way forward.

## Infrastructure

1.7 We are planning for long term growth so that there is certainty in how and where settlements will grow within the district. This will allow service providers to plan and deliver the necessary infrastructure to enable the planned growth to happen when it is required. This includes facilities such as roads, sewers and water infrastructure.

1.8 A draft Infrastructure Delivery Plan (IDP) accompanies this Site Allocations document, and begins to set out the infrastructure issues and requirements for the district. Comments on the draft IDP can be made on the Council's public consultation website at <http://westsuffolk.jdi-consult.net/localplan/>

## Sustainability Appraisal and Habitats Regulations (Screening) Assessment

1.9 The Sustainability Appraisal (SA) is an appraisal of the economic, social and environmental sustainability of an emerging local plan, and alternatives. An interim SA Report is published alongside this consultation document, with a view to providing further information on the merits of the alternatives that are currently under consideration.

1.10 A Sustainability Appraisal Scoping Report draws together information about the district to establish a sustainability baseline and determine the key challenges for the area. A revised Sustainability Appraisal Scoping Report (May 2015) has been prepared to



support the Sustainability Appraisals of the draft Site Allocations document and Core Strategy Single Issue Review documents. The information compiled in this report will form the foundations of the sustainability appraisals, which will be used to test how well the emerging Local Plan aligns with sustainability objectives. The report can be viewed at <http://westsuffolk.jdi-consult.net/localplan/>

- 1.11 A Habitats Regulations Assessment (HRA) forms part of a European Directive that requires 'appropriate assessment' of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on certain designated habitats. The options in this document have been subject to a Habitats Regulations (Screening) Assessment under the requirements of the Habitats Directive 92/42/EEC.

### How to make comments

- 1.12 We ask that responses are made electronically visiting the council's public consultation website <http://westsuffolk.jdi-consult.net/localplan/>
- 1.13 Alternatively, written responses will be accepted and a paper response form can be obtained by telephoning 01284 757368 or emailing [planning.policy@westsuffolk.gov.uk](mailto:planning.policy@westsuffolk.gov.uk)
- 1.14 Please return paper response forms/letters to:  
Strategic Planning Team  
Forest Heath District Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
IP33 3YU
- 1.15 When making a comment it is as important to be as specific as possible, setting out the question you are referring to and your answer.

- 1.16 Please be aware that any representations made on this document will be available for everyone to view, regardless of whether they are submitted by post or online.
- 1.17 There are questions set out at various points within this document. If you wish to submit supporting material with your response it would be helpful if you can do so electronically and include a summary of the content within the question response.
- 1.18 Where there are groups who share a common view on an issue in the document, it would be helpful if the group could send in a single response indicating how many people it is representing and how the response has been authorised.

### Call for sites

- 1.19 If there are any additional sites, which you believe should be included within the Site Allocations Local Plan, please identify them in your comments at this consultation stage. The council is particularly interested in receiving any information about available brownfield sites in the district. You should be aware that each site will need to be evaluated, in due course, in terms of its sustainability. A site submission form should be completed for each new site suggested to the council. This form is available on the consultation pages of the council's website at [www.westsuffolk.gov.uk/SSA](http://www.westsuffolk.gov.uk/SSA)

### What happens next?

- 1.20 The key stages in the preparation of the Site Allocations Local Plan document to date can be summarised as follows:
- December 2006 - initial Issues and Options completed following evidence gathering, development and appraisal of options in consultation with a variety of stakeholders;

- April 2010 - Forest Heath Planning Committee approval of a Final Issues and Options Consultation document.(Document did not proceed to formal consultation stage in view of the High Court Challenge to the Core Strategy);
- November 2013 - a further Issues and Options draft Site Allocations document agreed with councillors (consultation period itself postponed pending Counsel advice and further work on supporting documentation including the requisite Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA);
- **August/October 2015 - consultation on this updated Site Allocations Further Issues and Options consultation document.**

- 1.21 Early 2016 - The responses to this consultation will inform a further consultation document, setting out the Council's preferred strategy for the allocation of sites across the district.
- 1.22 Following this, a final draft of the Site Allocations document will be prepared, which the Council will submit to the Secretary of State for an independent planning examination. This final draft will be known as the Submission Document and when it is published in 2016 there will be another and final opportunity for the public and stakeholders to comment.

## 2. National and local policy context

- 2.1 There are wide ranging national policies to consider in the selection of sites for inclusion in this document. The Council must take account of the National Planning Policy Framework, (NPPF), March 2012 and its accompanying suite of Planning Practice Guidance (PPG).
- 2.2 Paragraph 154 of the NPPF specifies that Local Plan documents should be prepared with the objective of contributing to the achievement of sustainable development and that they should set out the opportunities for development and clear policies on what will, or will not, be permitted and where.
- 2.3 Paragraph 158 of the NPPF also states that the local planning authorities should ensure that their Local Plans are based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of their area.
- Local policy context**
- 2.4 The Local Plan, formerly known as the Local Development Framework (LDF), consists of a group of different documents as illustrated below. It will eventually replace the existing Local Plan which was adopted in 1995.
- 2.5 In 2011 a High Court Order required that one aspect of the adopted 2010 Core Strategy be reviewed. For this reason a Core Strategy Single Issue Review (SIR) is underway to review the overall housing numbers and distribution across the district. The Core Strategy Single Issue Review consultation draft documents are available for comment at <http://westsuffolk.jdi-consult.net/localplan/>
- 2.6 The Core Strategy is the principal Local Plan document, providing the overall strategic vision for Forest Heath to 2026 and looking ahead to 2031 for residential growth. This Site

### Forest Heath Local Plan Documents

#### Work in progress

**Site Allocations document**

(will allocate sites for housing, employment, leisure and community uses)

**Core Strategy Single Issue Review**

(housing numbers and distribution)

#### Adopted documents

**Joint Development Management Policies Document**

(development control policies, adopted February 2015)

**Core Strategy**

(strategic policies, adopted 2010)

### Policies Map

- Allocations Local Plan must, ultimately, identify appropriate and adequate sites to deliver the number, distribution and phasing, (of delivery), of new homes as identified in the emerging SIR document.

2.7 The Core Strategy identifies a settlement hierarchy in Policy CS1. This policy requires that most development will take place in the market towns, followed by the key service centres. In line with national and local planning policy, these settlements are considered to be the most sustainable locations for new development, since they provide a range of existing services, facilities, shops and employment opportunities, and serve as public transport hubs.
- 2.8 Primary villages are also identified within the Core Strategy as being capable of small scale housing growth to meet local housing needs and for maintaining and enhancing the services in rural areas. This document will include potential sites for allocation in these settlements.

2.9 The council is not putting forward any site options for housing within the secondary villages or small settlements, although the settlement boundaries of the secondary villages will be subject to review during the next stage of work on the Site Allocations document.

POLICY CS1: CATEGORISATION OF FOREST HEATH SETTLEMENTS

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

N.B Sustainable Military Settlements are not included

- 2.10 Core Strategy Policy CS6 identifies a minimum requirement of 16 hectares of additional employment land to be allocated between 2006 and 2026. This Site Allocations document will allocate appropriate areas of land. The primary locations for this employment growth are our market towns and key service centres, in broad alignment with the scale of housing development in each of these settlements, (as identified in Policy CS7 prior to the High Court Order). The Site Allocations document
- includes for consideration, sites that have been proposed to the Council as being suitable for employment.

2.11 This Site Allocations document should also identify suitable sites to contribute to meeting the district’s retail needs (in accordance with Core Strategy Policy CS11). Given that the Core Strategy was adopted in 2010, the appropriate evidence bases will need to be refreshed to ensure that the allocations within the Site

Allocations document reflect current needs and requirements.

### **Strategic Housing Land Availability Assessment (SHLAA)**

- 2.12 One of the principal documents used in the preparation of the Site Allocations document is the Strategic Housing Land Availability Assessment (SHLAA). This document is produced annually to help demonstrate the district has sufficient sites to meet housing land supply and is made up of sites put forward by landowners and developers as well as sites identified by the Council through previous studies/work.
- 2.13 The SHLAA details those 'included' sites which in terms of development are available, suitable and deliverable and could therefore be selected for inclusion in the Site Allocations document. However, it should be recognised that just because a site is included in the SHLAA does not mean that the site will automatically be included in the final Site Allocations document.
- 2.14 Within the SHLAA, sites can be deferred (not included) for a variety of reasons, for example, if the site has nature conservation or flood zone issues or has issues of ownership that would need to be overcome before development could take place. However, just because a site has been deferred in the SHLAA does not mean that it is automatically excluded from being selected as a site for inclusion in the final Site Allocations document, if it is considered that the reasons for deferment can be overcome.
- 2.15 The most recent SHLAA which provides background evidence to support this Site Allocations documents can be found at <http://westsuffolk.jdi-consult.net/localplan/>

### **Environmental issues**

- 2.16 The impact of development on the environment is an important factor for consideration in Forest Heath, as almost 50% of the district is designated for nature conservation value, with three sites designated at the European level, 27 nationally important Sites of Special Scientific Interest (SSSI) and over 70 County Wildlife Sites (CWS). The international sites include the Breckland Special Protection Area (SPA), and Special Area of Conservation (SAC). Breckland is also recognised for its landscape character which is particular to this area. Both the NPPF and the Core Strategy require the protection of important landscape, biodiversity and geo-diversity assets. The NPPF seeks to conserve, restore and re-establish habitats and create wildlife corridors.
- 2.17 As Forest Heath contains sites of European importance, it was necessary to carry out a Habitats Regulations Assessment, (HRA), of the 2010 Core Strategy, to assess any likely adverse impacts on these sites. This assessment concluded that in order to ensure that the policies within the Core Strategy did not result in significant adverse effects on European sites, the following mitigation/avoidance measures should be included within the Local Plan:
- development within 1500m of SPA components which are designated for stone curlew will require a project level Habitats Regulations Assessment (HRA) to determine whether the development will have an impact on the stone curlew. Development which is likely to lead to an adverse effect on the integrity of the SPA will not be allowed;
  - development proposed within 400m of SPA components, (SSSI sites), which are designated for woodlark and/or nightjar will



- require a project level Habitats Regulations Assessment (HRA). Development which is likely to lead to an adverse effect on the integrity of the SPA will not be allowed;
- no new road development or road improvements will be allowed within 200m of any Special Areas of Conservation (SAC) sites;
  - new development will also be restricted within 1500m of any 1km grid square which has supported five or more nesting attempts by stone curlew since 1995. Proposals for development within these areas will require a project level HRA. Development which is likely to lead to an adverse effect on the integrity of the SPA will not be allowed.
- 2.18 The requirement for a project level HRA in these circumstances means that developers will need to produce information to demonstrate that the development has no likely significant effects or that it will not impact on the integrity of the European site. The conclusions of any such assessment must be agreed with Natural England before any development can be considered.
- 2.19 There are also many features of geological, archaeological and historic interest which contribute to the character of the district and should be protected from damage where development takes place.
- 2.20 In addition, large areas of land in the district fall within Flood Zones 2 and 3 and there are aircraft noise constraints (based on 1994 data) due to the large American airbases at RAF Mildenhall and RAF Lakenheath. However, it is important to note that flightpaths may change as a result of the announcement to close RAF Mildenhall, and restructure activities at RAF Lakenheath, over the next 5-7 years.
- 2.21 Ideally, the allocation of development in the district would not impact on any environmental constraints. However, some of the sites suggested in this document would require growth on land that is environmentally constrained. Where this would occur, it is mentioned in the pros and cons analysis for the site to assist you with making your consultation response.

### 3. The settlements and site options

3.1 This part of the document contains sections for the towns, key service centres and primary villages within the district. Each section summarises the main opportunities and constraints for that particular settlement and goes on to provide details of those sites which are options for future development.

3.2 Each of the settlement sections includes a map showing all SHLAA sites and sites identified for employment and/or mixed uses (submitted by landowners, developers, agents or identified by the Council), a map of constraints and an aerial photograph of each site to assist you with making your consultation response.

#### Residential site options

3.3 The residential sites included in this document are all identified in the Strategic Housing Land Availability Assessment (SHLAA) as either included or deferred sites. Where sites are deferred, the reasons for the deferral are set out.

3.4 However, it is important to note that not all, or even any, of the sites in a particular settlement, will necessarily be taken forward to the next stage as preferred allocations, particularly if sites have been deferred in the SHLAA and it has not been demonstrated through this consultation that these reasons for deferral can be overcome.

3.5 The council has used a set of criteria to help assess sites for inclusion in this document which are detailed in the table below:

| Council assessment to help inform sites for inclusion in the draft Site Allocations Local Plan document  |
|--|
| 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 this consultation may result in evidence being provided to demonstrate that the reasons for a sites 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"> <li>• 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 Special Scientific Interest (SSSI) impact zone setting limit for sites over 100 dwellings);</li> <li>• 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;</li> <li>• 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.</li> </ul> |

|   |
|---|
| Council assessment to help inform sites for inclusion in the draft Site Allocations Local Plan document   |
| Where there is a current application (e.g. with resolution to grant permission) the dwelling number on the application is used, as this reflects what is deliverable. |

**Other site options**

3.6 The Local Plan will also allocate sites to meet our employment, retail, leisure and other commercial development needs as evidenced within the relevant policies of the 2010 Core Strategy, but account will also be had of more recent studies and evidence bases so that our

Local Plan is up-to-date and relevant and as a consequence NPPF compliant. Where sites are proposed for a use other than residential this is set out in the site details.

**3.7 At the end of the settlement sections there are questions asking for your opinion on the site options.**

## 4. Towns

### 4.1 Brandon

#### The local area

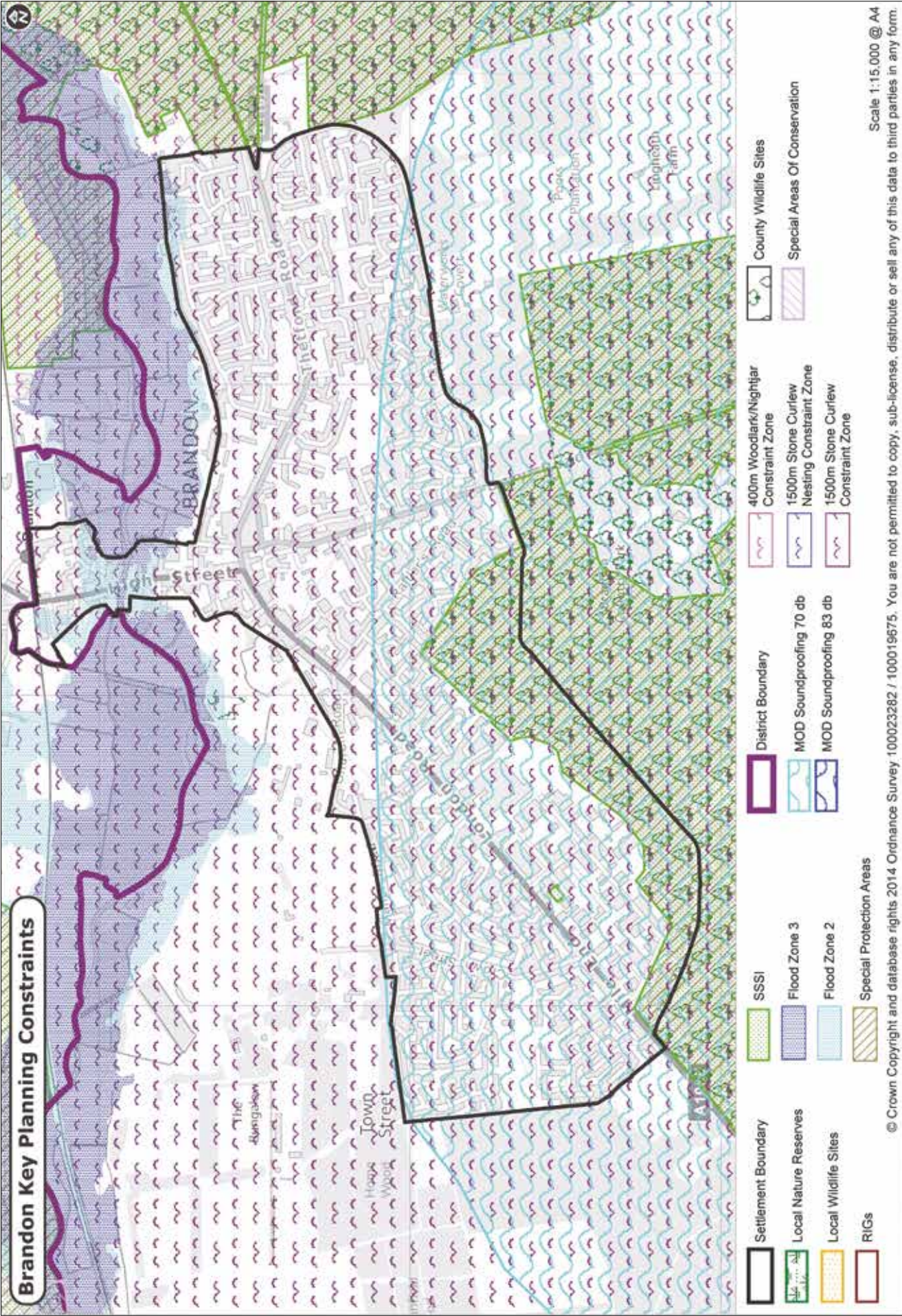
4.1.1 Brandon has a population of approximately 8750 (2011 Parish Profile) and is located to the north of the district, on the border with Breckland district. It is defined as a market town in the Core Strategy. This is because of the existing range of services and amenities available and good public transport links with other towns and villages. It is intended that Brandon will serve the retail and leisure needs of the local catchment area.

#### 4.1.2 Constraints and opportunities to future development

- European site designations for stone curlew, woodlark and nightjar. The special protection area (SPA) and its buffer zones are described in the Core Strategy. This results in limited settlement expansion in Brandon without first demonstrating mitigation for the presence of the various protected species;
- there is traffic congestion in Brandon. This could be resolved by the provision of a relief road. However the recent highways improvement to the A11 may lessen the congestion currently experienced in the town, such that the bypass is not considered necessary, therefore the need for such a road is dependant upon further highway evidence. The building of a relief road is dependent on firm funding commitments and mitigation of the environmental/habitat constraints. Any such scheme would also involve the participation and support of Breckland District and Norfolk and Suffolk County Councils;

- a railway line runs east-west in the northern part of the settlement. A railway station is located at Bridge Street providing links to Norwich and Ely. However, the level crossing at A1065 creates a bottleneck for vehicular movement at peak times;
- airbase noise constraints to the south of Brandon as a consequence of aircraft landing at and taking off from RAF Lakenheath;
- land within Flood Zones 2 and 3 to the north of the settlement along the Little Ouse river according to the Environment Agency's mapping;
- a site of special scientific interest (SSSI) lies to the south and east of Brandon;
- the town has two primary schools and an 11-16 free school;
- services in the town include three GP surgeries, two dental practices, one nursing home, a police station and a fire station. There is a library and community centre;
- the town centre offers a range of shops and services, including several supermarkets, local convenience stores, comparison shops and services;
- there are open spaces and sports provision, including a leisure centre with a four court sports hall and indoor bowls;
- the centre of Brandon is designated as a conservation area and contains a number of listed buildings;
- there may be capacity in the sewage network for some further development however upgrades may be required including possible requirement for new or improved sewer;
- Brandon is surrounded by an extensive area of forest, Brandon Country Park and High Lodge Forest Centre.







## Settlement capacity

- 4.1.3 Brandon is designated as a market town. The Core Strategy (paragraph 2.5.9) identifies that the highest proportion of new development should be directed to the district's three market towns, followed by the key service centres. This is because market towns are more sustainable locations for growth given the range of existing services and facilities to be found within them and the fact that they act as transport hubs.
- 4.1.4 The 2009 Infrastructure and Environmental Capacity Appraisal (IECA) indicates that environmental capacity exists for a potential range of 630-1000 new dwellings in Brandon. It identified that GPs and dentists would need to be provided to address existing deficits. Other infrastructure such as schools and utilities have existing capacity to support growth. However, the key risks identified with growth are around the sensitive environmental and landscape constraints and the lack of individual sites which do not impact on these areas, but can provide appropriate levels of growth.
- 4.1.5 The draft Infrastructure Delivery Plan (IDP) updates infrastructure capacity issues where this information is available. The key points have been picked up in the constraints and opportunities listed at the beginning of this section. The full details can be viewed in the draft IDP which accompanies this document.
- 4.1.6 There are wider considerations beyond the IECA/IDP assessment which affect capacity of the settlement; including impact to the special protection area (SPA).
- 4.1.7 Since the publication of the IECA in 2009, only one site has come forward for development in Brandon on a site included in the Strategic Housing Land Availability Assessment (SHLAA). This is shown in the table below. This site is included in the Site Allocations document as a potential option because the potential for allocation on sites with undetermined applications should be considered through the preparation of this document.

| Site reference | Site location               | Planning application reference number | Progress of planning application | Number of dwellings proposed                 |
|----------------|-----------------------------|---------------------------------------|----------------------------------|--|
| B/17           | Land to the West of Brandon | DC/15/1072/OUT                        | Pending consideration            | 1650 dwellings of which 1270 in Forest Heath |

## Site options

4.1.8 A number of sites in Brandon have been submitted to the council by landowners and developers for potential inclusion in the Site Allocations document. These sites are set out on the map below and are accompanied by individual sheets with a short description and a brief assessment of the pros and cons, to assist you in making your response. The sheets also indicate the status of the sites in the Strategic Housing Land Availability Assessment (SHLAA), describing whether they are included or deferred. Section 2 in this document has further information on the SHLAA and how it has helped inform this document.

4.1.9 There are questions about your opinion on these sites at the end of this section.

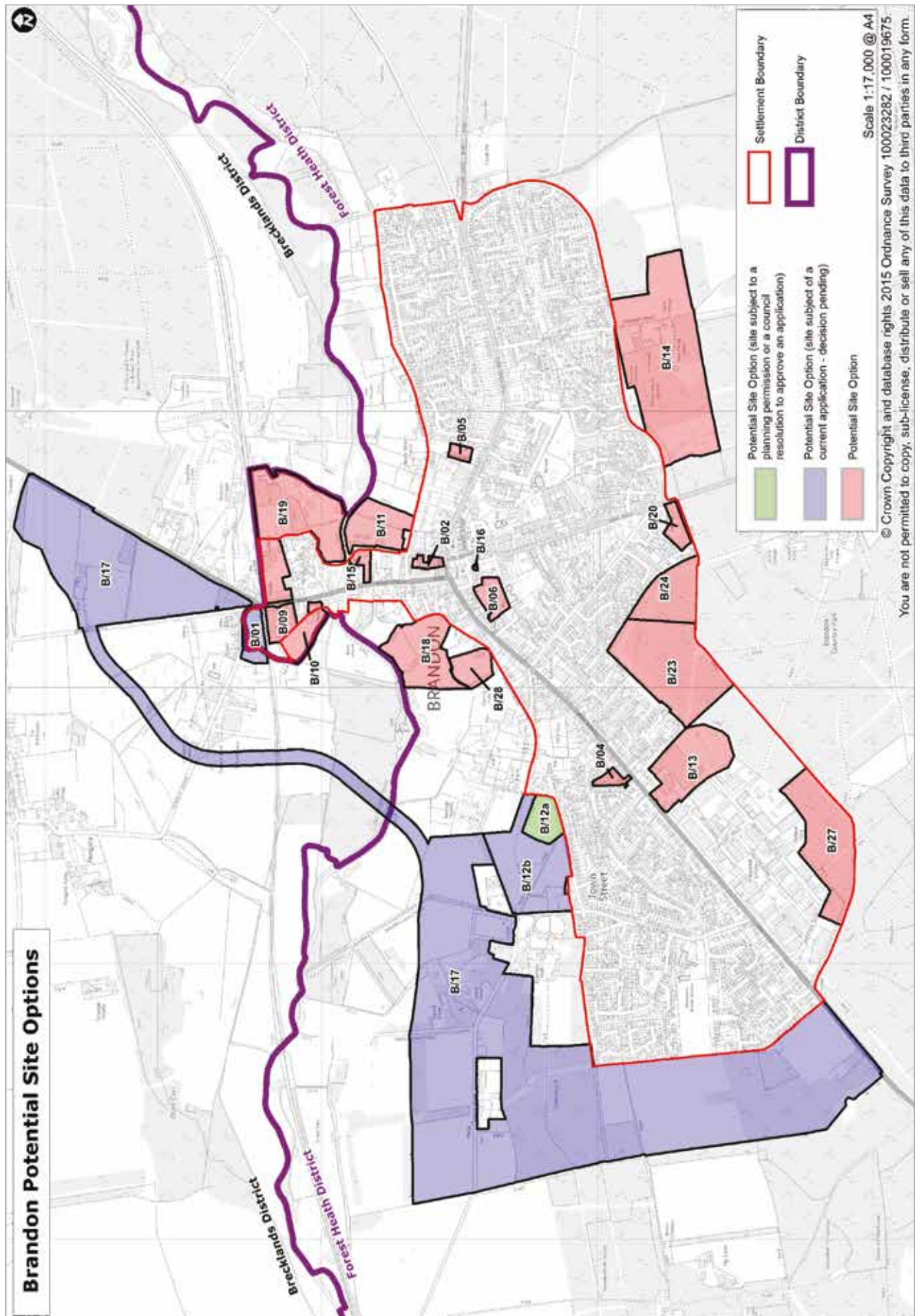
4.1.10 It is important to recognise that the level of development in the town will be influenced by the outcomes of the Core Strategy Single Issue Review which is currently reviewing the distribution of development across the district.

4.1.11 A further consultation on the Core Strategy Single Issue Review early in 2016 will set out the council's preferred options for the distribution of housing across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

4.1.12 The level of development will also be influenced by the existing environmental and physical constraints and overall capacity for growth in the town.

*Question B1: Do you consider additional growth should take place with the necessary infrastructure improvements?*

*Please give reasons for your answer.*





**SITE: B/01 LAND OFF FENGATE DROVE**

**Area:** 0.96 hectares.

**Proposed use:** residential.

**Potential capacity:** 43 dwellings to reflect number of units on planning application within Forest Heath - pending determination.

**SHLAA status:** SHLAA status: included.

**Description:** the site lies to the north of settlement and railway line, part of which lies within the settlement boundary. A greenfield site, it has previously been the subject of an approval for residential development for 63 dwellings (as per F/2001/415 and F/2004/0800/RMA).

The development stalled as a consequence of contamination issues. A revised application has been submitted (DC/14/2219/FUL) of which 43 units are proposed within Forest Heath, the remainder in the neighbouring authority.

**Pros:**

- sustainable location;
- part lies within the settlement boundary.

**Cons:**

- 1500m special protection area constraint zone for stone curlew;
- contaminated land.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 50m             | 200m | 200m  | 230m              | 630m       | 950m           |



## SITE: B/02 LAND TO REAR OF THE HIGH STREET

**Area:** 0.4 hectares.

**Proposed use:** residential.

**Potential capacity:** 12 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred - ownership and nature (1500m stone curlew special protection area (SPA)).

**Description:** this brownfield site lies within a predominantly retail area at the rear of a historic setting, with long narrow plots on the High Street, including gardens, car parking, garage courts and retail. The site lies within the settlement boundary, in a sustainable location.

### Pros

- the site is brownfield;
- lies within the settlement boundary;
- in a sustainable location.

### Cons:

- 1500m special protection area constraint zone for stone curlew;
- fragmented ownership;
- access/servicing issues to existing retail premises.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 300m            | 400m | 1.3km | 100m              | 115m       | 145m           |





**SITE: B/04 LAND TO THE REAR OF LONDON ROAD, ST PETERS PLACE AND PARK VIEW**

**Area:** 0.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 15 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred - ownership and nature (1500m stone curlew special protection area (SPA), 400m woodlark and nightjar SPA).

**Description:** the site lies to the west of the settlement, within the settlement boundary. It is garden land in multiple ownership and would result in limited access to rear of properties and reduction in residential amenity. It lies within the 400m SPA constraint zone for woodlark/nightjar and 1500m SPA constraint zone for stone curlew.

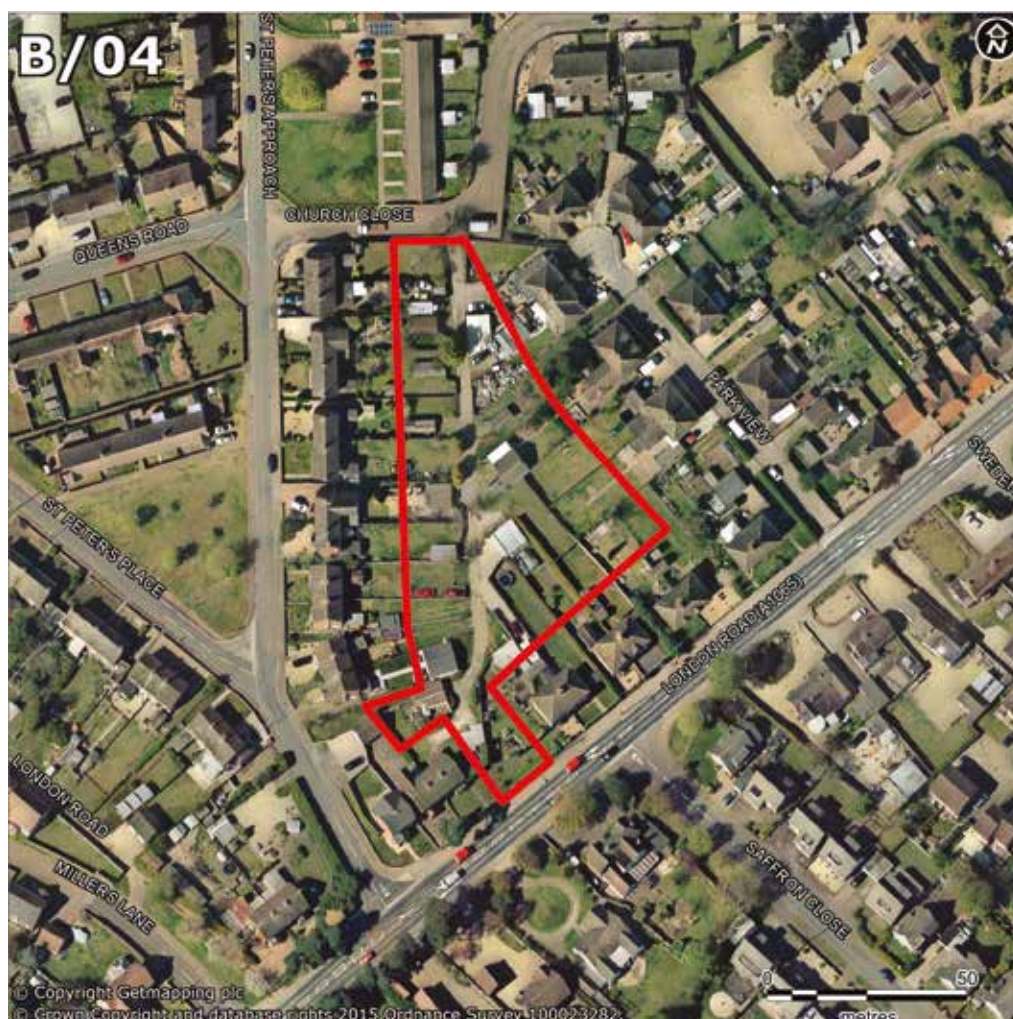
**Pros:**

- lies within the settlement boundary;
- in a sustainable location.

**Cons:**

- 400m special protection area constraint zone for woodlark/nightjar;
- 1500m special protection area constraint zone for stone curlew;
- multiple ownership;
- access;
- loss of garden land;
- reduction in residential amenity;
- airbase noise constraint zone 70 decibel.

| Employment area | Bus  | Train  | Convenience store | GP surgery | Primary school |
|-----------------|------|--------|-------------------|------------|----------------|
| 170m            | 120m | 1.38km | 850m              | 840m       | 680m           |



## SITE: B/05 LAND TO THE REAR OF 99-107 THETFORD ROAD AND WEBBS ROW

**Area:** 0.41 hectares.

**Proposed use:** residential.

**Potential capacity:** 12 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred - ownership and nature (1500m stone curlew special protection area (SPA)).

**Description:** the site lies towards the east of the settlement, within the settlement boundary and within the 1500m SPA constraint zone for stone curlew. It is a brownfield, backland site to residential curtilages, outbuildings, with tree/scrub and hedges in the centre of the site.

**Pros:**

- brownfield site in a relatively sustainable location.

**Cons:**

- 1500m special protection area constraint zone stone curlew;
- no evidence of availability, may be in fragmented ownership;
- access.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 1.25km          | 90m | 880m  | 60m               | 680m       | 200m           |





SITE: B/06 LAND OFF SCHOOL LANE

**Area:** 1.2 hectares.

**Proposed use:** residential/retaining open space. This is a town centre location suitable for a variety of types of development.

**Potential capacity:** 37 based on 30 dwellings per hectare.

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA)).

**Description:** part of the site, 0.22 hectares, is excluded as it is valued open space, to be retained within the Conservation Area Appraisal. This part is predominantly residential curtilage with some trees and shrubs.

The site itself is within the settlement boundary and largely screened by existing development. Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew. The site area/potential capacity should be reduced to reflect the valued open space within the Conservation Area Appraisal.

- Pros:**
- a relatively sustainable location.
- Cons:**
- 1500m special protection area constraint zone stone curlew;
  - important open space;
  - Conservation Area Appraisal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 760m            | 100m | 800m  | 70m               | 200m       | 20m            |



## SITE: B/09 LAND AT STATION WAY

**Area:** 1.21 hectares.

**Proposed use:** employment.

**Potential capacity:** N/A

**SHLAA status:** deferred - Flood Zone and nature (1500m stone curlew special protection area (SPA)).

Description: the brownfield site lies towards the north of the settlement, within the settlement boundary. It comprises existing industrial units including access. At least 50% of the site is within Flood Zones 2/3. It lies in a relatively sustainable location.

The site is screened by existing development. Any development within the 1500m buffer zone will require a project level Habitats Regulations

Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

The site is an existing employment area and consideration should be given to retaining an industrial use.

### Pros:

- brownfield site in a sustainable location.

### Cons:

- 1500m special protection area constraint zone for stone curlew;
- Flood Zones 2/3;
- existing employment area to be retained.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 0m              | 170m | 170m  | 140m              | 600m       | 880m           |





**SITE: B/10 LAND SOUTH-WEST OF STATION WAY**

**Area:** 1.75 hectares.

**Proposed use:** residential and/or employment uses.

**Potential capacity:** 32 dwellings based on 30 dwellings per hectare on 60% of the developable area, to enable a mix of residential/employment.

**SHLAA status:** deferred - Flood Zone and nature (1500m stone curlew special protection area (SPA)).

**Description:** the site lies towards the north of the settlement, within the settlement boundary. It is greenfield, Grade 3 agricultural land, predominantly open ground with a tree belt to the south and some outbuildings dispersed across the site.

At least 50% of the site is within Flood Zones 2/3.

The site is on the periphery of an area used for employment.

Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the case stone curlew.

**Pros:**

- the site is in a sustainable town centre location.

**Cons:**

- 1500m special protection area constraint zone stone curlew;
- Flood Zone 2;
- Grade 3 agricultural land.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 0m              | 250m | 260m  | 370m              | 590m       | 790m           |





## SITE: B/11 LAND NORTH OF GAS HOUSE DROVE

**Area:** 3.34 hectares.

**Proposed use:** Residential.

**Potential capacity:** 60 (based on 30 dwellings per hectare on 60% of the developable area).

**SHLAA status:** deferred - Flood Zone and nature (1500m stone curlew special protection area (SPA)).

**Description:** the site lies to the north of the settlement, adjacent to the settlement boundary. It is greenfield, comprising open land/meadow with a tree belt to the east and other dispersed trees and shrubs. The site is bounded by river Little Ouse to the north and is predominantly within Flood Zones 2 and 3.

Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

**Pros:**

- relatively sustainable location.

**Cons:**

- 1500m special protection zone constraint zone stone curlew;
- Flood Zones 2 and 3.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 500m            | 60m | 500m  | 100m              | 220m       | 420m           |



**SITE: B/12 LAND OFF MANOR ROAD**

**Area:** 9.5 hectares (minus cemetery = 7.91).

**Proposed use:** cemetery and residential.

**Potential capacity:** part of the site, B/12a is allocated for a cemetery with planning permission F/2012/0449/COU and B/12b has potential for residential for circa 142 dwellings.

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA)).

**Description:** the site lies to the west of the settlement abutting the settlement boundary. It is greenfield, Grade 4 agricultural land comprising open fields with dispersed trees. The site lies to the north of existing residential development on Manor Road.

Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

Part of the site, B/12a is allocated for a cemetery with planning permission F/2012/0449/COU and B/12b has potential for residential for about 142 dwellings subject to satisfying SPA requirements.

A planning application (reference DC/15/1072/OUT) relating to a wider site (B/17) which includes site B12 has recently been submitted for 1650 dwellings, of which 1270 lie within Forest Heath.

**Pros:**

- the site is in a relatively sustainable location adjoining the built up area of Brandon.

**Cons:**

- 1500m special protection area constraint zone stone curlew;
- cordon sanitaire around sewage works.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 550m            | 380m | 1.2km | 640m              | 740m       | 640m           |





**SITE: B/13 OMAR HOMES**

**Area:** 5.45 hectares.

**Proposed use:** employment.

**Potential capacity:** N/A.

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA), 400m woodlark and nightjar SPA).

**Description:** the brownfield site lies to the south of the settlement, within the settlement boundary and comprises existing industrial buildings and hardstanding associated with Omar Homes. The site has recently been acquired by Forest Heath District Council (FHDC) in the interests of maintaining the viability of this key employer and it remains occupied by Omar Homes.

Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate

that the development will not have adverse effects upon the stone curlew.

Any development that lies within the 400m SPA buffer must be able to demonstrate, through project level Habitats Regulations Assessment (HRA), that the woodlark and nightjar will also not be adversely affected by the proposal.

Existing employment area. Unlikely to realise housing development in the short/medium term.

**Pros:**

- brownfield site in a sustainable location.

**Cons:**

- 400m special protection area constraint zone woodlark/nightjar;
- 1500m special protection area constraint zone stone curlew;
- airbase noise constraint zone.

| Employment area | Bus  | Train  | Convenience store | GP surgery | Primary school |
|-----------------|------|--------|-------------------|------------|----------------|
| 0m              | 390m | 1.65km | 1.01km            | 980m       | 790m           |





**SITE: B/14 LAND OFF GREEN ROAD**

**Area:** 19 hectares.

**Proposed use:** residential.

**Potential capacity:** 342 dwellings based on 30 dwellings per hectare on 60% of the developable area - given the extent of tree cover on the site.

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA), 400m woodlark and nightjar SPA).

**Description:** the site lies to the south of the settlement, adjacent to the settlement boundary. It is mixed, Grade 4 agricultural land with a combination of buildings, extensive wooded land and open space.

Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

Any development that lies within the 400m SPA buffer must be able to demonstrate, through project level Habitats Regulations Assessment (HRA), that the woodlark and nightjar will also not be adversely affected by the proposal.

Subject to SPA issues being addressed, the site is known to be available and lies in a relatively sustainable location on the periphery of the settlement. HRA screening report undertaken by Persimmon homes indicates direct impacts are not reasonably likely, however an Appropriate Assessment (AA) is still required.

**Pros:**

- in a relatively sustainable location.

**Cons:**

- 400m special protection area constraint zone woodlark/nightjar;
- airbase noise contour zone 70 decibels.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 1.45km          | 50m | 1.5km | 760m              | 1.05km     | 500m           |







**SITE: B/15 RIVERSIDE LODGE OFF HIGH STREET**

**Area:** 0.51 hectares.

**Proposed use:** a range of land-uses might be appropriate.

**Potential capacity:** 15 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred - Flood Zone and nature (1500m stone curlew special protection area (SPA)).

**Description:** the brownfield site is located towards the north of the settlement and lies within the settlement boundary, between a superstore and the river Little Ouse. It is predominantly in Flood Zones 2/3. In addition to Riverside Lodge, there are a number of trees and outbuildings on the site.

In terms of the SPA, the site is relatively well screened. Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

**Pros:**

- brownfield and in a sustainable location.

**Cons:**

- 1500m special protection area constraint zone stone curlew;
- Flood Zones 2 and 3.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 300m            | 125m | 300m  | 50m               | 270m       | 530m           |





## SITE: B/16 21 MARKET HILL

**Area:** 0.03 hectares.

**Proposed use:** The site lies in a town centre location where a range of land-uses might be appropriate.

**Potential capacity:** potential for employment or other uses.

**SHLAA status:** deferred - size and nature (1500m stone curlew special protection area (SPA)).

**Description:** this brownfield site lies in a central location, within the settlement boundary.

Any development within the 1500m buffer zone will require a project level Habitats Regulations

Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

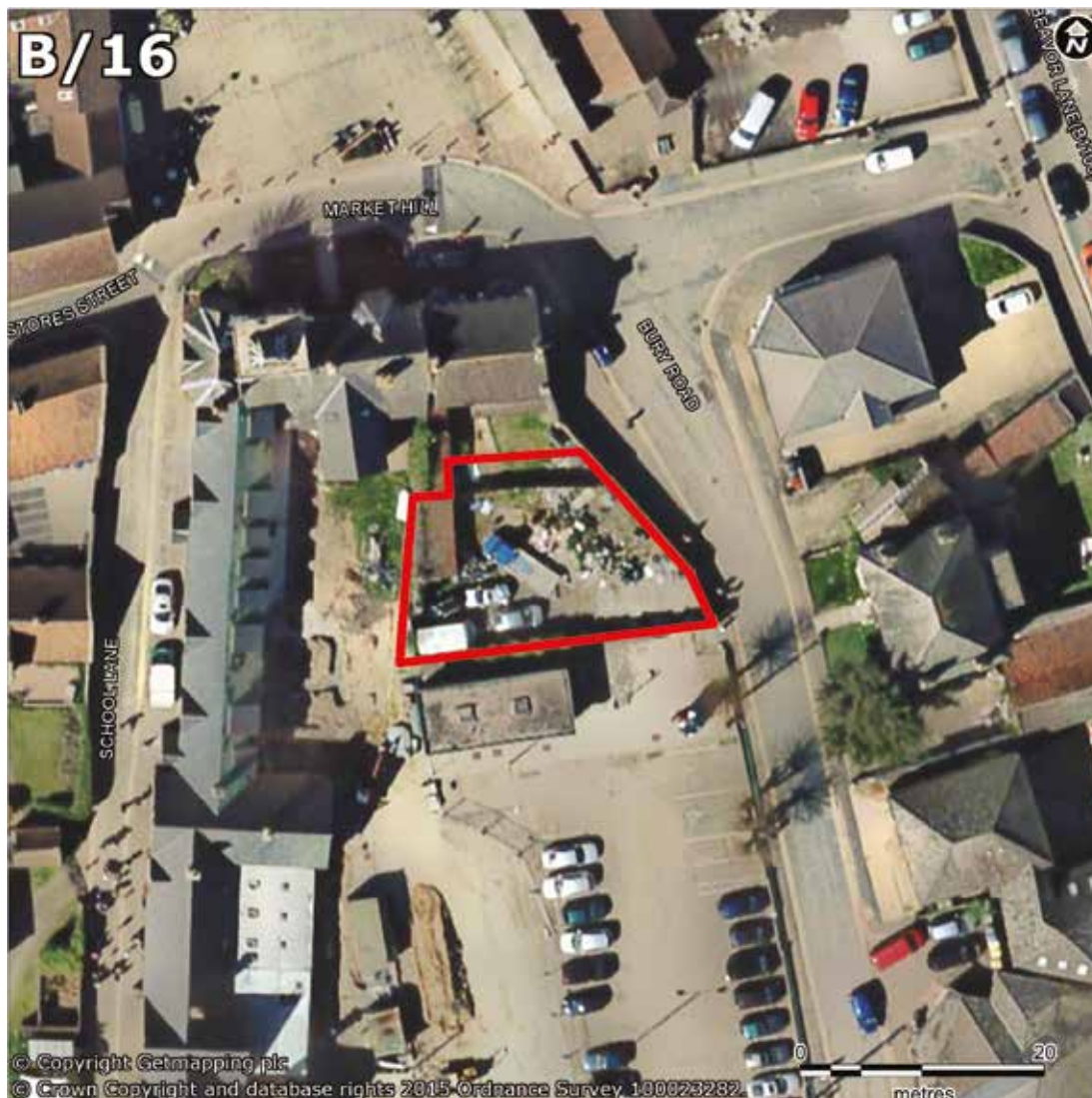
**Pros:**

- the site is brownfield;
- in a sustainable location.

**Cons:**

- the site lies within the 1500m special protection area constraint zone stone curlew, although it is well shielded by existing development.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 950m            | 45m | 760m  | 50m               | 25m        | 150m           |



SITE: B/17 LAND TO WEST OF BRANDON

**Area:** 99.5 hectares.

**Proposed use:** residential/mixed use.

**Potential capacity:** 1791 dwellings based on 30 dwellings per hectare on 60% of the site area.

**SHLAA status:** deferred - nature (1500m stone curlew SPA, 400m woodlark and nightjar SPA).

**Description:** the greenfield site covers an extensive area to the west of the settlement, in part abutting the settlement boundary. It is a large expanse of Grade 4 agricultural land, predominantly wooded with agricultural land to the north and north-west of the settlement. 13 hectares, is constrained by the woodlark and nightjar special protection area (SPA) designation only. The remainder of the site is also subject to the stone curlew SPA constraint.

For any development to come forward a project level Habitats Regulations Assessment (HRA) must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

Highway issues must be fully addressed.

An area immediately north of London Road which is constrained by the woodlark and nightjar SPA designation only, has potential capacity for 234 dwellings based on 30 dwellings per hectare subject to satisfying the necessary SPA requirements.

These state any development that lies within the 400m SPA buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar interest features of the SPA will also not be adversely affected by the proposal.

A planning application (reference DC/15/1072/OUT) relating to a wider site area has recently been submitted for 1650 dwellings, of which 1270 lie within Forest Heath.

**Pros:**

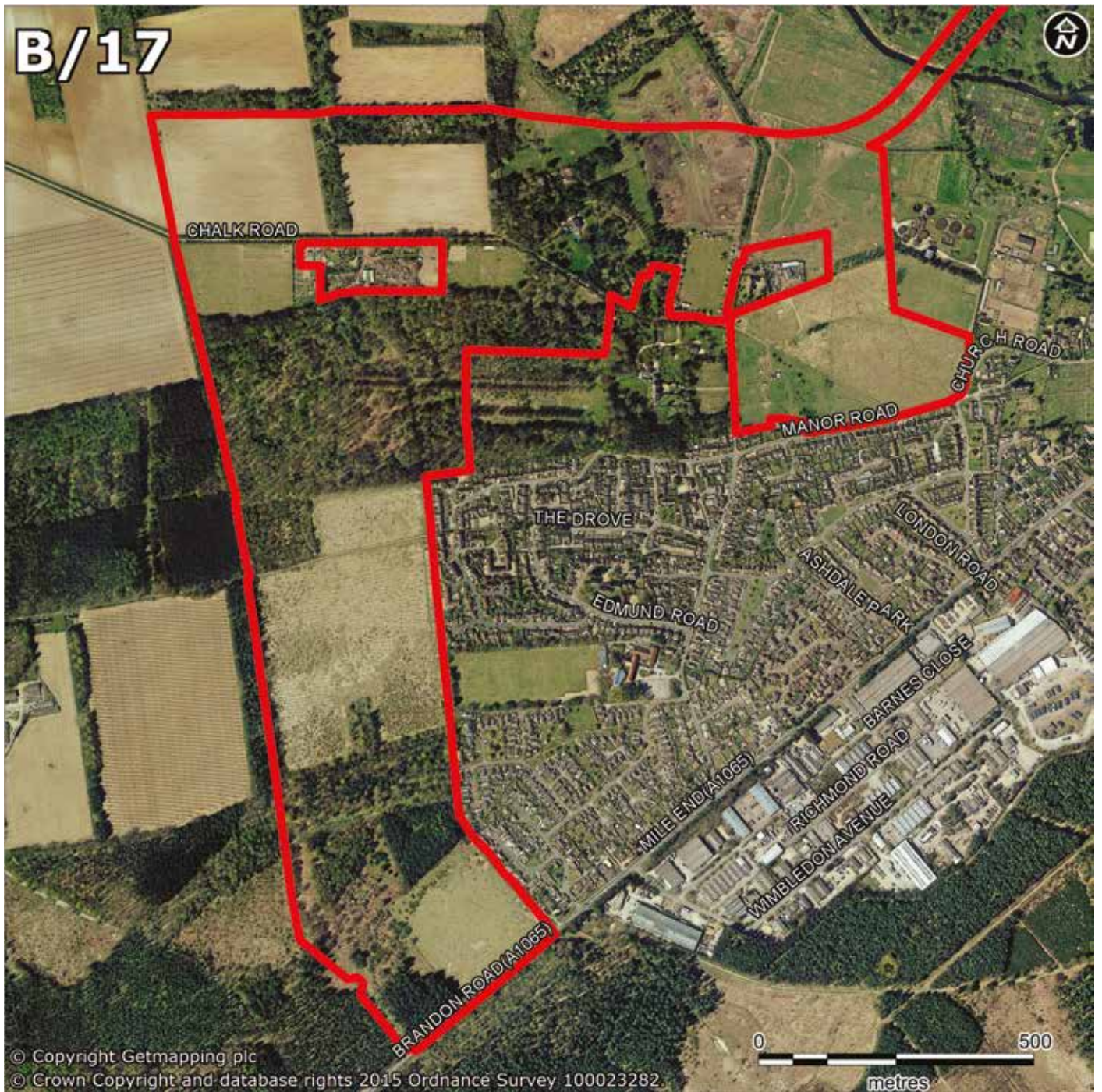
- could deliver a large number of homes alongside a relief road.

**Cons:**

- 1500m special protection area constraint zone for stone curlew and 400m special protection area constraint zone for woodlark/nightjar;
- viability and deliverability;
- Flood Zone;
- cross boundary;
- Grade 1 listed building;
- woodland;
- existing uses on site;
- airbase noise constraint zone.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 250m            | 0m  | 1km   | 1.36km            | 1.3km      | 1.17km         |







**SITE: B/18 LAND SOUTH RIVER LITTLE OUSE & WEST OF HIGH STREET**

**Area:** 5.02 hectares.

**Proposed use:** residential.

**Potential capacity:** 90 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred - Flood Zone and nature (1500m stone curlew special protection area (SPA)).

**Description:** the greenfield site lies on the western side of the settlement, adjacent to the settlement boundary. It is an expanse of Grade 4 agricultural land comprising open land/meadow lying between the river Little Ouse (to the north) and the settlement of Brandon (to the south). There are some trees in the centre of the site.

Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

In addition flooding and access issues need to be overcome.

**Pros:**

- the site is in a relatively sustainable location.

**Cons:**

- within 1500m stone curlew special protection area;
- Flood Zones 2 and 3;
- a scheduled ancient monument (SAM) designation;
- potential for access to be achieved subject to highways.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 520m            | 190m | 650m  | 200m              | 130m       | 320m           |





## SITE: B/19 LAND SOUTH RAILWAY LINE INCLUDING LIGNACITE SITE

**Area:** 9.28 hectares.

**Proposed use:** residential, employment or mixed use.

**Potential capacity:** 167 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred - Flood Zone and nature (1500m stone curlew special protection area (SPA), 400m woodlark and nightjar SPA).

**Description:** the site lies to the north of the settlement, adjacent to the settlement boundary. It is mixed use, Grade 4 agricultural land with some open ground to the south (leading to the Little Ouse river), with existing employment land and hard-standings associated with the Lignacite employer to the north.

Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

Any development that lies within the 400m SPA component buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar interest features of the SPA will also not be adversely affected by the proposal.

Significant deliverability issues include SPA and flooding and the fact that the site (northern section) is in existing employment usage.

### Pros:

- relatively sustainable location;
- brownfield.

### Cons:

- 1500m stone curlew special protection area and 400m woodlark/nightjar special protection area;
- Flood Zones 2 and 3;
- access issues to be resolved;
- part of the site is in employment use.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 350m            | 0m  | 0m    | 300m              | 425m       | 700m           |





## SITE: B/20 LAND AT BRANDON COTTAGE, BURY ROAD

**Area:** 0.93 hectares.

**Proposed use:** residential.

**Potential capacity:** up to 12 dwellings (lower density to reflect tree coverage on site).

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA), 400m woodlark and nightjar SPA).

**Description:** the greenfield site lies to the south of the settlement, within the settlement boundary. It is curtilage of a large dwelling off Bury Road, containing a number of trees, some of which are protected by a tree preservation order (TPO).

Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

Any development that lies within the 400m SPA buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar will also not be adversely affected by the proposal.

Relatively sustainable location and screened on 3 sides by existing development. Capacity up to 12 dwellings, to reflect extensive tree coverage including TPOs.

### Pros:

- within settlement boundary;
- sustainable location.

### Cons:

- 1500m stone curlew special protection area and 400m woodlark/nightjar special protection area;
- tree preservation orders;
- 70 decibel aircraft noise constraint;
- adjacent to site of special scientific interest (SSSI).

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 780m            | 50m | 1.5km | 730m              | 650m       | 500m           |





SITE: B/23 LAND OFF BURY ROAD

Area: 9.94 hectares.

Proposed use: residential.

Potential capacity: 179 dwellings based on 30 dwellings per hectare on 60% of the developable area.

SHLAA status: deferred - nature (1500m stone curlew special protection area (SPA), 400m woodlark and nightjar SPA), Breckland Forest Site of Special Scientific Interest (SSSI)).

Description: The greenfield, woodland site lies to the south of the settlement, within the settlement boundary.

Any development within the SPA will require a project level Habitats Regulations Assessment (HRA) which

must be able to demonstrate that the development will not have adverse effects upon the stone curlew, woodlark and nightjar.

Pros:

- this site is in a relatively sustainable location, being on the periphery of the settlement of Brandon.

Cons:

- within a special protection area;
- woodland;
- county wildlife site (CWS);
- site of special scientific interest (SSSI);
- 70 decibel aircraft noise constraint zone;
- access.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 460m            | 100m | 2.7km | 300m              | 610m       | 400m           |





## SITE: B/24 LAND WEST OF BURY ROAD

**Area:** 3.93 hectares.

**Proposed use:** residential.

**Potential capacity:** 71 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA), 400m woodlark and nightjar SPA), Breckland Forest Site of Special Scientific Interest (SSSI)).

**Description:** a greenfield, woodland site that lies to the south of the settlement, within the settlement boundary.

Any development within the SPA will require a project level Habitats Regulations Assessment (HRA) which

must be able to demonstrate that the development will not have adverse effects upon the stone curlew, woodlark and nightjar.

### Pros:

- the site is in a relatively sustainable location, on the periphery of the settlement.

### Cons:

- within the special protection area;
- woodland;
- county wildlife site (CWS);
- site of special scientific interest (SSSI);
- 70 decibel aircraft noise constraint zone;
- access.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 530m            | 150m | 1.3km | 500m              | 750m       | 600m           |





SITE: B/27 LAND OFF LONDON ROAD

**Area:** 7.6 hectares.

**Proposed use:** employment.

**Potential capacity:** N/A

**SHLAA status:** N/A

**Description:** a greenfield, woodland site that lies to the south of the existing industrial estate, within the settlement boundary. Within (1500m stone curlew special protection area (SPA), 400m woodlark and nightjar SPA), Breckland Forest Site of Special Scientific Interest (SSSI)).

Any development within the SPA will require a project level Habitats Regulations Assessment (HRA) which

must be able to demonstrate that the development will not have adverse effects upon the stone curlew, woodlark and nightjar.

**Pros:**

- within the settlement boundary;
- adjacent to existing employment area.

**Cons:**

- within special protection area;
- county wildlife site (CWS);
- site of special scientific interest (SSSI);
- 70 decibel aircraft noise constraint zone;
- woodland.

| Employment area | Bus  | Train | Convenience store | GP surgery | School |
|-----------------|------|-------|-------------------|------------|--------|
| 0m              | 220m | 2km   | 860m              | 1.3km      | 1.2km  |





## SITE: B/28 LAND AT ABBOTTS COURT, NORTH OF VICTORIA AVENUE

**Area:** 1.61 hectares.

**Proposed use:** residential.

**Potential capacity:** 29 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA)).

**Description:** the site lies to the west of the settlement, outside the settlement boundary. This site comprises a large residence and its extensive curtilage with dispersed trees, outbuildings and a pond.

Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

**Pros:**

- this site is in a relatively sustainable location;
- well contained.

**Cons:**

- 1500m stone curlew special protection area.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 1km             | 80m | 750m  | 180m              | 140m       | 250m           |



*Question B2: Which of the sites in Brandon do you feel should be allocated?*

*Please explain why you think this.*

*Question B3: Which of the sites in Brandon would you not wish to see allocated?*

*Please explain why you think this.*

*Question B4: Are you aware of any other potential sites in Brandon that are available for development which are not identified in this document?*



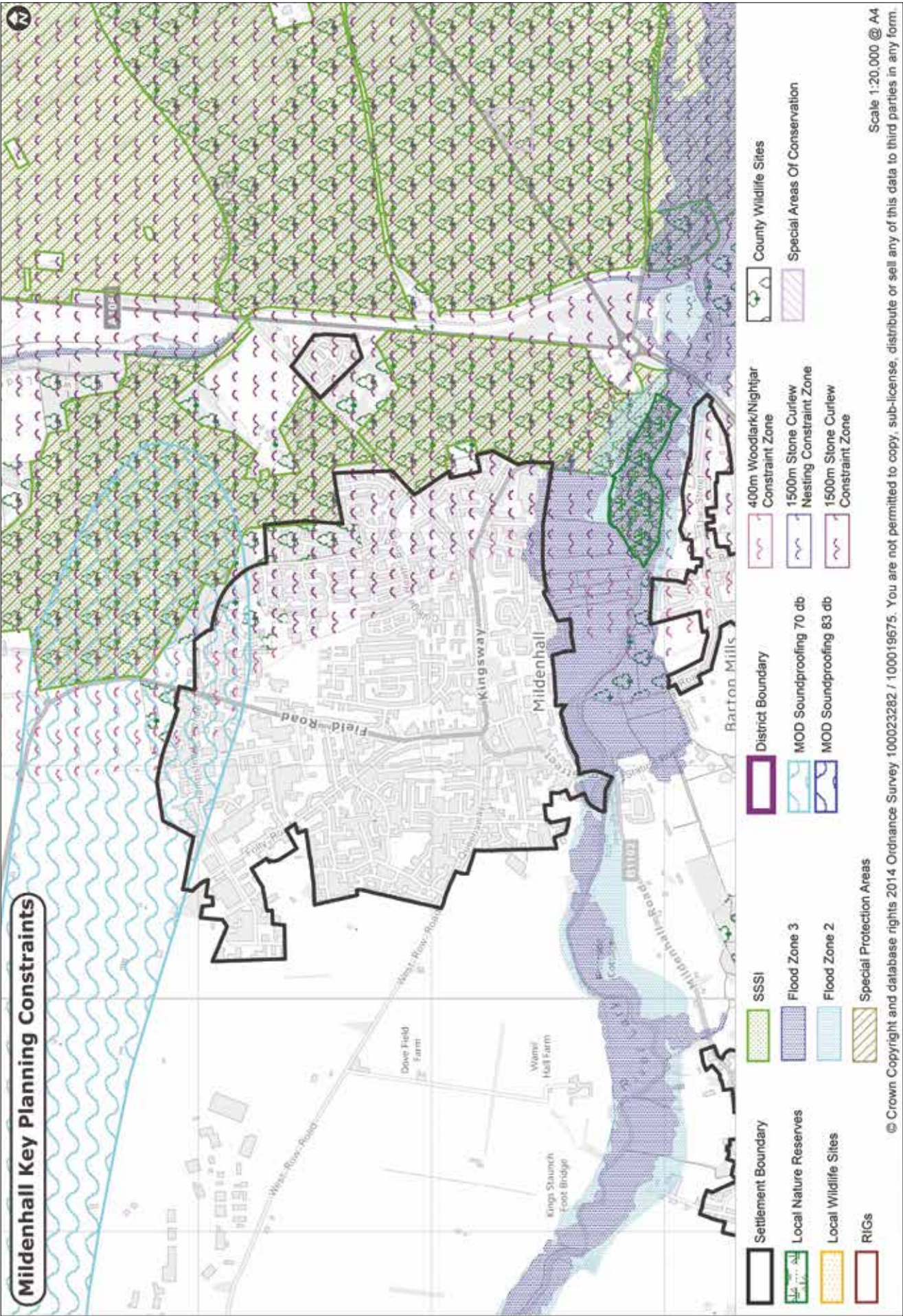
## 4.2 Mildenhall

### The local area

4.2.1 Mildenhall has a population of approximately 10,315 (2011 Parish Profile) and it is defined as a market town in the Core Strategy. The town is located just north-west of the A11 approximately seven miles north-east of Newmarket and nine miles south-west of Thetford. Bury St Edmunds lies nine miles to the south-east.

### 4.2.2 Constraints and opportunities to future development

- The market town provides a broad range of shops, services and facilities that serve the needs of its catchment area, these include Sainsbury's and Co-op supermarkets, a range of town centre comparison shops, local convenience shops and parades, banks, a post office, public houses and restaurants;
- education and community facilities include a library, community centres, two primary schools and an upper school;
- medium levels of growth would require additional primary schools and high levels of growth additional primaries and an upper school;
- the town is served by seven GPs in two surgeries and six dentists in two practices, three nursing homes, police, ambulance and fire stations;
- sport and open space facilities include Mildenhall Woods, sports grounds, non pitch sports provision, allotments, play space, a swimming pool and a leisure centre and sports hall;
- road junction capacity in the town is limited;
- there is capacity at the receiving Mildenhall Water Recycling Centre to accommodate growth although depending on the location and scale of development the existing sewage network may require upgrading;
- there are special protection area (SPA) designations for stone curlew, nightjar and woodlark. Very limited settlement expansion is possible to the east of the settlement without first demonstrating appropriate mitigation for the presence of the protected species;
- aircraft noise constraints to the north of the town associated with RAF Mildenhall airbase flight paths;
- a significant area of land to the south of the settlement lies within Flood Zones 2 and 3 according to data provided by the Environment Agency;
- land to the east of the settlement lies within the Breckland Forest Site of Special Scientific Interest;
- uncertainty over the consequences of the withdrawal of the USAFE from RAF Mildenhall post 2020 and the future use of the site;
- the historic core of the town is designated a conservation area and contains many listed buildings and two Scheduled Ancient Monuments (SAM);
- coalescence with surrounding settlements such as Barton Mills, Worlington and the Rows should be avoided;
- many of the buildings housing public services in Mildenhall are either coming to the end of their planned lives, or need major investment. Any growth in the town will put extra demand on these facilities. There is the potential to bring together a number of public services on to one site in order to create a 'Mildenhall Hub'. This would help reduce running costs and improve public access. Services could include Mildenhall College Academy, the district and county councils, Mildenhall swimming pool, the Dome leisure centre and gym, the fire service, police and health services. Other services such as the library, pre-school, the job centre and citizens advice bureau could also be involved;





- provision of a public services hub could see a number of vacated sites within the existing settlement boundary released for other uses;
- potential for a district heating network to be provided as part of any Mildenhall Hub project, future-proofed to serve any new residential development in the vicinity.

### Settlement capacity

4.2.3 Mildenhall is designated as a market town in the Core Strategy (paragraph 2.5.9) which identifies that the highest proportion of new development should be directed to the district's three market towns, followed by the key service centres. This is because market towns are more sustainable locations for growth given the range of existing services and facilities to be found within them and the fact that they act as transport hubs.

4.2.4 The 2009 Infrastructure and Environmental Capacity Appraisal (IECA) indicates that Mildenhall has a range of environmental capacity (upper limit) of between 3340 and 5860 new homes and the suggested optimal range is at the higher end of this range. The appraisal finds that Mildenhall has a very good network of existing infrastructure for a town of its size although a key infrastructure constraint for the town is highway capacity within Mildenhall town centre. The appraisal considered that the provision of a relief road

would ease congestion in Mildenhall as could other highway improvements and that until the required mitigation was brought forward, growth should be constrained to smaller levels. As Mildenhall's infrastructure serves a wide catchment area the combined growth in surrounding settlements also needs to be taken into consideration when assessing its impact.

4.2.5 Any higher level growth to the west of Mildenhall would be dependant on upgrades to the existing sewage network. New provision and improvement of the existing provision of green infrastructure such as non-pitch sports facilities, allotments and playgrounds also need to be considered.

4.2.6 Since the publication of the IECA in 2009 a number of planning applications have been submitted for development in Mildenhall on sites included in the Strategic Housing Land Availability Assessment (SHLAA). These are listed in the table below. These sites are included in the Site Allocations document as potential options because:

- development has not yet commenced on those sites that have been given planning permission; and
- the potential for allocation on those sites with underdetermined applications should be considered through the preparation of this document.

| Site reference | Site location   | Planning application reference number | Progress of planning application | Number of dwellings proposed |
|----------------|---|---------------------------------------|----------------------------------|------------------------------|
| M/14           | Builders Yard, Worlington Road  | DC/14/2320/FUL                        | Approved 6 February 2015         | 9 dwellings                  |
| M/29           | Land south of Worlington Road and adjacent to the former Mildenhall dairy site. | DC/13/0927/OUT                        | Approved 23 December 2014        | 78 dwellings                 |

- 4.2.7 It is important to consider the likely infrastructure impacts of any additional development within Mildenhall.

### RAF Mildenhall

- 4.2.8 On 8 January 2015 the US Office of the Secretary of Defence announced that the US will be withdrawing from the airbase in Mildenhall. The announcement also confirmed growth at RAF Lakenheath. The USAFE functions which are currently held at RAF Mildenhall will move to RAF Lakenheath and other bases both in the UK and overseas. The US Office of the Secretary of Defence has indicated that the withdrawal from RAF Mildenhall will commence in 2019 and be complete by around 2022.
- 4.2.9 The divestment of all USAFE services from RAF Mildenhall will see 3200 USAFE personnel leave as part of their normal relocation cycle. The two additional F-35A squadrons at RAF Lakenheath will mean an increase of approximately 1200 USAFE personnel at RAF Lakenheath. This is a net loss of 2000 USAFE personnel and does not include their dependents, non-military US staff, UK Ministry of Defence staff or civilian employees.
- 4.2.10 There is currently uncertainty as to the future use of the RAF Mildenhall base and given the length of the runway at RAF Mildenhall, the British Ministry of Defence (MOD) have been given the opportunity to consider if they might have a defence need for the site. This may have an impact on the affordable housing need and possibly the overall housing need. The council will continue to work with the Cambridge sub-region to understand any consequences to plan for the district post 2020.

### Site options

- 4.2.11 A number of sites in Mildenhall have been submitted to the council by landowners and developers for potential inclusion in the Site Allocations document. These sites are set out on the map below and are accompanied by individual sheets with a short description and a brief assessment of the pros and cons, to assist you in making your response. The sheets also indicate the status of the sites in the Strategic Housing Land Availability Assessment (SHLAA), describing whether they are included or deferred. Section 2 in this document has further information on the SHLAA and how it has helped inform this document.
- 4.2.12 There are questions about your opinion on these sites at the end of this section.
- 4.2.13 The level of development will also be influenced by the existing environmental and physical constraints and the overall capacity for growth in the town.
- 4.2.14 It is also important to understand that the level of development in this town will be influenced by the outcomes of the Core Strategy Single Issue Review which is currently considering the distribution of development across the district.
- 4.2.15 A further consultation on the Core Strategy Single Issue Review, early in 2016, will set out the council's preferred options for the distribution of housing across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

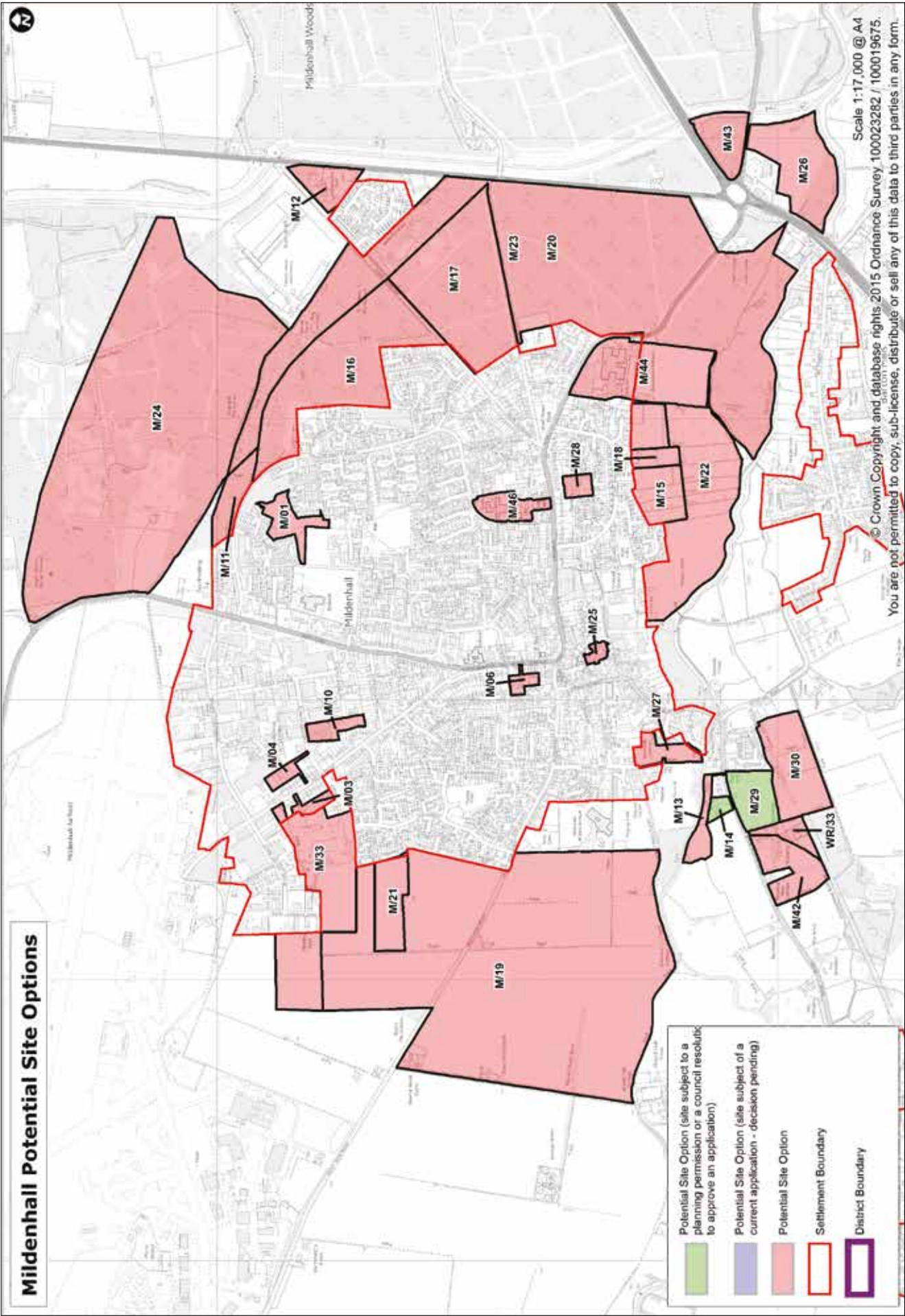


*Question M1: Do you consider additional growth should take place with the necessary infrastructure improvements?*

*Please give reasons for your answer.*

*Question M2: Should public services be kept split across a number of sites or brought together onto one site?*

*Question M3: If one or two sites were to provide a public services 'hub' for Mildenhall, where do you think would be a suitable location?*





## SITE: M/01 SOUTH OF GONVILLE CLOSE

**Area:** 2.2 hectares.

**Proposed use:** residential.

**Potential capacity:** 65 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred - county wildlife site (CWS).

**Description:** this is open space/amenity area within a residential enclave to the north-east of the town and within the settlement boundary. The site is subject to a county wildlife site designation and special protection area (SPA) constraints (stone curlew and woodlark/nightjar).

**Pros:**

- relatively sustainable location and within the settlement boundary.

**Cons:**

- valued open space, development of this site would constitute a net reduction in recreational space within this residential area;
- subject to a county wildlife site designation;
- aircraft noise, (70 decibel);
- subject to special protection area constraints (stone curlew and woodlark/nightjar);
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew;
- any development that lies within the 400m SPA component buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar will also not be adversely affected by the proposal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 500m            | 250m | N/A   | 300m              | 1.25km     | 0m             |



**SITE: M/03 LAND TO THE REAR OF 91-105 FOLLY ROAD**

**Area:** 0.7 hectares.

**Proposed use:** residential.

**Potential capacity:** 20 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred - fragmented ownership.

**Description:** this site comprises the extended residential curtilages of at least five dwellings along Folly Road. There are several out buildings and trees on the site which lies to the north-west of the settlement and adjacent to yet within the settlement boundary.

**Pros:**

- within the settlement boundary of Mildenhall and in a relatively sustainable location.

**Cons:**

- fragmented land ownership is likely to constrain delivery of this site.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 310m            | 440m | N/A   | 1.1km             | 1.1km      | 720m           |





## SITE: M/04 LAND TO THE REAR OF 98 - 108 FOLLY ROAD

**Area:** 0.8 hectares.

**Proposed use:** residential.

**Potential capacity:** 23 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred - fragmented ownership.

**Description:** this site comprises the extended residential curtilages of at least six dwellings. Mildenhall Industrial Estate lies immediately to the

east with the dwellings of these gardens fronting Folly Road to the west. The site lies to the north-west of the settlement and within the settlement boundary.

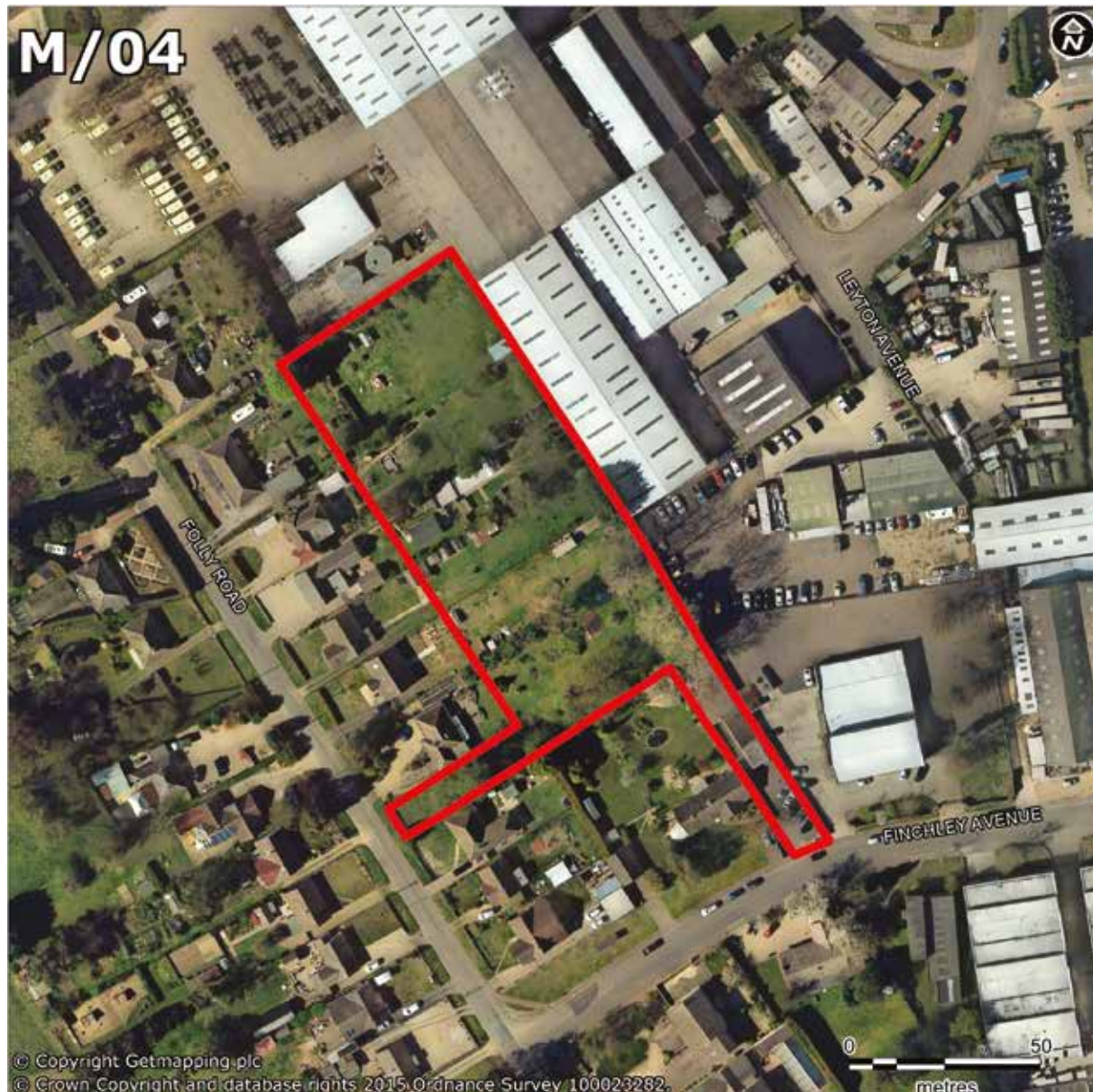
**Pros:**

- in a relatively sustainable location within the settlement boundary and in close proximity of the Mildenhall Industrial Estate.

**Cons:**

- fragmented land ownership is likely to constrain delivery.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 210m            | 460m | N/A   | 1.2km             | 1.2km      | 620m           |





**SITE: M/06 LAND TO THE REAR OF 7-23 NORTH TERRACE**

**Area:** 0.6 hectares.

**Proposed use:** residential.

**Potential capacity:** 18 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred - fragmented ownership.

**Description:** this is a large property together with its extensive curtilage in the northern portion of the site, with a residential car parking area in the southern portion of the site. The site lies on the edge of the town centre and within the settlement boundary.

**Pros:**

- a relatively sustainable location close to the town centre.

**Cons:**

- fragmented land ownership is likely to constrain delivery.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 700m            | 110m | N/A   | 240m              | 240m       | 190m           |





## SITE: M/10 LAND OFF FINCHLEY AVENUE

**Area:** 1.2 hectares.

**Proposed use:** residential.

**Potential capacity:** 35 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred - existing employment area.

**Description:** this is a brownfield site on the western edge of the Mildenhall Industrial Estate. Residential development lies to the west. The site comprises industrial units with some open/vacant ground in the southern portion. The site lies to the north-west of the settlement and within the settlement boundary.

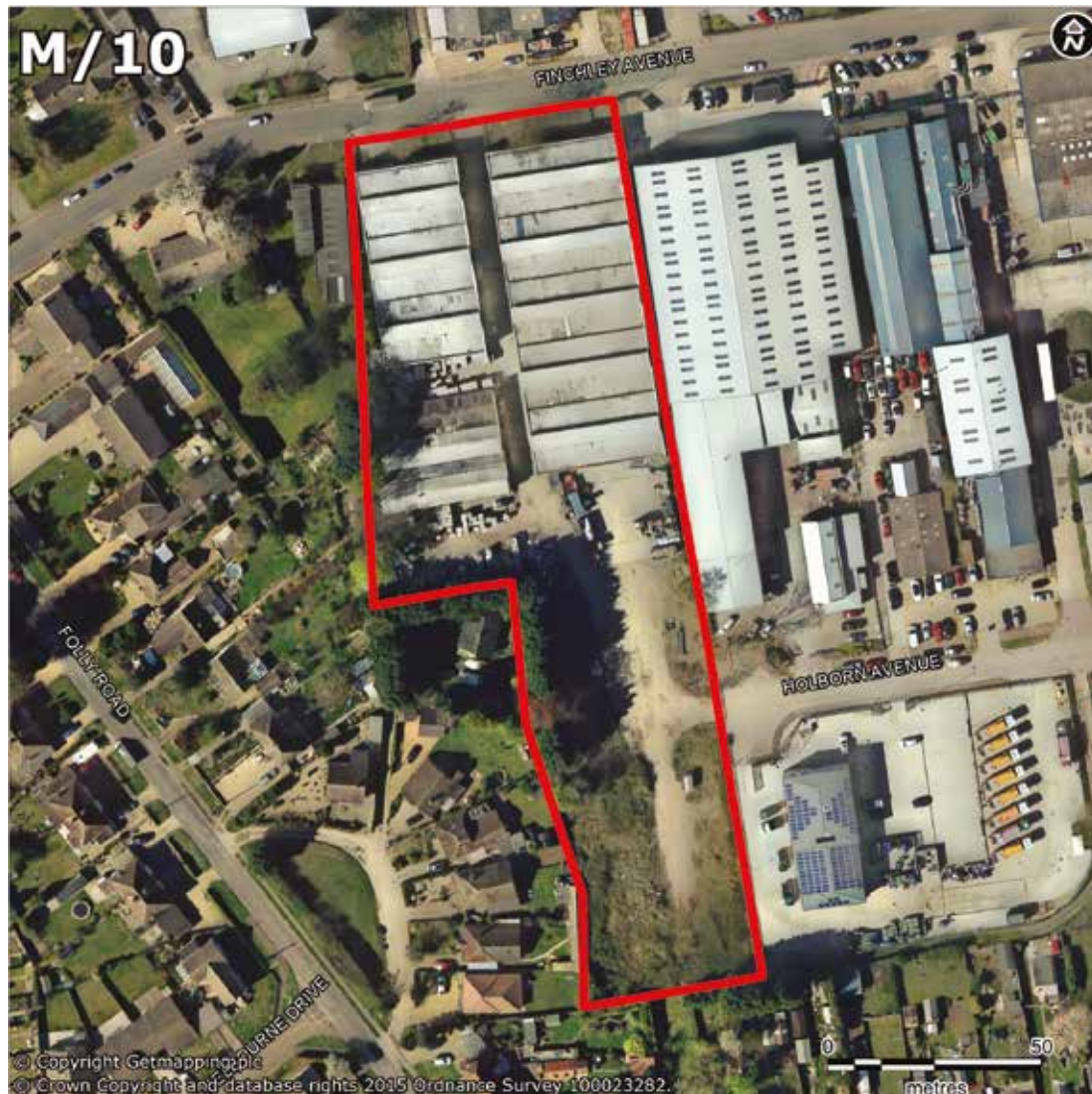
### Pros:

- brownfield;
- relatively sustainable location.

### Cons:

- there is an existing employment use on this site and there is no evidence to suggest that the site is available for any other purpose or that the current use is unviable.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 0m              | 270m | N/A   | 1km               | 1km        | 600m           |



SITE: M/11 LAND ADJACENT TO COLLEGE HEATH ROAD

Area: 2.4 hectares.

Proposed use: residential.

Potential capacity: 73 dwellings at 30 dwellings per hectare.

SHLAA status: deferred (special protection area (SPA), site of special scientific interest (SSSI), county wildlife site CWS)).

Description: this is a greenfield site with a combination of woodland and open grassland lying to the east of the settlement and outside of the settlement boundary. The site is constrained by a site of special scientific interest (SSSI), a county wildlife site (CWS), aircraft noise and the Breckland Special Protection Area (SPA with designations for stone curlew and woodlark/nightjar).

Pros:

- relatively sustainable location, (edge of settlement).

Cons:

- site of special scientific interest;
- county wildlife site;
- aircraft noise (70 decibel);
- special protection area (stone curlew and woodlark/nightjar);
- this site lies partially within the Breckland Special Protection Area itself in addition to its associated buffers. Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew;
- any development that lies within the 400m SPA component buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar will also not be adversely affected by the proposal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 600m            | 100m | N/A   | 500m              | 1.4km      | 400m           |





## SITE: M/12 WOODLANDS PARK OFF BRANDON ROAD

**Area:** 2.4 hectares.

**Proposed use:** residential.

**Potential capacity:** 73 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred (special protection area (SPA) policy – less sustainable location).

**Description:** this site comprises a large residence and its extended curtilage in addition to some green space/grassland and woodland in the southern portion. The site lies to the north-east of the settlement and outside of the settlement boundary. The site is subject to special protection area (SPA) constraints for stone curlew and woodlark/nightjar and there are trees subject to a tree preservation order (TPO) on the southern periphery of the site.

**Pros:**

**Cons:**

- trees subject to a tree preservation order on the southern periphery of the site;
- the site lies in a relatively remote/unsustainable location, although adjacent to existing residential development;
- special protection area (stone curlew and woodlark/nightjar);
- Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew;
- any development that lies within the 400m SPA buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar will also not be adversely affected by the proposal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.62km          | 180m | N/A   | 1.2km             | 3.2km      | 1.3km          |



**SITE: M/13 LAND BETWEEN THE RIVER LARK AND WORLINGTON ROAD**

**Area:** 1.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 45 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred – flooding.

**Description:** this is a strip of grassland incorporating a residence and its curtilage. The River Lark lies immediately to the north and there is some residential development to the south including a site which recently acquired planning permission –

a former builder's yard – see M/14 below. The site lies to the south-west of the settlement and is within Flood Zones 2 and 3.

**Pros:**

- relatively sustainable town centre location.

**Cons:**

- there is the potential for flooding as the site lies adjacent to the River Lark and within Flood Zones 2 and 3;
- achieving appropriate access might prove problematic.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.38km          | 460m | N/A   | 1.3km             | 685m       | 1.06km         |





## SITE: M/14 FORMER BUILDERS YARD NORTH OF WORLINGTON ROAD

**Area:** 0.6 hectares.

**Proposed use:** residential.

**Potential capacity:** 9 dwellings (as per planning permission).

**SHLAA status:** deferred – flooding.

**Description:** a former builder's yard that has recently acquired planning permission DC/14/2320/FUL for

nine dwellings (unimplemented). The site lies to the south-west of the settlement and lies remote from the settlement boundary.

**Pros:**

- brownfield.

**Cons:**

- part of the site is within Flood Zones 2 and 3.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.38km          | 460m | N/A   | 1.3km             | 685m       | 1.06km         |



**SITE: M/15 LAND SOUTH OF LARK ROAD/RAVEN CLOSE**

**Area:** 3.3 hectares.

**Proposed use:** residential.

**Potential capacity:** 98 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred - flooding.

**Description:** a greenfield site of open grassland with tree belts running south from the settlement boundary of Mildenhall to the River Lark. The site lies to the south of the settlement and outside of the settlement boundary. The site is within Flood Zones 2 and 3 and is subject to special protection area (SPA) constraint (woodlark and nightjar).

**Pros:**

- relatively sustainable location on the periphery of the settlement.

**Cons:**

- potential for flooding as the site lies within Flood Zones 2 and 3;
- special protection area (woodlark and nightjar);
- any development that lies within the 400m SPA buffer must be able to demonstrate, through project level Habitats Regulations Assessment that the woodlark and nightjar will not be adversely affected by the proposal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.5km           | 200m | N/A   | 700m              | 700m       | 900m           |





## SITE: M/16 LAND NORTH OF BRANDON ROAD

**Area:** 16.7 hectares.

**Proposed use:** residential.

**Potential capacity:** 300 dwellings at 30 dwellings per hectare over 60% of the developable area.

**SHLAA status:** deferred - special protection area (SPA), site of special scientific interest (SSSI), county wildlife site (CWS).

**Description:** a greenfield site with a large expanse predominantly of woodland to the north-east of Mildenhall and lying outside of the settlement boundary. The site is constrained by a site of special scientific interest (SSSI), a county wildlife site (CWS), and Breckland Special Protection Area (SPA) constraints (stone curlew and woodlark/nightjar).

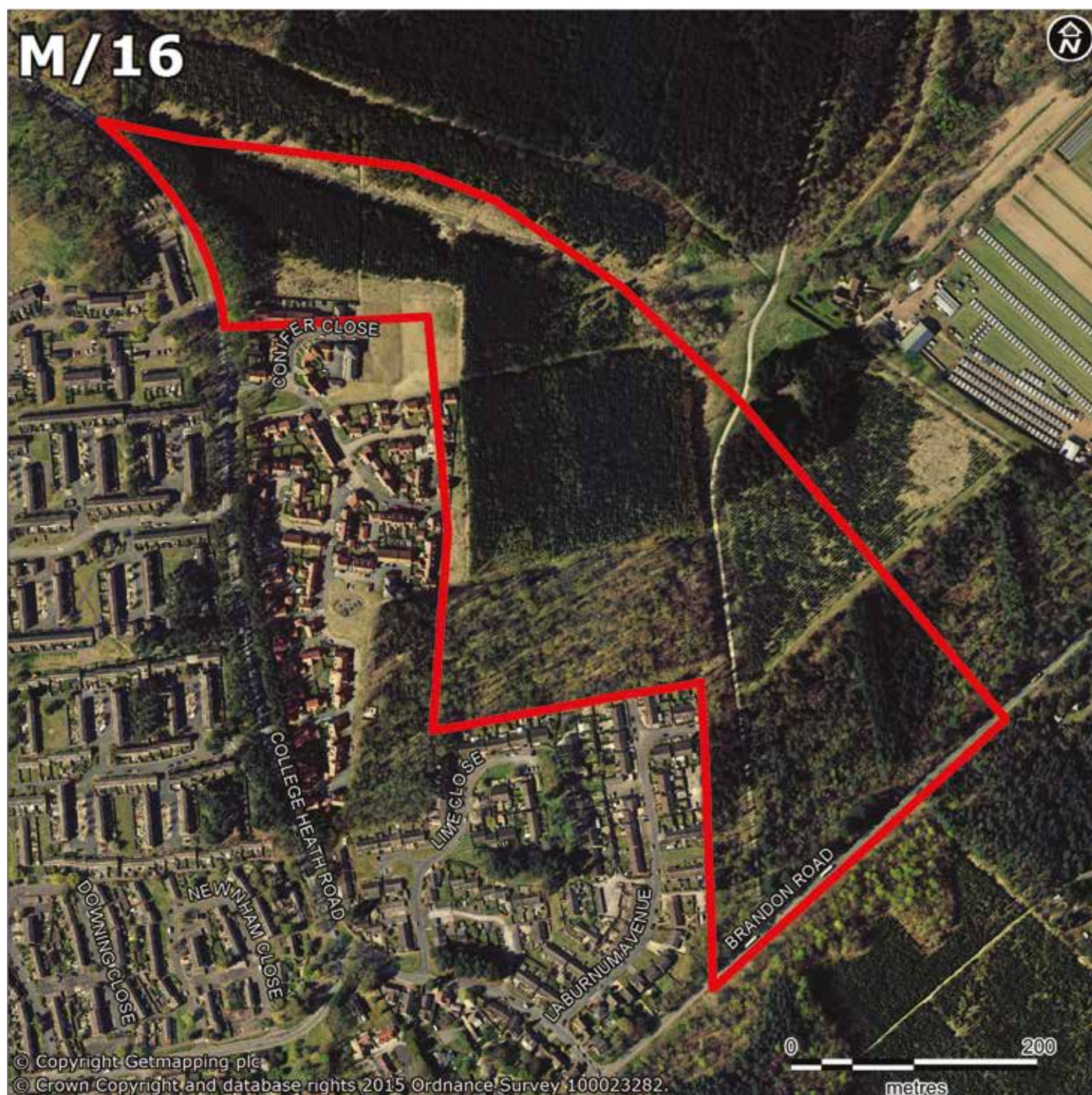
### Pros:

- could make a substantial contribution to meeting the district's housing needs.

### Cons:

- site of special scientific interest;
- county wildlife site;
- this site lies partially within the Breckland Special Protection Area itself in addition to its associated buffers (stone Curlew and woodlark/nightjar);
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew;
- any development that lies within the 400m SPA buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar will also not be adversely affected by the proposal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.4km           | 270m | N/A   | 800m              | 1.5km      | 850m           |





## SITE: M/17 LAND NORTH OF THETFORD ROAD

**Area:** 16 hectares.

**Proposed use:** residential.

**Potential capacity:** 288 dwellings at 30 dwellings per hectare over 60% of the developable area.

**SHLAA status:** deferred – special protection area (SPA), site of special scientific interest (SSSI).

**Description:** this is a relatively large expanse predominantly of woodland lying to the east of Mildenhall and outside of the settlement boundary. The site is the subject of SSSI and Breckland Special Protection Area constraints (stone curlew and woodlark/nightjar).

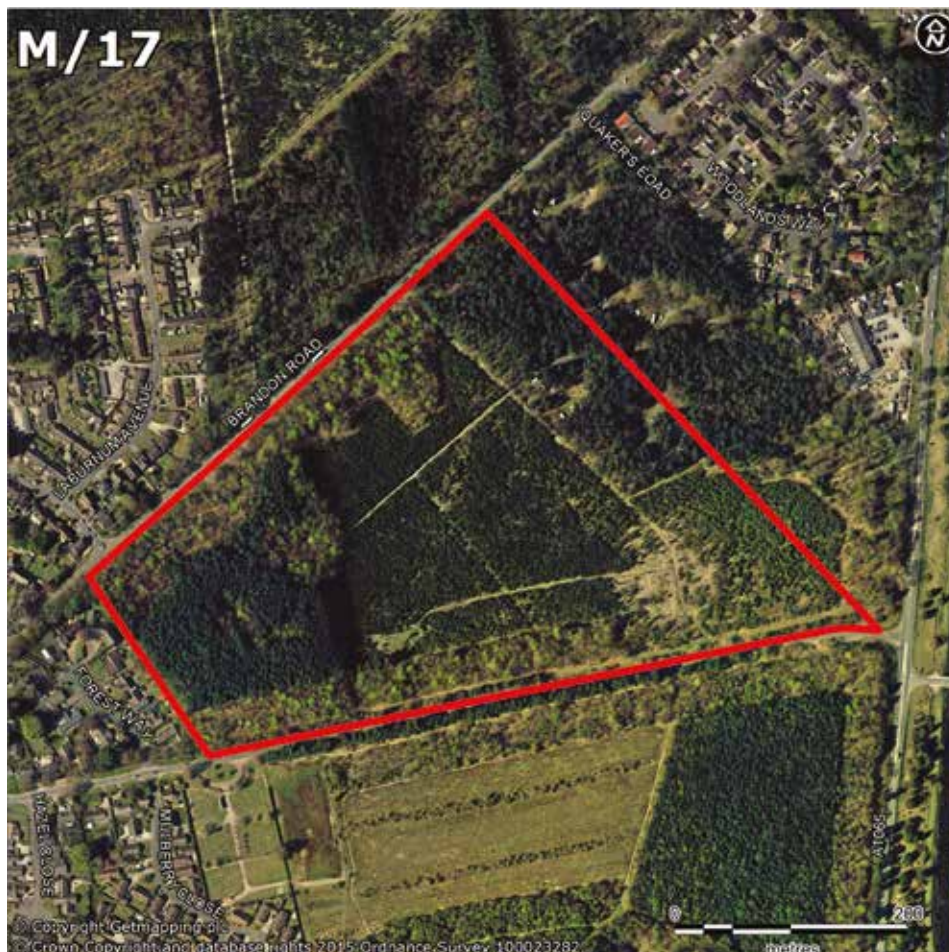
### Pros:

- this site could make a significant contribution to meeting the district's housing needs.

### Cons:

- site of special scientific interest;
- this site lies partially within the Breckland Special Protection Area itself in addition to its associated buffers (stone curlew and woodlark/nightjar);
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew;
- any development that lies within the 400m SPA buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar will also not be adversely affected by the proposal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.6km           | 230m | N/A   | 1.5km             | 1.5km      | 1km            |



**SITE: M/18 LAND SOUTH OF LARK ROAD**

**Area:** 1.2 hectares.

**Proposed use:** residential.

**Potential capacity:** 35 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred - flooding.

**Description:** this is a greenfield site of open grassland with trees running southwards from the settlement boundary of Mildenhall to the River Lark. The site is within Flood Zones 2 and 3 and is also constrained by the Breckland Special Protection Area designation for woodlark and nightjar.

**Pros:**

- relatively sustainable edge of settlement location.

**Cons:**

- flooding, (site lies within Flood Zones 2 and 3);
- special protection area (woodlark/nightjar);
- any development that lies within the 400m SPA buffer must be able to demonstrate, through project level Habitats Regulations Assessment, that the woodlark and nightjar will not be adversely affected by the proposal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.7km           | 260m | N/A   | 800m              | 800m       | 1km            |





## SITE: M/19 LAND WEST OF MILDENHALL, SOUTH OF WEST ROW ROAD

**Area:** 82.1 hectares.

**Proposed use:** residential.

**Potential capacity:** it is considered that sites M/19, M/21 and M/33 combined could yield in the region of 1000 dwellings given the potential land requirements of the hub in addition to other potential non-residential uses.

**SHLAA status:** included

**Description:** this is an expanse of greenfield Grade 2 agricultural land to the west of Mildenhall. The site lies

outside of the settlement boundary. It is understood to be within sole ownership. The 82.1 hectare site has the potential for residential/mixed-use development with 10 hectares being a possible site for the Mildenhall public services 'hub'.

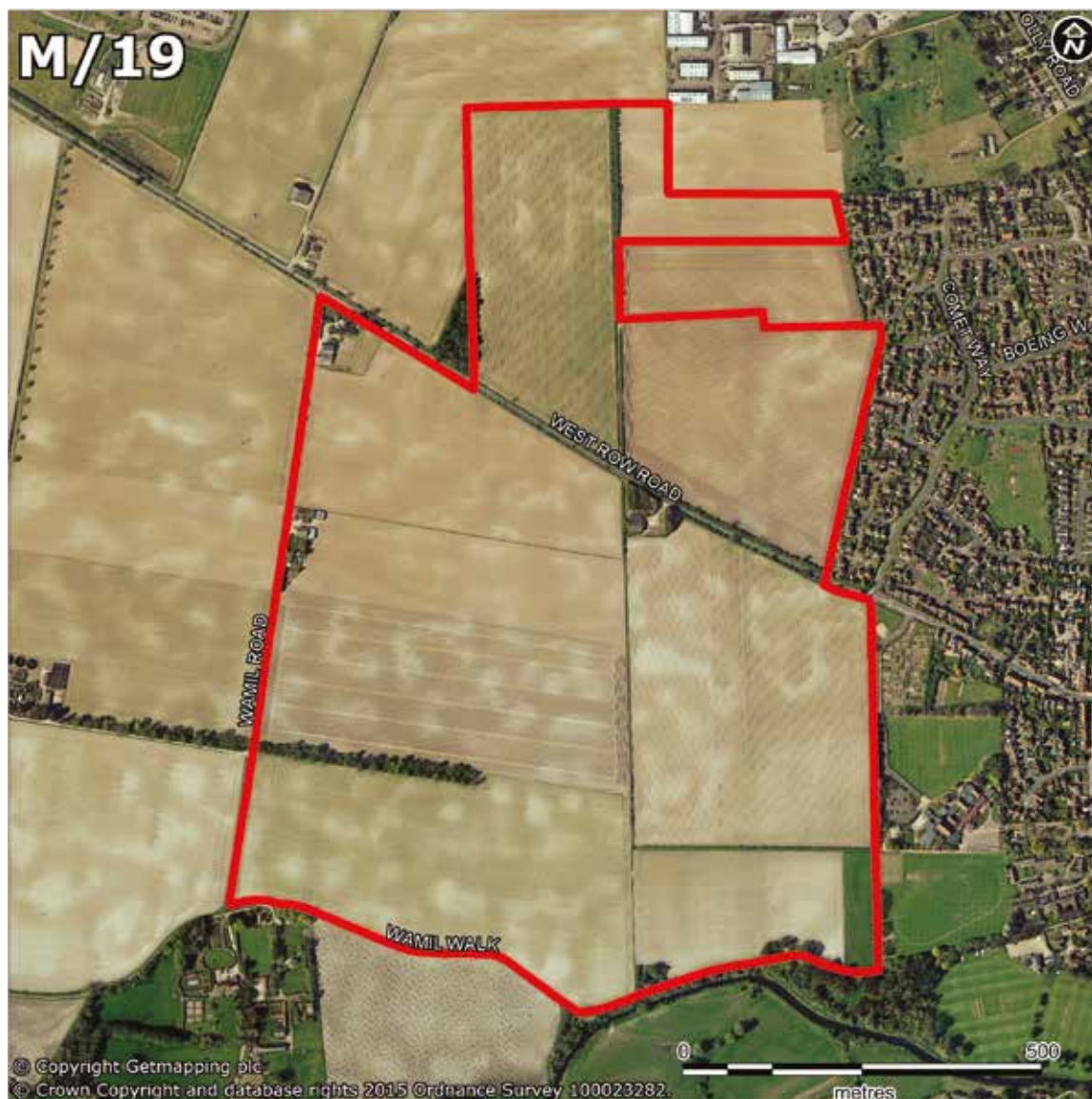
**Pros:**

- relatively unconstrained;
- relatively good access to the town centre.

**Cons:**

- potential loss of greenfield (agricultural) land.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 1.3km           | 1km | N/A   | 1.4km             | 1.4km      | 1.4km          |



**SITE: M/20 LAND SOUTH OF PINE TREES AVENUE**

**Area:** 2.1 hectares.

**Proposed use:** residential.

**Potential capacity:** 62 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred – flooding.

**Description:** this is a greenfield site of open grassland with trees running southwards from the settlement boundary of Mildenhall to the River Lark. It lies to the south of Mildenhall and outside of the settlement boundary. The site lies within Flood Zones 2 and 3 and is also constrained by the Breckland Special Protection Area (SPA) designation for woodlark and nightjar.

**Pros:**

- relatively sustainable edge-of-settlement location.

**Cons:**

- flooding – the site lies within Flood Zones 2 and 3;
- special protection area (woodlark & nightjar);
- any development that lies within the 400m SPA buffer must be able to demonstrate, through project level Habitats Regulations Assessment that the woodlark and nightjar will not be adversely affected by the proposal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.5km           | 360m | N/A   | 870m              | 870m       | 1.03km         |





## SITE: M/21 LAND WEST OF MILES HAWK WAY

**Area:** 3.6 hectares.

**Proposed use:** residential.

**Potential capacity:** 64 dwellings at 30 dwellings per hectare over 60% of the developable area.

**SHLAA status:** included.

**Description:** Grades 2 and 3 agricultural land to the west of the Mildenhall settlement boundary. The site is bound by existing residential development to the east and open countryside to the west, north and south. Although this site lies outside of the settlement boundary as defined by the Local Plan 1995 it does lie adjacent to existing residential development. This site

coming forward would probably be dependent on site M/19 coming forward for reasons of access. It might be that a development brief/masterplan approach is taken to the development of land to the west of Mildenhall possibly to incorporate all or part of sites M/33, M/21, M/19 and M/40.

### Pros:

- relatively sustainable edge of settlement location albeit outside of the existing settlement boundary;
- a relatively unconstrained site.

### Cons:

- loss of greenfield (agricultural) land.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 800m            | 700m | N/A   | 1.1km             | 1.1km      | 1km            |



**SITE: M/22 LAND SOUTH OF MILDENHALL TO RIVER LARK (INCLUDING JUBILEE FIELD)**

**Area:** 15.16 hectares.

**Proposed use:** residential.

**Potential capacity:** 273 dwellings at 30dph over 60% of the developable area.

**SHLAA status:** deferred - flooding.

**Description:** this greenfield site is open grassland with tree belts running southwards from the settlement boundary of Mildenhall to the River Lark. It has Grade 4 agricultural land classification. The site lies outside of the settlement boundary, within Flood Zones 2 and 3 and is subject to the Breckland Special Protection Area (SPA) designations for stone curlew and woodlark/nightjar. The site also lies adjacent to a site of special scientific interest (SSSI).

**Pros:**

- relatively sustainable edge of settlement location.

**Cons:**

- flooding (Flood Zones 2 and 3);
- site lies adjacent to a site of special scientific interest;
- special protection area (stone curlew and woodlark/nightjar);
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew;
- any development that lies within the 400m SPA buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar will also not be adversely affected by the proposal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.8km           | 480m | N/A   | 900m              | 900m       | 1.1km          |





## SITE: M/23 LAND EAST OF MILDENHALL TO A1065 AND FIVEWAYS ROUNDABOUT

**Area:** 68.1 hectares.

**Proposed use:** residential.

**Potential capacity:** 1225 dwellings at 30 dwellings per hectare over 60% of the developable area.

**SHLAA status:** deferred - special protection area (SPA), site of special scientific interest (SSSI), county wildlife site (CWS).

**Description:** this greenfield site is a large expanse of predominantly woodland with some open grassland. The Bury Road transects the southern portion of the site. The site lies to the east of Mildenhall and is located outside of the settlement boundary. The site is the subject of a SSSI, CWS, aircraft noise and Breckland Special Protection Area designations for stone curlew and woodlark/nightjar.

### Pros:

- relatively sustainable edge of settlement location;
- this site could contribute significantly to meeting the district's demonstrable housing needs.

### Cons:

- site of special scientific interest;
- county wildlife site;
- aircraft noise (70 decibel);
- this site lies partially within the Breckland Special Protection Area itself in addition to its associated buffers (stone curlew and woodlark/nightjar);
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew;
- any development that lies within the 400m SPA buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar will also not be adversely affected by the proposal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.1km           | 550m | N/A   | 600m              | 1.6km      | 600m           |





## SITE: M/24 LAND NORTH OF MILDENHALL, EAST OF THE A1101 (INCLUDING AIRFIELD LANDING LIGHTS)

**Area:** 69.9 hectare.

**Proposed use:** residential.

**Potential capacity:** 1259 dwellings at 30 dwellings per hectare over 60% of the developable area.

**SHLAA status:** deferred - special protection area (SPA), site of special scientific interest (SSSI), county wildlife site (CWS).

**Description:** this greenfield site is a very large expanse of mixed woodland and open grassland to the north of the settlement. It is constrained by a site of special scientific interest (SSSI), a county wildlife site (CWS), aircraft noise and the Breckland Special Protection Area (SPA with designations for stone curlew and woodlark/nightjar).

### Pros:

- this site could contribute significantly to meeting the district's housing needs.

### Cons:

- site of special scientific interest;
- county wildlife site;
- noise (70 decibels);
- this site lies within the Breckland Special Protection Area itself in addition to its associated buffers (stone curlew and woodlark/nightjar);
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew;
- any development that lies within the 400m SPA buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar will also not be adversely affected by the proposal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.1km           | 550m | N/A   | 600m              | 1.6km      | 600m           |





## SITE: M/25 PRECINCT

**Area:** 0.5 hectares.

**Proposed use:** retail/residential (possibly mixed-use).

**Potential capacity:** 14 dwellings at 30 dwellings per hectare.

**SHLAA status:** N/A

**Description:** this existing retail development (a shopping precinct) within Mildenhall town centre could potentially represent a redevelopment opportunity (possibly to include an element of residential development). The site lies within the settlement boundary.

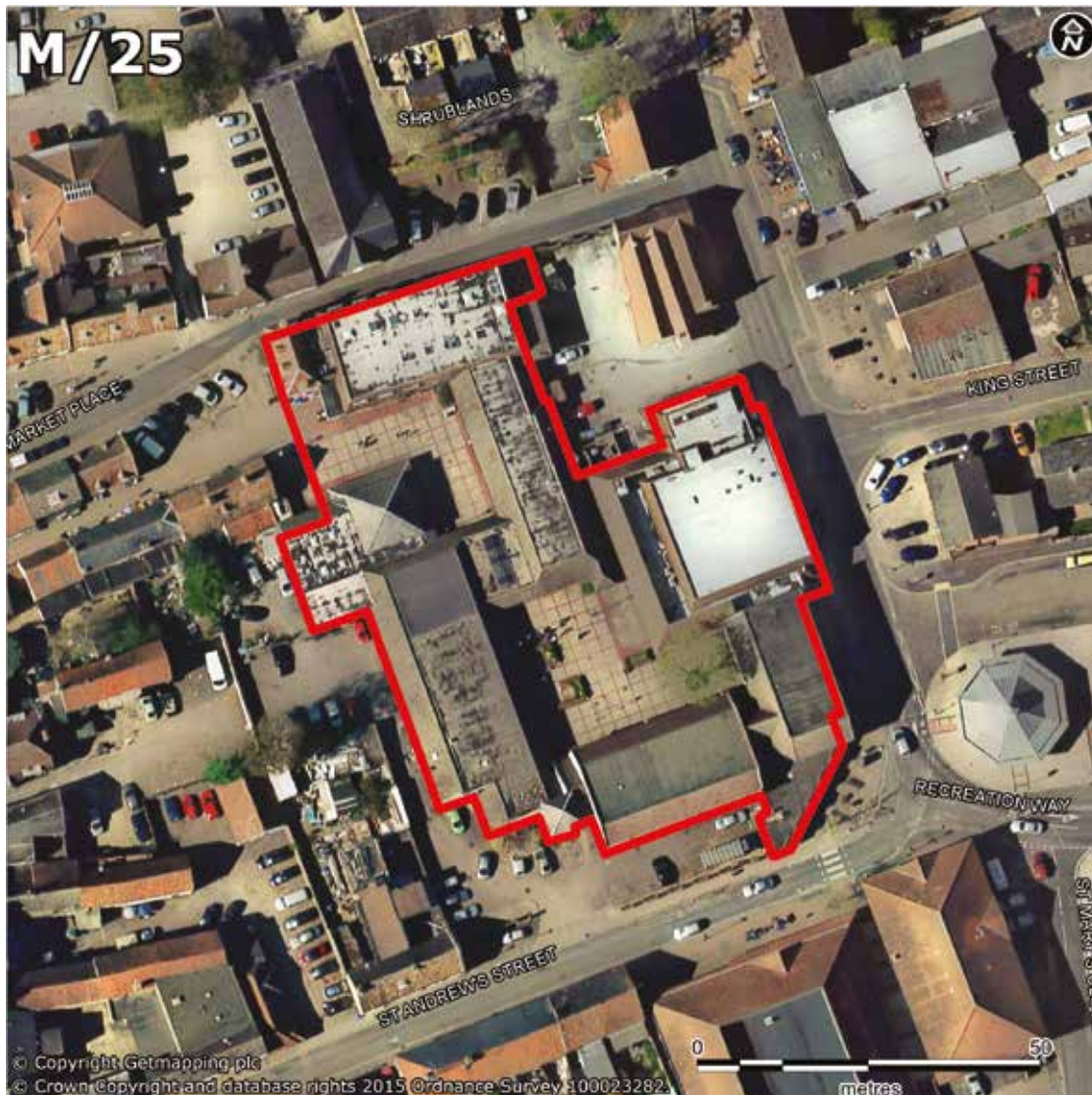
### Pros:

- highly sustainable town centre location;
- brownfield.

### Cons:

- existing retail development may restrict future uses. There is no evidence to suggest that the existing uses are unviable.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 870m            | 20m | N/A   | 0m                | 60m        | 280m           |



SITE: M/26 LAND SOUTH OF BURY ROAD AND EAST OF A11

Area: 7.5 hectares.

Proposed use: residential.

Potential capacity: 136 dwellings at 30 dwellings per hectare over 60% of the developable area.

SHLAA status: deferred - special protection area (SPA) and flooding.

Description: this site is Grade 4 agricultural land, predominantly open grassland with some hard-standings in close proximity to the Fiveways roundabout to the south-west of the settlement and outside of the settlement boundary. The site is within Flood Zones 2 and 3 and is subject to Breckland Special Protection Area (SPA) designations for stone curlew and woodlark/nightjar.

Pros:

- good access onto the road network.

Cons:

- flooding (this site lies within Flood Zones 2 and 3);
- special protection area (stone curlew and woodlark/nightjar);
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew;
- any development that lies within the 400m SPA buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar will also not be adversely affected by the proposal.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 2.4km           | 0m  | N/A   | 1.9km             | 1.9km      | 2km            |





## SITE: M/27 SITE ADJACENT TO PARKERS MILL

**Area:** 1.7 hectares.

**Proposed use:** residential.

**Potential capacity:** 14 dwellings (based on 2014 SHLAA consultation response).

**SHLAA status:** included.

**Description:** this site is scrubland adjacent to Parker's Mill (a recent residential development), in the centre of Mildenhall. There is residential development to north, east and north-west. The River Lark lies to the south of the site. The site is within the Mildenhall Conservation Area (part designated as important open space to be retained). The site is outside of the settlement boundary as defined by the Local Plan 1995 although it is adjacent to existing residential

development and in a relatively sustainable location. The site lies partially within Flood Zones 2 and 3 and there are trees subject to a tree preservation order on the site.

### Pros:

- relatively sustainable town centre location albeit this site lies outside of the settlement boundary.

### Cons:

- potential issues in terms of securing appropriate access;
- trees subject to a tree preservation order within the limits of the site;
- the site is partially within Flood Zones 2 and 3.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.2km           | 330m | N/A   | 420m              | 420m       | 760m           |



SITE: M/28 LAND AT 54 KINGSWAY

Area: 0.8 hectares.

Proposed use: residential.

Potential capacity: 24 dwellings at 30 dwellings per hectare.

SHLAA status: included.

Description: this brownfield site is land located between Kingsway and Robin Close previously used as a commercial plant nursery. The site is to the east of

the town centre and within the settlement boundary as defined in the Local Plan 1995.

Pros:

- relatively sustainable location.

Cons:

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 1.1km           | 0m  | N/A   | 300m              | 560m       | 710m           |





## SITE: M/29 LAND SOUTH WORLINGTON ROAD & ADJACENT TO FORMER DAIRY SITE

**Area:** 3.1 hectares.

**Proposed use:** residential.

**Potential capacity:** 78 dwellings (as per council's resolution to approve planning application - unimplemented).

**SHLAA status:** included.

**Description:** this is Grade 3 agricultural land to the west of Mildenhall. The site is bound by Worlington Road to the north and agricultural land to the south. The former dairy site immediately to the east now comprises residential development. The site is isolated

from and outside of the settlement boundary as defined by the Local Plan 1995. However the site is relatively close to Mildenhall town centre and lies adjacent to existing residential development. This site has an unimplemented planning permission DC/13/0927/OUT for 78 dwellings (subject to legal agreement).

**Pros:**

- relatively sustainable location within reasonable walking distance of the town centre.

**Cons:**

- loss of greenfield (agricultural) land.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.5km           | 320m | N/A   | 750m              | 750m       | 1.1km          |



**SITE: M/30 THE OLD RAILWAY STATION SITE**

**Area:** 6.3 hectares.

**Proposed use:** residential.

**Potential capacity:** 113 dwellings at 30 dwellings per hectare over 60% of developable area.

**SHLAA status:** deferred - policy (unsustainable location).

**Description:** this site is Grade 3 agricultural land comprising former station buildings and grassland. The site lies to the south-west of Mildenhall and outside of the settlement boundary although it is within

reasonable walking distance of the town centre. There are tree belts and an indoor rifle range within the confines of this site. A very small proportion of the site (eastern edge) lies within Flood Zone 3.

**Pros:**

- the site lies within reasonable walking distance of the town centre.

**Cons:**

- potential coalescence issues with Barton Mills;
- isolated from the existing settlement boundary.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.6km           | 310m | N/A   | 800m              | 800m       | 1.2km          |





## SITE: M/33 LAND TO WEST FOLLY ROAD

**Area:** 8.1 hectares.

**Proposed use:** residential.

**Potential capacity:** 145 dwellings at 30 dwellings per hectare over 60% of the developable area.

**SHLAA status:** included.

**Description:** this site of Grade 3 agricultural land comprises managed grassland, some of which is used for grazing of horses. There are a number of outbuildings on the site, which is located to the west of Mildenhall and outside of the settlement boundary as defined by the Local Plan 1995. There is residential

development to the south of the site and an industrial area lies immediately to the north. This site has the potential for residential/mixed-use development possibly as part of a wider development scheme encompassing other potentially deliverable sites to the west of the town.

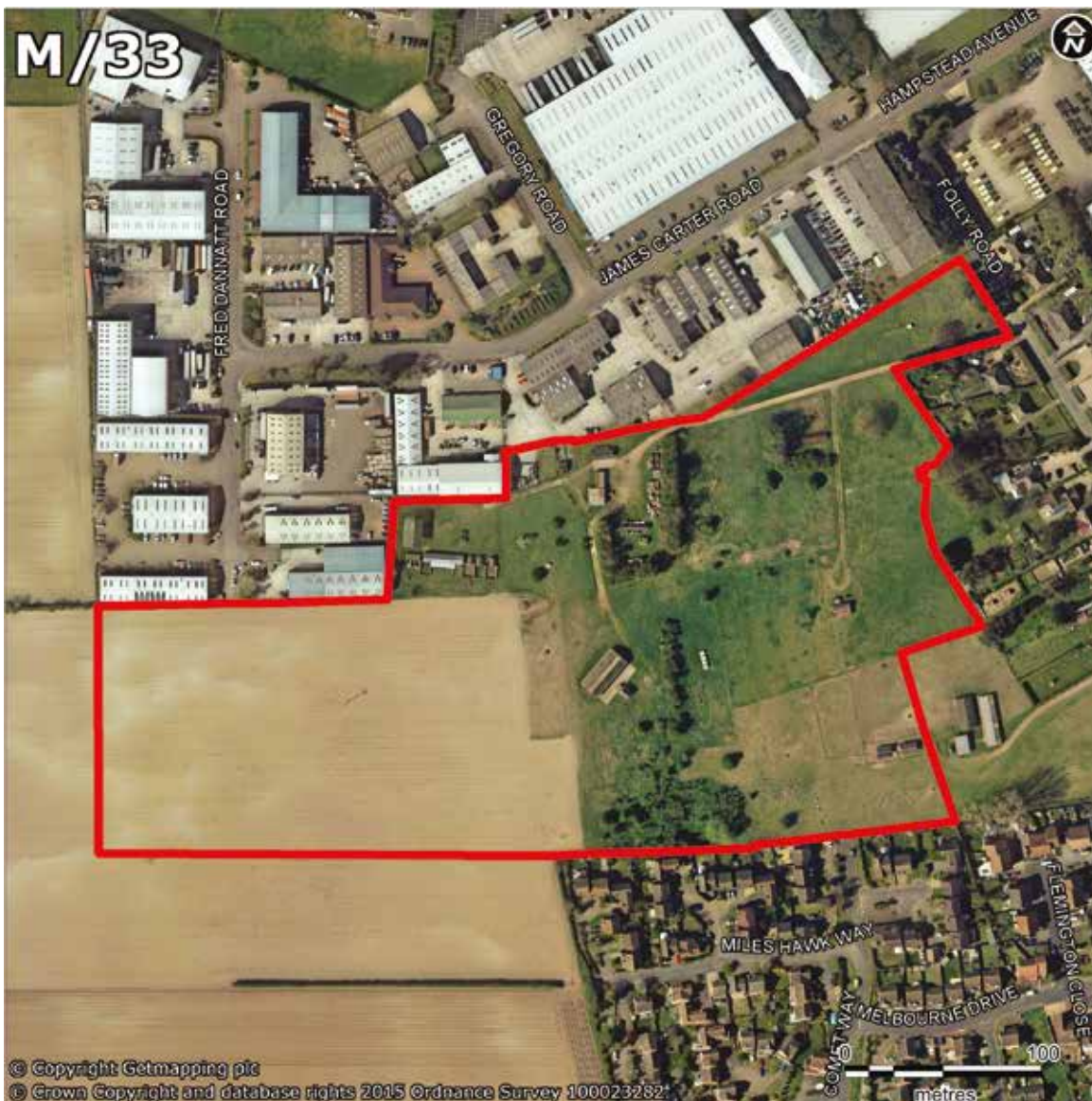
**Pros:**

- relatively sustainable location;
- relatively unconstrained site.

**Cons:**

- loss of open space (grassland).

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 0m              | 370m | N/A   | 850m              | 1.01km     | 700m           |



SITE: M/40 LAND WEST OF INDUSTRIAL ESTATE

**Area:** 4.5 hectares.

**Proposed use:** employment/residential (potentially mixed-use).

**Potential capacity:** 81 dwellings at 30 dwellings per hectare over 60% of developable area.

**SHLAA status:** N/A

**Description:** this greenfield site of Grade 3 agricultural land has been considered in previous consultation draft site allocation documents as having the potential to meet the employment requirements of the town

as they appear within the Core Strategy. The site lies to the north-west of Mildenhall and outside of the settlement boundary.

**Pros:**

- relatively unconstrained.

**Cons:**

- site is located some distance from the town centre;
- proximity of airbase and employment area may restrict potential uses.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 0m              | 970m | N/A   | 1.5km             | 1.5km      | 1.2km          |





## SITE: M/41 LAND AT MEADOW VIEW COTTAGE

**Area:** 3.9 hectare.

**Proposed use:** residential.

**Potential capacity:** 69 dwellings at 30 dwellings per hectare over 60% of the developable area.

**SHLAA status:** deferred – policy (unsustainable location).

**Description:** this mixed site comprises Grade 3 agricultural land, a tree nursery and residential property in addition to various outbuildings, lying

to the west of the settlement and outside of the settlement boundary.

**Pros:**

**Cons:**

- coalescence issues (Worlington);
- loss of agricultural land;
- remote from settlement boundary;
- a potentially viable tree nursery business pertaining to the site.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.5km           | 520m | N/A   | 890m              | 900m       | 600m           |



SITE: M/42 ROSE FORGE, SOUTH OF WORLINGTON ROAD

**Area:** 1.4 hectares.

**Proposed use:** residential.

**Potential capacity:** 41 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred – policy (unsustainable location).

**Description:** this site comprises Rose Forge itself, its access and curtilage with stable and other

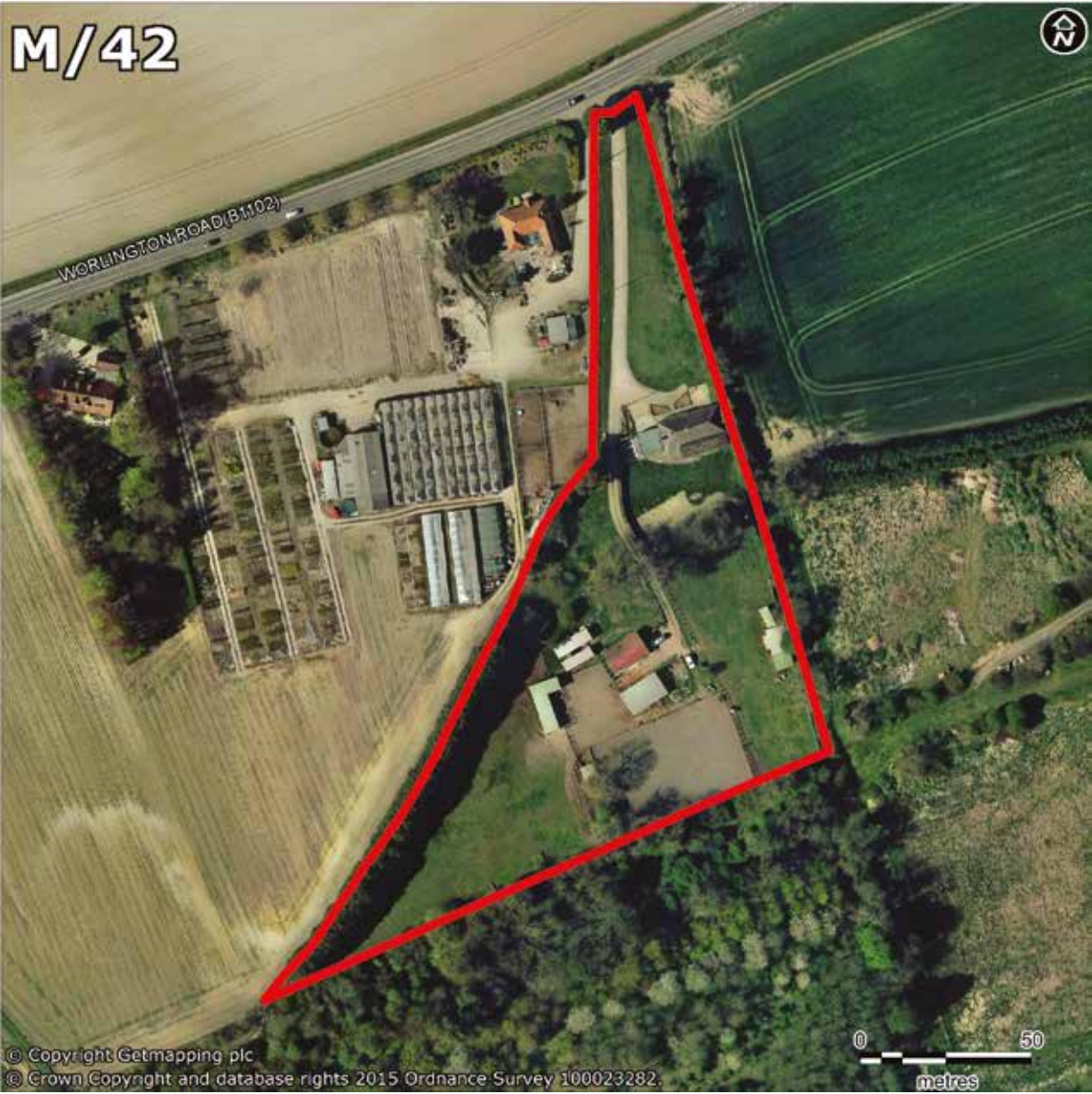
outbuildings in the southern portion of the site (within the dwelling curtilage). The site is found to the south-west of the settlement.

**Pros:**

**Cons:**

- potential coalescence issues (Worlington);
- relatively remote location albeit adjacent to a site (M/29) that has an approval (subject to legal agreement) for 78 dwellings.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.5km           | 520m | N/A   | 890m              | 900m       | 600m           |





## SITE: M/43 LAND BETWEEN A11 & A1101

**Area:** 3.1 hectares.

**Proposed use:** residential.

**Potential capacity:** 94 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred - special protection area (SPA), policy (less sustainable location).

**Description:** this greenfield site is forestry land at the Fiveways roundabout to the south-east of Mildenhall and outside of the settlement boundary. The site is subject to Breckland Special Protection Area (SPA) designations for stone curlew and woodlark/nightjar.

### Pros:

- good access onto the highway network.

### Cons:

- remote from the settlement boundary;
- special protection area (stone curlew and woodlark/nightjar);
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew;
- any development that lies within the 400m SPA buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar will also not be adversely affected by the proposal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 2.64km          | 100m | N/A   | 1.2km             | 1.35km     | 1.8km          |



**SITE: M/44 FORMER MILDENHALL ACADEMY AND DOME LEISURE CENTRE SITE**

**Area:** 9.4 hectares.

**Proposed use:** residential.

**Potential capacity:** 169 dwellings at 30 dwellings per hectare over 60% of the developable area.

**SHLAA status:** deferred – nature (1500m stone curlew special protection area (SPA)).

**Description:** this is the site of a school and the Dome Leisure Centre to the east of Mildenhall and within the eastern edge of the settlement boundary. There are open fields to the south, residential development to the west and the site is bound by Bury Road to the north. The site is subject to Breckland Special Protection Area (SPA) designations for stone curlew and woodlark/nightjar.

**Pros:**

- relatively sustainable edge of settlement location.

**Cons:**

- might only come forward within the plan period with the Mildenhall Hub project;
- special protection area (stone curlew and woodlark/nightjar);
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew;
- any development that lies within the 400m SPA buffer must be able to demonstrate, through project level HRA, that the woodlark and nightjar will also not be adversely affected by the proposal.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.5km           | 360m | N/A   | 870m              | 870m       | 1.03km         |





## SITE: M/46 DISTRICT COUNCIL OFFICES, COLLEGE HEATH ROAD

**Area:** 2 hectares.

**Proposed use:** residential.

**Potential capacity:** 60 dwellings at 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** this is the site of council offices, surgery and library on College Heath Road and might become available with the Mildenhall Hub project. The site is

bound by College Heath Road to the north and west and existing residential development to the east. This is a predominantly residential location within the town.

**Pros:**

- relatively sustainable and unconstrained town centre location.

**Cons:**

- availability dependent on Mildenhall Hub project.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 1200m           | 80m | N/A   | 220m              | 0m         | 430m           |



*Question M4: Which of the sites in Mildenhall do you feel should be allocated?*

*Please explain why you think this.*

*Question M5: Which of the sites in Mildenhall would you not wish to see allocated?*

*Please explain why you think this.*

*Question M6: Are you aware of any other potential sites in Mildenhall that are available for development which are not identified in this document?*



## 4.3 Newmarket

### The local area

- 4.3.1 Newmarket has a population of approximately 16,615 (2011 Parish Profile) and is located south of the A14 some 11 miles west of Bury St Edmunds and 10 miles east of Cambridge. It is Forest Heath's largest settlement and is defined as a market town in the Core Strategy. Newmarket is considered to be one of the more sustainable locations for new development within the district because of the range of services and facilities available in the town and because of its good transport links. The intention is that the economic and cultural role of Newmarket as the living heart of British horse racing will be developed and promoted and that Newmarket town centre should serve the retail and leisure needs of the local catchment area.
- 4.3.2 Newmarket is described as the international home of horseracing with over 3000 race horses, 89 licensed trainers, 62 stud farms, 1133 hectares of training grounds and hundreds of stable staff within and around the town (more than anywhere else in the world).
- 4.3.3 With such a large number of horses and riders moving around the town every day, Newmarket has to accommodate a unique set of movement patterns and needs. Over time, a range of measures have been introduced to improve safety where the horse-walks cross busy roads. For instance, Suffolk County Council is developing proposals to improve the standard level of crossings. Any growth may result in a need to improve or extend the horse walk network.
- 4.3.4 The A1304 (High Street and into Bury Road) is a key feature of Newmarket and a vital route for vehicular access to, from and through its centre. The role of the A1304 corridor for longer distance through-traffic is limited, with the A14 trunk road to the north being the primary route for that purpose. Newmarket's other principal highway is the A142 Fordham Road which connects the A1304 with the A14 to the north. Both Bury Road and Fordham Road see the close interaction of vehicles and horses and this must be carefully managed.
- 4.3.5 In 2013 Forest Heath District Council and the Newmarket Horsemen's Group sought to obtain an up to date understanding of the scale and economic significance of the horse racing industry in the Newmarket area and commissioned SQW to produce a report entitled Newmarket's Equine Cluster – The Economic Impact of the Horseracing Industry Centred Upon Newmarket (published November 2013). Both the council and the Horsemen's Group considered a sound evidence base as being important in assisting the development of local planning and economic development policies. This study found the total economic contribution of the horseracing industry to be in the region of £208 million, with 6000 jobs related to the racing industry in the East Cambridgeshire and Forest Heath areas.
- 4.3.6 However Newmarket has its own issues, which include a lack of affordable housing to meet the needs of people within the town, including those employed within the racing industry itself.
- 4.3.7 Newmarket's High Street runs for one mile from the Jubilee Clock Tower to the Cooper Memorial Fountain. The High Street and its surrounding streets contain Newmarket's historic core, the main shopping area (including a twice weekly outdoor market and the Guineas Shopping Centre), training stables and visitor attractions including the soon to be opened Home of Horseracing.

4.3.8 The new Home of Horseracing project will be a major tourist attraction centred on Palace House and stables on Palace Street, just off the High Street. The five acre site will include a state of the art horseracing museum. Palace House itself will become the national gallery of British sporting art. There will also be space to accommodate live horses as an essential part of the visitor experience.

4.3.9 Recently several large supermarket chains have been vying for a presence in the town. The High Street's independent retailers face the same problems afflicting many market towns across the UK in the form of the booming internet shopping, the proliferation of chain stores, an over-representation of charity shops and bookmakers, and a night-time economy which serves a young demographic.

4.3.10 The council has commissioned a study to examine Newmarket's Horse Racing Industry's importance to British racing and its international standing. This report is awaiting publication.

#### 4.3.11 **Constraints and opportunities to future development**

- There is a significant area of land within Flood Zones 1 or 2 running north/south through the middle of the settlement. Any site allocated in the Site Allocations document that falls within or partially within these zones must be subjected to a Flood Risk Assessment (FRA) to determine the proportion of the sites that can be developed safely and without risk of inundation;
- settlement expansion is significantly constrained by the Horse Racing Industry and its associated land uses. Other policies within the local plan seek to safeguard the racing industry and its assets;

- land to the east and south-west of the settlement is within the Newmarket Heath Site of Special Scientific Interest;
- there is a need to carefully manage the movements of vehicles and horse within the town itself;
- there is an opportunity to build on the tourism opportunities created by the opening of the new Home of Horseracing project;
- there is an opportunity to improve the offer and vitality of Newmarket High Street including its market;
- Newmarket has good public transport infrastructure which includes a railway line that connects the town to Ipswich, Bury St Edmunds, Cambridge and beyond, and trunk road links with the A14 and A11. The Council is working with Suffolk County Council and other stakeholders to identify improvements for the delivery of rail and other transport networks;
- open space and sports facilities include 6.2 hectares of sports grounds, 0.9 hectares of non-pitch sports, 1.6 hectares play space, a swimming pool and sports hall/leisure centre;
- there is a good range of health and emergency services including 18 GPs in three surgeries, 13 dentists in six practices, two nursing homes, a hospital providing outpatient services, police, ambulance and fire station;
- the town has five primary schools with capacity for 1155 pupils and an upper school with capacity for 922 pupils. There is no available capacity within the town's schools; community and leisure facilities include a library, the Memorial Hall, Kings Theatre and Studlands Community Centre;
- the town centre has a substantial comparison goods offer and comprehensive range of services. A retail park and employment area lie to the north of the town;



- the historic core of the town and historic racing yards and stables are designated as a conservation area;
- coalescence with the settlement of Exning to the north-west of Newmarket should be avoided;
- Newmarket has an air quality management area centred on the High Street from the clock tower to the junction with The Avenue. The impact of any future growth on air quality needs to be considered;
- growth in surrounding settlements such as Kentford and Exning may have the potential to impact on Newmarket's infrastructure.

4.3.12 Established in 2012 Newmarket Vision is a partnership of public, private and voluntary sector groups working to improve Newmarket's town centre, tourism and educational opportunities, traffic and community planning (i.e. working to respond to some of the constraints and opportunities that are identified above).

4.3.13 The Prince's Trust was initially asked to collate and analyse the opinion of a variety of community groups in Newmarket in order to identify how people felt the area should develop over the coming years. The resulting vision for Newmarket and the action plan can be seen in the report available on the council webpages.

4.3.14 There are four delivery groups, each one overseeing a key area in the implementation of Newmarket Vision. These are:

- Community Planning Delivery Group;
- Town Centre, Retail, Local Economy and Tourism Delivery Group;
- Education Delivery Group;
- Traffic and Highways Delivery Group.

## Settlement capacity

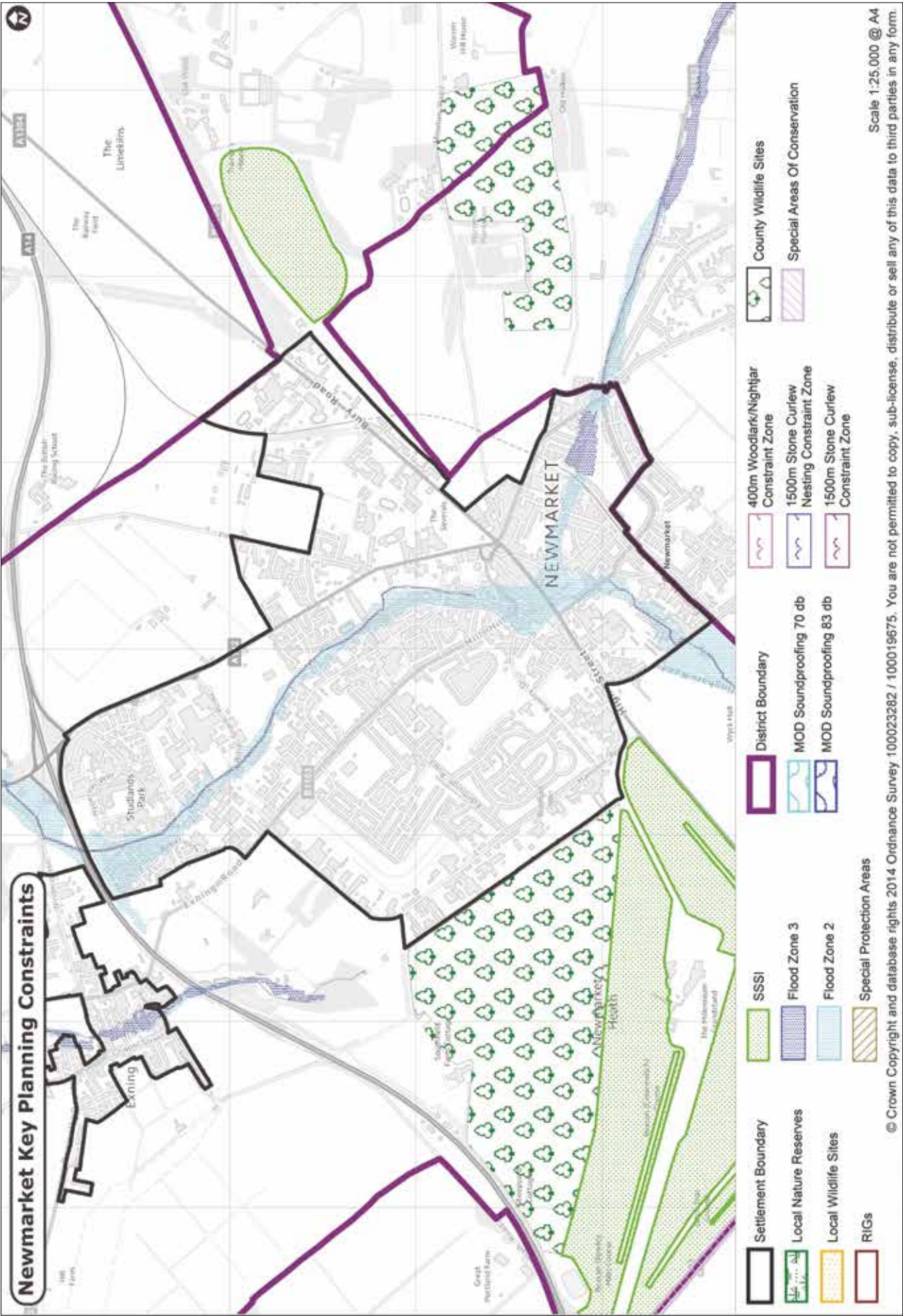
4.3.15 Newmarket is defined as a market town in the Core Strategy (paragraph 2.5.9) which identifies that the highest proportion of new development should be directed to the district's three market towns, followed by the key service centres. This is because the market towns are considered (relatively) more sustainable locations for growth, given the range of existing services and facilities to be found within them; and their role as transport hubs.

4.3.16 The 2009 Infrastructure and Environmental Capacity Appraisal (IECA) indicates that Newmarket has a range of environmental capacity of between 1740 and 3050 new homes, although the suggested optimal range is at the lower end of this range. The appraisal finds that Newmarket has a very good network of existing infrastructure for a town of its size, although key infrastructure pressures for the town include its substation which is nearing capacity and potential congestion on the local road network. Further there are environmental constraints imposed by the safeguarding of land for equine use. More recent evidence has revealed no available capacity within the town's schools (see the draft Infrastructure Delivery Plan which accompanies this document).

4.3.17 Since the publication of the IECA in 2009, one planning application for residential development has been submitted in Newmarket on a site included in the SHLAA and one for retail development. These are listed in the table below.

4.3.18 These sites are included in the site allocations document as potential options because:

- development has not yet commenced on those sites that have been given planning





approval; and

- the potential for allocation on those sites with underdetermined applications should be considered through the preparation of this document.

4.3.19 In light of the above information it is important to consider the likely infrastructure impacts of any additional development in Newmarket.

| Site reference | Site location                     | Planning application reference number | Progress of planning application | Number of dwellings proposed |
|----------------|-----------------------------------|---------------------------------------|----------------------------------|------------------------------|
| N/03           | Former gas works site Exning Road | F/2011/0712/FUL                       | Approved                         | None. Morrison's superstore  |
| N/14           | Hatchfield Farm                   | DC/13/0408/OUT                        | Not yet determined               | 400                          |

*Question N1: Do you consider additional growth should take place with the necessary infrastructure improvements?*

*Please give reasons for your answer.*

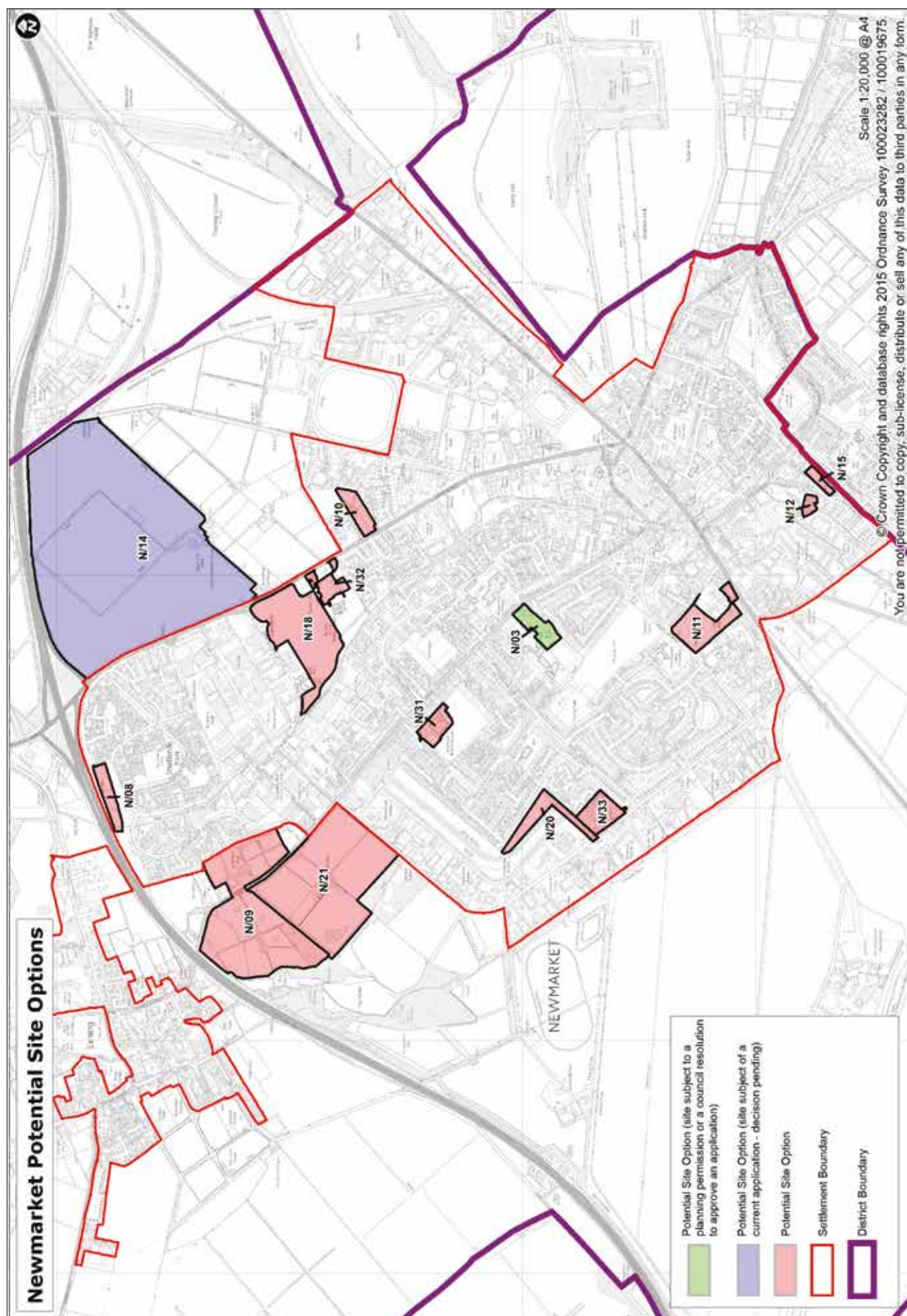
### Site options

4.3.20 A number of sites in Newmarket have been submitted to the council by landowners and developers for potential inclusion in the Site Allocations document. These sites are set out on the map below and are accompanied by individual sheets with a short description and a brief assessment of the pros and cons, to assist you in making your response. The sheets also indicate the status of the sites in the Strategic Housing Land Availability Assessment (SHLAA), describing whether they are included or deferred. Section 2 in this document has further information on the SHLAA and how it has helped inform this document.

4.3.21 There are questions about your opinion on these sites at the end of this section.

4.3.22 It is important to recognise that the level of development within the town will be influenced by the outcomes of the Core Strategy Single Issue Review which is currently considering the distribution of development across the district. The level of development will also be influenced by the existing environmental and physical constraints and the overall capacity for growth in the town.

4.3.23 A further consultation on the Core Strategy Single Issue Review early in 2016 will set out the council's preferred options for the distribution of housing across the district. The council will also consult on the preferred sites across the district to achieve this distribution.





## SITE: N/03 FORMER GAS WORKS, EXNING ROAD

**Area:** 1.6 hectares.

**Proposed use:** retail.

**Potential capacity:** N/A (retail).

**SHLAA status:** N/A.

**Description:** this is a brownfield site that lies adjacent to Exning Road with the Newmarket Leisure Centre and its car park lying immediately to the north and a car sales business lying immediately to the south. The site has been cleared in readiness for the commencement of a supermarket development. This site has existing/extant planning permission (not commenced) for retail development (Morrison

Superstore application no: F/2011/0712/FUL). The site was previously considered for residential development although the cost of decontaminating this previous gas works site proved prohibitive.

**Pros:**

- brownfield site in a relatively sustainable edge-of-centre location.

**Cons:**

- contamination issues;
- site has planning permission and therefore may not be available for other uses should the superstore be 'built-out'.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 700m            | 50m | 1.5km | 100m              | 1km        | 650m           |





SITE: N/08 ALLOTMENTS STUDLANDS PARK

Area: 1.5 hectares.

Proposed use: residential/formal or informal recreational area.

Potential capacity: 44 dwellings at 30 dwellings per hectare.

SHLAA status: deferred (community facility).

Description: this is a former allotment site at Studlands Park, a residential estate lying to the north of Newmarket and within the settlement boundary. The site now comprises a recreational area incorporating an informal cycle track. The site is bound by the A14 trunk road to the north and the Studlands

Park residential estate itself to the south. This site forms a buffer to the A14 and has some amenity/recreational value. The site could potentially be considered for (formal) recreational uses.

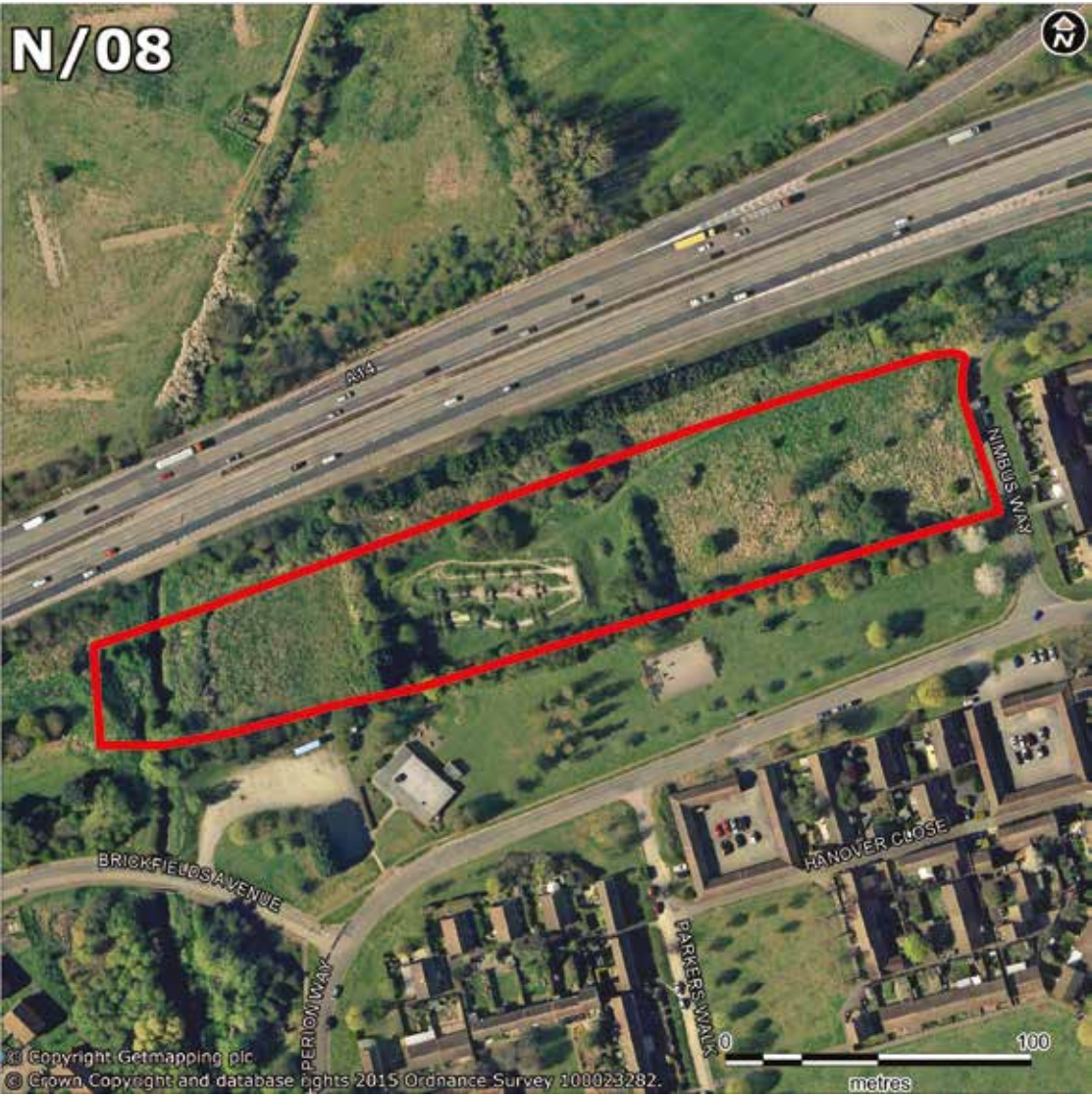
Pros:

- in close proximity to existing residential development and within the settlement boundary of Newmarket.

Cons:

- community facility, and may not be appropriate for other uses;
- close to the A14 (and potential noise/pollution issues).

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 100m            | 80m | 2.8km | 400m              | 2.6km      | 870m           |





## SITE: N/09 BRICKFIELD STUD, EXNING ROAD

**Area:** 18.2 hectares.

**Proposed use:** residential.

**Potential capacity:** 328 dwellings at 30 dwellings per hectare over 60% of developable area.

**SHLAA status:** deferred (equine policy).

**Description:** the site comprises Brickfield Stud which incorporates a variety of buildings associated with the stud itself and grassland used for the grazing and

exercising of horses. Exning Road crosses the site. Equine policy is likely to constrain delivery albeit this is a possible option for any north-west expansion of the town.

**Pros:**

- relatively sustainable location on the periphery of this market town.

**Cons:**

- the site is subject to equine policy constraints.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 200m            | 250m | 2.9km | 300m              | 2.4km      | 800m           |





**SITE: N/10 LAND AT BALATON STABLES, SNAILWELL ROAD**

**Area:** 1.48 hectares.

**Proposed use:** residential.

**Potential capacity:** 44 dwellings at 30 dwellings per hectare density.

**SHLAA status:** deferred (equine policy).

**Description:** greenfield site of open grassland with an access and hard-standings. There are various outbuildings on the site and trees on the periphery. Not only is this site subject to an equine policy constraint, it is identified in the Newmarket

Conservation Area Appraisal as an important area of open space to be retained. The site lies to the east of the settlement and within the settlement boundary.

**Pros:**

- relatively sustainable location within the confines of the settlement.

**Cons:**

- equine policy;
- the site features within the Newmarket Conservation Area Appraisal as important open space to be retained.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 650m            | 270m | 1.5km | 800m              | 1.1km      | 850m           |





## SITE: N/11 LAND AT BLACK BEAR LANE AND ROWLEY DRIVE JUNCTION

**Area:** 3.3 hectares.

**Proposed use:** mixed use.

**Potential capacity:** 100 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred (equine policy).

**Description:** The site comprises the historic (listed) Queensbury Lodge and its associated paddocks previously used for the exercising of horses. There are tree belts on the paddocks and around the periphery of the site. The site lies adjacent to the High Street with residential development to the north and south.

There is a complex planning history pertaining to this site. More recently the site has been the subject

of a proposal for a new food-store, four retail units, a hotel, a bar/restaurant, a petrol filling station and a new stable block and yard with self contained living accommodation and parking (application numbers F/2012/0216/FUL, F/2012/0218/LBC and F/2012/0217/CAC). This proposal was refused at the appeal stage.

**Pros:**

- relatively sustainable town centre location.

**Cons:**

- equine policy;
- the requirement to preserve/restore the historic Queensbury Lodge buildings (any proposal should have regard to this).

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 1.25km          | 50m | 750m  | 100m              | 300m       | 50m            |





SITE: N/12 CORONATION STABLES, STATION APPROACH

**Area:** 0.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 14 dwellings at 30 dwellings per hectare.

**SHLAA status:** deferred (equine policy).

**Description:** this brownfield site is an existing stable within the confines of the settlement and in close proximity of the town’s railway station. The site is

bound by the Tattersalls sales ring to the north and existing residential development to the south and east.

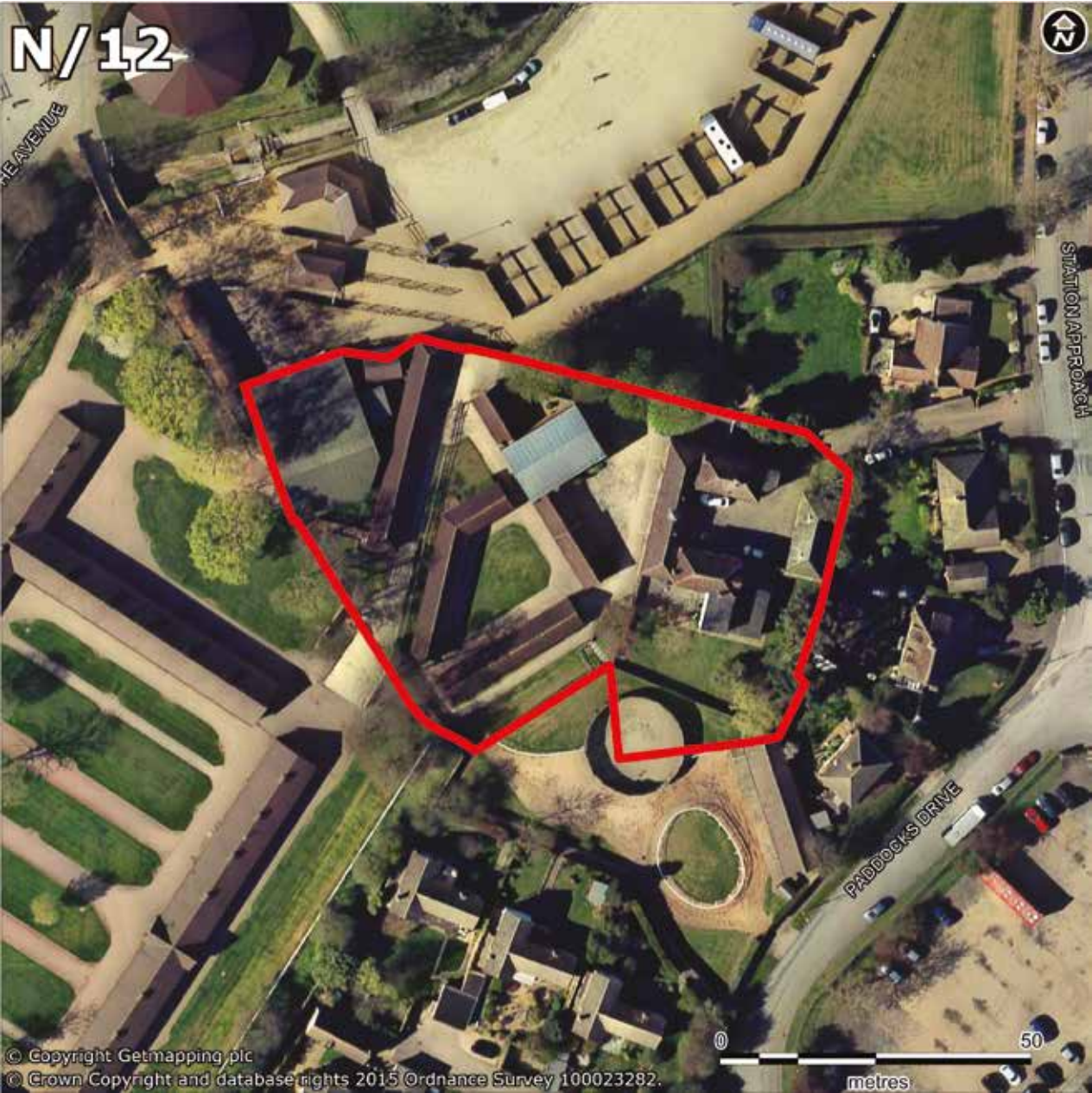
**Pros:**

- brownfield site;
- relatively sustainable edge-of-centre location.

**Cons:**

- equine policy constraints.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 2km             | 50m | 0m    | 500m              | 700m       | 320m           |





**SITE: N/14 LAND EAST OF NEWMARKET, SOUTH OF A14 (HATCHFIELD FARM)**

**Area:** 64.7 hectares.

**Proposed use:** mixed use.

**Potential capacity:** 1074 dwellings at 30 dwellings per hectare over 60% of developable area.

**SHLAA status:** included.

**Description:** the majority of the site is Grade 3 and 4 agricultural land classification. This is an area of farmland bound by the A14 trunk road to the north, the Studlands Park housing estate to the west and open fields to the south and east. This site has been the subject of a planning application that was refused in June 2010 – Reference F/2009/0713/ESO - for mixed use development including 5 hectares of employment land and 1200 homes. An appeal was lodged against this refusal and a public inquiry was held in July and September 2011. The appeal was recovered for determination by the Secretary of State. The Secretary of State in accordance with the recommendation of the independent inspector (report reference APP/H3510/A/10/2142030) resolved to dismiss the appeal on grounds of prematurity, (decision letter dated 22 March 2012).

Latterly the site has been the subject of planning application reference DC/13/0408/OUT (400 dwellings). The application was called in for determination by the Secretary of State. A public inquiry took place in April 2015 although the Secretary of State is yet to issue a decision. The Secretary of State's verdict on the called in application is anticipated in October 2015. It is considered that this site could potentially deliver 1074 dwellings at 30 dwellings per hectare over 60% of the site area (after the 5 hectares employment land allocation, as identified within the context of the Core Strategy, has been removed from the site area).

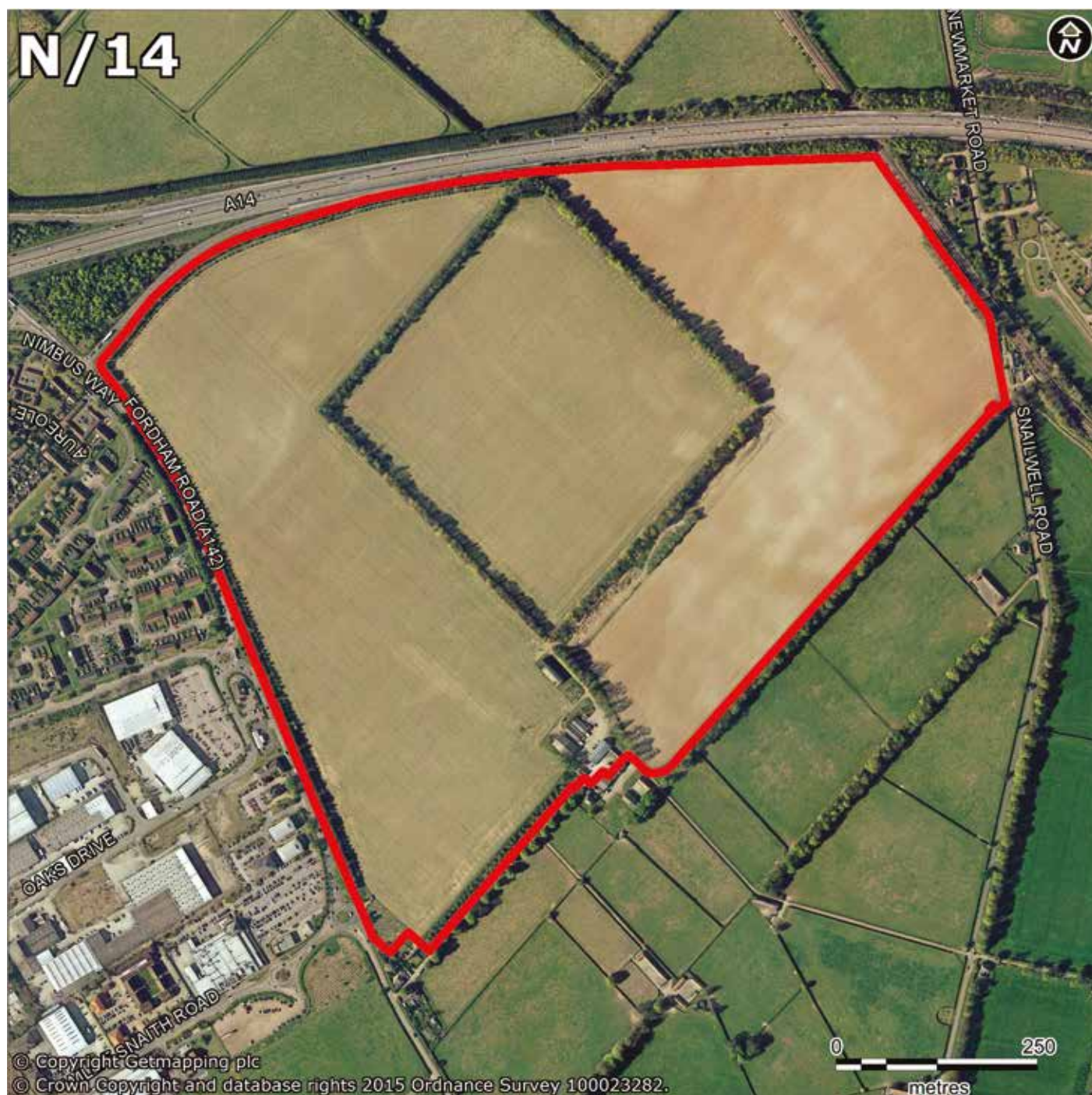
**Pros:**

- this is a relatively sustainable location on the periphery of this market town;
- this site could make a significant contribution to meeting the district's housing needs;
- a relatively unconstrained site in comparison to other sites on the periphery of the town that are under equine related land uses.

**Cons:**

- loss of agricultural land.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 0m              | 240m | 2.1km | 200m              | 2.5km      | 870m           |





## SITE: N/15 OLD NEWMARKET STATION SITE CAR PARK

**Area:** 0.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 16 dwellings at 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** this site comprises the old Newmarket railway station car park and lies adjacent to the existing station and in a predominantly residential area of the town. The site is in close proximity to Coronation Stables (site N/12) and the Tattersalls sales ring. The site is to the south of the town centre and within walking distance of the High Street. The site

benefits from being in a predominantly residential area and is well served by the road and rail networks.

### Pros:

- potential to consider a scheme that may contribute to regeneration/enhancement of the former railway station (currently identified by the Newmarket Vision Group as a priority);
- this is a relatively sustainable location and one suitable for residential development;
- brownfield site.

### Cons:

- it is understood that this site will not be made available for residential development until later in the plan period.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 2.1km           | 0m  | 0m    | 250m              | 650m       | 200m           |



**SITE: N/18 GEORGE LAMBTON PLAYING FIELDS**

**Area:** 9.4 hectares.

**Proposed use:** mixed use.

**Potential capacity:** 170 dwellings at 30 dwellings per hectare over 60% of developable area.

**SHLAA status:** included.

**Description:** this site comprises playing fields bound by the former St Felix Middle School to the south, the Fordham Road to the east and a Tesco superstore to the north. It incorporates an area for parking in addition to changing facilities for the various sports clubs that use the site. The site has been allocated for employment purposes in the Forest Heath Local Plan 1995 policy 5.4 (dependent on provision of replacement and suitable open space elsewhere within the town and possibly at Pinewood Stud – site N/21).

The site has been the subject of a recently refused planning application (reference F/2011/0541/HYB) for mixed-use development to include a Sainsbury’s

superstore petrol filling station and a drive through restaurant in addition to an outline application for a multiplex cinema, up to three non-food retail units and two restaurants in addition to the erection of up to 90 dwellings.

Retained Local Plan 1995 policy 5.4 identifies that the allocation of this site would be ‘dependent upon provision of satisfactory new recreation facilities elsewhere within the town’ (and potentially within the confines of site N/21). It is considered that sites N/18 and N/32 (former St Felix Middle School) could be linked and a development brief approach applied across the whole area.

**Pros:**

- relatively sustainable location and within the settlement boundary.

**Cons:**

- loss of valued community open space (designated formal open space).

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 500m            | 50m | 2.7km | 150m              | 1.5km      | 470m           |







**SITE: N/20 GRASSLAND OFF LEADERS WAY AND SEFTON WAY**

**Area:** 2.2 hectares.

**Proposed use:** residential.

**Potential capacity:** 44 dwellings at \*20 dwellings per hectare.

**SHLAA status:** included.

**Description:** this site is a strip of grassland with access used for exercising horses. This site is allocated for residential development in the Local Plan 1995 policy 4.4 (but tied to the needs of those employed within the racing industry – the site is within equine use and therefore subject to equine policy constraint). The site would appear suitable for residential development

provided it met the demonstrable needs of the Horse Racing Industry. It is considered that a density of \*20 dwellings per hectare should be applied given the prevailing site constraints including access issues. The site could be linked to adjoining site N33 which is under the same ownership (for reasons of access etc.).

**Pros:**

- relatively sustainable location within the settlement boundary of this market town.

**Cons:**

- it might be problematic securing appropriate access and lay-out given the shape of this site.

| Employment area | Bus  | Train  | Convenience store | GP surgery | Primary school |
|-----------------|------|--------|-------------------|------------|----------------|
| 1km             | 180m | 1.85km | 600m              | 1.3km      | 300m           |





## SITE: N/21 LAND SOUTH OF EXNING ROAD AND ADJACENT TO HAMILTON ROAD

**Area:** 20.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 368 dwellings at 30 dwellings per hectare over 60 % of developable area.

**SHLAA status:** deferred (equine policy and local plan public open space designation).

**Description:** This grassland is used for grazing and exercise horses and is subdivided into four sections. Exning Road lies to the east and there are open fields to the west. The site is bound by trees and hedgerows. This site may represent an opportunity for settlement expansion to the north-west although this would be subject to equine policy constraint.

The site is the subject of a public open space designation in the Local Plan 1995 policy 5.4 (potential replacement provision were site N/18 to come forward for development).

**Pros:**

- this is a relatively sustainable location within the settlement boundary of the town.

**Cons:**

- equine policy;
- public open space designation in the Local Plan 1995 (possible replacement of open space on George Lambton playing fields – site N/18).

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 50m             | 50m | 2.7km | 300m              | 1.8km      | 150m           |



SITE: N/31 FORMER SCALTBACK MIDDLE SCHOOL SITE

Area: 1.47 hectares.

Proposed use: residential.

Potential capacity: 44 dwellings at 30 dwellings per hectare.

SHLAA status: included.

Description: this site comprises the former Scaltback Middle School playing fields and buildings. It is bound by residential development on all sides and lies within the Scaltback housing estate to the north of the town.

In May 2008 Suffolk County Council’s cabinet approved proposals to extend the age range of primary schools and upper schools by the introduction of a two tier education system in the Newmarket area. The change to the two tier system came into effect in July 2012 in Newmarket with the closure of Scaltback Middle School. Suffolk County Council has

declared both middle school sites within Newmarket surplus to the needs of education and will seek to dispose of the land and buildings.

Plans for potential community uses for both school sites (N/31 and N/32) must first be considered in the first instance. The fact that the playing fields are audited open space and alternative and suitable replacement may need to be found elsewhere means that the footprint of the school building only is being considered for development within the context of the Site Allocations local plan document at this time.

Pros:

- a relatively sustainable location within the settlement boundary of Newmarket.

Cons:

- it is unclear what plans Suffolk County Council have for either of the former middle school sites at this time.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 250m            | 100m | 2.1km | 20m               | 1.4km      | 400m           |





## SITE: N/32 FORMER ST FELIX MIDDLE SCHOOL SITE

**Area:** 1.38 hectares.

**Proposed use:** residential.

**Potential capacity:** 41 dwellings at 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** this site comprises playing fields, hard-standings and some other outbuildings associated with the former school, and lies to the north-east of the town and within the settlement boundary.

The change to the two-tier system came into effect in July 2012 in Newmarket with the closure of St Felix Middle School. Suffolk County Council has declared the site surplus to the needs of education and seeks to dispose of the land and buildings. It is considered that sites N/18 and N/32 could be linked and a development

brief approach applied across the whole area.

Any plans for potential community uses for both school sites (N/31 and N/32) must first be considered in the first instance. The fact that the playing fields are audited open space and alternative and suitable replacement may need to be found elsewhere means that the footprint of the former school building only is being considered for development within the context of the Site Allocations local plan document at this time.

### Pros:

- sustainable location within the settlement boundary of Newmarket.

### Cons:

- it is unclear what plans Suffolk County Council have for either of the former middle school sites in Newmarket at this time.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 550m            | 0m  | 2.2km | 300m              | 1.4km      | 700m           |



**SITE: N/33 LAND AT PHILLIPS CLOSE**

**Area:** 2.09 hectares.

**Proposed use:** residential.

**Potential capacity:** 73 dwellings based on 2014 SHLAA consultation response.

**SHLAA status:** included.

**Description:** this brownfield (existing residential) land is bound by residential development on two sides and land in equine related use on the other two sides. It is considered that intensification of the residential use

on this site could be achieved (the existing residential development is of a very low density). This is an area where equine related land uses are prevalent.

**Pros:**

- relatively sustainable location within the settlement boundary.

**Cons:**

- any development must have regard to the equine related land uses prevalent in this area of the town.

| Employment area | Bus  | Train  | Convenience store | GP surgery | Primary school |
|-----------------|------|--------|-------------------|------------|----------------|
| 1km             | 180m | 1.85km | 600m              | 1.3km      | 300m           |





*Question N2: Which of the sites in Newmarket do you feel should be allocated?*

*Please explain why you think this.*

*Question N3: Which of the sites in Newmarket would you not wish to see allocated?*

*Please explain why you think this.*

*Question N4: Are you aware of any other potential sites in Newmarket that are available for development which are not identified in this document?*

## 5. Key Service Centres

### 5.1 Lakenheath

#### The local area

5.1.1 Lakenheath has a population of approximately 4880 (parish profile 2011). It is a key service centre, offering a good range of services and facilities; a convenience shop, public transport, health care, primary school and access to employment. Immediately east of the settlement lies the RAF Lakenheath airbase.

#### 5.1.2 Constraints and opportunities to future development

- European site designations for stone curlew. The special protection area (SPA) and its buffer zones are described in the Core Strategy and limit possible settlement expansion in Lakenheath without first demonstrating mitigation for the presence of various protected species;
- historic information indicates there are noise constraints to the south of Lakenheath due to aircraft landing at and taking off from RAF Lakenheath. These are shown on the constraint maps. More recent evidence submitted with planning applications in the settlement indicates the aircraft noise affects a wider extent of the village. As the aircraft noise constraint data is updated it will be used to inform the determination of planning applications and local plan;
- land within Flood Zones 2 and 3 to the north, west and south of the settlement, according to the Environment Agency's mapping;
- Maids Cross Hill Local Nature Reserve and Site of Special Scientific Interest (SSSI) lies to the south-east of Lakenheath;
- a special area of conservation (SAC) zone lies to the south-east of Lakenheath;

- a county wildlife site (CWS) lies to the east of Lakenheath;
- there is a Ministry of Defence (MOD) safeguarded zone around the airbase;
- the settlement has one primary school which is at capacity and options for new sites are being explored;
- services in the settlement include three GPs in one surgery. There is a library, Lakenheath Memorial Hall, scout hall, football club and Royal British Legion hall;
- there is a range of shops and services, including a Co-op convenience store, a post office, a bank and several public houses;
- there are open spaces and sports provision, including a sports grounds, non-pitch sports area, allotments and play space;
- there is a conservation area in the centre, along with a number of listed buildings.

#### Settlement capacity

5.1.3 Due to its role and function within the district, Lakenheath is designated as a key service centre in the Core Strategy.

5.1.4 The 2009 Infrastructure and Environmental Capacity Appraisal (IECA) indicates that environmental capacity exists for further growth of some 2660 new dwellings in Lakenheath. However a key consideration is the requirement for an additional primary school. Another key factor is the capacity of the waste water treatment works, which is nearing capacity and will require upgrading before new development occurs. Updating the position in the 2009 IECA study, as part of three planning applications which have been to committee, Anglian Water Services (AWS) confirmed there is capacity for up to 1000 more dwellings. Any expansion to the north of the settlement will also need to consider



sustainable urban drainage systems for surface run off, to protect the Ely District Water Board land to the west and also to minimise further waste water capacity issues. Any sustainable drainage systems (SUDS) proposed would need to be compatible with RAF Lakenheath operations. Continued bus service investment is needed to minimise issues of out-commuting likely with housing growth. At the same time, land could be identified for employment development.

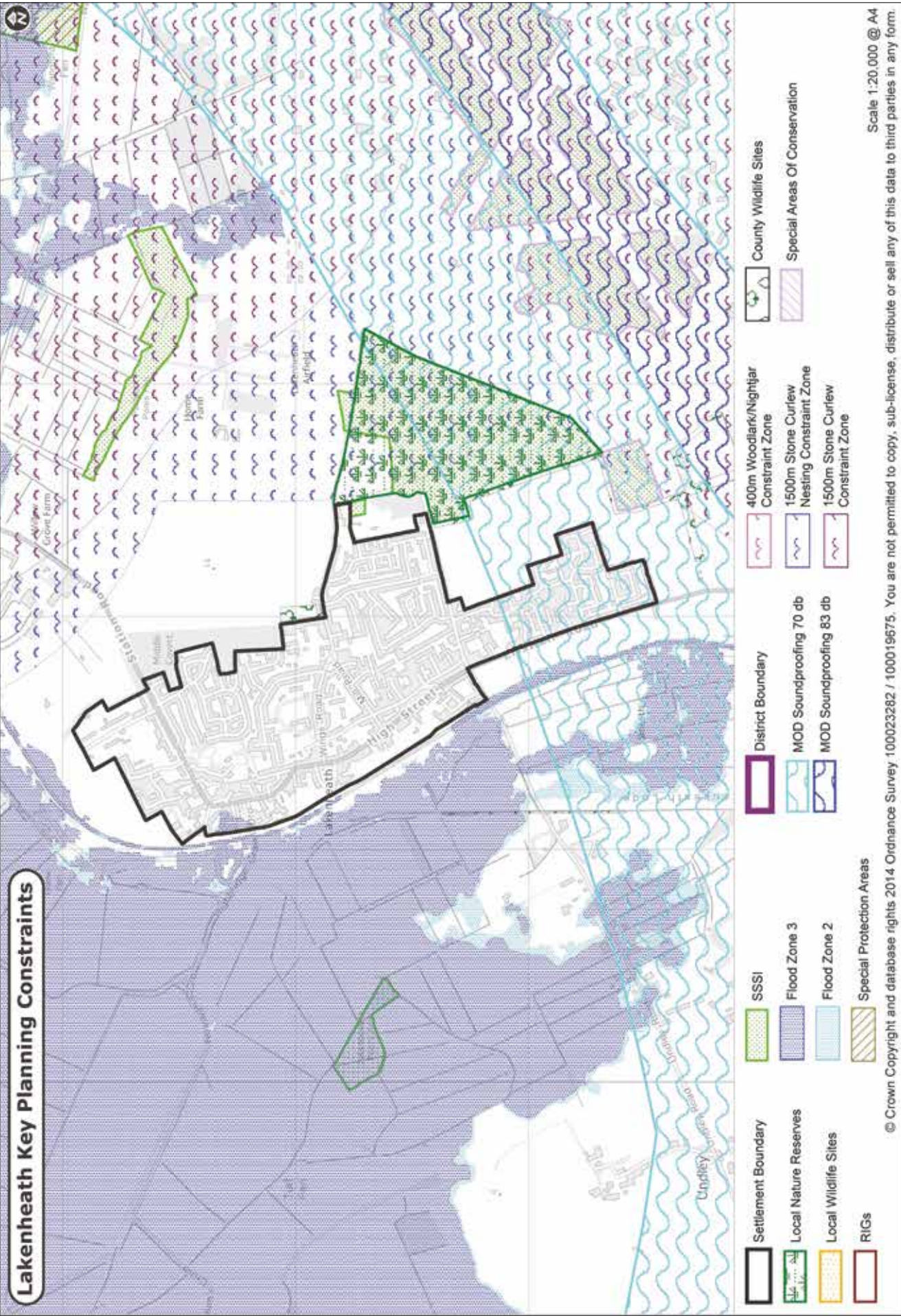
5.1.5 The draft Infrastructure Delivery Plan (IDP) contains updated infrastructure capacity information where available. The key points have been picked up in the constraints and opportunities listed at the beginning of this section. The full details can be viewed in the draft IDP which accompanies this document.

5.1.6 There are wider considerations beyond the IECA/IDP assessment which affect capacity of the settlement; including the impact of development on the Maids Cross Hill Local Nature Reserve and SSSI, Breckland Special Protection Area, potential future aircraft noise constraints and access to appropriate open space.

5.1.7 Since the publication of the IECA in 2009 and Habitats Regulations Assessment (HRA) in the Core Strategy, a number of small sites have been granted planning permission in Lakenheath. A further seven planning applications relating to medium to large sites are currently the subject of consideration by the council, three of which have a resolution by the council to grant permission (sites L/13, L/26, L/35). Four are pending consideration and have not been considered at planning committee (L/15, L/22, L/36 and combined L19/25/27). These seven sites when considered together would amount to a significant level of growth for the settlement.

5.1.8 These sites are included in the Site Allocations document as potential options because:

- development has not yet commenced on those sites that have been given planning approval; and
- the potential for their allocation on those sites with undetermined applications should be considered through the preparation of this document.





| Site reference      | Site location   | Planning application reference number | Progress of planning application  | Number of dwellings proposed       |
|---------------------|---|---------------------------------------|---|------------------------------------|
| L/13                | Rabbit Hill Covert, Lakenheath  | F/2013/0345/OUT                       | Site has a 'minded to grant permission' however the decision has not been made/issued | 81 dwellings                       |
| L/35                | Land off Briscow Way, Lakenheath                                      | F/2013/0660/FUL                       | Site has a 'minded to grant permission' however the decision has not been made/issued | 67 dwellings                       |
| L/26                | Land West of Eriswell Road, Lakenheath                                | F/2013/0394/OUT                       | Site has a 'minded to grant permission' however the decision has not been made/issued | 140 dwellings                      |
| L/26                | Land West of Eriswell Road, Lakenheath                                | F/2013/0394/OUT                       | Site has a 'minded to grant permission' however the decision has not been made/issued | 140 dwellings                      |
| L/22                | Land adjacent to 34 Broom Road, Lakenheath                            | DC/14/2073/FUL                        | Pending consideration   | 147 dwellings                      |
| L/15                | Land North of Broom Road, Lakenheath                                  | DC/14/2042/OUT                        | Pending consideration   | 132 dwellings                      |
| L/36                | Land North of Station Road, Lakenheath                                | DC/14/2096/HYB                        | Pending consideration   | 368 dwellings + 7 self build = 375 |
| L/19, L/25 and L/27 | Land East Of Eriswell Road and south of Broom Road Lakenheath Suffolk | DC/13/0918/OUT                        | Pending consideration   | Up to 750 dwellings                |

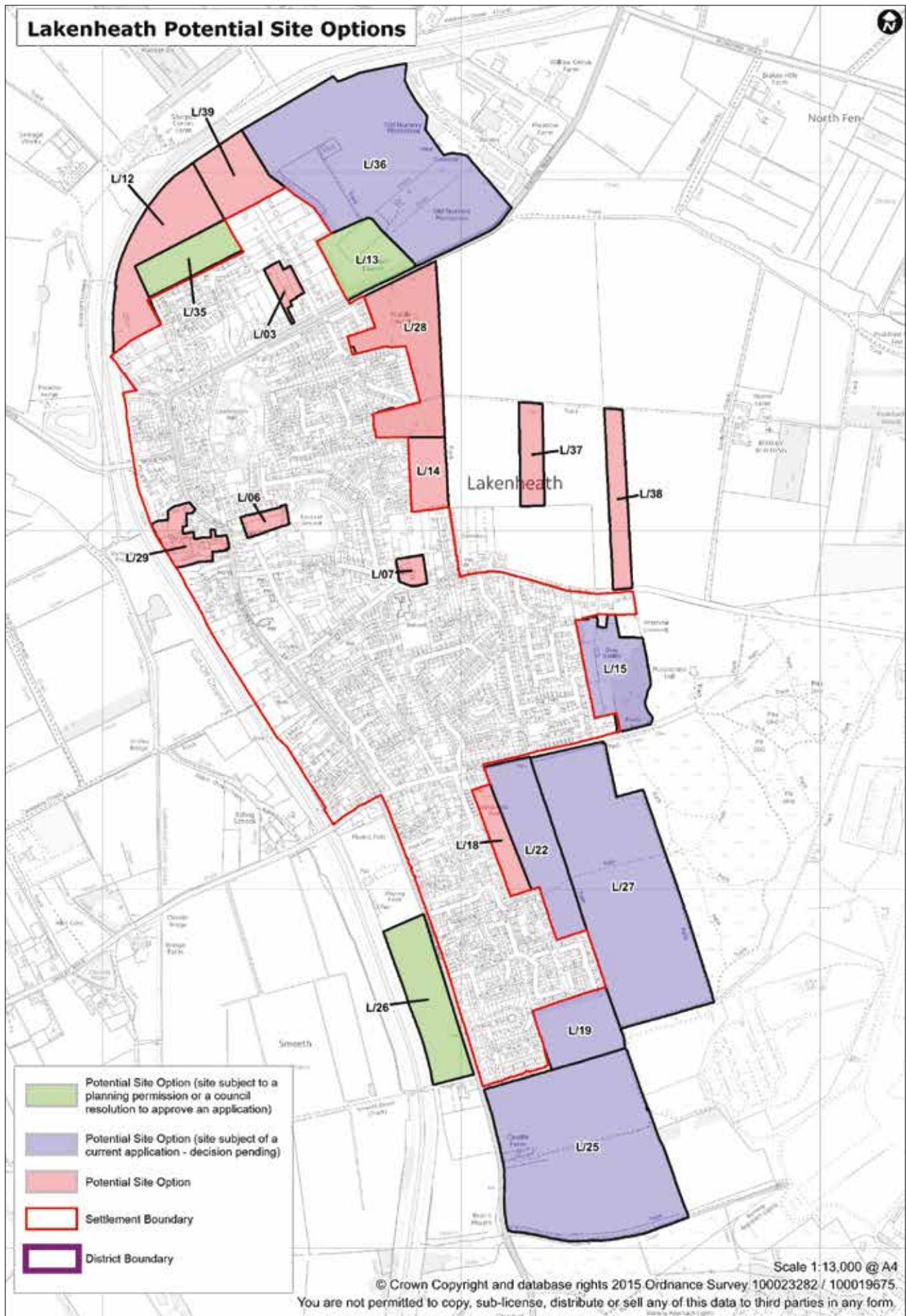
*Question L1: Do you consider additional growth should take place with the necessary infrastructure improvements?*

*Please give reasons for your answer.*

### Site options

- 5.1.9 A number of sites in Lakenheath have been submitted to the council by landowners and developers for potential inclusion in the Site Allocations document. These sites are set out on the map below and are accompanied by individual sheets with a short description and a brief assessment of the pros and cons, to assist you in making your response. The sheets also indicate the status of the sites in the Strategic Housing Land Availability Assessment (SHLAA), whether they are included or deferred. Section 2 in this document has further information on the SHLAA and how it has helped inform this document.
- 5.1.10 There are questions about your opinion on these sites at the end of this section.
- 5.1.11 The level of development will also be influenced by the existing environmental and physical constraints and the overall capacity for growth in the village.
- 5.1.12 It is important to recognise that the level of development in the settlement will be influenced by the outcomes of the Core Strategy Single Issue Review which is currently reviewing the distribution of development across the district. The level of growth will also be influenced by the existing constraints and capacity for growth in the town.
- 5.1.13 A further consultation on the Core Strategy Single Issue Review, early in 2016, will set out the council's preferred options for the distribution of housing across the district. The council will also consult on the preferred sites across the district to achieve this distribution.







SITE: L/03 LAND REAR OF 65, 69, 73 STATION ROAD

Area: 0.81 hectares.

Proposed use: residential.

Potential Capacity: 12 dwellings (a lower density to reflect the appeal decision).

SHLAA status: included.

Description: the site lies to the north of the settlement, within the settlement boundary. It comprises rear gardens land and is in a number of ownerships.

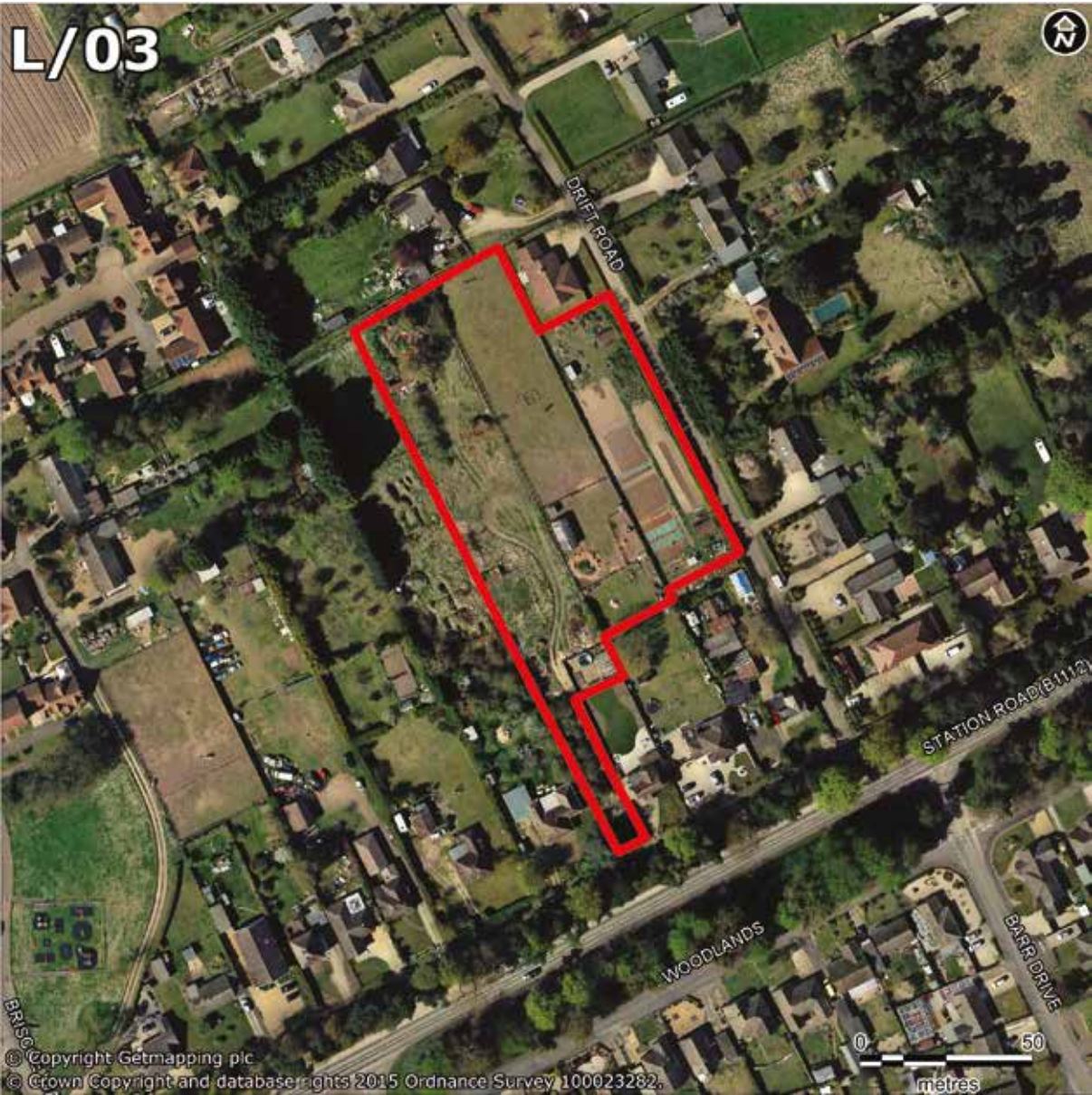
Pros:

- sustainable location;
- within settlement boundary.

Cons:

- planning application (reference F/2008/0236/ FUL) for residential development 14 dwellings was refused permission and appeal dismissed. Appeal decision was that proposal was overdevelopment, and acknowledged that the site may be suitable for development in the future at a lower density.

| Employment area    | Bus | Train | Convenience store | GP surgery | Primary school |
|--------------------|-----|-------|-------------------|------------|----------------|
| No employment area | 50m | 2.7km | 780m              | 1.2km      | 830m           |





## SITE: L/06 LAND TO REAR OF CHALK FARM AND GATEHOUSE, HIGH STREET

**Area:** 0.72 hectares.

**Proposed use:** residential.

**Potential capacity:** 13 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred - ownership and access.

**Description:** the site lies within a central location within the settlement. It lies within the settlement boundary and Lakenheath Conservation Area. It forms

part a garden area, and curtilage of a listed building with extensive tree coverage.

**Pros:**

- lies within the settlement boundary.

**Cons:**

- lies within the Conservation Area;
- visually important open space in the Conservation Area Appraisal;
- extensive tree coverage on the site;
- access.

| Employment area    | Bus | Train | Convenience store | GP surgery | Primary school |
|--------------------|-----|-------|-------------------|------------|----------------|
| No employment area | 90m | 3.3km | 115m              | 600m       | 460m           |





**SITE: L/07 3 CEMETERY ROAD**

**Area:** 0.58 hectares.

**Proposed use:** residential.

**Potential capacity:** 17 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred - ownership.

**Description:** the site lies within a central location within the settlement, within the settlement

boundary. This site has no planning history, and is in use as a domestic dwelling with large garden. There are a number of trees on site.

**Pros:**

- lies within the settlement boundary;
- sustainable location.

**Cons:**

- trees.

| Employment area    | Bus | Train  | Convenience store | GP surgery | Primary school |
|--------------------|-----|--------|-------------------|------------|----------------|
| No employment area | 30m | 3.26km | 375m              | 700m       | 175m           |





## SITE: L/12 LAND NORTH OF BURROW DRIVE AND BRISCOE WAY

**Area:** 5.96 hectares.

**Proposed use:** residential.

**Potential capacity:** 107 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** included.

**Description:** the site lies to the north of the settlement. It is Grade 3 agricultural land and lies on

the edge of the settlement, adjacent to land with undetermined application for 67 dwellings (see L35).

**Pros:**

- edge of settlement;
- in part adjacent to settlement boundary.

**Cons:**

- Grade 3 agricultural land.

| Employment area    | Bus  | Train  | Convenience store | GP surgery | Primary school |
|--------------------|------|--------|-------------------|------------|----------------|
| No employment area | 370m | 2.74km | 880m              | 1.1km      | 1.1km          |





**SITE: L/13 RABBITHILL COVERT, STATION ROAD**

**Area:** 3.45 hectares.

**Proposed use:** residential.

**Potential capacity:** 81 dwellings (to reflect number of units on planning application with resolution to grant).

**SHLAA status:** included.

**Description:** the site lies to the north of the settlement, adjacent to the settlement boundary. It is Grade 3 agricultural land. Application F/2013/345/OUT for up to 81 dwellings – with resolution to grant planning permission (June 2015).

**Pros:**

- edge of settlement;
- sustainable location;
- adjacent to settlement boundary.

**Cons:**

- Ministry of Defence noise constraint zone;
- Grade 3 agricultural land.

| Employment area    | Bus  | Train  | Convenience store | GP surgery | Primary school |
|--------------------|------|--------|-------------------|------------|----------------|
| No employment area | 240m | 2.57km | 930m              | 1.5km      | 935m           |





## SITE: L/14 LAND OFF MAIDS CROSS WAY

**Area:** 2.1 hectares.

**Proposed use:** residential.

**Potential capacity:** 38 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** included.

**Description:** the site is Grade 3 agricultural land and lies to the east of the settlement, adjacent to the settlement boundary. It lies in a sustainable location on the edge of the settlement, suitable for residential development. The potential capacity estimate allows

for a landscaping buffer and on-site open space provision.

**Pros:**

- edge of settlement;
- adjacent to settlement boundary;
- sustainable location;
- visually well contained;
- accessible.

**Cons:**

- Grade 3 agricultural land.

| Employment area    | Bus  | Train | Convenience store | GP surgery | Primary school |
|--------------------|------|-------|-------------------|------------|----------------|
| No employment area | 320m | 3.1km | 600m              | 750m       | 320m           |





SITE: L/15 LAND OFF COVEY WAY AND MAIDS CROSS HILL

**Area:** 4.61 hectares.

**Proposed use:** residential.

**Potential capacity:** 83 dwelling based on 30 dwellings per hectare on 60% of developable area.

**SHLAA status:** included.

**Description:** the site lies to the east of the settlement, adjacent to the settlement boundary. It is Grade 3 agricultural land adjacent to a site of special scientific interest (SSSI).

DC/14/2042/OUT application for up to 132 dwellings pending decision.

**Pros:**

- edge of settlement;
- adjacent to settlement boundary.

**Cons:**

- adjacent to site of special scientific interest;
- Grade 3 agricultural land.

| Employment area    | Bus  | Train  | Convenience store | GP surgery | Primary school |
|--------------------|------|--------|-------------------|------------|----------------|
| No employment area | 300m | 3.35km | 1km               | 700m       | 450m           |





## SITE: L/18 NEAR BROOM ROAD, OFF ERISWELL DRIVE

**Area:** 1.78 hectares.

**Proposed use:** residential.

**Potential capacity:** 32 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** included.

**Description:** the site lies to the south-east of the settlement, adjacent to the settlement boundary. It is uncultivated Grade 4 agricultural land, within Ministry of Defence (MOD) noise constraint zone. It is constrained by shape and possible access problems. Adjacent land L/22 in separate ownership.

### Pros:

- edge of settlement;
- adjacent to settlement boundary.

### Cons:

- constrained by shape and possible access problems;
- adjacent land L/22 in separate ownership;
- within Ministry of Defence noise constraint zone.

| Employment area    | Bus  | Train  | Convenience store | GP surgery | Primary school |
|--------------------|------|--------|-------------------|------------|----------------|
| No employment area | 320m | 3.62km | 1.04km            | 650m       | 630m           |



SITE: L/19 LAND NORTH-EAST OF SOUTH ROAD

**Area:** 3.84 hectares.

**Proposed use:** residential.

**Potential capacity:** 69 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred – nature (special area of conservation (SAC)).

**Description:** the site lies to the south of the settlement, adjacent to the settlement boundary. The Grade 4 agricultural land is within a Special Area of Conservation (SAC) and adjacent to a site of special scientific interest (SSSI). Within Ministry of Defence (MOD) noise constraint zone, the majority of the site occupies the inner explosives safeguarding zone.

DC/13/0918/OUT up to 750 dwellings, primary school, health centre, landscaping etc. pending determination. Proposal relates to wider area – see also L/25 and L/27.

**Pros:**

- edge of settlement;
- adjacent to settlement boundary.

**Cons:**

- SAC;
- within MOD noise constraint zone;
- the majority of the site occupies the inner explosives safeguarding zone;
- adjacent to an SSSI.

| Employment area    | Bus  | Train | Convenience store | GP surgery | Primary school |
|--------------------|------|-------|-------------------|------------|----------------|
| No employment area | 310m | 4.7km | 1.55km            | 910m       | 1.1km          |





## SITE: L/22 LAND SOUTH OF BROOM ROAD

**Area:** 5.69 hectares.

**Proposed use:** residential.

**Potential capacity:** 102 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** included.

**Description:** the site lies to the south of the settlement, in part adjacent to the settlement boundary. It is Grade 4 agricultural land with trees on the part of the eastern boundary. Within Ministry of

Defence (MOD) noise constraint zone. Application reference DC/2014/2073/FUL 147 dwellings pending decision (June 2015).

**Pros:**

- edge of settlement;
- in part adjacent to settlement boundary.

**Cons:**

- within Ministry of Defence noise constraint zone.

| Employment area    | Bus  | Train | Convenience store | GP surgery | Primary school |
|--------------------|------|-------|-------------------|------------|----------------|
| No employment area | 350m | 4km   | 1.17km            | 530m       | 670m           |



SITE: L/25 LAND EAST OF ERISWELL ROAD AND SOUTH OF SOUTH ROAD

**Area:** 21.3 hectares.

**Proposed use:** residential.

**Potential capacity:** 383 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred – nature (county wildlife site (CWS)).

**Description:** the site lies to the south of the settlement, in part adjacent to the settlement boundary. It is Grade 3 agricultural land adjacent to a Special Area of Conservation (SAC). Part of the site is within SPA Stone Curlew constraint zone. Within MOD noise constraint zone, part site within 70db and part within 83db. The majority of the site occupies the inner explosives safeguarding zone.

DC/13/0918/OUT up to 750 dwellings, primary school, health centre, landscaping etc. pending determination. Proposal relates to wider area – see also L/19 and L/27.

**Pros:**

- edge of settlement;
- in part adjacent to settlement boundary.

**Cons:**

- nature (county wildlife site);
- part site within special protection area stone curlew 1500m buffer: Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew;
- within Ministry of Defence noise constraint zone, part of site within 83 decibel and part within 70 decibel;
- the majority of the site occupies the inner explosives safeguarding zone;
- Grade 3 agricultural land;
- adjacent to a special area of conservation.

| Employment area    | Bus  | Train | Convenience store | GP surgery | Primary school |
|--------------------|------|-------|-------------------|------------|----------------|
| No employment area | 200m | 4.9km | 1.89km            | 830m       | 1.18km         |







**SITE: L/26 LAND WEST OF ERISWELL ROAD**

**Area:** 5.35 hectares.

**Proposed use:** residential.

**Potential capacity:** 140 dwellings (to reflect number of units on planning application with resolution to grant).

**SHLAA status:** included.

**Description:** the site lies to the south-west of the settlement, adjacent to the settlement boundary. F/2013/0394/OUT application for up to 140 dwellings resolution to grant subject to S106 (September 2014).

**Pros:**

- sustainable location;
- edge of settlement;
- adjacent to settlement boundary.

**Cons:**

- part Flood Zones 2 and 3;
- within Ministry of Defence noise constraint zone.

| Employment area    | Bus | Train  | Convenience store | GP surgery | Primary school |
|--------------------|-----|--------|-------------------|------------|----------------|
| No employment area | 20m | 4.76km | 1.72km            | 425m       | 880m           |





## SITE: L/27 LAND SOUTH OF BROOM ROAD

**Area:** 20.4 hectares.

**Proposed use:** mixed use.

**Potential capacity:** 367 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred - nature (county wildlife site).

**Description:** the site lies to the south-east of the settlement, in part adjacent to the settlement boundary. It is Grade 4 agricultural land, adjacent to a local nature reserve, a site of special scientific interest (SSSI) and a special area of conservation (SAC). Within Ministry of Defence (MOD) noise constraint zone. The majority of the site occupies the inner explosives safeguarding zone.

DC/13/0918/OUT up to 750 dwellings, primary school, health centre, landscaping etc. pending determination. Proposal relates to wider area – see also L/19 and L/25.

**Pros:**

- edge of settlement;
- in part adjacent to settlement boundary.

**Cons:**

- adjacent to a special area of conservation ;
- nature (county wildlife site);
- within Ministry of Defence noise constraint zone;
- the majority of the site occupies the inner explosives safeguarding zone;
- adjacent to a local nature reserve and site of special scientific interest.

| Employment area    | Bus  | Train | Convenience store | GP surgery | Primary school |
|--------------------|------|-------|-------------------|------------|----------------|
| No employment area | 350m | 4km   | 1.17km            | 530m       | 670m           |



SITE: L/28 MIDDLE COVERT, LAND SOUTH OF STATION ROAD

Area: 6.98 hectares.

Proposed use: residential.

Potential capacity: 42 dwellings based on 30 dwellings per hectare in area not covered by tree preservation orders (TPOs).

SHLAA status: included.

Description: the site lies to the north-east of the settlement, adjacent to the settlement boundary. It is Grade 3 agricultural land, extensively covered by trees subject to a woodland tree preservation order (TPO),

significantly limiting scope for development to the southern part of the site only. Capacity is estimated to be approximately 42 dwellings, based on area outside the TPO, 1.4 hectares at 30 dwellings per hectare.

Pros:

- edge of settlement;
- adjacent to settlement boundary.

Cons:

- group tree preservation order;
- Grade 3 agricultural land.

| Employment area    | Bus  | Train  | Convenience store | GP surgery | Primary school |
|--------------------|------|--------|-------------------|------------|----------------|
| No employment area | 240m | 2.57km | 930m              | 1.5km      | 935m           |





## SITE: L/29 MATTHEWS NURSERY

**Area:** 1.86 hectares.

**Proposed use:** residential/employment mixed use.

**Potential capacity:** 33 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** included.

**Description:** the site lies to the west of the settlement in a central location within the settlement boundary. It lies within the Lakenheath Conservation Area. Extant planning permission for A1 retail store - F/2010/0338/FUL and F/2010/0337/OUT for 13 dwellings.

Application DC/15/0530/VAR pending consideration - Erection of Class A1 retail store, associated access, car parking, landscaping and boundary treatment. Refurbishment of Matthew's Nursery shop including

change of use to A1, A2 or A3 and creation of hard landscaped area etc.

Extant planning permission for retail store, and variation of condition application for retail store and reserved matters for the residential application are under consideration (August 2015). Given the deliverability issues due to Tesco withdrawing from the scheme, the site should be considered for mixed use including residential.

### Pros:

- within settlement boundary.

### Cons:

- within the Lakenheath Conservation Area;
- planning permission for retail store and 13 dwellings on the northern part of the site.

| Employment area    | Bus  | Train | Convenience store | GP surgery | Primary school |
|--------------------|------|-------|-------------------|------------|----------------|
| No employment area | 130m | 3.7km | 100m              | 990m       | 720m           |





SITE: L/35 LAND OFF BRISCOE WAY

**Area:** 2.78 hectares.

**Proposed use:** residential.

**Potential capacity:** 67 dwellings (to reflect number of units on planning application with resolution to grant).

**SHLAA status:** included.

**Description:** the site lies to the north of the settlement, adjacent to the settlement boundary. It is Grade 3 agricultural land.

DC/13/0660/FUL erection of 67 dwellings – there is a resolution to grant planning permission (June 2015).

**Pros:**

- edge of settlement;
- adjacent to settlement boundary.

**Cons:**

- Grade 3 agricultural land.

| Employment area    | Bus  | Train  | Convenience store | GP surgery | Primary school |
|--------------------|------|--------|-------------------|------------|----------------|
| No employment area | 370m | 2.74km | 880m              | 1.1km      | 1.1km          |





## SITE: L/36 NORTH LAKENHEATH

**Area:** 22.4 hectares.

**Proposed use:** residential.

**Potential capacity:** 375 dwellings (to reflect number of units on planning application - pending determination).

**SHLAA status:** deferred – nature (1500m stone curlew special protection area (SPA) nesting constraint zone).

**Description:** the site lies to the north of the settlement, in part adjacent to the settlement boundary. Majority of site is Grade 3 agricultural use. SPA stone curlew nesting 1500 metre constraint zone affects part of site. Any development within the 1500m buffer zone will require a project level Habitats

Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

DC/14/2096/HYB – application for comprehensive proposal including 375 dwellings, pending determination.

**Pros:**

- edge of settlement;
- in part adjacent to settlement boundary.

**Cons:**

- special protection area stone curlew nesting 1500m constraint zone affects part of site;
- Grade 3 agricultural land.

| Employment area    | Bus  | Train | Convenience store | GP surgery | Primary school |
|--------------------|------|-------|-------------------|------------|----------------|
| No employment area | 260m | 2.5km | 820m              | 1.5km      | 930m           |



SITE: L/37 LAND NORTH OF CEMETERY

**Area:** 1.88 hectares.

**Proposed use:** residential.

**Potential capacity:** 56 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred – policy (unsustainable location).

**Description:** an agricultural field, Grade 3 land. The site lies to the east of Lakenheath, poorly related to the settlement boundary. It appears to be a cultivated field surrounded by other arable land with no means of access.

It is a long, narrow site surrounded by agricultural land, poorly related to the built form, and some distance from most services and facilities. Unsuitable for residential development.

**Pros:**

**Cons:**

- unsustainable location;
- poorly related to existing settlement boundary;
- Grade 3 agricultural land;
- no means of access.

| Employment area    | Bus  | Train | Convenience store | GP surgery | Primary school |
|--------------------|------|-------|-------------------|------------|----------------|
| No employment area | 370m | 3km   | 880m              | 1km        | 700m           |





## SITE: L/38 LAND TO NORTH OF MAIDS CROSS HILL

**Area:** 2.64 hectares.

**Proposed use:** residential.

**Potential capacity:** 79 dwellings.

**SHLAA status:** deferred – policy (unsustainable location).

**Description:** A Grade 3 and 4 agricultural field, the site lies to the east of Lakenheath, poorly related to the settlement boundary and some distance from most services and facilities. It appears to be a

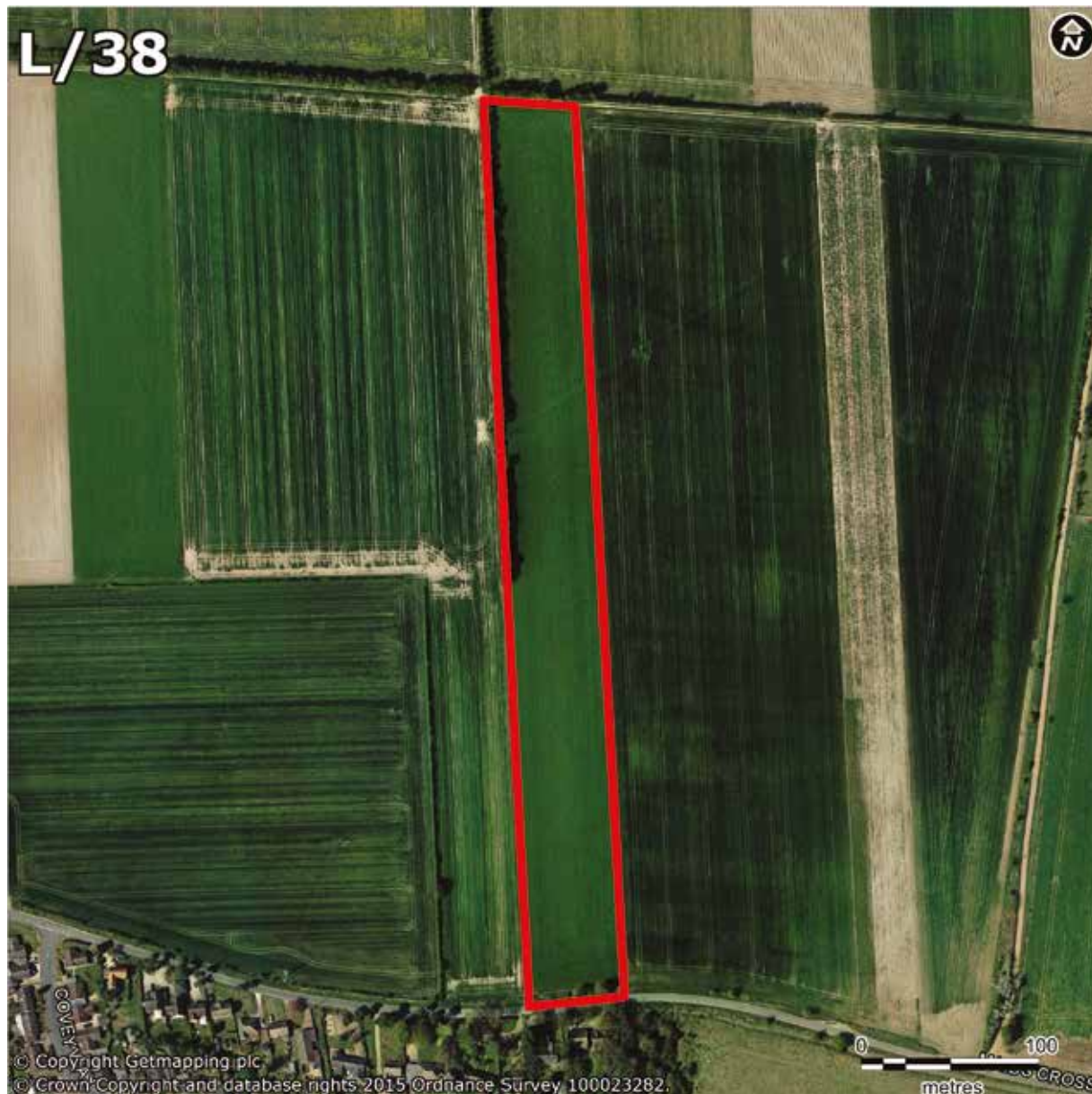
cultivated field surrounded by other arable land. It is a long narrow site, adjacent to local nature reserve and site of special scientific interest (SSSI). Unsuitable for residential development.

**Pros:**

**Cons:**

- unsustainable location;
- Grade 3 and 4 agricultural land;
- poorly related to existing settlement boundary.

| Employment area    | Bus  | Train | Convenience store | GP surgery | Primary school |
|--------------------|------|-------|-------------------|------------|----------------|
| No employment area | 380m | 3km   | 1km               | 880m       | 560m           |



**SITE: L/39 LAND NORTH OF DRIFT ROAD**

**Area:** 3.2 hectares.

**Proposed use:** residential.

**Potential capacity:** 96 dwellings based on 30 dwellings per hectare.

**SHLAA status:** submitted as SHLAA site in 2015.

**Description:** the site lies to the north of the settlement, between sites L12 and L36 and adjacent to the settlement boundary. Part of site lies in Flood Zone 3. The site is Grade 3 agricultural land. There may be potential for access to be obtained off The Drift.

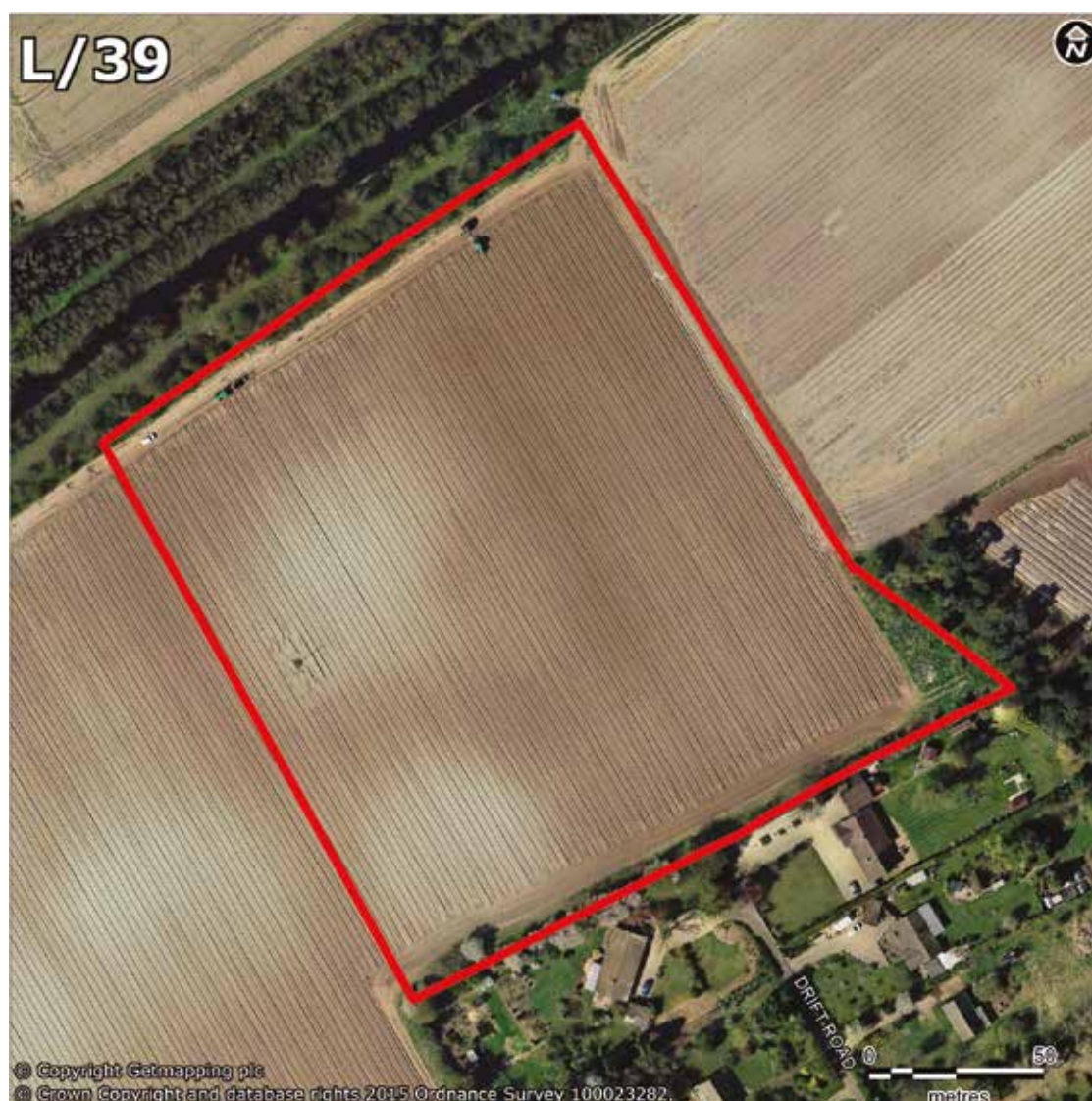
**Pros:**

- sustainable location;
- adjacent to settlement boundary.

**Cons:**

- Flood Zone 3;
- Grade 3 agricultural land.

| Employment area    | Bus  | Train | Convenience store | GP surgery | Primary school |
|--------------------|------|-------|-------------------|------------|----------------|
| No employment area | 390m | 2.4km | 950m              | 1.7km      | 1.2km          |





*Question L2: Which of the sites in Lakenheath do you feel should be allocated?*

*Please explain why you think this.*

*Question L3: Which of the sites in Lakenheath would you not wish to see allocated?*

*Please explain why you think this.*

*Question L4: Are you aware of any other potential sites in Lakenheath that are available for development which are not identified in this document?*

## 5.2 Red Lodge

### The local area

5.2.1 Red Lodge is a master planned expanded settlement designated as a key service centre in the Forest Heath Core Strategy. It is located just south-east of the A11 and is approximately 4 miles north-east of Newmarket and 2.5 miles south-west of Mildenhall. Red Lodge has a population of approximately 3842 (2011 Parish Profile) (ONS population estimate 2013 - 4700) and has a range of services and facilities including the Millennium Centre, sports pavilion, courts, pitches and allotments, play areas, primary school, convenience shops, post office, pharmacy, estate agents, café, public house, takeaways, and a dental and doctors surgery. The district boundary runs immediately to the south of Red Lodge and stone curlew special protection area (SPA) constraint zones wash over the settlements boundary in the south and east.

### 5.2.2 Constraints and opportunities to future development

- European site designations for the stone curlew. The special protection area and its buffer zones are described in the Core Strategy 2010. In effect this limits possible settlement expansion in Red Lodge to the east without first demonstrating mitigation for the direct and indirect impacts of development on the specified protected species;
- land within Flood Zones 2 and 3 runs along the River Kennett where it coincides with the district boundary to the south of the settlement according to the Environment Agency's mapping;
- Red Lodge Heath to the south of Turnpike Road is a 21 hectare site of special scientific interest (SSSI) within the existing settlement boundary;
- the settlement has one primary school which

is at or near capacity;

- services in the settlement include a doctors surgery, a dentists, the Millennium Centre, a sports pavilion, tennis courts, five a side football and allotments and play space;
- there are a range of shops and services, including a Nisa supermarket, pharmacy, take away outlets, post office, estate agent, public house/restaurant and café;
- the A11 runs to the north-west of the settlement and forms a physical boundary to existing development;
- Kennett train station is 1.5 miles south of the settlement with a two hourly services on the Ipswich-Cambridge line. Bus services go to Newmarket, Bury St Edmunds and Mildenhall;
- there is spare capacity at the receiving Tuddenham water recycling centre to accommodate further growth;
- there are some local employment opportunities within the settlement and its hinterland with planning permission for a 14 hectare business park at Kings Warren for B1 light industry/business and B2 general industry uses.

### Settlement capacity

5.2.3 Red Lodge was identified as a key service centre in the Core Strategy although it was acknowledged the planned school and village centre needed to be completed before it could fulfil that function. These have now been delivered.

5.2.4 A new primary school was opened in September 2012, which will be increasing its capacity to 420 places by September 2015. A second primary school is required, two potential sites have been identified and it is envisaged the new school will open in September 2017.

5.2.5 The 2009 Infrastructure and Environmental Capacity Appraisal (IECA) indicated that



environmental capacity exists for further growth of some 1140-2000 new dwellings in Red Lodge with the suggestion, at that time, that growth was towards the lower end of that range.

5.2.6 The IECA identified that the Kennett substation is currently nearing capacity and the Tuddenham waste water treatment works had limited headroom capacity to accommodate much future growth beyond that envisaged by the masterplan. However since 2009 Anglian Water has carried out some improvements and has confirmed there is currently spare capacity at the receiving Tuddenham water recycling centre to accommodate growth, although high levels of growth (1000–2500) may require upgrades. The foul infrastructure requirements will be dependant on the location, size and phasing of the development. All sites will require a local connection to the existing sewerage network which may include network upgrades.

5.2.7 A need for potential investment in the road network for eastward travel was identified to offset the lack of an eastbound A11/A14 junction.

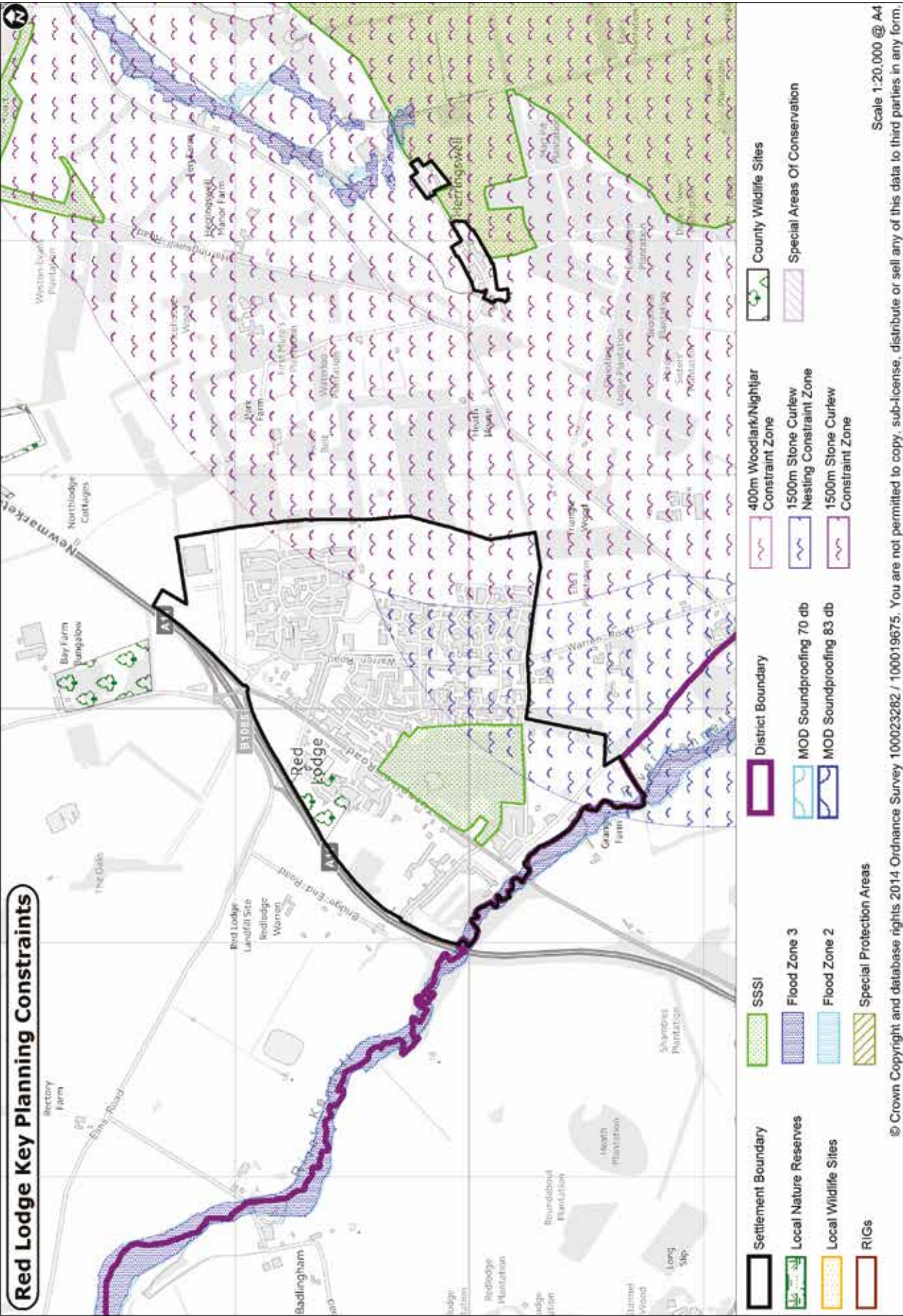
5.2.8 It was recommended that development around Red Lodge should only be considered once the

existing masterplan had been fully completed and supporting facilities and employment uses given the opportunity to establish so the wider cumulative impacts of further growth could be properly evaluated. However it was also acknowledged that development opportunities exist for strategic sites in the plan period beyond the extent of the masterplan, and recommended that an under provision of employment would need to be addressed alongside potential future development, with the objective of balancing employment and housing growth to reduce commuting.

5.2.9 Since the publication of the IECA in 2009 two planning applications have been submitted for development in Red Lodge. These are listed in the table below. These sites are included in the Site Allocations document as potential options because:

- development has not yet commenced on those sites that have been given planning approval; and
- the potential for allocation on those sites with undetermined applications should be considered through the preparation of this document.

| Site reference | Site location  | Planning application reference number | Progress of planning application | Number of dwellings proposed |
|----------------|--|---------------------------------------|----------------------------------|------------------------------|
| RL/01          | Land to the rear of 2-4 Elms Rd and 6-8 Turnpike Rd. | F/2010/0129/OUT                       | Approved                         | 4                            |
| RL/06          | Land adjoining Twins Belt, land east of Red Lodge.   | F/2013/0257/HYB                       | Not yet determined               | Total net gain of 371        |



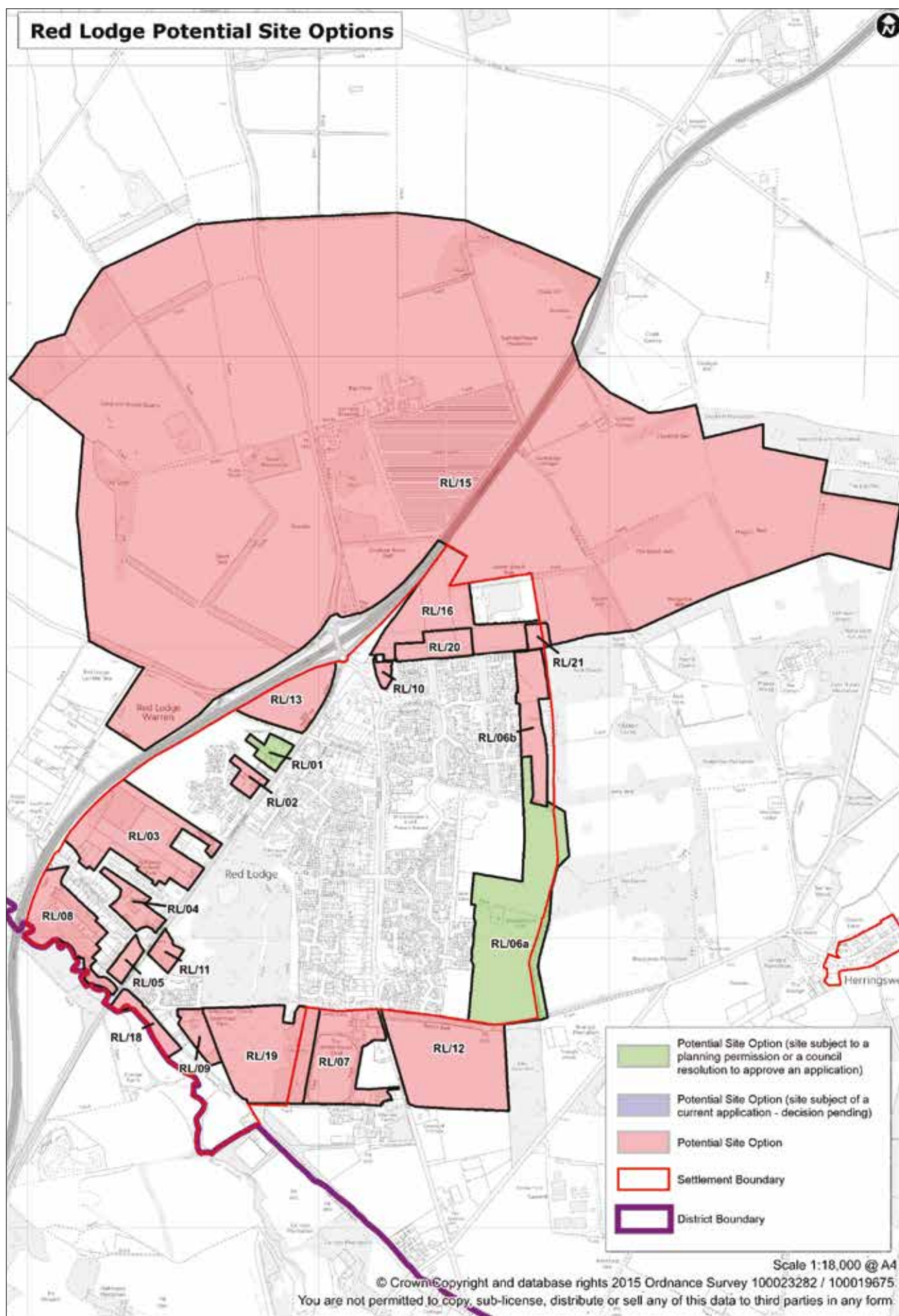


*Question RL1: Do you consider additional growth should take place with the necessary infrastructure improvements?*

*Please give reasons for your answer.*

### Site options

- 5.2.10 A number of sites in Red Lodge have been submitted to the council by landowners and developers for potential inclusion in the Site Allocations document. These sites are set out on the map below and are accompanied by individual sheets with a short description and a brief assessment of the pros and cons, to assist you in making your response. The sheets also indicate the status of the sites in the Strategic Housing Land Availability Assessment (SHLAA), describing whether they are included or deferred. Section 2 in this document has further information on the SHLAA and how it has helped inform this document.
- 5.2.11 There are further questions about your opinion on these sites at the end of this section.
- 5.2.12 It is important to recognise that the level of development in the settlement will be influenced by the outcomes of the Core Strategy Single Issue Review which is currently reviewing the distribution of development across the district.
- 5.2.13 A further consultation on the Core Strategy Single Issue Review early in 2016 will set out the council's preferred options for the distribution of housing across the district. At the same time the council will consult on the preferred sites across the district to achieve this distribution.
- 5.2.14 The level of development will also be influenced by the existing environmental and physical constraints and the overall capacity for growth in the settlement.





## SITE: RL/01 LAND TO REAR 2-4 ELMS ROAD AND 6-8 TURNPIKE ROAD

**Area:** 1.1 hectare.

**Proposed use:** residential.

**Potential capacity:** 32 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred – multiple ownership.

**Description:** the site lies to the north-west of the settlement, fronting Turnpike Road and is within the settlement boundary. It comprises a number of existing uses including residential, a day nursery/ crèche, rear gardens land and a store/landscape contractor's depot. There is a group and area tree

preservation order on trees to the rear (north-west) of the site. Planning permission has been granted on a plot at the front of the site for two detached bungalows reference F/2012/0515/FUL (04.02.2013).

**Pros:**

- within settlement boundary;
- brownfield.

**Cons:**

- multiple ownership;
- viable existing residential and employment uses;
- group and area tree preservation order.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 768m            | 140m | 3.3km | 468m              | 236m       | 400m           |





**SITE: RL/02 LAND TO REAR 14-16 TURNPIKE ROAD**

**Area:** 0.9 hectares.

**Proposed use:** residential.

**Potential capacity:** 27 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred – multiple ownership.

**Description:** the site lies to the north of Turnpike Road within the settlement boundary. It contains two dwellings set towards the front of the site on large, deep plots that extend north-west away from Turnpike

Road towards the A11. The rear plots contain some hedges and trees, two of which are protected by a tree preservation order (TPO).

**Pros:**

- within settlement boundary;
- brownfield.

**Cons:**

- multiple ownership;
- no known expression of interest in development.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 840m            | 220m | 3.3km | 433m              | 131m       | 480m           |





## SITE: RL/03 LAND OFF TURNPIKE ROAD PHASE 2 (RED LODGE MASTERPLAN)

**Area:** 9.7 hectares.

**Proposed use:** residential.

**Potential capacity:** 175 dwellings based on 30 dwellings per hectare on 60% developable area.

**SHLAA status:** included.

**Description:** the site lies between Turnpike Road to the south and the A11 to the north and is within the existing settlement boundary. It is a mixture of brownfield and greenfield land comprising residential and a former commercial garage fronting Turnpike Road. The rear of the site is predominantly garden and grassland. It is designated for medium/low density

residential development in the Red Lodge masterplan. An adjacent site to the north is under construction and benefits from consent for 295 dwellings.

Although in multiple ownership it is considered there is a reasonable prospect of this site being developed as pre-application discussions have taken place with developers/agents.

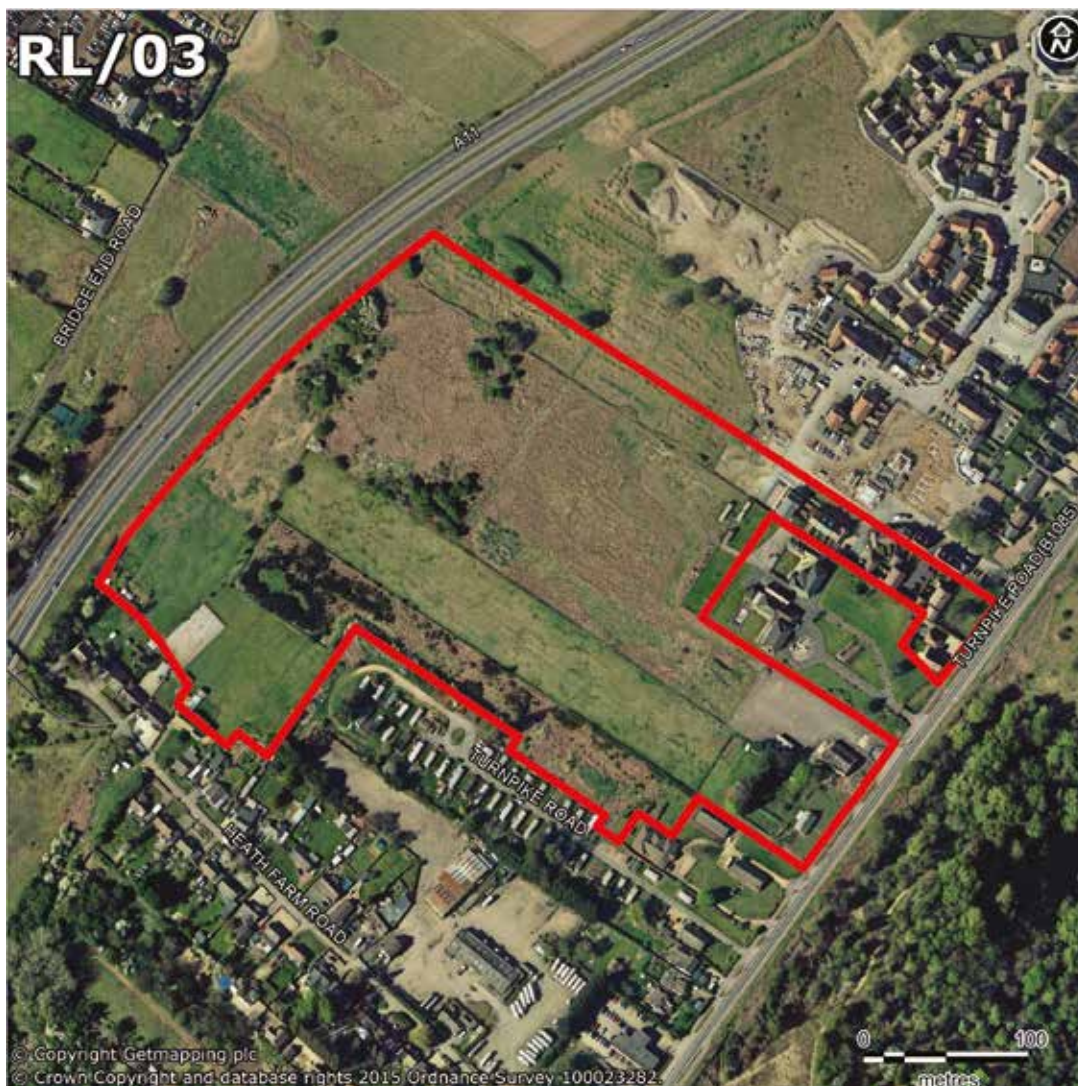
**Pros:**

- within settlement boundary;
- relatively unconstrained.

**Cons:**

- multiple ownership.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 600m            | 0m  | 3km   | 780m              | 470m       | 630m           |





SITE: RL/04 COOPERS YARD AND CAFÉ

Area: 1.9 hectares.

Proposed use: residential.

Potential capacity: 57 dwellings based on 30 dwellings per hectare.

SHLAA status: included.

Description: the site lies to the south of the settlement, fronting Turnpike Road and is within the existing settlement boundary. It is currently in use as a haulage depot and transport café. The site is bounded

by residential uses and a public house to the south and a caravan park to the north.

Pros:

- within settlement boundary;
- brownfield.

Cons:

- multiple ownership;
- loss of existing employment uses;
- no known expression of interest in development.

| Employment area | Bus | Train  | Convenience store | GP surgery | Primary school |
|-----------------|-----|--------|-------------------|------------|----------------|
| 1.38km          | 0m  | 2.75km | 742m              | 528m       | 1km            |





## SITE: RL/05 LAND ADJOINING PUBLIC HOUSE, TURNPIKE ROAD AND TURNPIKE LANE

**Area:** 0.9 hectares.

**Proposed use:** residential.

**Potential capacity:** 26 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** the site lies on the entrance to the settlement from the south along Turnpike Road and is within the existing settlement boundary. It comprises

a grassed area designated as open space in the Red Lodge masterplan. It is bounded to the north-west and south-east by residential uses, a public house to the north-east and a tree belt to the south-east.

**Pros:**

- within settlement boundary;

**Cons:**

- greenfield;
- loss of public open space.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.5km           | 100m | 2.6km | 752m              | 614m       | 1.1km          |



SITE: RL/06 LAND ADJOINING TWINS BELT, LAND EAST OF RED LODGE

**Area:** 18.2 hectare.

**Proposed use:** residential.

**Potential capacity:** 374 dwellings based on planning application reference F/2013/0257/HYB.

**SHLAA status:** included.

**Description:** this greenfield site lies to the east of the settlement, and is within the existing settlement boundary. It is predominantly Grade 3 agricultural land with Hundred Acre Farm being situated in the south of the site. It is designated as low and medium density residential and agricultural land in the Red Lodge masterplan. Residential uses and sports pitches with a sports pavilion lie to the west and agricultural and woodland to the east.

There is a hybrid application for the demolition of Hundred Acre Farm and the construction of up to 268 dwellings, new public open space etc., and the construction of up to 225 square metres of Class A1 retail floor space on land forming part of Phase 4a

Kings Warren. Full application has been submitted for the south of the site and has a resolution to approve subject to legal agreement (reference F/2013/0257/HYB). This is for Phase A: construction of 106 dwellings (including the relocation of 3 committed dwellings from Phase 4a), new public open spaces, associated access, landscaping etc.

The site is within the special protection area (SPA) with a 1500m stone curlew nesting buffer. Any development within this buffer requires a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

**Pros:**

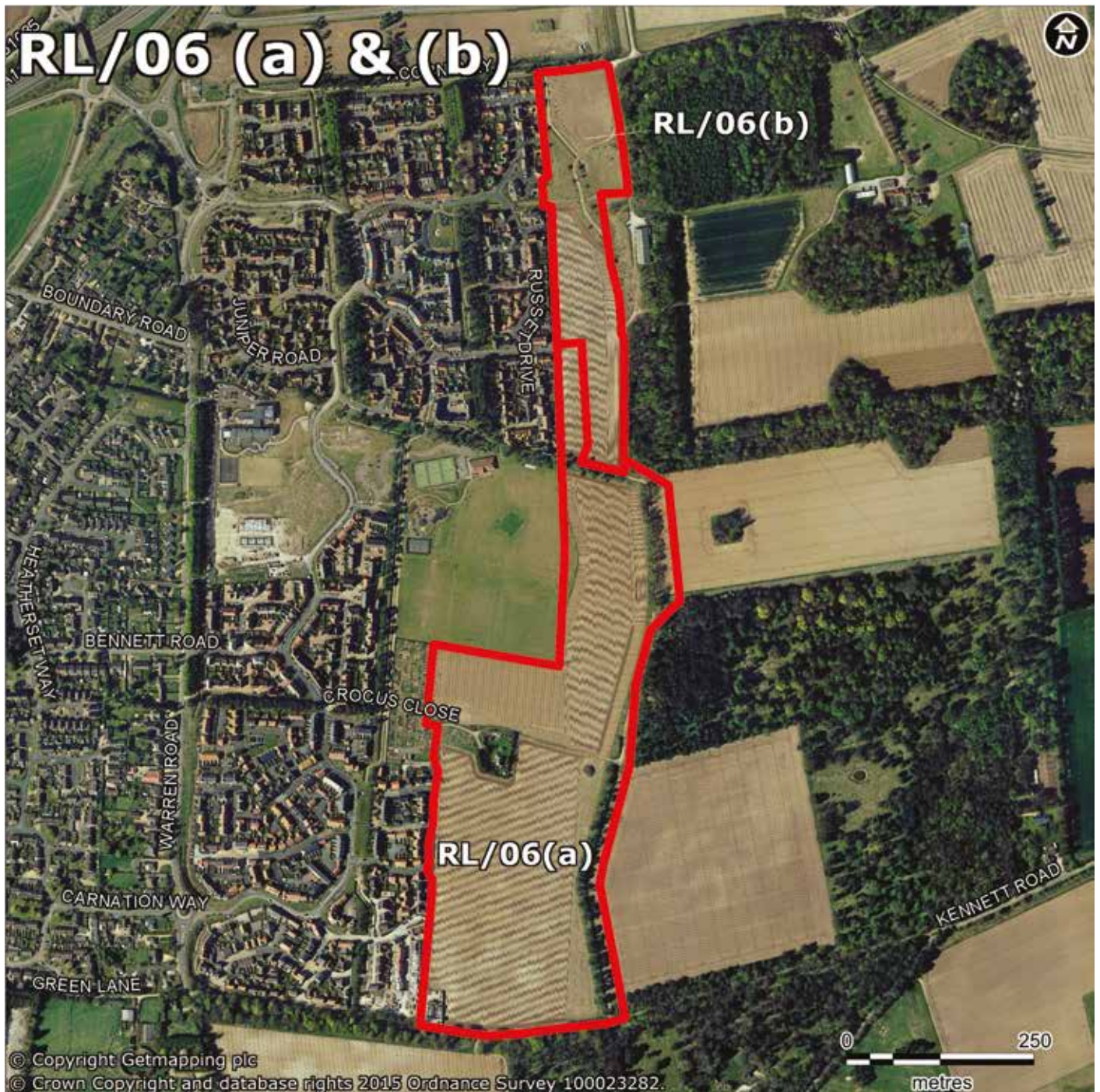
- within settlement boundary.

**Cons:**

- greenfield;
- special protection area stone curlew nesting zone buffer.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 720m            | 350m | 2.5km | 400m              | 960m       | 480m           |







**SITE: RL/07 THE WHITE STAR STABLES, WARREN ROAD**

**Area:** 6.78 hectares.

**Proposed use:** residential.

**Potential capacity:** 122 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred – policy (equine policy) and nature (1500m stone curlew nesting zone)

**Description:** the site lies directly to the south of the settlement and is not within the existing settlement boundary. It comprises a mixture of brownfield and greenfield land largely in equestrian use with offices, residential uses and paddocks and stables to the east. The site is bounded by Warren Road with agricultural land beyond to the east, a farm to the east, rough grassland to the west and residential uses to the north within the settlement boundary.

The site is within the special protection area (SPA) 1500m buffer for stone curlew nesting. Any development within this buffer requires a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew. The site is also within a site of special scientific interest (SSSI) impact risk zone.

**Pros:**

- Adjoins settlement boundary.

**Cons:**

- Special protection area stone curlew nesting zone buffer;
- Site of special scientific interest impact risk zone;
- Loss of an equine use/stud.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.4km           | 250m | 2.5km | 400m              | 784m       | 480m           |





## SITE: RL/08 LAND TO REAR 4 TO 14B TURNPIKE LANE

**Area:** 5.4 hectare.

**Proposed use:** residential.

**Potential capacity:** 98 dwellings based at 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** included.

**Description:** the site lies to the south of Red Lodge and is within the existing settlement boundary. It comprises both brownfield and greenfield land including domestic gardens and an industrial unit. The site is bound by Turnpike Lane to the east, the A11 to the west and an existing residential development

to the north. There is established woodland on the south of the site and part of the site is in Flood Zone 2 and 3 of the River Kennett. There are also records of protected species on the site. This area is shown as low density residential, existing woodland and an open play/amenity place in the Red Lodge masterplan.

### Pros:

- within settlement boundary.

### Cons:

- loss of mature trees and distinctive local character;
- element of site in Flood Zone 2 and 3.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 800m            | 70m | 2.8km | 370m              | 730m       | 1.2km          |





**SITE: RL/09 LAND AT GREENHAYS FARM**

**Area:** 1.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 45 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred – nature (1500m stone curlew nesting zone).

**Description:** the site lies in the south of the settlement and is within the existing settlement boundary. It is in mixed use with residential and a commercial day care nursery in the north and grassland with some planting to the south. The site is bound by a residential area to the north and grassland and small holdings to the west and east

respectively. The Red Lodge masterplan shows this area as an existing children's nursery and commercial equine use. A very small part of the site is in the stone curlew nesting 1500m buffer. Any development within the buffer zone requires a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

**Pros:**

- within settlement boundary;

**Cons:**

- special protection area 1500m stone curlew buffer zone;
- loss of day nursery.

| Employment area | Bus  | Train  | Convenience store | GP surgery | Primary school |
|-----------------|------|--------|-------------------|------------|----------------|
| Minimal         | 280m | 2.4 km | 741m              | 758m       | 1km            |





## SITE: RL/10 LAND WEST OF ELDERBERRY ROAD, KINGS WARREN

**Area:** 0.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 14 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** this greenfield site lies to the north of the settlement and is within the existing settlement boundary. It is land left over after development by the entrance to settlement. This small site is surrounded on the west, south and east by roads with residential beyond. The site appears to be in an area shown as

low density residential in the Red Lodge masterplan. It is considered this prominent site at one of the main entrances to the settlement would benefit from a lower density scheme of high quality design.

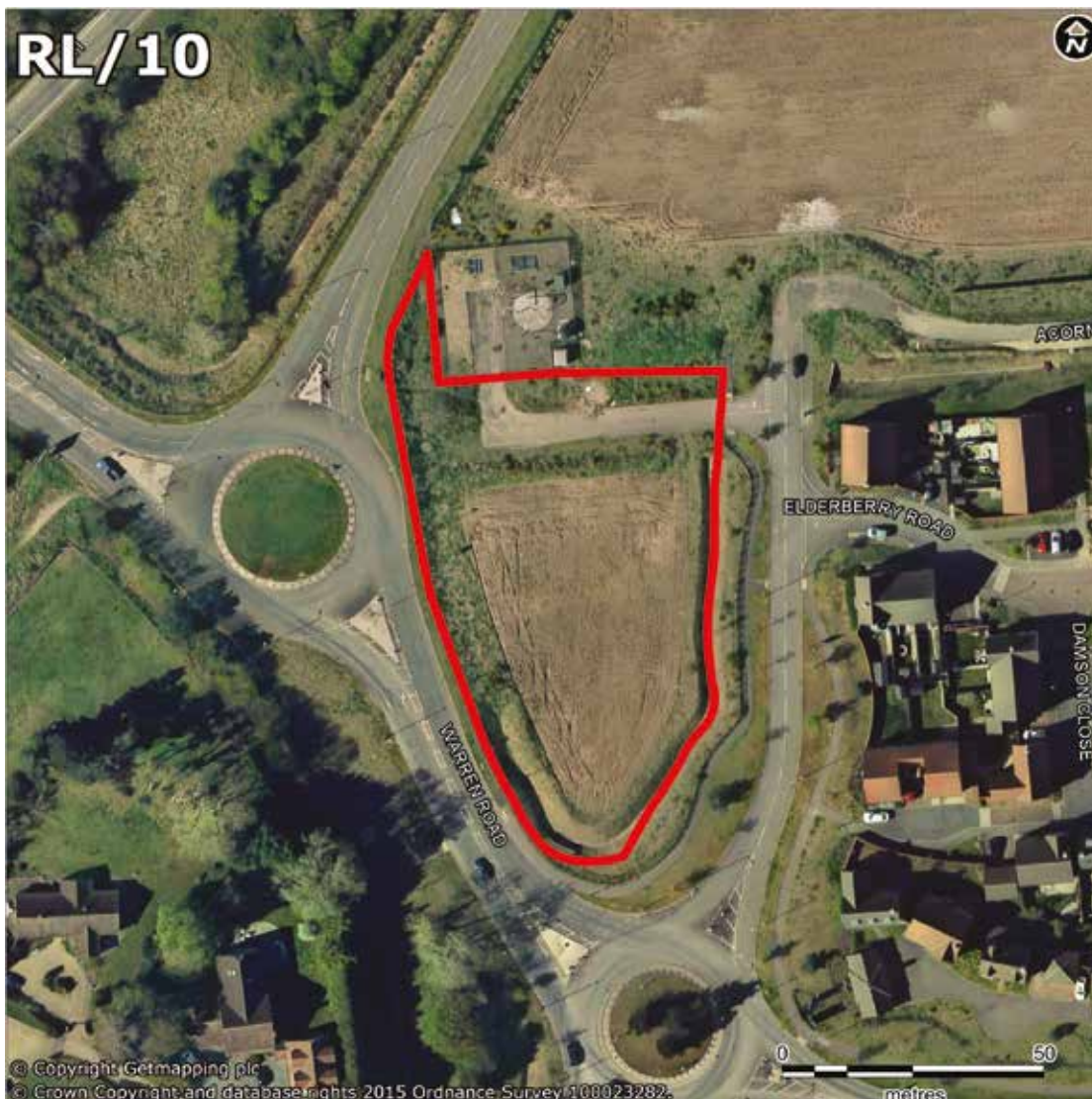
**Pros:**

- within settlement boundary;

**Cons:**

- greenfield;
- small site surrounded by roads;
- visually sensitive site on entrance to settlement;
- better suited to lower density (below threshold for allocation).

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 0m              | 200m | 3.5km | 500m              | 685m       | 340m           |





SITE: RL/11 LAND EAST OF TURNPIKE ROAD

**Area:** 0.9 hectares.

**Proposed use:** residential.

**Potential capacity:** 27 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred – nature (site of special scientific interest).

**Description:** the site lies in the south of Red Lodge and is situated within the existing settlement boundary. It comprises a wooded area of a site of

special scientific interest (SSSI) to the south and a lorry park to the north. The site is bound by Turnpike Road to the north-west with housing and a public house beyond, a new residential area to the south-west and a SSSI to the south-east and north-east.

**Pros:**

- within settlement boundary;

**Cons:**

- impact on site of special scientific interest (SSSI).

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 920m            | 90m | 2.8km | 700m              | 530m       | 950m           |





## SITE: RL/12 LAND EAST OF WARREN ROAD

**Area:** 11.73 hectares.

**Proposed use:** residential.

**Potential capacity:** 211 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred – nature (1500m stone curlew special protection area and 1500m stone curlew nesting zone).

**Description:** this greenfield site lies to the south of Red Lodge and is outside the existing settlement boundary. It comprises a large field of Grade 4 agricultural land in arable use. The site is bounded by trees and hedges with a woodland strip within the site on the northern border where it abuts the settlement. A woodland bounds the site to the east, agricultural land to the south and Warren Road with stud land

beyond to the west. The site is within the special protection area (SPA) stone curlew nesting 1500m buffer. Any development within this buffer requires a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

### Pros:

- adjoins settlement boundary.

### Cons:

- greenfield;
- special protection area (SPA) 1500m stone curlew buffer zone;
- site physically and visually separated from settlement by strong landscape belt.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.1km           | 170m | 2.2km | 640m              | 850m       | 750m           |



**SITE: RL/13 LAND WEST OF NEWMARKET ROAD**

**Area:** 4.13 hectares.

**Proposed use:** residential.

**Potential Capacity:** 74 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred – existing employment designation.

**Description:** this greenfield site lies to the north of Red Lodge adjacent to the A11 and within the existing settlement boundary. The site is designated

for employment uses as a business development area in the Red Lodge masterplan. It is Grade 4 agricultural land currently in arable use and bound on the east and south by roads with residential uses beyond.

**Pros:**

- within settlement boundary.

**Cons:**

- greenfield;
- loss of employment designation;
- noise - site abuts the A11.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 0m              | 0m  | 3.5km | 460m              | 360m       | 370m           |





## SITE: RL/15 LAND NORTH AND EAST OF RED LODGE, EITHER SIDE OF A11

**Area:** 302 hectares.

**Proposed use:** residential.

**Potential capacity:** 5432 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred – nature (1500m stone curlew special protection area and 1500m stone curlew nesting zone).

**Description:** this predominantly greenfield site of Grade 3 and 4 agricultural land lies to the north of the existing settlement. It is a large site extending either side of the A11 to the west and east and includes Bay Farm and its surrounding agricultural land with other uses such as a quarry and solar farm. Approximately 21 hectares on the east of the site is in the special protection area (SPA) stone curlew nesting 1500m constraint zone. Any development

within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must demonstrate that the development will not have adverse effects upon the stone curlew. Elements of the site are also constrained by a site of special scientific interest (SSSI) impact risk zone and a Health and Safety Executive (HSE) major hazard pipeline.

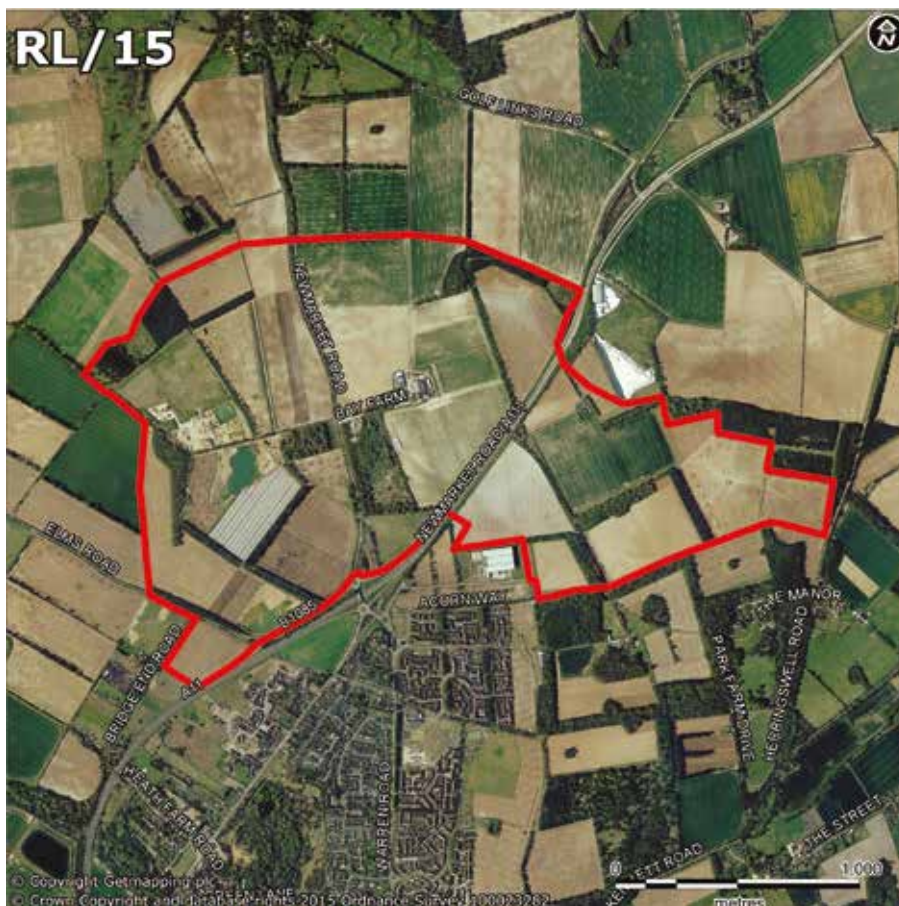
### Pros:

- adjoins settlement boundary.

### Cons:

- greenfield;
- loss of Grade 3 agricultural land;
- special protection area 1500m stone curlew buffer zone;
- site of special scientific interest impact risk zone;
- Health and Safety Executive major hazard pipeline.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 0m              | 280m | 3.9km | 850m              | 500m       | 620m           |



SITE: RL/16 EMPLOYMENT LAND NORTH OF HUNDRED ACRE WAY

**Area:** 7.9 hectare.

**Proposed use:** residential.

**Potential capacity:** 142 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred - existing employment designation.

**Description:** This greenfield site of Grade 4 agricultural land lies to the north of the settlement and is within the existing settlement boundary. It is bound to the north-west by the A11 and comprises fields in arable use. The site is allocated in the Red Lodge masterplan

for employment uses with areas of new and existing woodland landscaping, with wider belts along the A11. Elements of the site are also constrained by a site of special scientific interest (SSSI) impact risk zone and a Health and Safety Executive (HSE) major hazard pipeline.

**Pros:**

- within settlement boundary.

**Cons:**

- greenfield;
- loss of employment designation;
- site of special scientific interest impact risk zone;
- Health and Safety Executive major hazard pipeline.

| Employment area | Bus  | Train | Convenience store | GP Surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| Minimal         | 480m | 3.7km | 680m              | 850m       | 440m           |





## SITE: RL/18 LAND SOUTH OF THE CARROPS

**Area:** 1.37 hectares.

**Proposed use:** residential.

**Potential capacity:** 41 dwellings.

**SHLAA status:** included.

**Description:** The site lies to the south of Red Lodge and is located within the existing settlement boundary. It is designated as an area with 'existing bad neighbour use' to be relocated if possible in the Red Lodge masterplan, with amenity planting along its northern border. The site is linear in form with a short frontage to Turnpike Road and its long frontage to Taragon Walk/The Carrops. There is a hedged southern boundary with agricultural fields beyond, a recently

developed residential area to the north, scrap yard to the north and very low density residential uses to the east. There are protected species records in the area and the southern edge of the site is in Flood Zones 2 and 3.

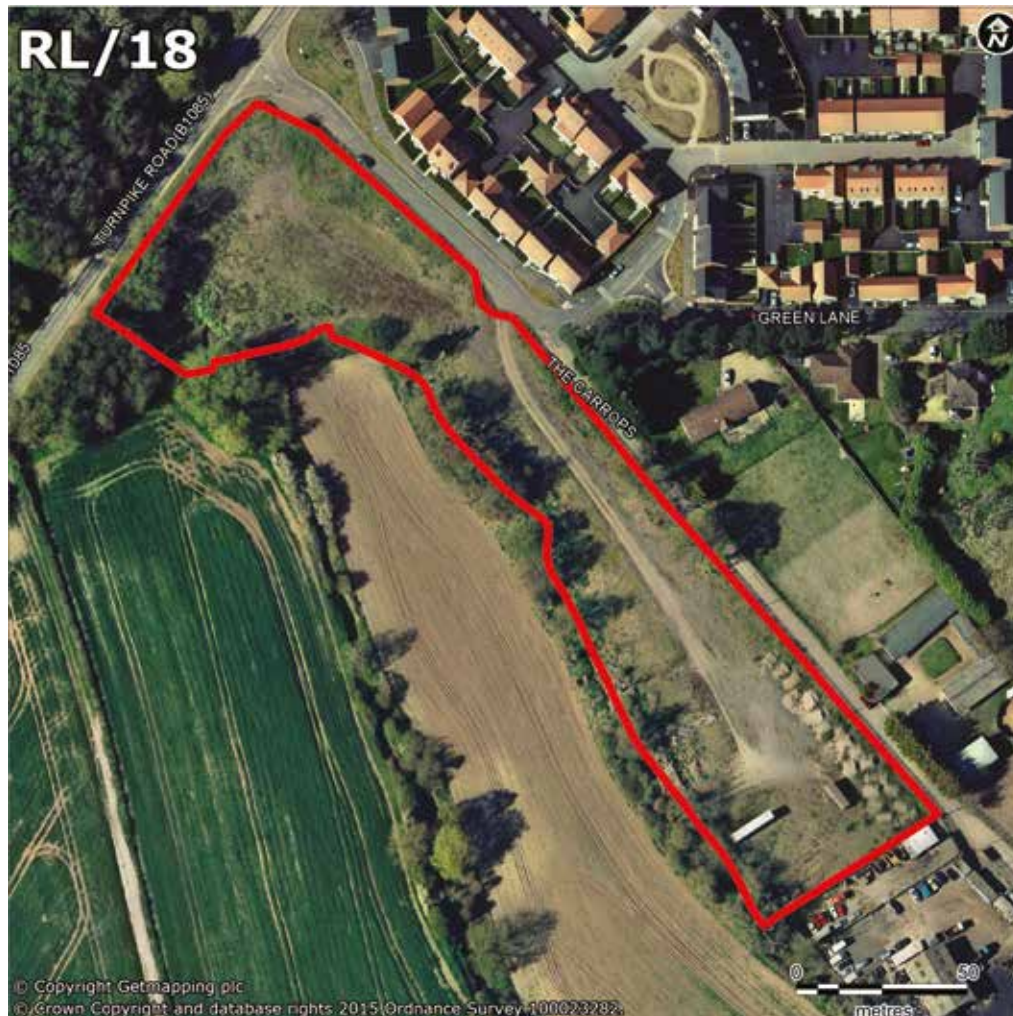
### Pros:

- within settlement boundary;
- brownfield.

### Cons:

- Flood Zones 2 and 3;
- records of protected species in area;
- visually sensitive site on entrance to settlement;
- better suited to lower density (below threshold for allocation).

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.4 km          | 200m | 2.3km | 970m              | 760m       | 1.2km          |



**SITE: RL/19 LAND SOUTH OF GREEN LANE**

**Area:** 10.2 hectares.

**Proposed use:** residential.

**Potential capacity:** 184 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred – nature (1500m stone curlew nesting zone).

**Description:** the site lies to the south of the Red Lodge, with the bulk of the site being within the settlement boundary. It comprises open grassland with trees and hedges along the borders and a tree belt running north-south within the site along the settlement boundary. A site of special scientific interest (SSSI) lies to the north of the site, equine use/stud to the east and nursery and farm to the west. Almost the entire site is within the special protection area (SPA) stone curlew nesting 1500m constraint

zone. Any development within this zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew. The site is also in the SSSI impact risk zone, is a historic landfill site in the east and there are records of various protected species in the area.

**Pros:**

- predominantly within settlement boundary.

**Cons:**

- greenfield;
- special protection stone curlew nesting 1500m constraint zone;
- site of special scientific interest impact risk zone;
- record of protected species in area;
- former landfill site to east.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.4km           | 130m | 2.2km | 700m              | 650m       | 740m           |





## SITE: RL/20 LAND NORTH OF ELDERBERRY ROAD

**Area:** 2.17 hectares.

**Proposed use:** residential.

**Potential capacity:** 65 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred – policy (Red Lodge masterplan – employment area).

**Description:** this greenfield site of Grade 4 agricultural land lies to the north of the settlement, and is within the existing settlement boundary. It is currently in agricultural use and is allocated for employment use and woodland in the Red Lodge masterplan. Agricultural fields and the A11 are to the west,

employment uses to the north, agricultural fields to the west and residential areas directly to the south. Elements of the site are also constrained by a site of special scientific interest (SSSI) impact risk zone and a Health and Safety Executive (HSE) major hazard pipeline.

**Pros:**

- within settlement boundary.

**Cons:**

- greenfield;
- loss of employment designation;
- site of special scientific interest impact risk zone;
- Health and Safety Executive major hazard pipeline.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 0m              | 240m | 3.7km | 750m              | 1.1km      | 440m           |



**SITE: RL/21 LAND NORTH-EAST OF BILBERRY CLOSE**

**Area:** 0.7 hectares.

**Proposed use:** residential.

**Potential capacity:** 20 dwellings.

**SHLAA status:** deferred – policy (Red Lodge masterplan – employment area).

**Description:** this greenfield site of Grade 4 agricultural land lies to the north of the settlement, and is mainly within the existing settlement boundary, projecting slightly beyond to the west. It is currently in agricultural use and is allocated as agricultural land in the Red Lodge masterplan. The A11 is to the west,

employment uses to the north, and agricultural fields to the west, south and east. Elements of the site are also constrained by a site of special scientific interest (SSSI) impact risk zone and there are records of protected species in the area.

**Pros:**

- Partially within settlement boundary.

**Cons:**

- greenfield;
- site of special scientific interest impact risk zone;
- record of protected species in area.

| Employment area | Bus  | Train  | Convenience store | GP surgery | Primary school |
|-----------------|------|--------|-------------------|------------|----------------|
| 0m              | 390m | 3.8 km | 850m              | 1.1km      | 650m           |





*Question RL2: Which of the sites in Red Lodge do you feel should be allocated?*

*Please explain why you think this.*

*Question RL3: Which of the sites in Red Lodge would you not wish to see allocated?*

*Please explain why you think this.*

*Question RL4: Are you aware of any other potential sites in Red Lodge that are available for development which are not identified in this document?*

## 6. Primary Villages

### 6.1 Beck Row

#### The local area

6.1.1 Beck Row has a population of approximately 3897 including Holywell Row and Kenny Hill (2011 Parish Profile). It is located about two miles to the north-west of Mildenhall, with RAF Mildenhall immediately to the south of the village bordering the A1101.

#### 6.1.2 Constraints and opportunities to future development

- there are aircraft noise constraints to the north and south as a consequence of aircraft landing at and taking off from both RAF Lakenheath and RAF Mildenhall;
- to the west of the settlement there are areas of land within Flood Zones 2 and 3;
- there is a local nature reserve, also identified as an area of archaeological importance in the centre of the settlement;
- the A1101 forms a physical boundary to the south and confines any further development;
- there are traffic congestion issues associated with the airbase and highway improvements would be beneficial;
- there may be objections on the grounds of health and safety concerns for any proposed development within the airbase safeguard zones to the south and the west of Beck Row;
- coalescence should be avoided with the settlement of Holywell Row, lying to the east of Beck Row;
- there is a good level of existing services and facilities including general store, post office, public houses and community centre;
- open space and sports facilities include the nature reserve, sports pitch and play space;
- future development in Beck Row may

require upgrades to the existing sewerage network;

- the existing primary school is at capacity and discussions are currently taking place on options for school expansion;
- there is an hourly bus service to Mildenhall.

#### Settlement capacity

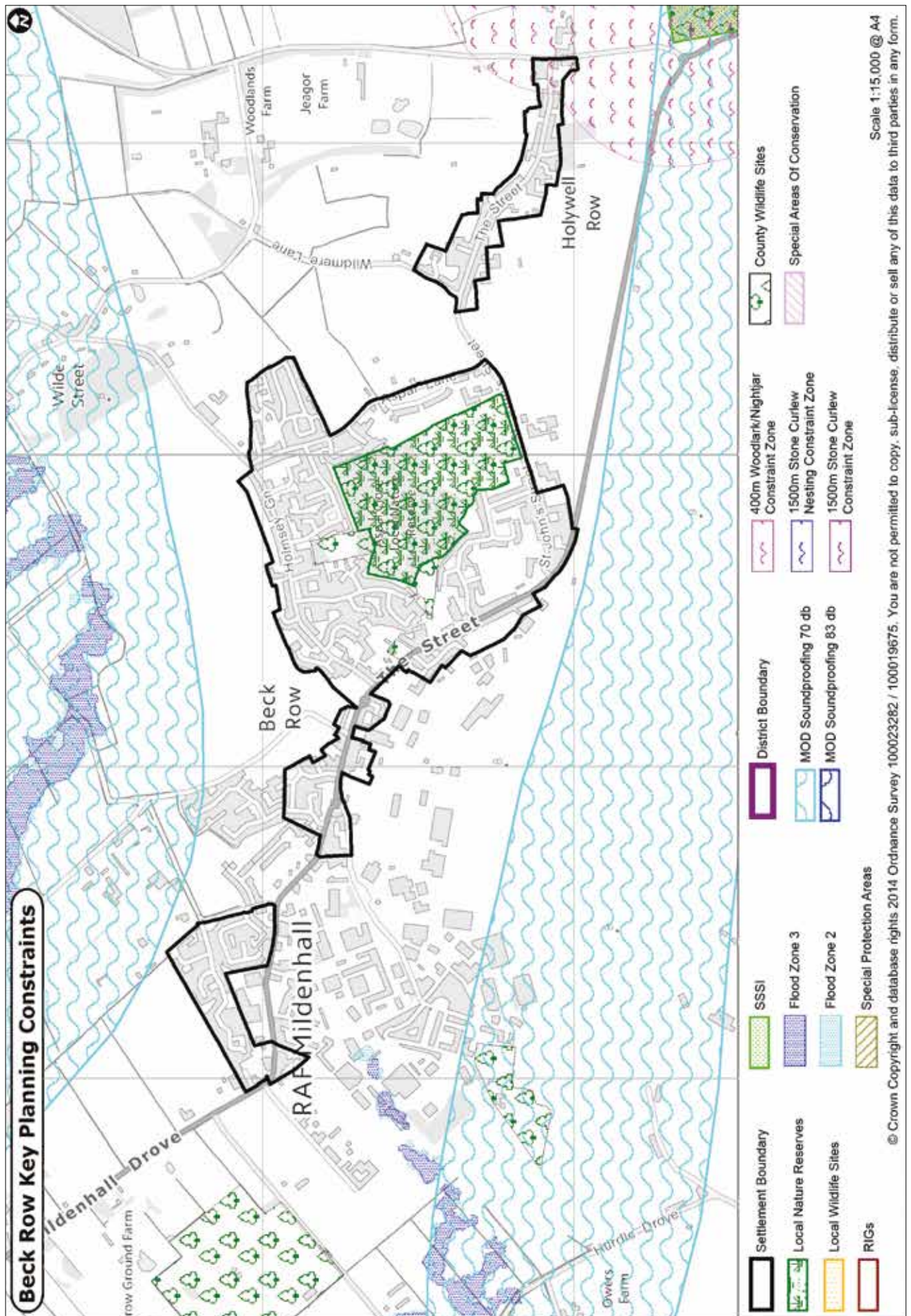
6.1.3 As a result of the basic local services it provides, Beck Row is designated as a primary village in the Core Strategy, which states (paragraph 2.5.10) that primary villages will accommodate small scale local growth to meet local needs.

6.1.4 The 2009 Infrastructure and Environmental Capacity Appraisal (IECA) indicates that environmental capacity exists for 240–420 new dwellings in Beck Row in the central part of the settlement. The document states (page 90, Appendix 3) that future development should be encouraged to consolidate the existing pattern of development rather than result in ribbon development towards the east and west.

6.1.5 The draft Infrastructure Delivery Plan (IDP) updates infrastructure capacity issues where this information is available. The key points have been picked up in the constraints and opportunities listed at the beginning of this section. The full details in relation to Beck Row can be viewed in the draft IDP which accompanies this document.

6.1.6 Since the publication of the IECA in 2009 a number of planning applications have been submitted for development in Beck Row on sites included in the Strategic Housing Land Availability Assessment (SHLAA). These are listed in the table below. These sites are





included in the site allocations document as potential options because;

- development has not yet commenced on those sites that have been given planning approval; and
- the potential for allocation on those sites with underdetermined applications should be considered through the preparation of this document.

| Site reference | Site location  | Planning application reference number | Progress of planning application   | Number of dwellings proposed |
|----------------|--|---------------------------------------|--|------------------------------|
| BR/01          | Lamble Close   | DC/15/0922/OUT                        | Not yet determined   | 60 dwellings                 |
| BR/03          | Land adjacent to Smoke House Inn, Skeltons Drove       | F/2003/1077/OUT                       | Existing planning permission for USAFE personal and dependents                 | 150 dwellings                |
|                |  | DC/14/1206/FUL                        | Not yet determined application to remove the occupancy restriction             | 166 dwellings                |
| BR/10          | Land adjacent to and south of caravan park, Aspal Lane | DC/13/0123/OUT                        | Approved 8 June 2015 subject to a legal agreement                              | 117 dwellings                |
| BR/18          | Former coal yard, Wilde Street                         | DC/15/0070/OUT                        | Not yet determined   | 8 dwellings                  |
| BR/26          | Land east of Aspal Lane                                | DC/15/0321/OUT                        | Not yet determined   | 5 dwellings                  |
| BR/27          | Land adjacent to Beck Lodge Farm                       | DC/14/1745/OUT                        | Not yet determined   | 24 dwellings                 |
| BR/29          | Scrap yard, Skeltons Drove                             | DC/13/0144/FUL                        | Change of use from scrap yard to max 32 mobile home units approved 1 June 2015 | 32 mobile home units         |

6.1.7 In light of the above information it is important to consider the likely infrastructure impacts of any additional development in Beck Row given that the existing services are reaching capacity following the recent planning permissions.

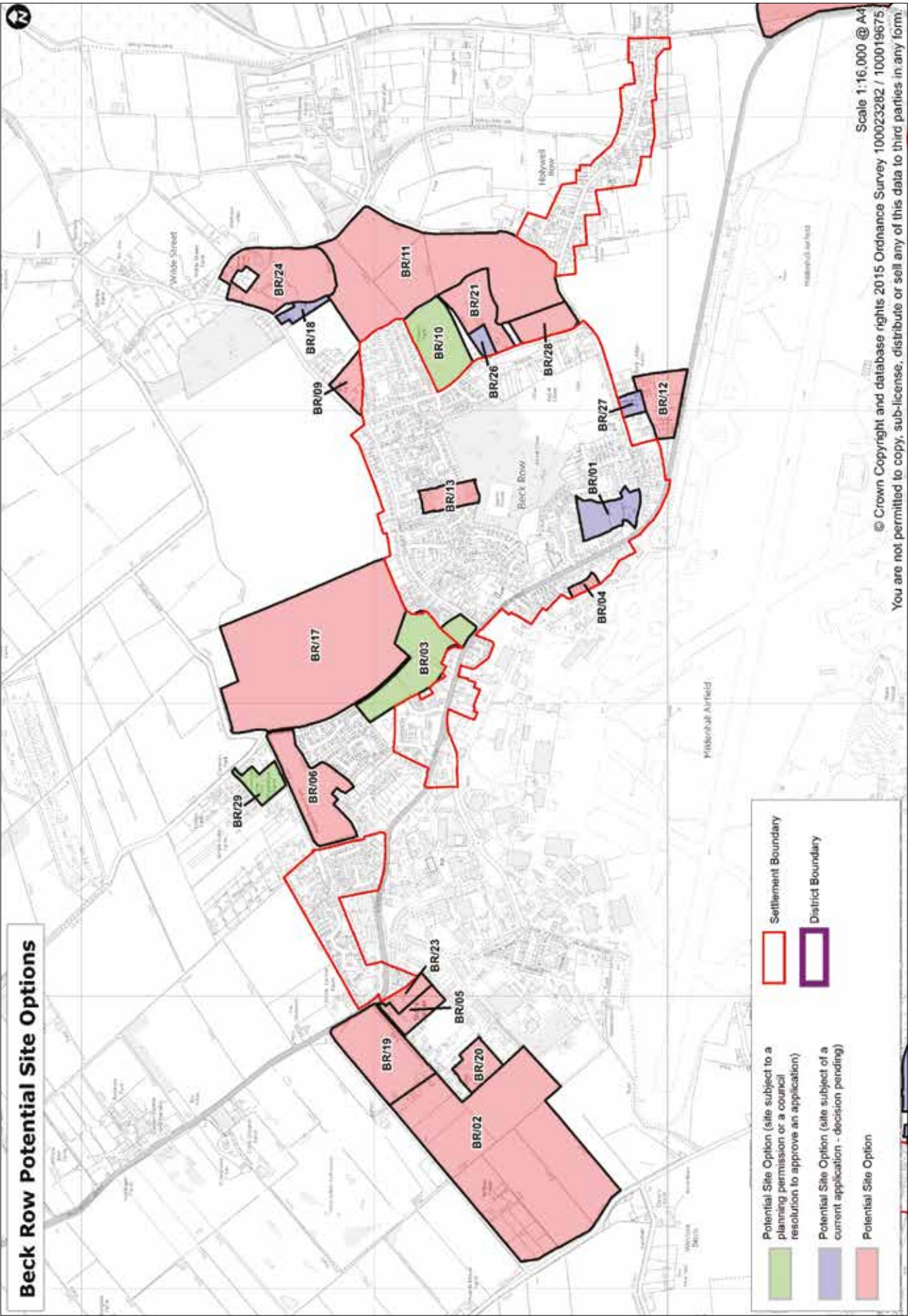
**Question BR1: Do you consider additional growth should take place with the necessary infrastructure improvements?**

**Please give reasons for your answer.**



## Site options

- 6.1.8 A number of sites in Beck Row have been submitted to the council by landowners and developers for potential inclusion in the Site Allocations document. These sites are set out on the map below and are accompanied by individual sheets with a short description and a brief assessment of the pros and cons, to assist you in making your response. The sheets also indicate the status of the sites in the Strategic Housing Land Availability Assessment (SHLAA), describing whether they are included or deferred. Section 2 in this document has further information on the SHLAA and how it has helped inform this document.
- 6.1.9 There are questions about your opinion on these sites at the end of this section.
- 6.1.10 It is important to recognise that the level of development in the village will be influenced by the outcomes of the Core Strategy Single Issue Review which is currently reviewing the distribution of development across the district.
- 6.1.11 A further consultation on the Core Strategy Single Issue Review early in 2016 will set out the council's preferred options for the distribution of housing across the district. At the same time the council will consult on the preferred sites across the district to achieve this distribution.
- 6.1.12 The level of development will also be influenced by the existing environmental and physical constraints and the overall capacity for growth in the village.
- 6.1.13 It is also important to recognise the land that may become available following the closure of RAF Mildenhall airbase which is adjacent to Beck Row and contains a number of buildings, and the possibilities that may emerge after 2020 should the Ministry of Defence (MOD) decide to sell the site, and the area becomes available for development.





## SITE: BR/01 LAMBLE CLOSE

**Area:** 2.3 hectares.

**Proposed use:** residential.

**Potential capacity:** 69 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** this is a greenfield site within the Beck Row settlement boundary. The site is a mixture of grazing land and unmanaged grassland with some farm buildings to the south-east. The site is

surrounded by residential development and has some mature trees. There is an undetermined planning application on the site DC/15/0922/OUT submitted in 2015 for 60 dwellings.

**Pros:**

- within the Beck Row settlement boundary.

**Cons:**

- the development of this site would see the loss of a green space within the village.

| Employment area     | Bus | Train | Convenience store | GP surgery | Primary school |
|---------------------|-----|-------|-------------------|------------|----------------|
| No employment areas | 0m  | N/A   | 460m              | 3km        | 120m           |





**SITE: BR/02 LAND ADJACENT TO RAF MILDENHALL**

**Area:** 28.8 hectares.

**Proposed use:** residential.

**Potential capacity:** 518 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** included.

**Description:** a large area of land subdivided by tree/hedgerow belts into fields currently in agricultural use. The site does not lie within or adjacent to the settlement boundary. A dwelling and farm buildings are located on the western part of the site. The

western part of the site (Mildenhall Fen) lies in Flood Zones 2 and 3.

**Pros:**

- could make a contribution to the housing needs of the district.

**Cons:**

- part of the site lies within Flood Zones 2 and 3;
- the site is not within or adjacent to the Beck Row settlement boundary;
- loss of a greenfield site.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 500m | N/A   | 1.6km             | 4.6km      | 4km            |





## SITE: BR/03 LAND ADJACENT TO SMOKE HOUSE INN, SKELTONS DROVE

**Area:** 5.9 hectares.

**Proposed use:** residential.

**Potential capacity:** 150 dwellings in accordance with planning permission F/2003/1077/OUT.

**SHLAA status:** included.

**Description:** this site was the subject of an outline planning permission (reference F/2003/1077/OUT) for residential development for occupation by USAFE personnel and their dependents only.

The site comprises an extensive area of open grassland, located in the centre of the settlement and bound by

existing residential development to the east and north-west and adjacent to the settlement boundary. More recently the site has been the subject of a planning application (DC/14/1206/FUL - not yet determined) that seeks to lift the occupancy restriction (up to 166 dwellings). Some ground clearance has taken place in the northern half of the site.

**Pros:**

- adjacent to the settlement boundary;
- existing planning permission for 150 dwellings.

**Cons:**

- loss of a greenfield site.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 120m | N/A   | 200m              | 3.5km      | 530m           |





**SITE: BR/04 LAND TO THE REAR OF 31-45 THE STREET**

**Area:** 0.4 hectares.

**Proposed use:** residential.

**Potential capacity:** 11 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred on the grounds of ownership.

**Description:** this site lies within the settlement boundary and comprises the extended gardens of several dwellings that front The Street. The RAF Mildenhall airbase lies immediately to the west of this

site. There are a number of trees, hedges, outbuildings and hard-standings on the site.

**Pros:**

- lies within the settlement boundary.

**Cons:**

- fragmented ownership is likely to constrain the delivery of the site and there is no recent evidence to suggest that the landowners wish to realise development on the site.

| Employment area     | Bus | Train | Convenience store | GP surgery | Primary school |
|---------------------|-----|-------|-------------------|------------|----------------|
| No employment areas | 0m  | N/A   | 475m              | 2.9km      | 50m            |





## SITE: BR/05 LAND OFF THE GROVE

**Area:** 1.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 46 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** the site currently consists of a single dwelling and its extensive grounds (incorporating trees and various outbuildings). It is situated to the west of the settlement and outside of the settlement

boundary. The site is bound by open grassland to the north and the RAF Mildenhall airbase to the south. It is classified as Grade 4 agricultural land.

**Pros:**

- the site is not directly adjacent to the settlement boundary, however, the northern corner lies close to it.

**Cons:**

- loss of a greenfield site.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 150m | N/A   | 1.35km            | 4.35km     | 1.6km          |





**SITE: BR/06 LAND SOUTH OF ROOKERY DROVE**

**Area:** 5.3 hectares.

**Proposed use:** residential/mixed use.

**Potential capacity:** 96 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** included.

**Description:** a greenfield site comprising open meadow land with existing residential developments to the south and west. The western boundary of the site lies adjacent to the settlement boundary. Open

fields lie to the east (including site BR/17). A number of mature trees lie along the boundary of the site.

**Pros:**

- the site lies adjacent to the settlement boundary;
- there is an opportunity to combine this site and BR/17 to meet the long term growth needs of the village and form a focal point for new services and facilities.

**Cons:**

- loss of a greenfield site.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 270m | N/A   | 790m              | 3.5km      | 1.15km         |





## SITE: BR/09 LAND AT CORNER OF WILDE STREET/ASPAL LANE

**Area:** 1.3 hectares.

**Proposed use:** residential.

**Potential capacity:** 39 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** the site comprises open grassland and a residential dwelling with associated outbuildings,

lying to the north-east of the village and adjacent to the settlement boundary. The site is bound by existing residential development to the south. It is classified as Grade 4 agricultural land.

**Pros:**

- the site is adjacent to the settlement boundary.

**Cons:**

- loss of a greenfield site.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 140m | N/A   | 870m              | 3.5km      | 830m           |





SITE: BR/10 LAND ADJACENT TO AND SOUTH OF THE CARAVAN PARK ON ASPAL LANE

**Area:** 4.1 hectares.

**Proposed use:** residential.

**Potential capacity:** 117 dwellings based on planning approval DC/13/0123/OUT as amended.

**SHLAA status:** included.

**Description:** this is a greenfield site to the east of Beck Row which lies adjacent to the settlement boundary. The site is classified as Grade 4 agricultural land and is bound by existing residential development to the north and west. The site is the subject of a planning resolution to approve for 124 dwellings (as amended by plans reducing the number to 117) reference DC/13/0123/OUT (subject to legal agreement).

**Pros:**

- the site lies adjacent to the settlement boundary;
- the site has planning permission.

**Cons:**

- loss of a greenfield site.

|                     |     |       |                   |            |                |
|---------------------|-----|-------|-------------------|------------|----------------|
| Employment area     | Bus | Train | Convenience store | GP surgery | Primary school |
| No employment areas | 0m  | N/A   | 930m              | 3.2km      | 700m           |





## SITE: BR/11 LAND BETWEEN ASPAL LANE AND WILDMERE LANE

**Area:** 20.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 369 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** included.

**Description:** greenfield site which adjoins the settlement boundary at the north-western edge. It is classified as Grade 4 agricultural land, currently in

agricultural use. The south-eastern part of the site adjoins Holywell Row.

**Pros:**

- could make a contribution to the housing needs of the district.

**Cons:**

- development of the south-eastern part of the site would lead to coalescence with Holywell Row;
- loss of a greenfield site.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 330m | N/A   | 1.15km            | 3.2km      | 750m           |





**SITE: BR/12 LAND ADJACENT TO BECK LODGE FARM, ST JOHN'S STREET**

**Area:** 2.8 hectares.

**Proposed use:** residential.

**Potential capacity:** 82 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** the site is located on the south-eastern edge of Beck Row and is bound by the A1101 to the south and St John's Street to the north. The tip of the eastern edge of the site lies adjacent to the settlement boundary. The land is predominantly used

for grazing, with some outbuildings, and is classified as Grade 4 agricultural land. RAF Mildenhall airbase lies directly across the road from the site adjacent to the A1101.

**Pros:**

- part of the eastern edge of the site lies adjacent to the settlement boundary.

**Cons:**

- airbase and lies immediately to the north of the 70 decibel noise constraint zone;
- loss of a greenfield site.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 110m | N/A   | 890m              | 2.8km      | 650m           |





## SITE: BR/13 LAND WEST OF ASPAL HALL ROAD

**Area:** 1.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 46 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred on grounds of nature (county wildlife site (CSW)).

**Description:** the site is located within the settlement boundary and is predominantly grassland with some trees. It is located within the Aspal Close Local Nature

Reserve and is also designated as a county wildlife site. Existing residential development surrounds the site to the north, east and west, with the remainder of Aspal Close Local Nature Reserve lying to the south.

**Pros:**

- the site is located in the central part of the village within the settlement boundary.

**Cons:**

- the site is a designated local nature reserve and county wildlife site.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 450m | N/A   | 380m              | 3.45km     | 370m           |





SITE: BR/17 LAND EAST OF SKELTONS DROVE

Area: 25 hectares.

Proposed use: residential/mixed use development.

Potential capacity: 451 dwellings based on 30 dwellings per hectare on 60% of the developable area.

SHLAA status: included.

Description: the site comprises a large expanse of Grade 3 and 4 agricultural land and is situated to the north of Beck Row and outside of the settlement boundary. The site is bound by residential dwellings to the south and west.

Pros:

- the site lies adjacent to the settlement boundary;
- there is an opportunity to combine this site and BR/06 to meet the long term growth needs of the village and form a focal point for new services and facilities.

Cons:

- loss of a greenfield site.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 530m | N/A   | 730m              | 4.2km      | 1.05km         |





## SITE: BR/18 FORMER COAL YARD, WILDE STREET

**Area:** 0.6 hectares.

**Proposed use:** residential.

**Potential capacity:** 20 dwellings based on 30 dwellings per hectare density.

**SHLAA status:** deferred on the grounds of policy (unsustainable location).

**Description:** this is a brownfield site not within or adjacent to the housing settlement boundary to the north-east of Beck Row. It comprises a former coal

yard with various hard-standings and outbuildings. This site is the subject of current application reference DC/15/0070/OUT for up to 8 dwellings (decision pending).

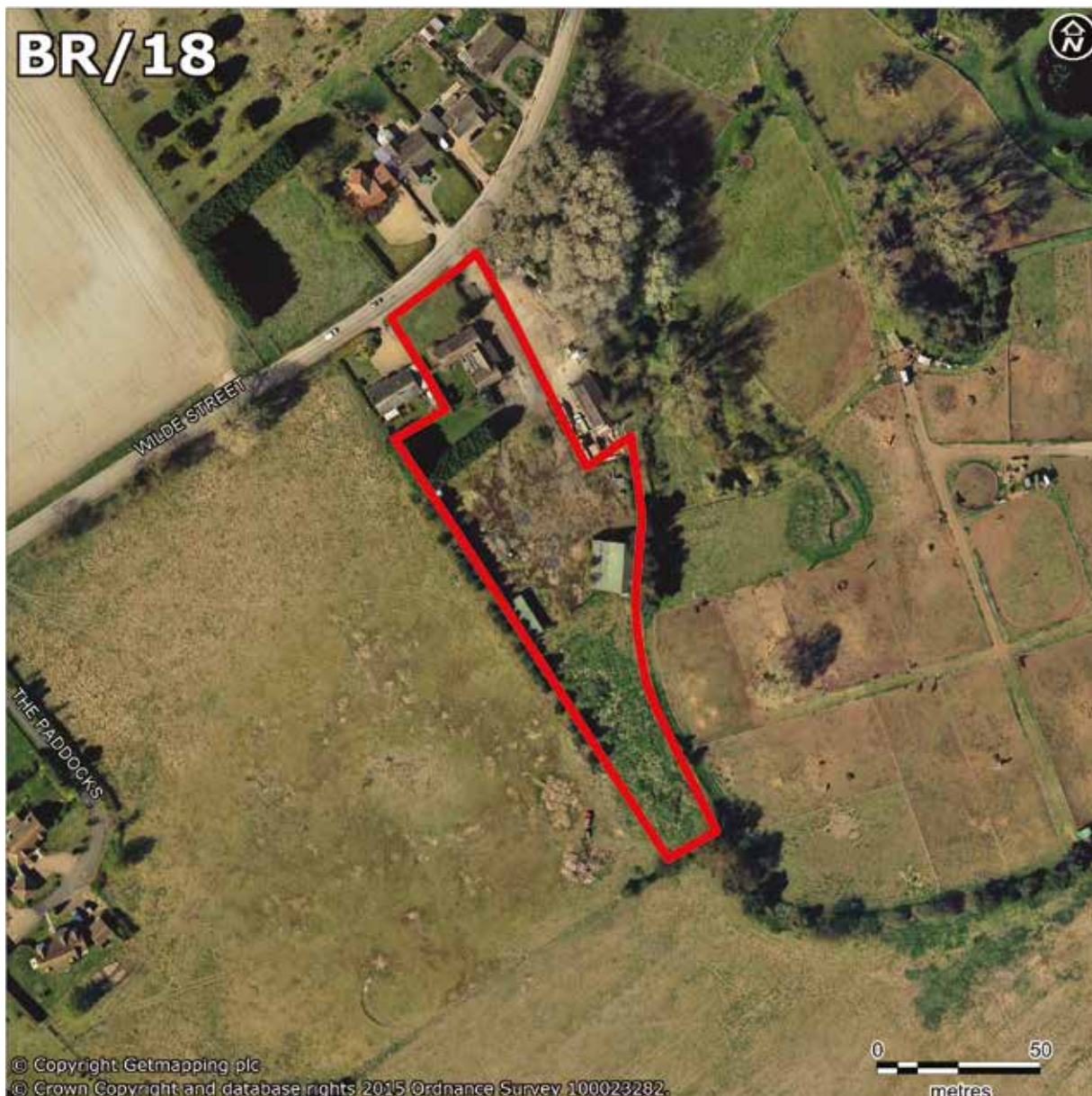
**Pros:**

- a brownfield site.

**Cons:**

- located in the countryside remote from the housing settlement boundary.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 480m | N/A   | 1.2km             | 3.6km      | 1.17km         |



SITE: BR/19 LAND ADJACENT TO MOSS EDGE FARM AND WEST OF THE A1101

Area: 6 hectares.

Proposed use: residential.

Potential capacity: 109 dwellings based on 30 dwellings per hectare on 60% of the developable area.

SHLAA status: included.

Description: this site lies to the north-west of Beck Row and comprises open space/grazing land, with the south-eastern corner of the site lying adjacent to residential development and the settlement boundary. There are agricultural buildings on the western side of the site.

Pros:

- could make a contribution to the housing needs of the district.

Cons:

- the site is distant from the central area of village;
- loss of a greenfield site.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 270m | N/A   | 1.06km            | 4.5km      | 1.34km         |





## SITE: BR/20 LAND AT THE YARD, THE GROVE, STOCK CORNER

**Area:** 2 hectares.

**Proposed use:** residential.

**Potential capacity:** 51 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** this site lies to the west of Beck Row and does not lie adjacent to the housing settlement boundary. There are a number of low specification buildings on the site that have previously been used for storage and manufacturing purposes. Buildings

and concreted ground occupy approximately half of the site area. The remainder of the site comprises unmanaged grassland and is classified as Grade 3/4 agricultural land.

**Pros:**

- some brownfield land;
- could make a contribution to the housing needs of the district.

**Cons:**

- the site is distant from the central area of village.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 250m | N/A   | 1.06km            | 4.02km     | 1.3km          |



**SITE: BR/21 ASPAL NURSERY, ASPAL LANE**

**Area:** 3 hectares.

**Proposed use:** residential.

**Potential capacity:** 94 dwellings based on 30 dwellings per hectare density.

**SHLAA status:** included.

**Description:** the site lies adjacent to the settlement boundary to the east of Beck Row. It is occupied by a nursery and is classified as Grade 3/4 agricultural land.

Agricultural land/open space lies to the north, east and south of this site and it is bounded by Aspal Lane to the west. There is also a large residential property within the site which fronts Aspal Lane.

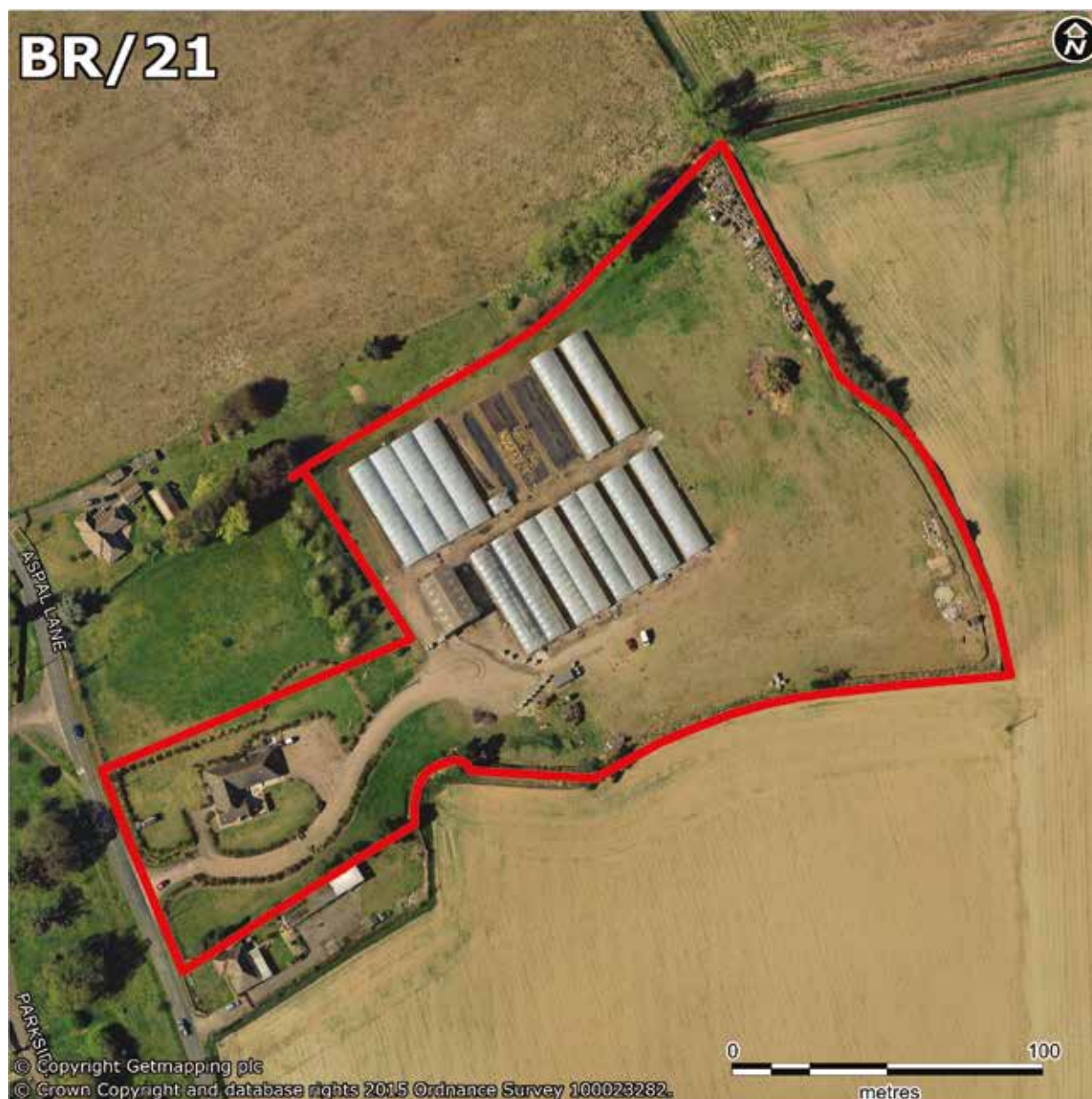
**Pros:**

- the site lies adjacent to the settlement boundary.

**Cons:**

- the site is currently operating as a viable business.

| Employment area     | Bus | Train | Convenience store | GP surgery | Primary school |
|---------------------|-----|-------|-------------------|------------|----------------|
| No employment areas | 0m  | N/A   | 882m              | 2.98km     | 620m           |





## SITE: BR/23 LAND AT WHITE GABLES, STOCKS CORNER

**Area:** 1 hectare.

**Proposed use:** residential.

**Potential capacity:** 27 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** the site lies to the west of Beck Row and is adjacent to the settlement boundary. Site comprises mainly grassland that is interspersed with trees, shrubs and various outbuildings in addition to a bungalow,

(White Gables). The site is accessed off a private driveway that links to the A1101.

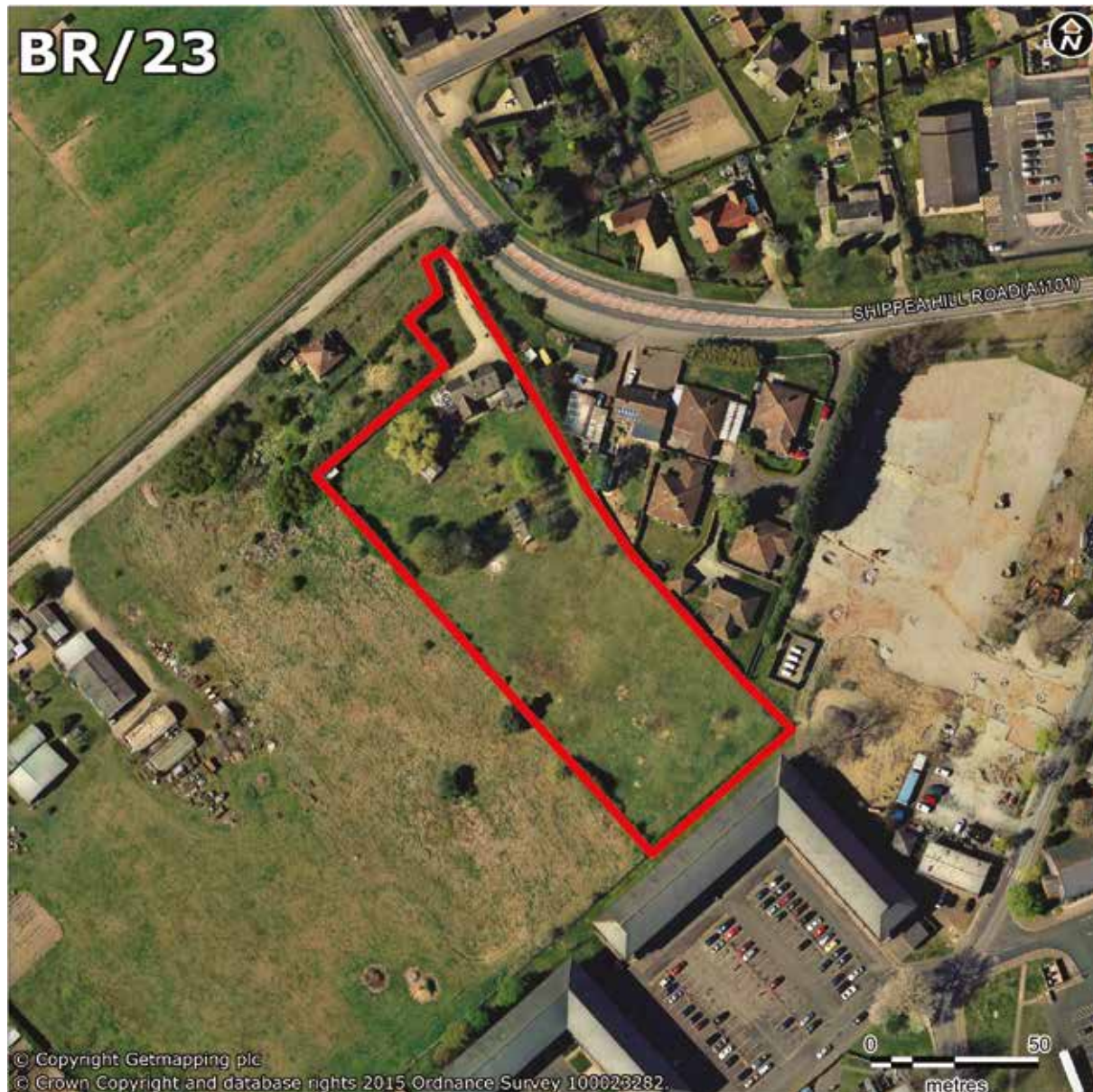
**Pros:**

- the site lies adjacent to the housing settlement boundary.

**Cons:**

- the site is located on the western side of Beck Row remote from the central part of the village;
- loss of a greenfield site.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 160m | N/A   | 1.27km            | 4.84km     | 1.64km         |





SITE: BR/24 LAND BETWEEN WILDMERE LANE AND HOLMSEY GREEN

**Area:** 6 hectares.

**Proposed use:** residential.

**Potential capacity:** 113 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred (policy – unsustainable location).

**Description:** the site lies to the north-east of Beck Row and is within or adjacent to the settlement boundary. It is a mixed brownfield/greenfield site with

some Grade 4 agricultural land. The site features open grassland, agricultural land, hedges, trees, dwellings and a range of outbuildings.

**Pros:**

- could make a contribution to the housing needs of the district;
- some brownfield land on the site.

**Cons:**

- the site is remote from the settlement boundary and the centre of the village.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 600m | N/A   | 1.25km            | 3.3km      | 1.28km         |





## SITE: BR/26 LAND EAST OF ASPAL LANE

**Area:** 0.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 17 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** the site is located to the east of Beck Row and lies adjacent to the settlement boundary. The site comprises grassland and trees. Agricultural land/open space lies to the north and east of the

site and immediately to the south of the site is a tree nursery (forms part of site BR/21). The site is the subject of current planning application DC/15/0321/OUT – erection of 5 dwellings (decision pending).

**Pros:**

- the site lies adjacent to the settlement boundary.

**Cons:**

- loss of a greenfield site.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 100m | N/A   | 930m              | 3.2km      | 700m           |



SITE: BR/27 LAND ADJACENT TO BECK LODGE FARM

**Area:** 0.6 hectares.

**Proposed use:** residential.

**Potential capacity:** 18 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** the site lies adjacent to the settlement boundary to the south of Beck Row and is bounded by agricultural buildings to the south and St Johns Street to the north. Beck Lodge Farm lies to the east and residential development lies immediately to the west. The site comprises open land/field which has been used for animal grazing. This is a sub-division of site BR/12 on the request of the landowner. Subject to current application DC/14/1745/OUT - erection of up to 24 dwellings, including 12 affordable units (decision pending).

**Pros:**

- the site lies adjacent to the settlement boundary.

**Cons:**

- the site is closely located to the RAF Mildenhall airbase and lies immediately to the north of the 70 decibel noise constraint zone;
- loss of a greenfield site.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 110m | N/A   | 890m              | 2.8km      | 650m           |





## SITE: BR/28 LAND AT JUNCTION OF ASPAL LANE AND JOHNS STREET

**Area:** 1.9 hectares.

**Proposed use:** residential.

**Potential capacity:** 57 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** this is a sub-division of site BR/11 on the request of the landowner. The site lies adjacent to the settlement boundary to the east of Beck Row and comprises Grade 4 agricultural land.

**Pros:**

- the site lies adjacent to the settlement boundary.

**Cons:**

- loss of a greenfield site.

| Employment area     | Bus | Train | Convenience store | GP surgery | Primary school |
|---------------------|-----|-------|-------------------|------------|----------------|
| No employment areas | 0m  | N/A   | 620m              | 3km        | 770m           |



SITE: BR/29 SCRAPYARD, SKELTONS DROVE

**Area:** 1.3 hectares.

**Proposed use:** residential.

**Potential capacity:** 39 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included

**Description:** the site is located to the north of Beck Row at the junction of Skeltons Drove and Rookery Drove, outside of the settlement boundary. The site has planning permission (DC/13/0144/FUL) for

change of use of land from scrap yard to mobile home park for permanent residential occupation by people over 50 years old (decision date 01.06.2015).

**Pros:**

- the site is brownfield land;
- there is planning permission on the site for up to 32 mobile homes.

**Cons:**

- the site is not adjacent to the settlement boundary.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 500m | N/A   | 790m              | 3.5km      | 1.2km          |





*Question BR2: Which of the sites in Beck Row do you feel should be allocated?*

*Please explain why you think this.*

*Question BR3: Which of the sites in Beck Row would you not wish to see allocated?*

*Please explain why you think this.*

*Question BR4: Are you aware of any other potential sites in Beck Row that are available for development which are not identified in this document?*

## 6.2 Exning

### The local area

6.2.1 Exning has a population of approximately 1960, (2011 Census) and lies to the north-west of Newmarket, with the A14 trunk road separating the settlement boundaries.

### 6.2.2 Constraints and opportunities to future development

- Exning has land within Flood Zones 2 and 3 running north/south through the middle of the settlement and also to the east of the settlement boundary. Appropriate Flood Risk Assessments (FRAs) will be sought;
- existing capacity issues at Junction 37 of the A14 trunk road north-east of Newmarket may be exacerbated by further growth;
- pressure on the local primary schools.

### Settlement capacity

6.2.3 As a result of the basic local services it provides, Exning is designated as a primary village in the Core Strategy, which states (paragraph 2.5.10) that primary villages will accommodate small scale local growth to meet local needs.

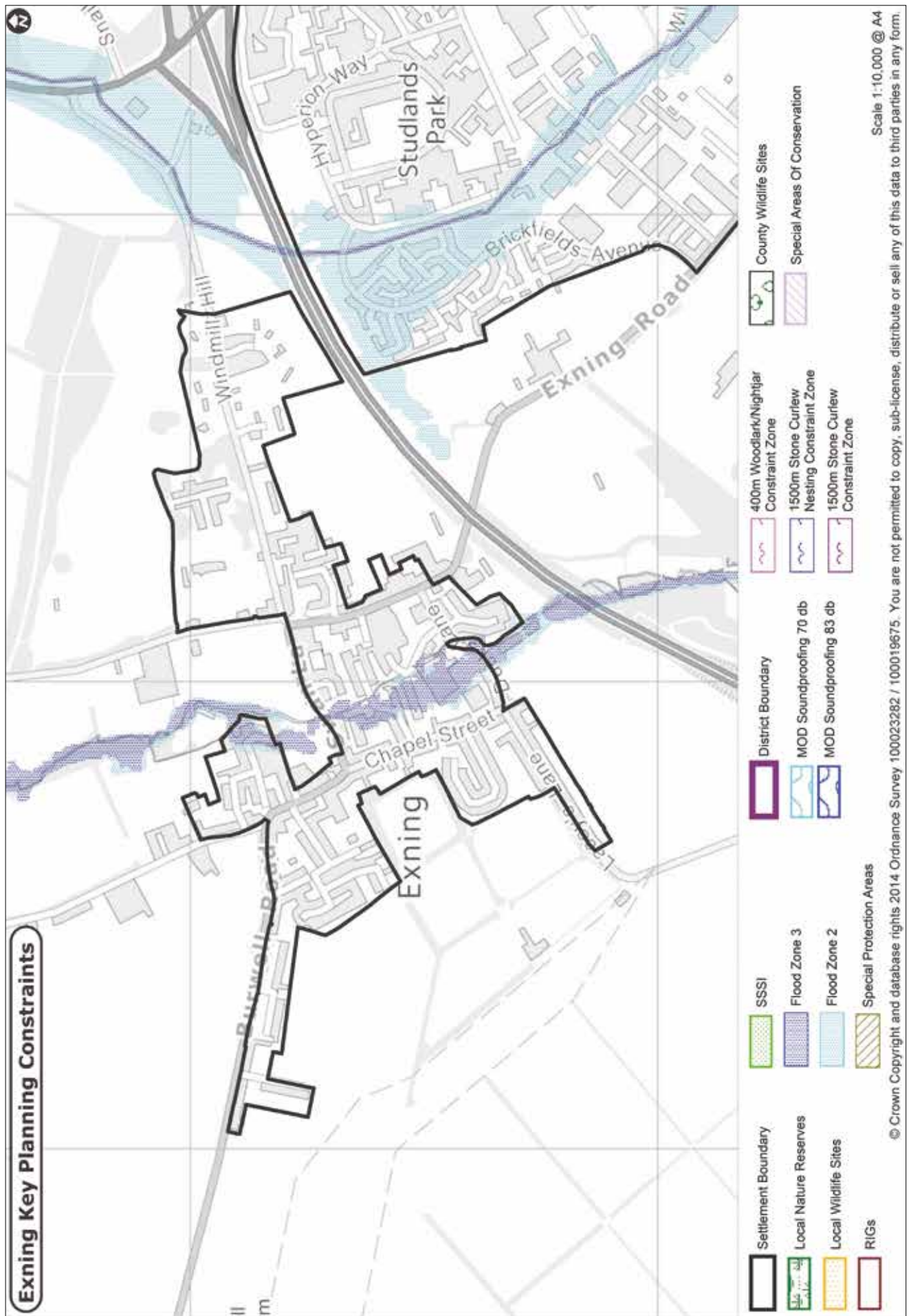
6.2.4 The 2009 Infrastructure and Environmental Capacity Appraisal (IECA) indicates that Exning has a range of environmental capacity (upper limit) of some 1240 to 2170 new homes. The optimum level of growth according to the appraisal lies in the mid to high end of this range.

6.2.5 The IECA finds that Exning has a good network of existing infrastructure for a village of its size and it is also located near to further amenities in neighbouring Newmarket. The IECA found that the key infrastructure pressures in Exning were the lack of GPs in the village and also the lack of capacity at Junction 37 of the A14 trunk road. The IECA considered that existing infrastructure (assuming use of GPs in Newmarket) could possibly support circa 500 new homes although the congestion implications of any proposal would need to be assessed in detail.

6.2.6 Evidence has also revealed pressure on the existing primary school and the possible requirement for its expansion (see the draft Infrastructure Delivery Plan (IDP) which accompanies this document).

6.2.7 Since the publication of the IECA in 2009 one planning application for residential development has been submitted in Exning on a site included in the Strategic Housing Land Availability Assessment (SHLAA). This site is included in the Site Allocations document so the potential for its allocation can be considered through the preparation of this document.





| Site reference | Site location         | Planning application reference number | Progress of planning application  | Number of dwellings proposed |
|----------------|-----------------------|---------------------------------------|---|------------------------------|
| E/02           | Land off Burwell Road | F/2012/0552/OUT<br>DC/14/0942/RM      | Approved 29 April 2014<br><br>Not yet determined reserved matters application | 120                          |

6.2.8 It is important to consider the likely infrastructure impacts of any additional development in Exning given that the existing facilities are already under pressure from recent planning permissions and in particular the approval of 120 dwellings on land off Burwell Road.

### Site options

6.2.9 A number of sites in Exning have been submitted to the council by landowners and developers for potential inclusion in the Site Allocations document. These sites are set out on the map below along with a short description and a brief assessment of the pros and cons to assist you in making your response. The sheets also indicate the status of the sites in the Strategic Housing Land Availability Assessment (SHLAA) whether they are included or deferred (see section 2 in this document for further information on the SHLAA and how it has helped inform this document).

6.2.10 There are questions about your opinion on these sites at the end of this section.

*Question E1: Do you consider additional growth should take place with the necessary infrastructure improvements?*

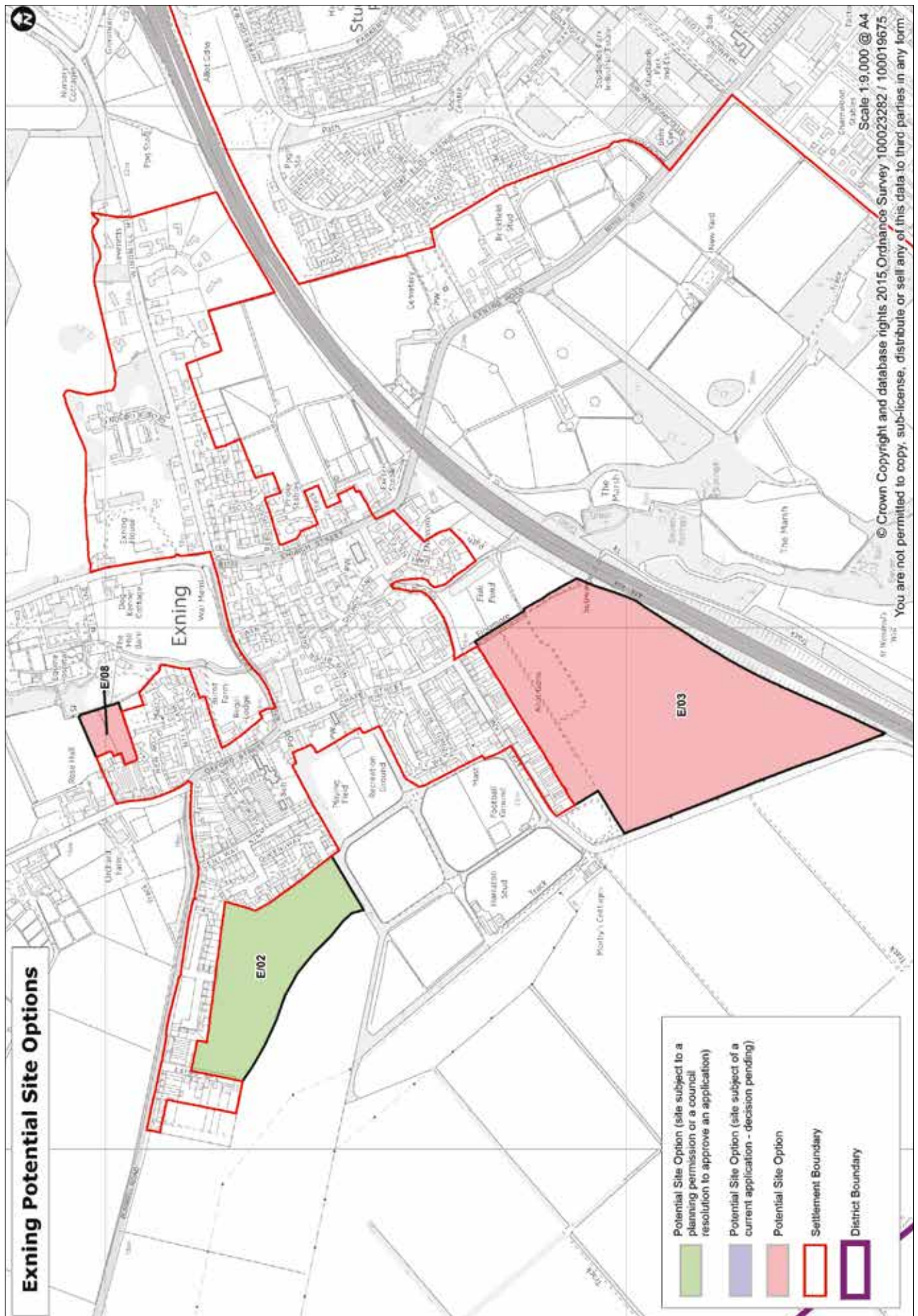
*Please give reasons for your answer.*

6.2.11 It is important to recognise that the level of development in the village will be influenced by the outcomes of the Core Strategy Single Issue Review which is currently reviewing the distribution of development across the district.

6.2.12 A further consultation on the Core Strategy Single Issue Review early in 2016 will set out the council's preferred options for the distribution of housing across the district. At the same time the council will consult on the preferred sites across the district to achieve this distribution.

6.2.13 The level of development will also be influenced by the existing environmental and physical constraints and the overall capacity for growth in the village.





SITE: E/02 LAND OFF THE DRIFT/BURWELL ROAD

**Area:** 6.1 hectares.

**Proposed use:** residential.

**Potential capacity:** 120 dwellings as per planning permission.

**SHLAA status:** included.

**Description:** this site is the subject of extant planning permissions for 120 dwellings (references DC/14/0942/RM and F/2012/0552/OUT). The site is located off the Burwell Road and to the west of the settlement (outside of the settlement boundary).

**Pros:**

- a relatively sustainable edge-of-settlement location albeit outside of the settlement boundary itself;
- this is a relatively unconstrained site with archaeological interest.

**Cons:**

- should the permission for 120 dwellings be built out this site will not longer be available for development.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 2km             | 280m | 4km   | 700m              | 3.8km      | 240m           |





## SITE: E/03 LAND TO REAR OF LACEYS LANE (INCLUDES FROGMORE)

**Area:** 19 hectares.

**Proposed use:** residential.

**Potential capacity:** 342 dwellings at 30 dwellings per hectare over 60% of the developable area.

**SHLAA status:** included.

**Description:** the site comprises farmland and allotments to the south of Laceys Lane and to the east of Heath Road. The site forms a buffer between the

village of Exning to the north and the A14 trunk road to the south.

**Pros:**

- the site could make a considerable contribution to meeting the district's housing needs;
- relatively sustainable location.

**Cons:**

- potential loss of allotments;
- close proximity of the A14 trunk road;
- potential coalescence issues (with Newmarket).

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 920m            | 400m | 3.2km | 590m              | 2.77km     | 470m           |





SITE: E/08 LAND TO REAR OF YORK VILLAS, NORTH END ROAD

Area: 0.8 hectares.

Proposed use: residential.

Potential capacity: 24 dwellings at 30 dwellings per hectare.

SHLAA status: included.

Description: this site is to the north of the settlement and adjacent to the settlement boundary. The site comprises open fields/grassland beyond the curtilages of dwellings fronting Bridge End Road (York Villas).

Pros:

- site lies in a relatively sustainable edge-of-settlement location;
- the site is relatively unconstrained.

Cons:

- this is a traditional 'back land' plot where layout, density and access issues must be carefully considered.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1.5km           | 200m | 4.2km | 180m              | 3.5km      | 340m           |





*Question E2: Which of the sites in Exning do you feel should be allocated?*

*Please explain why you think this.*

*Question E3: Which of the sites in Exning would you not wish to see allocated?*

*Please explain why you think this.*

*Question E4: Are you aware of any other potential sites in Exning that are available for development which are not identified in this document?*

## 6.3 Kentford

### The local area

6.3.1 Kentford has a population of approximately 420, (2011 Parish Profile). It is located on the Bury Road (B1506) about four miles to the east of Newmarket. It is constrained by the A14 which runs to the north.

### 6.3.2 Constraints and opportunities to future development

- the A14 runs to the north of the village forming a physical boundary to further development;
- an extensive area of Flood Zones 2 and 3 run north/south through the settlement along the River Kennett;
- a 1500m special protection area (SPA) buffer zone covers the eastern part of the village (Policy CS2 of the Core Strategy). Any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew;
- the village has limited services and facilities with a general store/post office and two public houses. There is an absence of sports pitches and non pitch sports areas and playgrounds;
- growth in Kentford will impact upon the nearest primary school which is located in two miles away in Moulton;
- there are no health facilities in the village;
- the waste water treatment works does have capacity for further development;
- the nearest electricity substation is nearing capacity;
- there is a good bus service to Bury St Edmunds and Newmarket;
- there are some local employment opportunities within the village.

### Settlement capacity

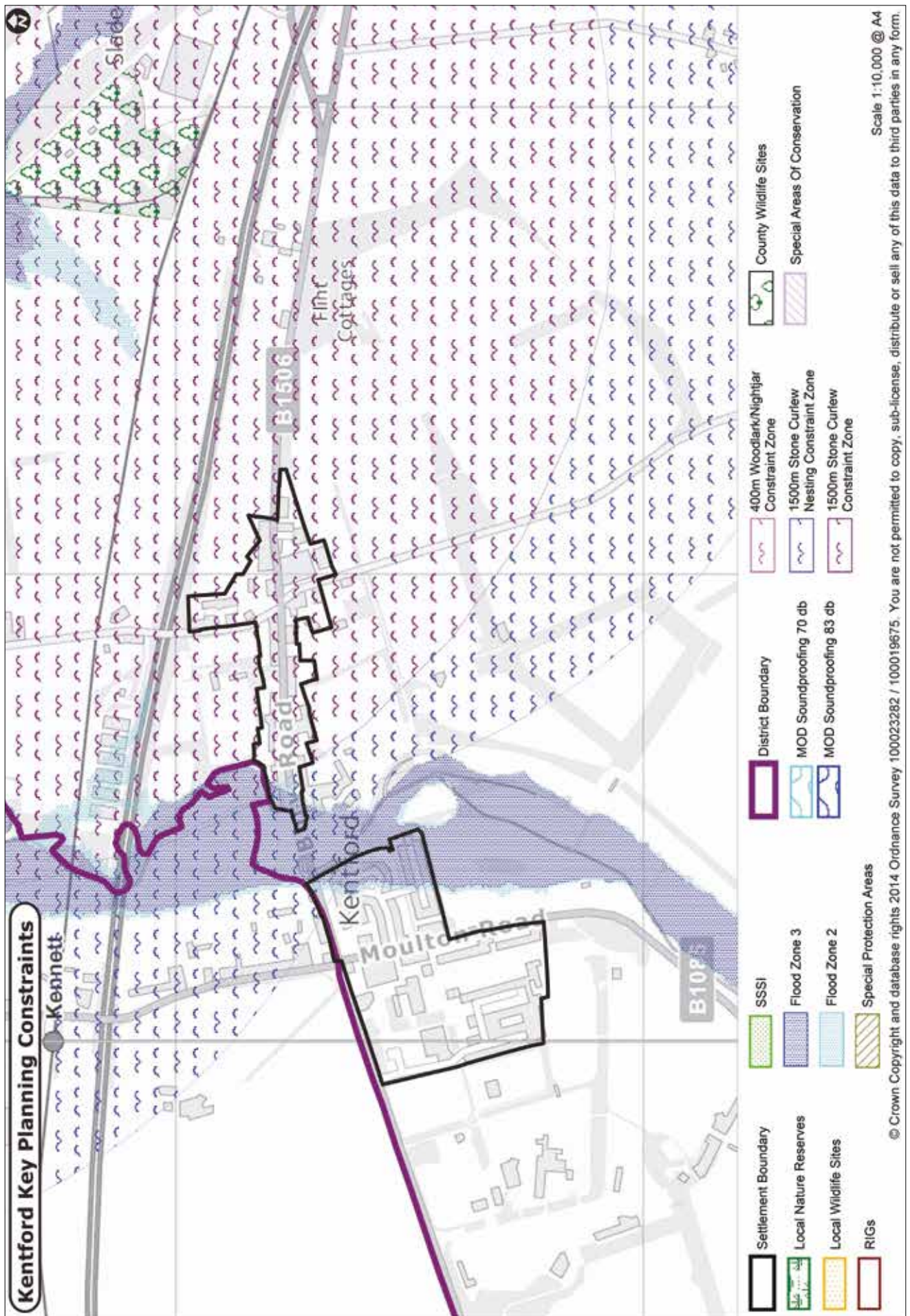
6.3.3 As a result of the basic local services it provides, Kentford is designated as a primary village in the Core Strategy which states (paragraph 2.5.10) that primary villages will accommodate small scale local growth to meet local needs.

6.3.4 The 2009 Infrastructure and Environmental Capacity Appraisal (IECA) indicates that environmental capacity exists for 240–440 new dwellings in Kentford, but that is subject to significant infrastructure improvements in line with growth. The report sets out concerns that any physical expansion of Kentford, without infrastructure improvements, would have an impact upon existing facilities, which are already at capacity. The report indicates that even 50 to 100 new homes would have a significant impact.

6.3.5 The draft Infrastructure Delivery Plan (IDP) updates infrastructure capacity issues where this information is available. The key points have been picked up in the constraints and opportunities listed at the beginning of this section. The full details, in relation to Kentford, can be viewed in the draft IDP which accompanies this document.

6.3.6 Since the publication of the IECA in 2009, two planning applications have been approved in the village which provide a total of 101 dwellings. There is also an outstanding application for 34 dwellings (land to the rear of the Cock Public House) which is likely to be determined during the consultation period on this document. An appeal has also been submitted to the Planning Inspectorate (on land at Meddler Stud). The council refused permission for a horse racing training yard and 63 dwellings because the applicant had failed to demonstrate that the land is not required for





an equine use. The public inquiry and decision is expected late 2015.

6.3.7 These sites are included in the Site Allocations document as potential options because:

- development has not yet commenced on those sites that have been given planning approval; and
- the potential for allocation on those sites with underdetermined applications should be considered through the preparation of this document.

| Site reference | Site location                          | Planning application reference number | Progress of planning application                                      | Number of dwellings proposed |
|----------------|--|---------------------------------------|---|------------------------------|
| K/02           | Meddler Stud                           | DC/14/0585/OUT                        | Application refused January 2015 and appeal submitted June 2015       | 63 dwellings                 |
| K/10           | Land west of Herringswell Road         | F/2013/0061/HYB                       | Approved 4 June 2015  | 60 dwellings                 |
| K/11*          | Land at Animal Health Trust, Landwades | DC/14/0692/FUL                        | Planning approval 25 November 2014. Development commenced March 2015. | 41 dwellings                 |
| K/16           | Land to the rear Cock Public House     | DC/14/2203/OUT                        | Not yet determined  | 34 dwellings                 |

\* Site K11 will not be put forward as an allocation because development has commenced.

### Site options

6.3.8 It is important to consider the likely infrastructure impacts of any additional development in Kentford, given that the existing services are nearing capacity from recent planning permissions.

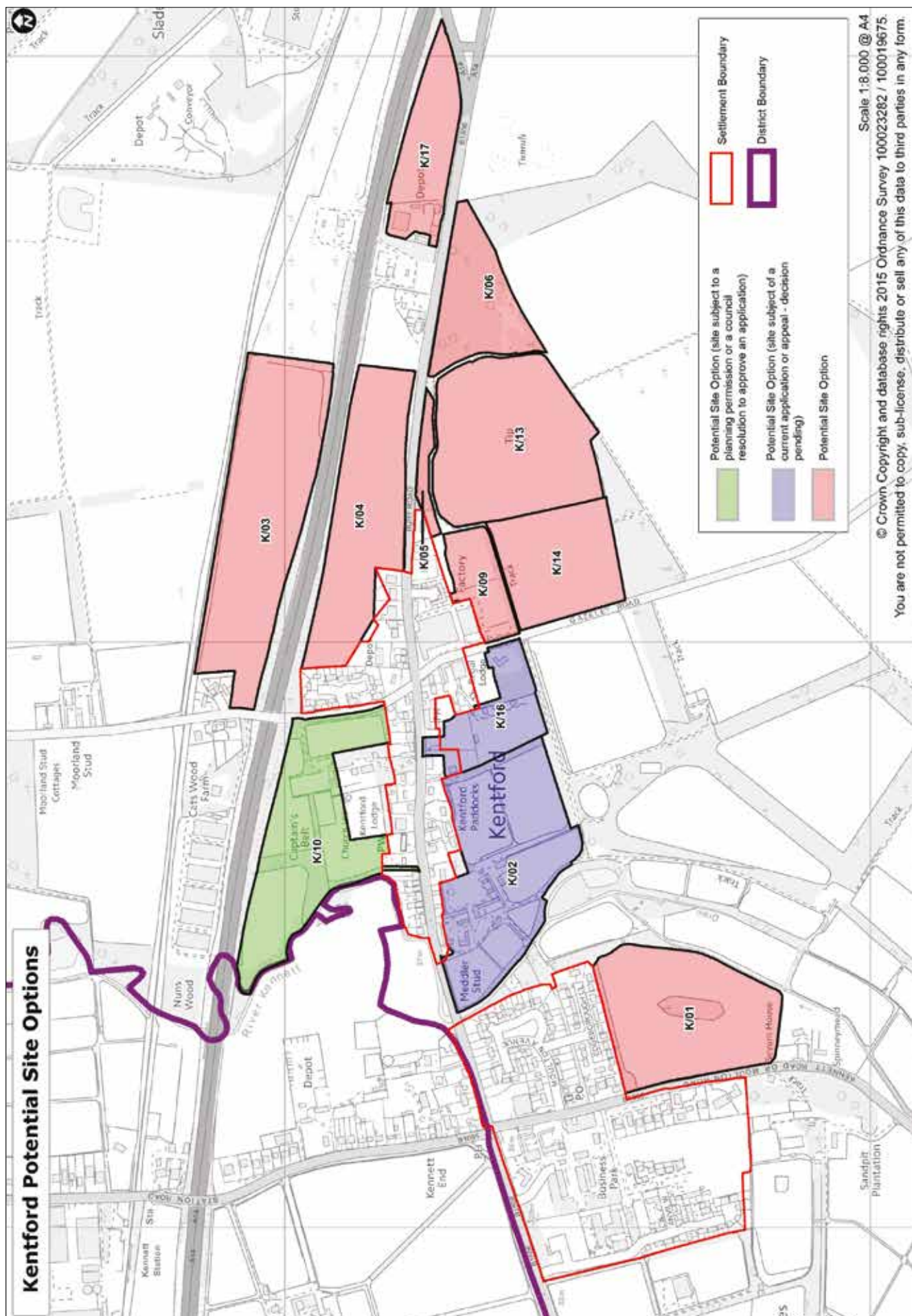
**Question K1: Do you consider additional growth should take place with the necessary infrastructure improvements?**

**Please give reasons for your answer.**

6.3.9 A number of sites in Kentford have been submitted to the council by landowners and developers for potential inclusion in the Site Allocations document. These sites are set out on the map below and are accompanied by individual sheets with a short description and a brief assessment of the pros and cons, to assist you in making your response. The sheets also indicate the status of the sites in the Strategic Housing Land Availability Assessment (SHLAA), whether they are included or deferred. Section 2 in this document has further information on the SHLAA and how it has helped inform this document.



- 6.3.10 There are questions about your opinion on these sites at the end of this section.
- 6.3.11 The level of development will also be influenced by the existing environmental and physical constraints and the overall capacity for growth in the village.
- 6.3.12 It is also important to recognise that the level of development in the village will be influenced by the outcomes of the Core Strategy Single Issue Review which is currently reviewing the distribution of development across the district.
- 6.3.13 A further consultation on the Core Strategy Single Issue Review, early in 2016, will set out the council's preferred options for the distribution of housing across the district. The council will also consult on the preferred sites across the district to achieve this distribution.





## SITE: K/01 LAND EAST OF MOULTON ROAD

**Area:** 5.9 hectares.

**Proposed use:** residential.

**Potential capacity:** 105 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred - Flood Zone.

**Description:** this is a greenfield site bordered by the River Kennett to the east with an extensive area of Flood Zone 3. The site lies adjacent to the settlement boundary to the west and north. There is a wooded area in the central part of the site. Classified as Grade 3 agricultural land and currently in equine use associated with Lanwades Stud.

### Pros:

- adjoins the settlement boundary;
- could make a contribution to the housing needs of the district.

### Cons:

- extensive area of Flood Zone 3 covers the site which would need to be resolved to the satisfaction of the Environment Agency before this site could be allocated;
- the site is currently in equine use associated with Lanwades Stud.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 50m             | 385m | 910m  | 250m              | 6.8km      | 1.85km         |



**SITE: K/02 MEDDLER STUD**

**Area:** 6.6 hectares.

**Proposed use:** residential.

**Potential capacity:** 125 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred - Flood Zone and Local Plan equine policy constraint.

**Description:** this is a mixed brown/greenfield site bounded by Bury Road and residential properties to the north, the river Kennett and residential properties to the west, arable fields to the south and residential properties and a paddock to the east. A mature tree belt runs through the centre of the site. Much of the western part of the site is covered by Flood Zone 3. Parts of the site are classified Grade 3 agricultural land. The site is within the 1500m stone curlew special protection area (SPA) buffer zone.

In 2013 a planning appeal was dismissed on grounds of harm to the Horse Racing Industry and pre-determining location of housing in Kentford prior to the Local Plan review. A planning application DC/14/0585/OUT was refused in January 2015 for

63 dwellings on grounds that the applicant had failed to demonstrate that the land is not required for an equine use. Based on the information submitted to Natural England in respect of the planning application in 2014, Natural England confirmed that the proposals were not likely to have a significant effect on stone curlews and that an appropriate assessment was not required. An appeal was submitted in June 2015. The public inquiry is expected to take place in 2015.

**Pros:**

- part of the site is classified as brownfield land;
- could make a contribution to the housing needs of the district.

**Cons:**

- the site is currently in equine use associated with Meddler Stud;
- much of the western part of the site is covered by Flood Zone 3;
- the site is within the special protection area buffers for stone curlew but is screened by existing development.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 350m            | 265m | 725m  | 150m              | 6.8km      | 2.15km         |







**SITE: K/03 LAND NORTH OF THE A14**

**Area:** 11.7ha.

**Proposed use:** residential.

**Potential capacity:** 211 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA) buffer zone).

**Description:** this is a greenfield site which borders the railway line to the north and the A14 to the south. The site is not adjacent to the housing settlement boundary. The land lies within the 1500m SPA stone curlew buffer zone and is classified as Grade 3 agricultural land.

**Pros:**

- could make a contribution to the housing needs of the district.

**Cons:**

- not adjacent to the housing settlement boundary;
- physically separated from the village by the A14;
- noise issues from the A14 would need to be overcome;
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1km             | 280m | 980m  | 930m              | 7.6km      | 2.2km          |





## SITE: K/04 LAND NORTH OF BURY ROAD

**Area:** 6.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 118 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA) buffer zone).

**Description:** greenfield site bordered by the A14 to the north, Bury Road to the south and existing settlement boundary to the west. Classified as Grade 4 agricultural land, the site lies within the 1500m SPA stone curlew buffer zone.

### Pros:

- western boundary of the site is adjacent to the settlement boundary;
- could make a contribution to the housing needs of the district.

### Cons:

- noise issues from the A14 would need to be overcome;
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1km             | 130m | 870m  | 1km               | 7.6km      | 2.2km          |



SITE: K/05 SOUTH AND EAST OF FLINT HOUSE, BURY ROAD (NEAR VILLAGE HALL)

**Area:** 0.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 14 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA) buffer zone).

**Description:** this is a linear greenfield site classified as Grade 5 agricultural land lying to the south of Bury Road. The eastern edge of the site lies adjacent to existing settlement boundary. The site lies within the 1500m SPA stone curlew buffer zone. Application F/2013/0176/OUT for 16 dwellings was withdrawn in 2014. The Environment Agency objected to the application on the grounds of potential gas risk from the adjacent landfill site (site K13).

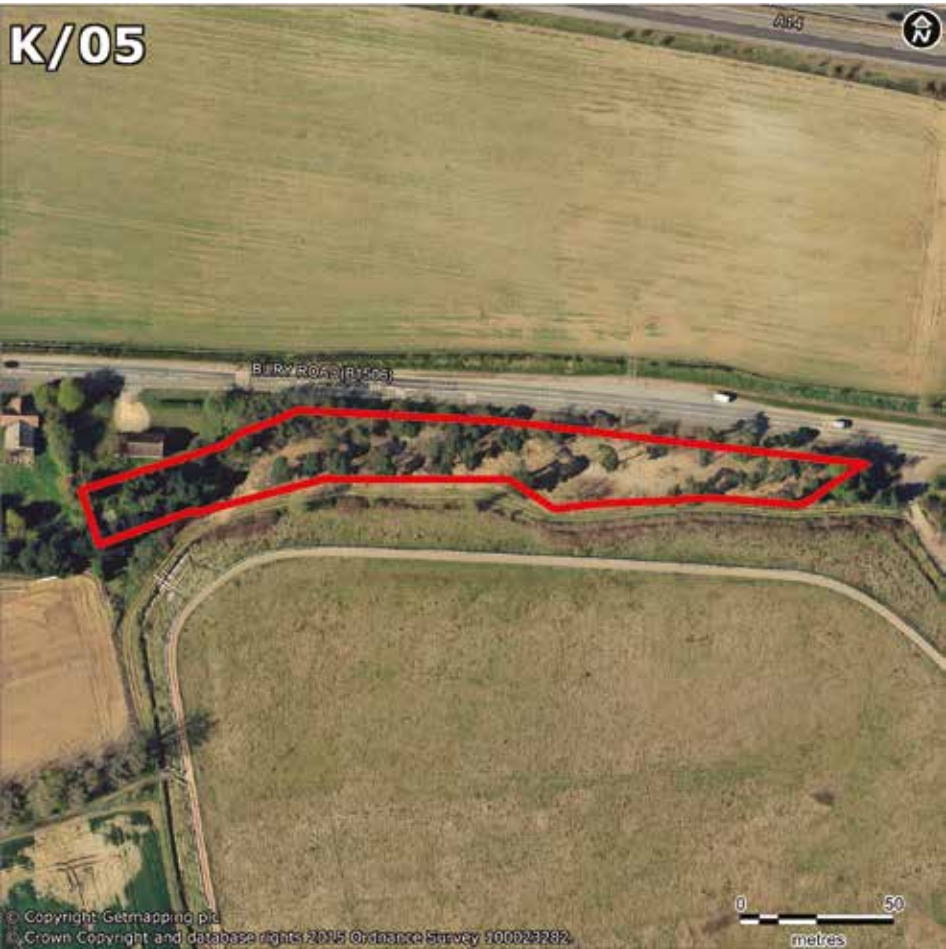
**Pros:**

- adjacent to the settlement boundary;
- could make a contribution to the housing needs of the district.

**Cons:**

- linear greenfield site;
- potential gas risk associated with adjacent landfill site to the south;
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

| Employment area | Bus  | Train  | Convenience store | GP surgery | Primary school |
|-----------------|------|--------|-------------------|------------|----------------|
| 1km             | 300m | 1.16km | 970m              | 7.4km      | 2.7km          |





## SITE: K/06 SITE OPPOSITE 1 TO 4 BURY ROAD

**Area:** 2.9 hectares.

**Proposed use:** residential.

**Potential capacity:** 86 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred – nature (1500m stone curlew special protection area (SPA) buffer zone).

**Description:** a greenfield site comprising woodland lying to the south of Bury Road. It is classified as Grade 6 agricultural land. It lies within the 1500m SPA stone curlew buffer zone. It is not adjacent to the settlement boundary.

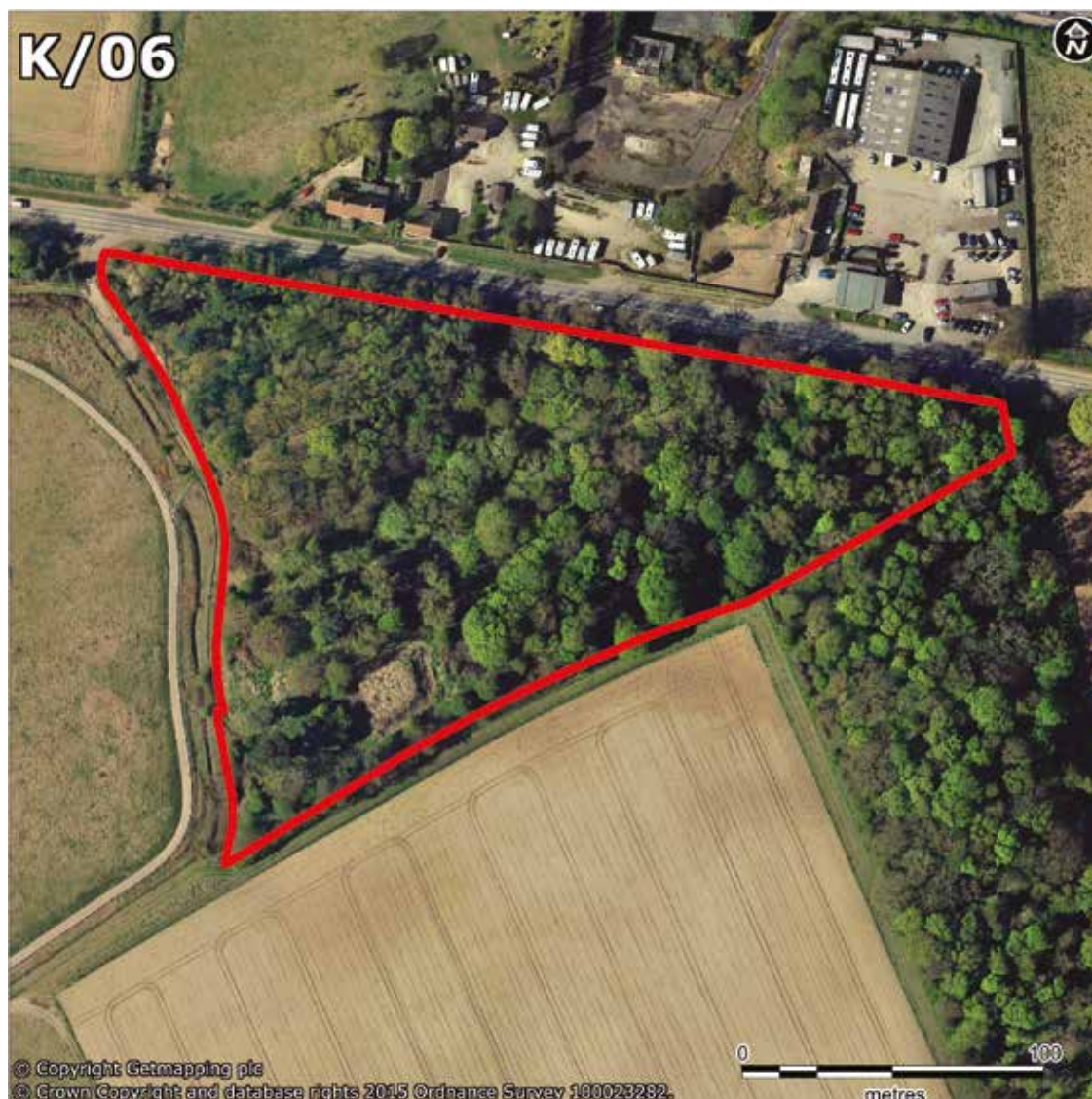
### Pros:

- could make a contribution to the housing needs of the district.

### Cons:

- the site is not adjacent to the housing settlement boundary;
- greenfield wooded site;
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 1.03km          | 0m  | 1.3km | 1.01km            | 7.75km     | 3km            |



**SITE: K/09 FOTHERGILLS, GAZELEY ROAD**

**Area:** 1.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 86 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA) buffer zone).

**Description:** mixed brownfield and greenfield site with parts classified as Grade 3 agricultural land and parts currently used in association with existing employment site. The northern edge of the site lies adjacent to the existing settlement boundary. The site lies within the 1500m SPA stone curlew buffer zone.

**Pros:**

- part of the site is adjacent to the village settlement boundary;
- mixed brown/greenfield site;
- could make a contribution to the housing needs of the district.

**Cons:**

- land currently used in association with Fothergills Seeds. To develop this site would constrain the future expansion of this site;
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 810m            | 0m  | 1.1km | 770m              | 7.6km      | 2.35km         |





## SITE: K/10 LAND WEST OF HERRINGSWELL ROAD

**Area:** 6 hectares.

**Proposed use:** residential.

**Potential capacity:** 60 dwellings based on planning approval in 2013.

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA) buffer zone).

**Description:** This greenfield site classified as Grade 3 agricultural land abuts the northern and western settlement boundaries of Kentford and contains areas of mature planting. The land falls within the grounds of Kentford Lodge. Application F/2013/0061/HYB was approved in 2013 for 60 dwellings.

### Pros:

- planning approval in 2013 for 60 dwellings;
- Natural England concluded there was unlikely to be an adverse effect on the integrity of the Breckland Special Protection Area.

### Cons:

- lies within the 1500m special protection area buffer zone.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 800m            | 50m | 1km   | 770m              | 7.6km      | 2.35km         |



**SITE: K/13 LAND TO REAR FLINT HOUSE**

**Area:** 6.8 hectares.

**Proposed use:** residential.

**Potential capacity:** 122 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA) buffer zone).

**Description:** greenfield site classified as Grade 3 agricultural land south of Bury Road, bordered by agricultural land and woodland. It is not adjacent to the village settlement boundary and is a former landfill site with contamination issues. Lies within the 1500m SPA stone curlew buffer zone.

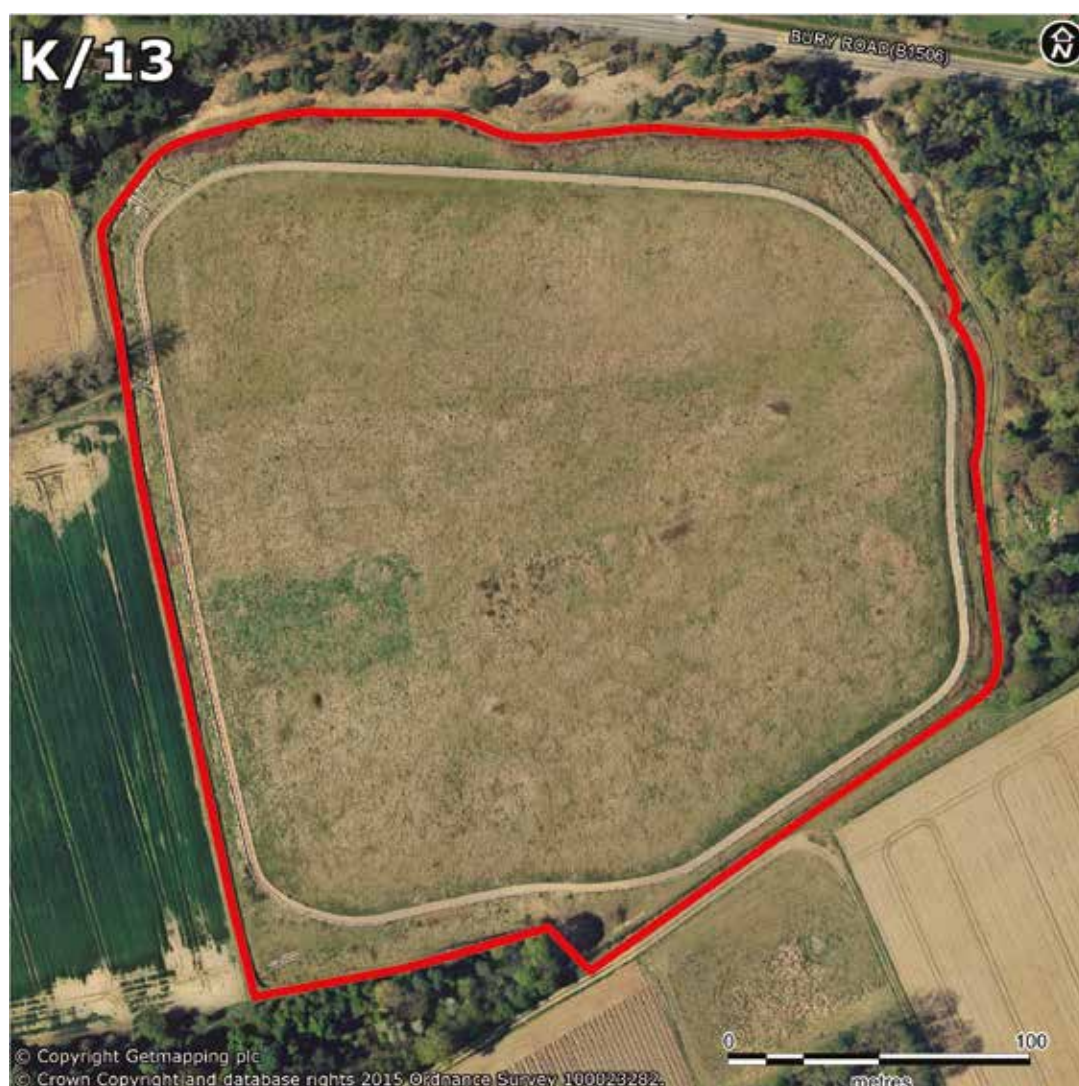
**Pros:**

- could make a contribution to the housing needs of the district.

**Cons:**

- former landfill site with potential gas risk;
- not adjacent to the village settlement boundary;
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 1140m           | 290m | 1310m | 930m              | 7.4km      | 2.7km          |





## SITE: K/14 LAND EAST OF GAZELEY ROAD

**Area:** 3.6 hectares.

**Proposed use:** residential.

**Potential capacity:** 65 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred -nature (1500m stone curlew special protection area (SPA) buffer zone).

**Description:** greenfield site classified as Grade 3 agricultural land, bordered by Gazeley Road to the west, tree belts to the south and north and agricultural land (former landfill site) to the east. The site lies within the 1500m SPA stone curlew buffer zone and is not adjacent to existing settlement boundary.

### Pros:

- could make a contribution to the housing needs of the district.

### Cons:

- adjacent to former land fill site with potential gas risk;
- not adjacent to the village settlement boundary;
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 810m            | 20m | 1.1km | 770m              | 7.6km      | 2.35km         |



**SITE: K/16 LAND TO THE REAR COCK PUBLIC HOUSE**

**Area:** 2.3 hectares.

**Proposed use:** residential.

**Potential capacity:** 68 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** deferred - nature (1500m stone curlew special protection area (SPA) buffer zone).

**Description:** northern boundary of the site is adjacent to the settlement boundary. It is mixed brown and greenfield, classified as Grade 3 agricultural land. The site is predominantly meadow, but also includes three existing bungalows and part of the pub car park. A planning application was submitted in 2014 for 34

dwellings and is yet to be determined.

Natural England has responded to the application (as amended) and has raised no objection.

**Pros:**

- adjacent to the settlement boundary;
- could make a contribution to the housing needs of the district.

**Cons:**

- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

| Employment area | Bus | Train | Convenience store | GP surgery | Primary school |
|-----------------|-----|-------|-------------------|------------|----------------|
| 770m            | 0m  | 945m  | 580m              | 7.6km      | 2.35km         |





## SITE: K/17 SITE LAND BETWEEN BURY ROAD AND A14

**Area:** 2.7 hectares.

**Proposed use:** employment.

**Potential capacity:** N/A

**SHLAA status:** N/A

**Description:** The site is located to the east of Kentford and does not lie within or adjacent to the settlement boundary. The site lies to the south of the A14 and to the north of the B1506. It comprises part brown field and part greenfield with a depot located on the eastern side of the site. The site is classified as Grade 3 agricultural land.

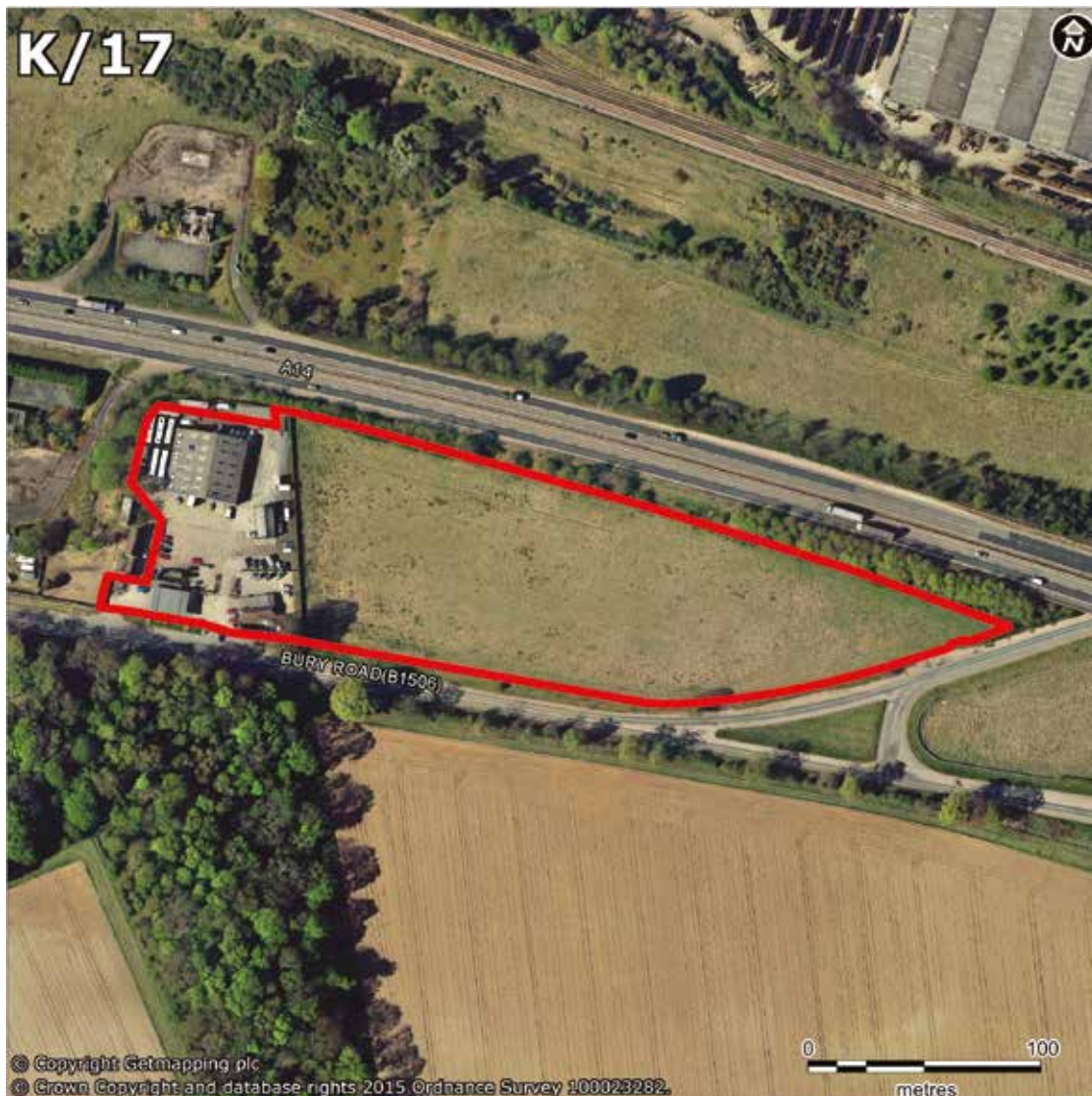
### Pros:

- could make a contribution to the employment needs of the district.

### Cons:

- the site is not adjacent to the housing settlement boundary;
- loss of a greenfield site;
- any development within the 1500m buffer zone will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects upon the stone curlew.

| Employment area | Bus  | Train | Convenience store | GP surgery | Primary school |
|-----------------|------|-------|-------------------|------------|----------------|
| 950m            | 550m | 1km   | 940m              | 7.75km     | 2.3km          |



*Question K2: Which of the sites in Kentford do you feel should be allocated?*

*Please explain why you think this.*

*Question K3: Which of the sites in Kentford would you not wish to see allocated?*

*Please explain why you think this.*

*Question K4: Are you aware of any other potential sites in Kentford that are available for development which are not identified in this document?*



## 6.4 West Row

### The local area

6.4.1 West Row is a primary village located approximately 1.5 miles to the west of Mildenhall. RAF Mildenhall, (the USAFE airbase) is immediately north-east of the village and to the south it extends to the River Lark. The village has a population of around 1627 (2011 Parish Profile).

- there are currently forecast to be surplus places available at the catchment secondary school, but West Row County Primary School is nearing capacity. Potential options for expansion are being investigated;
- there are some local employment opportunities within the village and its hinterland;
- growth in West Row needs to be considered in conjunction with Mildenhall as their infrastructure is closely related.

### 6.4.2 Constraints and opportunities to future development

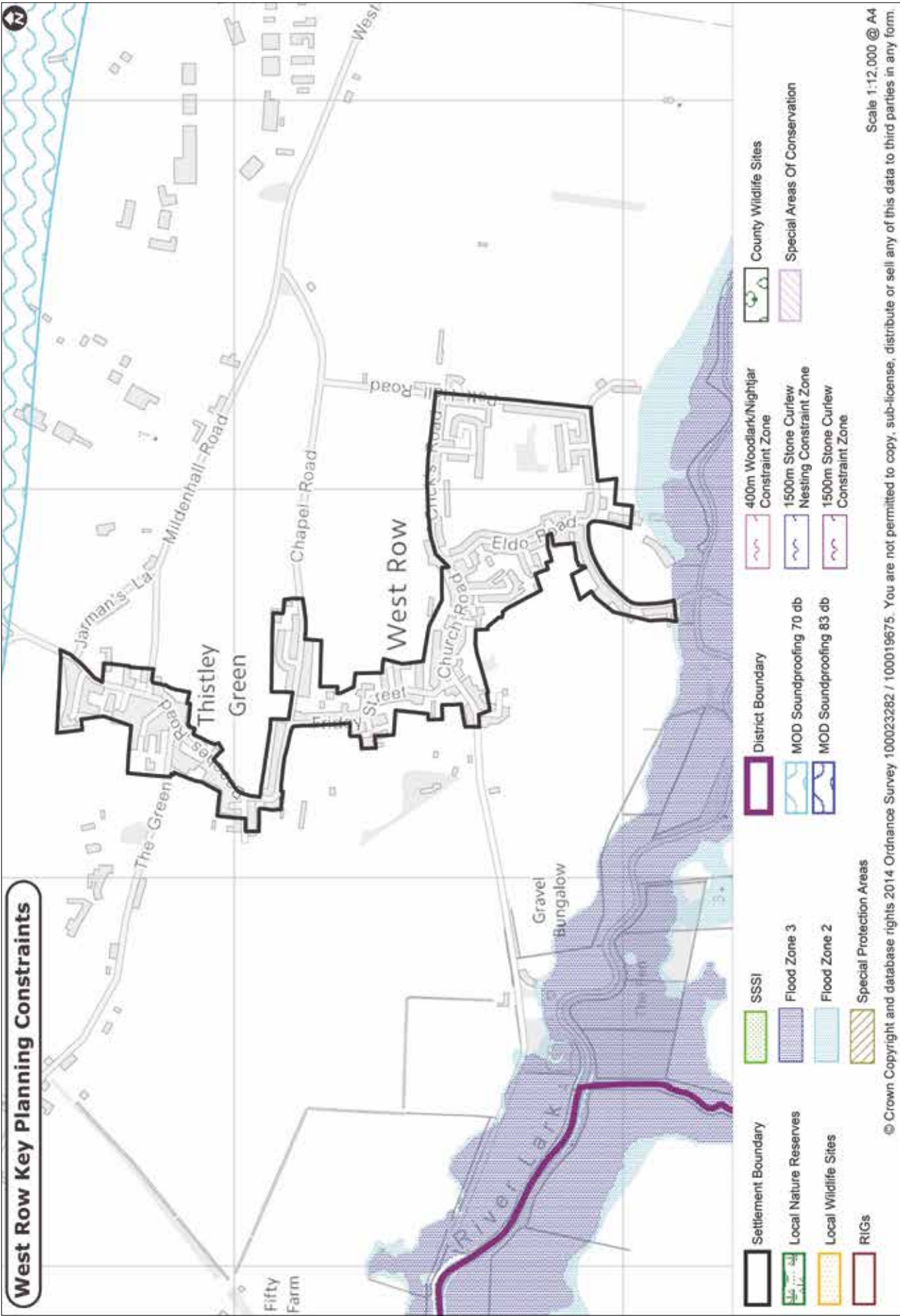
- aircraft noise constraints to the north, associated with RAF Mildenhall airbase flight paths;
- land to the south of the settlement lies within Flood Zones 2 and 3 of the River Lark (according to data provided by the Environment Agency);
- potential for settlement coalescence with Thistley Green to the west and/or Mildenhall to the east to be avoided;
- the village has a reasonable level of services and facilities commensurate with its size including a primary school, village hall, village store, post office, takeaway food outlets, hairdressers and a public house;
- open space and sport provision includes sports pitches, public open space, allotments and play areas;
- there are no health facilities in the village;
- the existing rural road network is unlikely to be able to support high levels of growth;
- there is a limited bus service to Mildenhall, Thetford and Bury St Edmunds;
- capacity at Mildenhall Water Recycling Centre to accommodate some growth;
- uncertainty over the consequences of the withdrawal of the USAFE from RAF Mildenhall post 2020 and the future use of the site;

### Settlement capacity

6.4.3 As a result of the basic local services it provides, West Row is designated as a primary village in the Core Strategy, which states (paragraph 2.5.10) that primary villages will accommodate small scale local growth to meet local needs.

6.4.4 The 2009 Infrastructure and Environmental Capacity Appraisal (IECA) indicates that environmental capacity exists for 140 - 250 new dwellings in West Row, but that is subject to infrastructure improvements in line with growth. The report sets out that the rural road network is a constraint to high levels of growth. The lack of health services and capacity of the primary school means only very small scale physical expansion can be accommodated without infrastructure improvements. Development in West Row needs to be considered in conjunction with proposals for Mildenhall, given the cumulative impacts of growth on transport links, waste water and substation capacity.

6.4.5 Since the publication of the IECA in 2009, two planning applications have been approved in the village which provide a total of 33 dwellings. There is also an outstanding application for 138 dwellings which is likely to be determined during the consultation period on this document.





6.4.6 These sites are included in the site allocations document as potential options because:

- development has not yet commenced on those sites that have been given planning approval; and
- the potential for allocation on those sites with underdetermined applications should be considered through the preparation of this document.

| Site reference | Site location                            | Planning application reference number          | Progress of planning application | Number of dwellings proposed |
|----------------|--|--|----------------------------------|------------------------------|
| WR/06          | Land north of Mildenhall Road            | DC/14/0632/OUT                                 | Approved 22.12.14                | 26                           |
| WR/07          | Land east of Beeches Road                | DC/14/2047/HYB                                 | Not yet determined               | 138                          |
| WR/12          | Land adj. to Park Garden, Friday Street. | DC/14/2407/OUT revised scheme<br>F/13/0329/OUT | Approved<br>13.02.15 & 26.11.13  | 7                            |

6.4.7 It is important to consider the likely infrastructure impacts of any additional development in West Row, given that the existing facilities are already under pressure from recent planning permissions and undetermined applications.

**Question WR1: Do you consider additional growth should take place with the necessary infrastructure improvements?**

**Please give reasons for your answer.**

### Site options

6.4.8 A number of sites in West Row have been submitted to the council by landowners and developers for potential inclusion in the site allocations document. These sites are set out on the map below and are accompanied by individual sheets with a short description and a brief assessment of the pros and cons, to assist you in making your response. The sheets also indicate the status of the sites in the Strategic Housing Land Availability Assessment (SHLAA), describing whether they are included or deferred. Section 2 in this document has further information on the SHLAA and how it has helped inform this document.

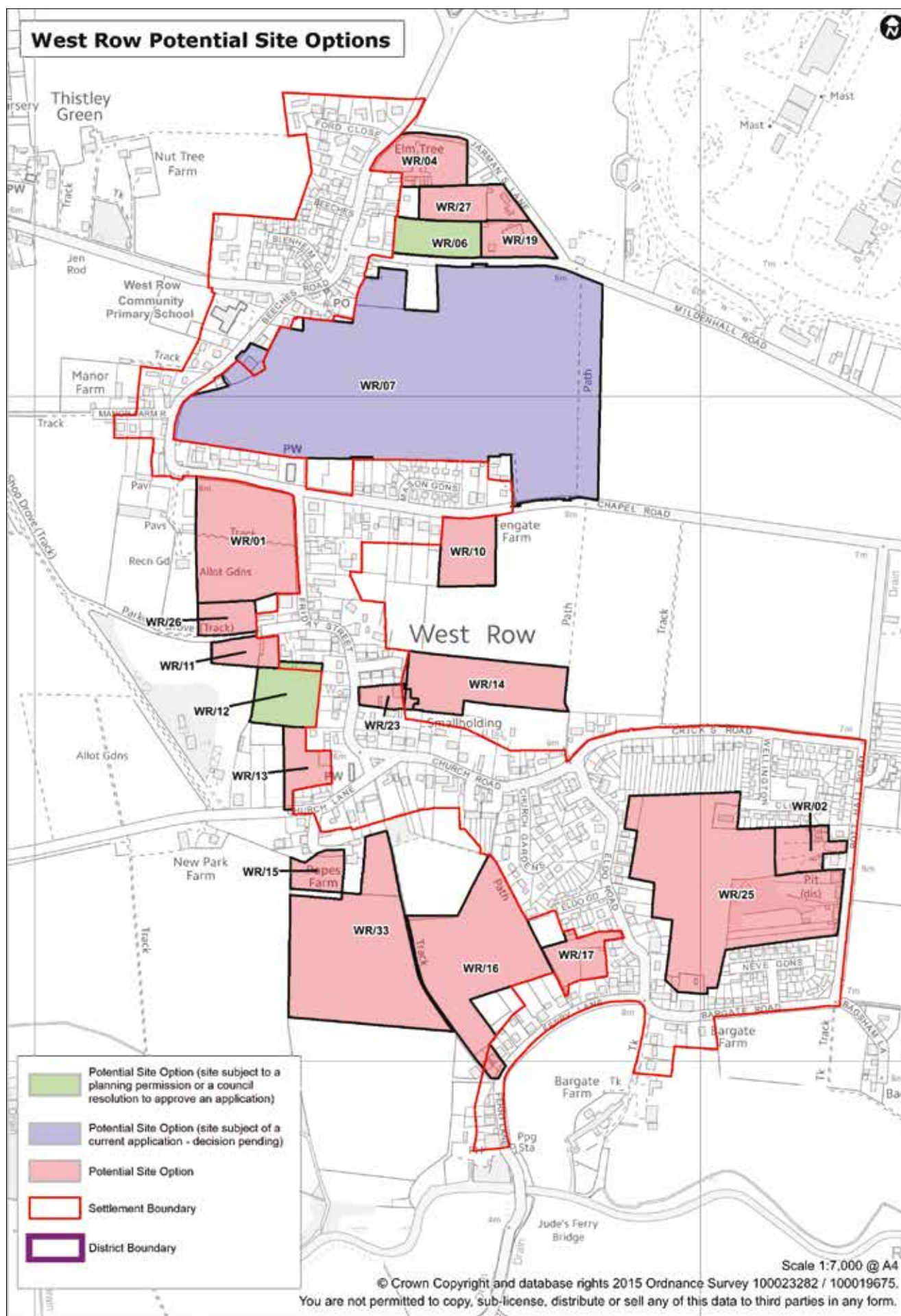
6.4.9 There are questions about your opinion on these sites at the end of this section.

6.4.10 The level of development will be influenced by the existing environmental and physical

constraints and the overall capacity for growth in the village.

- 6.4.11 It is also important to understand that the level of development in the village will be influenced by the outcomes of the Core Strategy Single Issue Review, which is currently reviewing the distribution of development across the district.
- 6.4.12 A further consultation on the Core Strategy Single Issue Review, early in 2016, will set out the council's preferred options for the distribution of housing across the district. The council will also consult on the preferred sites across the district to achieve this distribution.





**SITE: WR/01 LAND SOUTH OF CHAPEL ROAD**

**Area:** 2.6 hectares.

**Proposed use:** residential.

**Potential capacity:** 78 dwellings.

**SHLAA status:** included.

**Description:** this is a greenfield site adjacent to the West Row settlement boundary. The site is grade 2 agricultural land bounded by residential development to the north and east, sports pavilions, a recreation ground and play areas to west. Listed buildings are situated to the east and north-west of the site.

**Pros:**

- adjacent to settlement boundary;
- good access to some services and facilities;
- relates well to form of existing settlement.

**Cons:**

- loss of a greenfield site;
- loss of best and most versatile agricultural land.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 340m | N/A   | 410m              | 4km        | 310m           |





## SITE: WR/02 LAND OFF POTT HALL ROAD

**Area:** 0.6 hectares.

**Proposed use:** residential.

**Potential capacity:** 12 dwellings, assuming landscaping and 20 dwellings per hectare to reflect the local character.

**SHLAA status:** included.

**Description:** this is a mixed greenfield and brownfield site within the existing West Row settlement boundary. The site is a mixture of grass and arable land to the west with outbuildings and hard standings to the east where there is access to Pott Hall Road. The

site is bounded by residential development to the north and east with trees and hedges along the south border encroaching into the site.

**Pros:**

- within settlement boundary.

**Cons:**

- loss of a greenfield site;
- loss of best and most versatile agricultural land;
- the site is located on the south side of the village which is further from the settlements main services and facilities.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 140m | N/A   | 870m              | 3.2km      | 1km            |



SITE: WR/04 LAND AT THE JUNCTION OF JARMAN'S LANE AND BEECHES ROAD

**Area:** 0.9 hectares.

**Proposed use:** residential.

**Potential capacity:** 10 dwellings. The west side of the site may have potential for some development if it can be accommodated without harming the setting of the listed building.

**SHLAA status:** included.

**Description:** this is a predominantly greenfield site adjacent to the existing West Row settlement boundary. The site comprises unmanaged grassland with poly-tunnels and outbuildings to the west, and a Grade 2 agricultural field to the east. There is a hedged

boundary to the north and south with some trees and trees within the site. Directly south-west of the site is a listed farmhouse with associated, potentially curtilage listed outbuildings, extending into the south of the site.

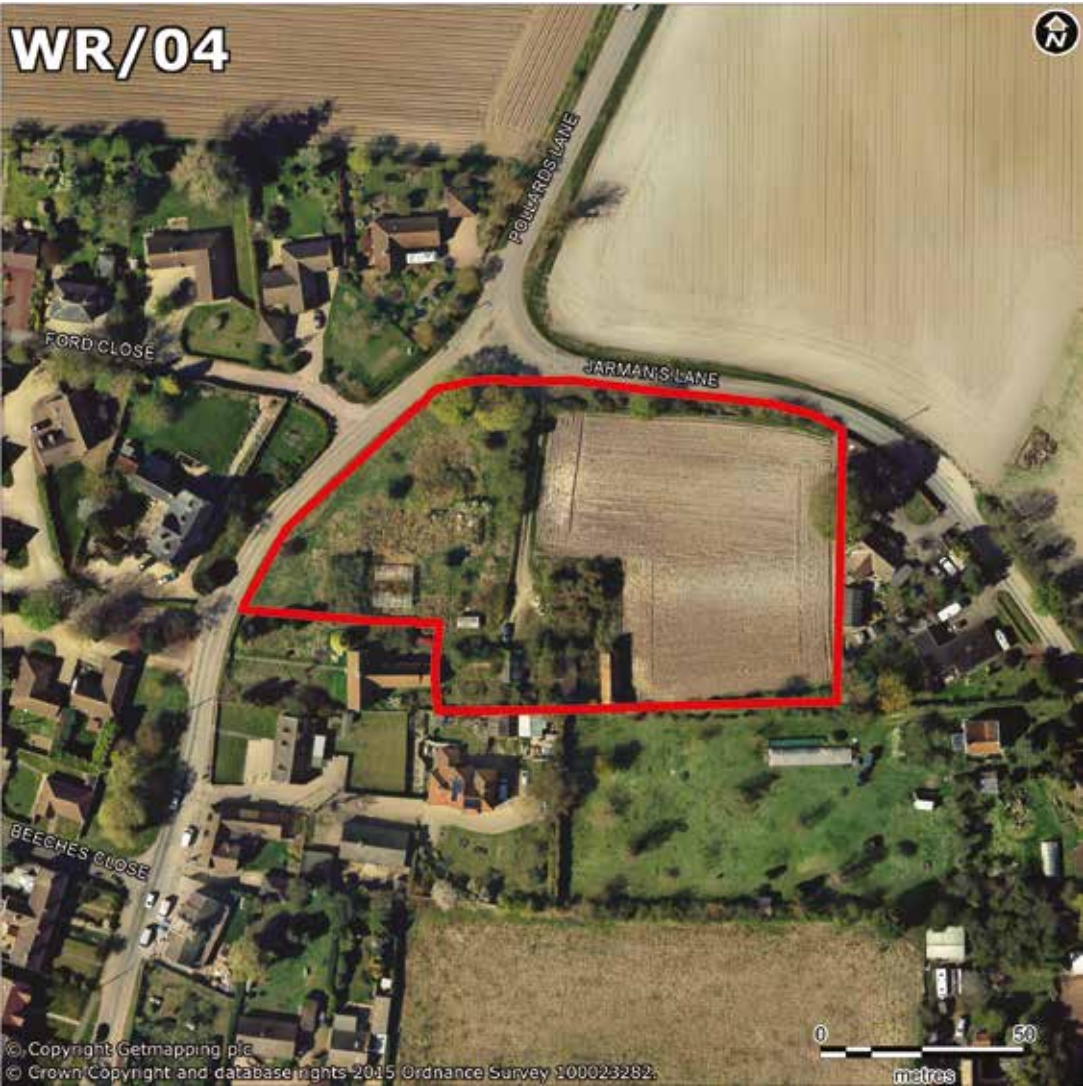
**Pros:**

- adjacent to settlement boundary;
- close to some services and facilities.

**Cons:**

- loss of a greenfield site;
- loss of best and most versatile agricultural land;
- loss of local rural character;
- impact on the setting of a listed building.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 270m | N/A   | 210m              | 3.9km      | 350m           |





## SITE: WR/06 LAND NORTH OF MILDENHALL ROAD

**Area:** 0.7 hectares.

**Proposed use:** residential.

**Potential capacity:** 26 dwellings based on planning approval DC/14/0632/OUT.

**SHLAA status:** included.

**Description:** this is a greenfield site adjacent to the existing West Row settlement boundary. The site is classified as Grade 2 agricultural land and bounded by existing residential development to the west and east. The site benefits from outline planning permission for up to 26 dwellings, reference DC/14/0632/OUT.

### Pros:

- adjacent to settlement boundary;
- good access to some services and facilities;
- the site benefits from planning permission.

### Cons:

- loss of a greenfield site;
- loss of best and most versatile agricultural land.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 160m | N/A   | 60m               | 3.9km      | 300m           |



**SITE: WR/07 LAND EAST OF BEECHES ROAD**

**Area:** 15.1 hectares.

**Proposed use:** residential.

**Potential capacity:** 138 dwellings based on planning application reference DC/14/2047/HYB.

**SHLAA status:** included.

**Description:** this is a greenfield site adjacent to the existing West Row settlement boundary. The site is Grade 2 agricultural land bounded by residential development to the north-west, west and south. This very large site offers a potential capacity of some 452 dwellings if developed at 30dph, however this significantly exceeds the broad capacity range of

140 –250 dwellings (107–217 taking into account subsequent permissions) identified in the 2009 IECA study. An application is currently under consideration for 138 dwellings on this site, reference DC/14/2047/HYB.

**Pros:**

- adjacent to settlement boundary;
- good access to some services and facilities.

**Cons:**

- loss of a greenfield site;
- loss of best and most versatile agricultural land;
- development of whole site at an acceptable density would exceed broad infrastructure capacity of settlement.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 100m | N/A   | 60m               | 4 km       | 180m           |





## SITE: WR/10 LAND OFF CHAPEL ROAD

**Area:** 0.9 hectares.

**Proposed use:** residential.

**Potential capacity:** 15 dwellings to reflect the local character on the edge of settlement.

**SHLAA status:** included.

**Description:** this is a greenfield site adjacent to the West Row settlement boundary. The site is grade 2 agricultural land bounded by residential development to the north and west and open agricultural land to the west and south.

### Pros:

- adjacent to settlement boundary;
- good access to some services and facilities.

### Cons:

- loss of a greenfield site;
- loss of best and most versatile agricultural land.

| Employment Area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 410m | N/A   | 400m              | 3.7km      | 460m           |



SITE: WR/11 LAND OFF PARKER'S DROVE

Area: 0.4 hectares.

Proposed use: residential.

Potential capacity: 12 dwellings.

SHLAA status: included.

Description: this is a mixed greenfield/brownfield site adjacent to the West Row settlement boundary. The site is predominantly Grade 2 agricultural land in the west with a residential building and curtilage to the east. (This building is shown on the 1st series OS maps and has the potential to be an undesignated heritage asset). A hedge runs along the north boundary with

an area of trees in the north-west corner. The site is bounded by residential development to the east and north.

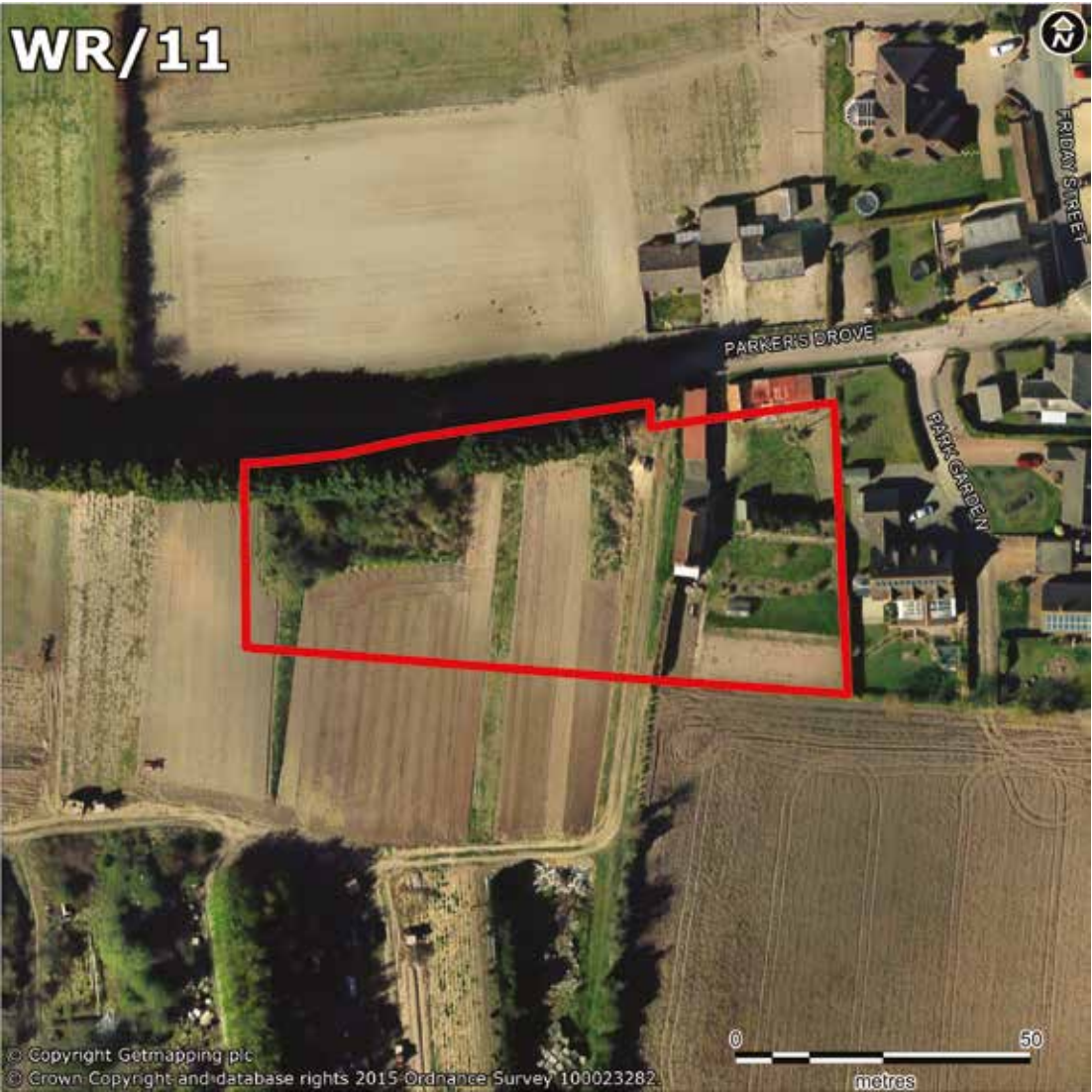
Pros:

- adjacent to settlement boundary;
- reasonable access to some services and facilities.

Cons:

- loss of a greenfield site;
- loss of best and most versatile agricultural land;
- site may be below size threshold for allocation once natural and historic environment constraints are taken into consideration.

| Employment Area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 190m | N/A   | 540m              | 4km        | 510m           |





## SITE: WR/12 LAND ADJACENT TO PARK GARDEN, FRIDAY STREET.

**Area:** 0.9 hectares.

**Proposed use:** residential.

**Potential capacity:** 7 dwellings in accordance with planning permission DC/14/2407/OUT.

**SHLAA status:** included.

**Description:** this is a greenfield site of Grade 2 arable agricultural land with residential rear curtilages to the north. It is adjacent to the West Row settlement boundary in the north and east where it is bounded by residential uses. Agricultural land/countryside lies

to the west. 0.5 hectare of the east side of the site benefits from planning permission for seven dwellings. Reference DC/14/2407/OUT.

### Pros:

- adjacent to settlement boundary;
- good access to some services and facilities;
- existing planning permission for seven dwellings.

### Cons:

- loss of a greenfield site;
- loss of best and most versatile agricultural land.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 300m | N/A   | 490m              | 4km        | 450m           |



SITE: WR/13 LAND BEHIND ST PETER’S CHURCH, CHURCH LANE

**Area:** 0.6 hectares.

**Proposed use:** residential.

**Potential capacity:** 11 dwellings. The estimated 20 dwellings per hectare reflects the local character and assumes land for landscaping and provision for open space on site.

**SHLAA status:** included.

**Description:** this is a greenfield site adjacent to the West Row settlement boundary. It is predominantly grassland classified as Grade 2 agricultural land, with a residential rear curtilage within the north-east corner of the site. St Peter’s Church lies directly to the east with residential uses to the north-east and south-east. The west boundary has an established hedge with trees.

**Pros:**

- adjacent to settlement boundary;
- relates well to form of existing settlement.

**Cons:**

- loss of a greenfield site;
- loss of best and most versatile agricultural land.

| Employment area     | Bus | Train | Convenience store | GP surgery | Primary school |
|---------------------|-----|-------|-------------------|------------|----------------|
| No employment areas | 60m | N/A   | 710m              | 4km        | 700m           |





## SITE: WR/14 OFF FRIDAY STREET, BEHIND WILLIAMS WAY

**Area:** 1.8 hectares.

**Proposed use:** residential.

**Potential capacity:** 53 dwellings.

**SHLAA status:** included.

**Description:** this is a mixed greenfield/brownfield site adjacent to the West Row settlement boundary on its western edge. The site is designated Grade 2 agricultural land with arable land to the east and a yard and outbuildings to the west. It is bounded by

residential development to the west and south and has trees to the west and south boundary.

**Pros:**

- adjacent to settlement boundary to east.

**Cons:**

- loss of a greenfield site;
- loss of best and most versatile agricultural land;
- eastern element of site relates poorly to form of existing settlement;
- access may depend on WR/23.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 130m | N/A   | 665m              | 3.6km      | 700m           |



SITE: WR/15 POPES FARM, CHURCH LANE

Area: 0.4 hectares.

Proposed use: residential.

Potential capacity: 13 dwellings at 30 dwellings per hectare.

SHLAA status: included.

Description: this is a greenfield site classified as Grade 2 agricultural land and currently grassland. The site is some 30m south of the existing settlement boundary with a grade II listed farmhouse to the east, residential uses to the north, paddocks to the south and open countryside to the west.

Pros:

Cons:

- loss of a greenfield site;
- loss of the best and most versatile agricultural land;
- impact of development on setting listed building;
- removed from existing settlement boundary;
- the site is located on the south side of the village which is further from the settlement’s main services and facilities.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 140m | N/A   | 840m              | 3.6km      | 800m           |





## SITE: WR/16 LAND TO NORTH OF FERRY LANE

**Area:** 3.2 hectares.

**Proposed use:** residential.

**Potential capacity:** 95 dwellings at 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** this is a predominantly greenfield site of Grade 2 agricultural land adjacent to the West Row settlement boundary. The site contains two dwellings in the south fronting Ferry Road which could provide access if demolished. It is bounded by residential

development to the south and north-east with open land/paddocks to the north and west.

**Pros:**

- adjacent to settlement boundary.

**Cons:**

- loss of a greenfield site;
- loss of best and most versatile agricultural land;
- the site is located on the south side of the village which is further from the settlement's main services and facilities.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 400m | N/A   | 982m              | 3.4km      | 1km            |



SITE: WR/17 ACCESS BETWEEN 114 & 118 ELDO ROAD

**Area:** 0.6 hectares.

**Proposed use:** residential.

**Potential capacity:** 18 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** this is a mixed greenfield/brownfield site comprising residential curtilages including outbuildings and paddocks/grassland adjacent to the West Row settlement boundary. The site is classified as Grade 2 agricultural land and is nearly completely bounded by residential development. Access to Eldo

Road is blocked by a dwelling which gained permission in 2009.

**Pros:**

- adjacent to settlement boundary;
- relates well to existing form of settlement.

**Cons:**

- loss of a greenfield site;
- loss of best and most versatile agricultural land;
- the site is located on the south side of the village which is further from the settlements main services and facilities.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 260m | N/A   | 1km               | 3.4km      | 1.1km          |





## SITE: WR/19 LAND AT JUNCTION OF MILDENHALL ROAD AND JARMAN'S LANE

**Area:** 0.5 hectares.

**Proposed use:** residential.

**Potential capacity:** 16 dwellings at 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** this is a mixed brownfield/greenfield site containing a dwelling set in a large curtilage with outbuildings. There are trees on the west of the site and open grassland to the east. The site is not adjacent to the existing settlement boundary, but directly to the east of WR/06 which benefits from outline consent for up to 26 dwellings by

DC/14/0632/OUT. In order to reflect local character it is considered this site would be better suited to low density development below the size threshold for allocation.

**Pros:**

- close to some services and facilities.

**Cons:**

- loss of a greenfield site on approach to village;
- loss of local rural character;
- below size threshold for allocation if developed at a density to reflect local character and location on edge of settlement.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 320m | N/A   | 280m              | 3.6km      | 380m           |



SITE: WR/23 LAND OFF FRIDAY STREET

**Area:** 0.3 hectares.

**Proposed use:** residential.

**Potential capacity:** 8 dwellings based on 30 dwellings per hectare.

**SHLAA status:** deferred – existing employment use.

**Description:** this is a brownfield site occupied by a haulage business, situated within the existing settlement boundary. The site is bounded by residential development to the north-west and south with proposed site WR/14 directly to the east, to which it could provide access. WR/23 lies below the size threshold for consideration within the context

of the Site Allocations local plan document but the majority of site could come forward as a windfall site as it is within the settlement boundary.

**Pros:**

- within settlement boundary;
- brownfield site;
- good access to some services and facilities.

**Cons:**

- loss of employment site;
- below size threshold for sites local plan document however could come forward with and provide access to WR/14.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 110m | N/A   | 580m              | 3.6km      | 620m           |





## SITE: WR/25 LAND OFF POTT HALL ROAD

**Area:** 5.8 hectares.

**Proposed use:** residential.

**Potential capacity:** 105 dwellings based on 30 dwellings per hectare on 60% of the site.

**SHLAA status:** included.

**Description:** this is predominantly Grade 2 agricultural land located within the existing settlement boundary. It is bounded on all sides by residential or employment uses. The proposed site contains one building in the north and five dwellings to the east, the rear yard of an employment use in the south and some planting/woodland to the centre/east. The site

was identified in the 1995 Local Plan as an area of local landscape value.

**Pros:**

- within existing settlement boundary.

**Cons:**

- loss of a greenfield site;
- loss of best and most versatile agricultural land;
- located on the south side of the village which is further from the settlements main services and facilities;
- open space/landscape contributes to local character.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 940m | N/A   | 900m              | 3.2km      | 1km            |



SITE: WR/26 LAND OFF PARKERS DROVE

Area: 0.4 hectares.

Proposed use: residential.

Potential capacity: 13 dwellings at 30 dwellings per hectare.

SHLAA status: included.

Description: this is a greenfield site adjacent to the existing West Row settlement boundary. The site is predominantly Grade 2 agricultural land in arable use. Hedges run along the south and west boundaries and housing and a farm to the east. The site is adjacent to WR/01 and could come forward as part of a larger development. It is considered this site is more suited to a lower density as it is on the edge of settlement

and to reflect local character. If developed at 20 dwellings per hectare WR/26 lies below the size threshold for consideration within the context of the Site Allocations local plan document.

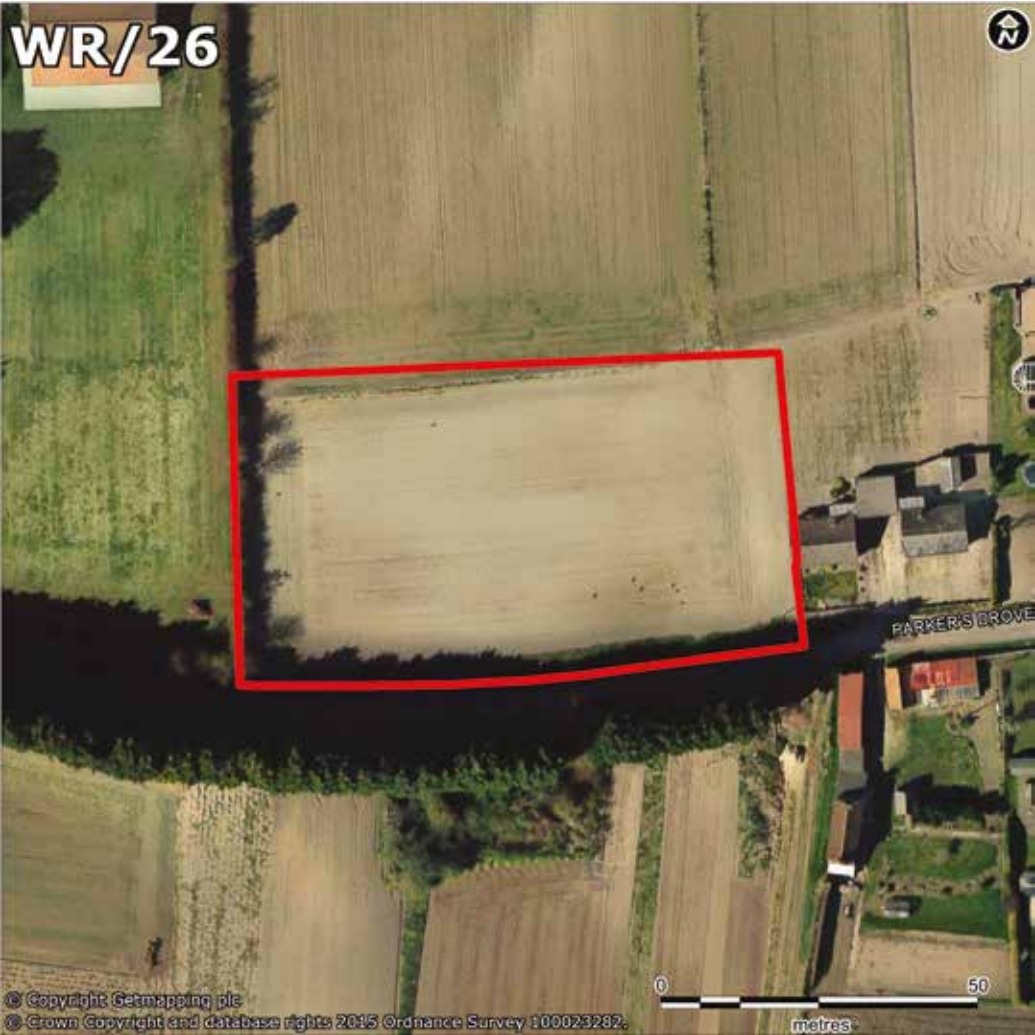
Pros:

- adjacent to settlement boundary;
- reasonable access to some services and facilities;
- adjacent to WR/01.

Cons:

- loss of a greenfield site;
- loss of best and most versatile agricultural land;
- below size threshold for allocation if developed at a density to reflect local character and location on edge of settlement.

| Employment Area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 190m | N/A   | 540m              | 4km        | 510m           |





## SITE: WR/27 LAND SOUTH-WEST OF JARMAN'S LANE

**Area:** 0.8 hectares.

**Proposed use:** residential.

**Potential capacity:** 23 dwellings based on 30 dwellings per hectare.

**SHLAA status:** included.

**Description:** this is a mixed greenfield/brownfield site with two dwellings on east of the site fronting Jarman's Lane. The west of the site contains outbuildings and grassland/smallholding with hedged boundaries. The site is separated from the existing settlement boundary by a dwelling and its curtilage.

The site is directly to the north of WR/06 which benefits from outline consent for up to 26 dwellings by DC/14/0632/OUT. It is considered if found suitable for allocation this site should be developed at a very low density to reflect local character.

**Pros:**

- close to some services and facilities.

**Cons:**

- not adjacent to settlement boundary;
- loss of a greenfield site;
- loss of best and most versatile agricultural land;
- loss of local rural character.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 160m | N/A   | 60m               | 3.9km      | 300m           |



**SITE: WR/33 LAND AT POPES FARM**

**Area:** 4.2 hectares.

**Proposed use:** residential.

**Potential capacity:** 75 dwellings based on 30 dwellings per hectare on 60% of the developable area.

**SHLAA status:** included.

**Description:** this is a greenfield site classified as Grade 2 agricultural land in use as paddocks. It is separated from the existing settlement boundary by residential buildings and their curtilages to the north, with a grade II listed farm house directly adjacent to the site.

Open farmland lies to the west and south. The site relates poorly to the form of the existing settlement.

**Pros:**

**Cons:**

- loss of a greenfield site;
- loss of best and most versatile agricultural land;
- not adjacent to settlement boundary;
- the site is located on the south side of the village which is further from the settlements main services and facilities.

| Employment area     | Bus  | Train | Convenience store | GP surgery | Primary school |
|---------------------|------|-------|-------------------|------------|----------------|
| No employment areas | 130m | N/A   | 840m              | 3.6km      | 830m           |





*Question WR2: Which of the sites in West Row do you feel should be allocated?*

*Please explain why you think this.*

*Question WR3: Which of the sites in West Row would you not wish to see allocated?*

*Please explain why you think this.*

*Question WR4: Are you aware of any other potential sites in West Row that are available for development which are not identified in this document?*

## 7. Gypsy and Traveller sites

- 7.1 The council has a legal duty to consider the needs of Gypsies and Travellers in the same way as all other sectors of the community.
- 7.2 The council must plan positively, by working collaboratively with neighbouring local planning authorities, to address the likely permanent and transit site accommodation needs of Travellers in the area.
- 7.3 If the council does not select and allocate land for Gypsy and Traveller pitches in accordance with the identified need, it could lead to a number of developments being permitted on a temporary basis, in places that would normally be contrary to planning policies.
- 7.4 Sites may become established in locations that may not be most suitable. Without an adopted and up to date plan it may be harder to remove any unauthorised encampments, leading to heightened local tensions, along with considerable costs in enforcement and appeal proceedings. The plan-making process aims to reduce the number of unauthorised developments and encampments as well as setting criteria to guide land supply allocations where there is an identified need.
- 7.5 The National Planning Policy Framework (NPPF) states that local planning authorities should set out in the Local Plan the strategic policies to deliver the homes and jobs needed in the area and allocate sites to promote development. This includes allocating sites for the objectively assessed needs of Gypsies and Travellers.
- 7.6 The council is required to plan for Gypsy and Traveller sites. In producing a plan, local planning authorities are required to:
- identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets;
  - identify a supply of specific developable sites or broad locations for growth, for years 6 to 10 and where possible for years 11-15;
  - consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries);
  - relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density;
  - protect local amenity and environment;
  - set pitch targets which address the likely permanent and transit site accommodation needs of Travellers in their area, working collaboratively with neighbouring planning authorities.
- 7.7 By allocating sites the council can deal more effectively through enforcement of unauthorised encampments and can be more robust in its approach in determining applications for new Gypsy and Traveller sites.
- 7.8 This consultation invites land to be put forward for Gypsies and Travellers in order to be considered for allocation. Further public consultation will take place, specifically to look at preferred options for Gypsy and Traveller sites that best meet those identified criteria.



## Planning policy and legislative context

- 7.9 Decision making for policy concerning Gypsies and Travellers and Travelling Showpeople sits within a complex legislative and national policy framework. The following is a précis of some of the relevant laws and policies.

### Housing Act (2004)

- 7.10 Section 225 of the Housing Act 2004 (the Act) places a duty on local housing authorities to undertake regular assessments of the accommodation needs of Gypsies and Travellers either living in, or resorting to their area, under the Local Housing Needs Assessment process set out in Section 8 of the Housing Act 1985. The Act also requires local housing authorities to include the needs of Gypsies and Travellers in any housing strategy they produce in line with section 87 of the Local Government Act 2003 and to take any such strategy into account in exercising their functions.
- 7.11 The definition of Gypsies and Travellers as referred to at Section 225(5)(a) of the Act is that set out for the purposes of planning by the Secretary of State for Communities and Local Government, previously being that set out in Circulars 01/2006 (Gypsies and Travellers) and 04/2007 (Travelling Showpeople). Those Circulars were replaced with the Planning Policy for Traveller Sites in 2012.

### Equality Act (2010)

- 7.12 The Act does not define race, however case law has established that Roma Gypsies and Irish Travellers are covered by the protected characteristic of race for the Equality Act 2010. Local authorities have a duty under the Equality Act to actively seek to eliminate unlawful discrimination, advance equality of opportunity and promote good race relations.

## National guidance

- 7.13 The Planning Policy for Traveller Sites (DCLG, 2012) should be read alongside the general policies of the NPPF. The guidance places a requirement on local authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of their area. To set those pitch and plot targets local authorities should prepare and maintain an up-to-date understanding of accommodation need using a robust evidence base.
- 7.14 In addition to setting pitch targets local authorities are required to identify a supply of specific deliverable sites, sufficient to provide five years' worth of sites against the locally set targets and update annually. There is also a requirement to identify a supply of developable sites or broad locations for growth, for the next 6-10 years and where possible for years 11-15 years.
- 7.15 The Government's overarching aim is to ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life of Travellers while respecting the interests of the settled community. To help to achieve this, the Government's aims are:
- that local planning authorities should make their own assessment of need for the purposes of planning;
  - to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites;
  - to encourage local planning authorities to plan for sites over a reasonable timescale;
  - that plan-making and decision-taking should protect Green Belt from inappropriate development;

- to promote more private Traveller site provision while recognising that there will always be those Travellers who cannot provide their own sites;
- that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective;
- for local planning authorities to ensure that their local plan includes fair, realistic and inclusive policies;
- to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply;
- to reduce tensions between settled and Traveller communities in plan-making and planning decisions;
- to enable provision of suitable accommodation from which Travellers can access education, health, welfare and employment infrastructure;
- for local planning authorities to have due regard to the protection of local amenity and local environment.

### Local policy

- 7.16 The Forest Heath Core Strategy (2010) Policy CS8 Provision for Gypsies and Travellers states the district council will allocate land to address the accommodation needs of Gypsies and Travellers within the district.

*Allocations of six additional pitches between 2006-2011. Such provision will be either as extensions to existing sites or by the identification of additional small-scale sites that have reasonable and sustainable access to local services e.g. shops, doctors and schools.*

*Beyond 2011, provision across the district will be made for an annual 3% increase in the level*

*of overall residential pitch provision unless evidence from an up to date Gypsy and Traveller Accommodation Assessment dictates otherwise.*

*The number of pitches to be delivered and the timespan for delivery may be subject to updating in the ongoing review of Gypsy and Traveller policies in the East of England Plan or following reviews of the need for pitches in subsequent GTAA's.*

*Suitable sites for Gypsies and Travellers will be identified using the following criteria:*

- access to local services, communities and facilities by a variety of means, to meet current and long-term needs;*
- adequate access, parking and manoeuvring for vehicles and all essential uses;*
- appropriate in scale to the nearest settled community;*
- impact on the landscape, environment and biodiversity;*
- impact on and from neighbouring residential, employment, commercial and utilities development.*

*Consistent with other policies in the development plan, proposals for Gypsy and Traveller sites will be considered using these additional criteria:*

- proposal meets identified needs, including the mixture of types of accommodation and tenures;*
- pitch sizes that facilitate good quality living accommodation without over-crowding or unnecessary sprawl;*
- good design and layout including, the adequacy of facilities, services and amenities, the utility of outside space for leisure, recreation and for any essential employment related activities;*
- mitigation of the impact on visual amenity.*

*The council will work in partnership with*



*adjacent authorities through the cross-border steering group to identify sufficient, appropriately located transit sites to satisfy the unmet need in the district. New and existing sites that meet the criteria for suitable and appropriate locations will be safeguarded for this purpose.*

#### *Travelling Showpeople*

*Suitable sites for Travelling Showpeople and the related proposals will be identified using the following criteria:*

- the proposal meets a need identified through joint working with other local authorities in Suffolk in association with local Travelling Showpeople communities and The Showman's Guild of Great Britain taking into account locational guidance in the East of England Plan; criteria (a) to (f); and (3) to (4) above. Application of the criteria will take account of the special needs of this group.*

*Appropriate provision should be made in line with the Core Strategy and the most up to date Need Assessment.*

### **Identified Need – Gypsy and Traveller Accommodation Needs Assessment**

7.17 The most up to date evidence in terms of future requirements is the Gypsy and Traveller Accommodation Needs Assessment (GTANA) published in October 2011, with an update published in April 2012. This assessment shows a need for nine additional pitches in Forest Heath for the period 2011–2016.

7.18 A review of the Gypsy and Traveller Needs Assessment led by Cambridgeshire County Council will begin in 2015. The results will form an updated evidence base for the council.

7.19 The Gypsy and Traveller pitch needs assessment 2011-2031 is broken into four time phases (2011-2016; 2016-2021; 2021-2026; and 2026-2031 shown in the table below.

|   |           |
|---|-----------|
| GTANA 2012<br>assessed need 2011-2016         | 9         |
| GTANA 2012<br>assessed need 2016-2021         | 6         |
| GTANA 2012<br>assessed need 2021-2026         | 10        |
| GTANA 2012<br>assessed need 2026-2031         | 6         |
| GTANA 2012<br>assessed need 2011-2021         | 15        |
| <b>GTANA 2012<br/>assessed need 2011-2031</b> | <b>31</b> |

7.20 **Since 2011 the council has approved a planning application for two pitches and the unmet requirement to be allocated to 2016 is seven pitches. Therefore the council is required to allocate seven pitches to 2016. Beyond this year, current evidence dictates a future provision of 22 pitches required to 2031.**

### **The Issues and Options consultation**

7.21 The Site Allocations Local Plan document will address the need (identified in the 2012 GTANA update), for further accommodation to be provided for Gypsies and Travellers within the Cambridge Sub-Region in terms of sites and number of pitches through the allocation of sites.

7.22 At this first stage of public consultation, the council is seeking input and views from the widest range of stakeholders, interest groups and residents on the issues that should be considered and on the options for providing for identified need.

- 7.23 The responses received will help the council in preparing the 'Preferred Options' and the eventual 'Pre-Submission Document'.
- 7.24 National policy contained in the NPPF stipulates that Traveller sites should be sustainable. Selecting the right location for a site is a key element in supporting good community relations and maximising its success. As with any form of housing, poorly located sites will have a detrimental effect on the inhabitant's ability to access services such as education, health and shopping, and consideration needs to be given to ensuring that proposals to develop sites link in with other broader strategies already adopted.
- 7.25 The location in or near to settlements and proximity to local services are prioritised in the Core Strategy. Such sites with better access to services, and in particular education and health, are generally more sustainable than those in remote areas.
- 7.26 Given high land values and growth pressures, it is considered unlikely that many sites will be made available within settlement boundaries. The reality then would be for sites to be adjacent to settlements with access to local health and education facilities, within reasonable proximity to local services and facilities.
- 7.27 Locations in the remote countryside or sites close to settlements with few services would not be so desirable and the guidance states that sites should be strictly limited in open countryside.

### Submit your site

- 7.28 **If there are any sites suitable for allocation to meet the needs of the Gypsy and Traveller community, which you think should be included within the Site Allocations Local Plan document, please let us know.**

- 7.29 You should be aware that each site will need to be evaluated, in due course, in terms of its sustainability credentials. A site submission form should be completed for each new site suggested to the council. This form is available on the consultation pages of the council's website [www.westsuffolk.gov.uk/SSA](http://www.westsuffolk.gov.uk/SSA). Please return completed forms by email to [planning.policy@westsuffolk.gov.uk](mailto:planning.policy@westsuffolk.gov.uk)

Alternatively, paper response forms/letters can be returned to:

Strategic Planning Team  
Forest Heath District Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
IP33 3YU



# Annex 1: Glossary of Terms

## Adoption

The final confirmation of a local plan document as having statutory (legal) status for implementation by a local planning authority (LPA).

## Agricultural Land Classification

Classifies agricultural land into five categories according to versatility and suitability for growing crops. The top three grades (Grade 1, 2 and 3a) are referred to as 'best and most versatile' land and enjoy significant protection from development. Grade 4 and 5 are described as poor quality agricultural land and very poor quality agricultural land.

## Amenity Open Space

An area that is primarily of visual importance but may also be used for recreation either formally or informally.

## Annual Monitoring Report (AMR)

Report produced every year on the progress of preparing the local plan and the extent to which policies within it are being achieved.

## Brownfield land

Also known as previously developed land, this is land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings).

## Conservation Area

Areas of special architectural or historic interest whose character, appearance and/or setting we want to preserve.

## Core Strategy

Outlines the key principles regarding the development and use of land within a local planning authority's area.

## County Wildlife Site (CWS)

This designation is non-statutory but is recognition of

a site's high value for wildlife, with many sites being of county and often regional or national importance. They often support characteristic or threatened species and habitats included in Local and National Biodiversity Action Plans.

## Curtilage

The area immediately adjoining and around a residential dwelling. Note: not all garden or land within the same ownership is necessarily the 'curtilage' for planning purposes and discussion with the authority is recommended to establish matters in each circumstance.

## Development Management

The term applied to the consideration and determination of planning applications by a local planning authority (LPA).

## Development Plan

The statutory development plan comprises the development plan documents contained in an authority's local plan.

## Development Plan Document (DPD)

Development plan documents include adopted local plans and neighbourhood plans.

## Environment and Infrastructure Capacity Appraisal (EICA)

This study considers the environmental capacity of settlements and the need for and means of providing and maintaining social, physical and environmental infrastructure to support growth in Forest Heath District and St Edmundsbury Borough areas.

## Flood Risk Assessment (FRA)

An assessment of the risk of flooding, particularly in relation to residential, commercial and industrial land uses. The Environment Agency requires a Flood Risk Assessment (FRA) to be submitted alongside planning

applications in areas that are known to be at risk of flooding (within flood zones 2 or 3) and/or are greater than 1 hectare.

### **Flood Zones**

Flood Zones refer to the probability of a river or the sea flooding, ignoring the presence of defences. The zones are shown on the Environment Agency's Flood Map available to view via their webpages.

### **Greenfield land**

Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time (opposite of brownfield).

### **Gypsies and Travellers**

Defined under the Housing Act (2004) as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependent's educational or health needs or old age, have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism and/or caravan dwelling.

### **Gypsy and Traveller Accommodation Needs Assessment (GTANA)**

A study looking into the accommodation needs of Gypsies and Travellers.

### **Habitats Directive**

A European Union Directive adopted in 1992 as an EU response to the Berne Convention. It is one of the EU's two directives in relation to wildlife and nature conservation, the other being the Birds Directive.

### **Habitats Regulations Assessment (HRA)**

An assessment undertaken to consider and appraise the likely impact of a plan or project upon designated sites of nature conservation importance.

### **Horse Racing Industry (HRI)**

A term applied to the unique assembly of horse

racing related interests concentrated in and around Newmarket.

### **Housing Settlement Boundary/defined settlement**

These represent the development limits of residential areas within which development proposals would be acceptable subject to complying with other policies contained in the development plan. They seek to prevent development from gradually extending into the surrounding countryside.

### **Infrastructure Delivery Plan (IDP)**

A document setting out the infrastructure issues and requirements for the district to facilitate growth within a given plan period.

### **Issues and Options**

Documents produced during the early stages in the preparation of development plan documents and issued for consultation.

### **Joint Development Management Policies Document (JDMPD)**

The document containing policies that are used in day-to-day development management decision making in Forest Heath and St Edmundsbury areas.

### **Key Service Centre**

A higher order settlement, as defined in the Forest Heath 2010 Core Strategy. The services and facilities available in key service centres include some if not all of: a convenience shop, public transport, health care, primary school and access to employment opportunities.

### **Listed Building**

This is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest.

### **Local Development Scheme (LDS)**

This sets out a programme for the preparation of local plan documents. It is a project management tool that



identifies which documents are to be prepared, the various stages required in their production together with a detailed timetable.

### **Localism Act**

The Localism Act introduces a number of changes to planning, including the abolition of Regional Spatial Strategies and the introduction of neighbourhood plans.

### **Local Plan (LP)**

The name for the portfolio of local development documents. It consists of development plan documents, supplementary planning documents, a Statement of Community Involvement, the local development scheme and annual monitoring reports. Together these documents will provide the framework for delivering the spatial planning strategy for the districts.

### **Local Planning Authority (LPA)**

The public authority whose duty it is to carry out specific planning functions for a particular area. For West Suffolk this is Forest Heath District Council or St Edmundsbury Borough Council.

### **Local Wildlife Site (LWS)**

These are areas which are important for the conservation of wildlife. They may support threatened habitats, such as chalk grassland or ancient woodland, or may be important for the wild plants or animals which are present.

### **Market Town**

The highest order of settlement as defined in the Forest Heath Core Strategy. These contain a range of service, facilities and amenities and act as transport hubs.

### **Material consideration**

A factor which will be taken into account when reaching a decision on a planning application or appeal. Under Section 38 of the Planning and Compulsory Purchase Act 2004, decisions on

planning applications 'must be made in accordance with the (development) plan unless other material considerations indicate otherwise'.

### **National Planning Policy Framework (NPPF)**

Designed to consolidate all policy statements, circulars and guidance documents into a single, simpler National Planning Policy Framework. The new framework is intended to be user-friendly and accessible with clear policies for making robust local and neighbourhood plans and development management decisions.

### **National Planning Practice Guidance (NPPG)**

Online suite of national planning guidance intended to elucidate on sections of the national planning policy as contained in the National Planning Policy Framework (NPPF).

### **Nature Reserve**

A protected area of importance for wildlife, flora, fauna or features of geological or other special interest, which is reserved and managed for conservation and to provide special opportunities for study or research.

### **Neighbourhood Plans**

A plan prepared by a parish council or neighbourhood forum for a particular neighbourhood area made under the Planning and Compulsory Purchase Act 2004.

### **Preferred Options**

Documents produced as part of the preparation of development plan documents and issued for formal public participation. The document shows the preferred 'direction', but not the final version, of a development plan document.

### **Primary Village**

A lower order settlement that provides basic level services as defined in the Forest Heath 2010 Core Strategy.

### **Red Lodge Masterplan**

The Red Lodge Master Plan, adopted in August 1998,

acts as supplementary planning guidance to the Forest Heath Local Plan. The master plan set out plans to expand Red Lodge with approximately 1,500 additional dwellings and new employment land, infrastructure, community and leisure facilities.

### **Regionally Important Geological Sites (RIGS)**

Commonly referred to by their acronym RIGS, these are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology) in the United Kingdom.

### **Scheduled Ancient Monument (SAM)**

A scheduled monument is a 'nationally important' archaeological site or historic building given protection against unauthorised change.

### **Settlement Boundary Review**

The settlement boundaries of towns, key service centres, primary and secondary villages will be reviewed as part of the preparation of the Site Allocations Local Plan. There is generally a presumption in favour of sustainable development within a settlement boundary, and beyond the boundary, in the countryside, it is more tightly controlled. The review will rationalise boundaries in order to focus new development in sustainable locations, protect the form and character of settlements from inappropriate development proposals and facilitate the inclusion of appropriate adjoining small sites.

### **Single Issue Review (SIR)**

Forest Heath's Core Strategy (as adopted in 2010) was the subject of a High Court Order in 2011 which essentially quashed the distribution and phasing of housing delivery for Forest Heath as this appeared within Policy CS7 of the document. The council resolved to revisit all aspects of Policy CS7 (to include a reassessment of overall growth for the district) from the initial Issues and Options stage - a process termed as Single Issue Review.

### **Site of Special Scientific Interest (SSSI)**

This is a conservation designation denoting a protected area in the United Kingdom.

### **Site Allocation Policies**

Policies that relate to the allocation of land for development. Policies will identify specific requirements for individual proposals. The sites themselves will be shown on a Policies Map.

### **Special Areas of Conservation (SAC)**

This is a designation under the European Union Directive on the conservation of wild birds. Under the Directive, Member States of the European Union (EU) have a duty to safeguard the habitats of migratory birds and certain particularly threatened birds. Together with special protection areas (SPAs) the SACs form a network of protected sites across the EU called Natura 2000.

### **Special Protection Area (SPA)**

This is a designation under the European Union Directive on the conservation of wild birds. Under the Directive, Member States of the European Union (EU) have a duty to safeguard the habitats of migratory birds and certain particularly threatened birds. Together with special areas of conservation (SACs) the SPAs form a network of protected sites across the EU called Natura 2000.

### **Special Protection Area (SPA) components**

These are the sites of special scientific interest (SSSI) which make up and underpin the special protection area designation

### **Strategic Environment Assessment (SEA)**

The European Strategic Environment Assessment Directive (2001/42/EC) requires an assessment of certain plans and programmes including those related to planning and land-use.



**Strategic Housing Land Availability Assessment (SHLAA)**

One of the principal documents used in the preparation of the Site Allocations document. This document is produced periodically to help demonstrate that the district has sufficient sites to meet demand and it is a key evidence base for the Site Allocations document insofar as it considers the 'status' of all known sites within the district i.e. their availability, suitability and deliverability.

**Supplementary Planning Documents (SPD)**

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites or on particular issues such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the formal development plan (see above).

**Sustainability Appraisal (SA)**

This is a tool for appraising policies to ensure that they reflect sustainable development objectives. An appraisal is required by legislation for all local plans and many SPDs.

**Tree Preservation Order (TPO)**

A tree preservation order is an order made by a local planning authority in England to protect specific trees, groups/areas of trees or woodlands in the interests of amenity.

**USAFE**

United States Air Force in Europe.

**Windfall sites**

Sites which have not been specifically identified as available in the local plan process. They normally comprise previously developed sites that have unexpectedly become available.









# Forest Heath

District Council

Tel: 01284 757368

Email: [planning.policy@westsuffolk.gov.uk](mailto:planning.policy@westsuffolk.gov.uk)  
[www.westsuffolk.gov.uk/fhlocalplan](http://www.westsuffolk.gov.uk/fhlocalplan)