West Suffolk

Strategic Housing Land Availability Assessment (SHLAA)

FINAL REPORT

Published August 2015

Forest Heath & St Edmundsbury councils



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1. Introduction and Purpose of the SHLAA

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

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

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

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

- 1.2 The national on-line Planning Practice Guidance (PPG) that accompanies the NPPF, identifies at point 001, what a SHLAA should achieve. According to the guidance, they should:
 - o Identify sites and broad locations with the potential for development,
 - o Assess their development potential,
 - Assess their suitability for development and the likelihood of development coming forward, (the availability and achievability).
- 1.3 The West Suffolk SHLAA seeks to identify suitable sites for residential development across the study area. The results of this SHLAA will inform Local Plan preparation and monitoring across both authorities. The progress the authorities are making with their respective emerging Local Plans is available to view within the context of the joint Local Development Scheme, (LDS), accessible via the West Suffolk website:

www.westsuffolk.gov.uk/supportinginformation

Please note that some deferred sites in the SHLAA still appear in the consultation draft Site Allocations Local Plan (SALP) consultation document, (Summer 2015), as potential options for development. This is because some reasons for deferral can be mitigated, i.e. where a developer provides appropriate evidence that a specific constraint has been overcome.

2. Background to the West Suffolk SHLAA

2.1 As Forest Heath and St Edmundsbury are operating within the same strategic housing market area (the Cambridge sub-region), and are sharing services (including planning), it was considered appropriate, moving forward, to adopt a common approach to the SHLAA methodology and the assessment process itself. This 2015 version of the SHLAA document reports separately on the two local authority areas but is published as a single report. Forest Heath's previous SHLAA was dated October 2012, and St Edmundsbury's previous SHLAA was published in January 2014.

3. Consultation on the draft SHLAA report

- 3.1 Publication of this 2015 SHLAA follows a period of consultation on a draft SHLAA document published in the spring of 2015. The consultation draft detailed the outcomes of a desk-top appraisal of existing and new sites undertaken by officers in accordance with an updated methodology document that was also, recently, the subject of a period of stakeholder consultation and is available to view in its final form via the West Suffolk website. The Authorities sought the views of a wide range of stakeholders on all aspects of the consultation draft SHLAA, in particular:
 - The suitability, availability and achievability of the individual sites featured across both authority areas.
 - The Constraints Confirmation or otherwise that the identified constraints, (i.e. reasons for deferral), were still appropriate/relevant.
 - Additional sites Officers welcomed the receipt of any new site details/submissions at this time for potential inclusion within the context of this final version of the SHLAA report.
- 3.2 All representations made on the draft document, (including new site submissions), were appraised by officers and have informed the preparation of this 2015 version of the report, (see appendix 5).

Part A Forest Heath District Council

This section of the report contains:

- An assessment of the 23 new sites brought to the attention of the council or identified by officers subsequent to publication of the previous SHLAA review (published October 2012);
- An assessment of the additional 15 sites brought the attention of the council as part of the draft SHLAA consultation exercise call for sites (SHLAA CFS), or identified by officers post consultation;
- A comprehensive review of the potential housing sites identified within the previous SHLAA, (both 'included' and 'deferred'), supplemented with any new information as identified by officers or submitted by stakeholders a part of the SHLAA consultation exercise (including, where appropriate, a revised assessment of suitability, availability and achievability - including viability considerations);
- An update on the housing market in more general terms and consideration of any other matters affecting housing delivery in the District as identified by Council officers.

Settlement	Site Reference	Location	SHLAA 2015 Status
Brandon	B/28	Land at Abbotts Court, north of Victoria Avenue	Deferred – Nature
Brandon	<mark>B/01</mark>	Land off Fengate Drove	Included
Mildenhall	M/41	Land at Meadow View Cottage	Deferred - Policy
Mildenhall	M/42	Rose Forge, South of Worlington Road	Deferred – Policy
Mildenhall	M/43	Land between A11 & A1101	Deferred – Nature, Policy
Mildenhall	<mark>M/44</mark>	Former Mildenhall Academy and Dome Leisure Centre	Deferred - Nature
Mildenhall	<mark>M/46</mark>	District Council Offices, College Heath Road	Included
<mark>Mildenhall</mark>	<mark>M/47</mark>	Land at Wamil Court	Included
Newmarket	<mark>N/33</mark>	Land at Philipps Close	Included
Lakenheath	L/36	North Lakenheath	Deferred - Nature
Lakenheath	L/37	Land North of Cemetery	Deferred - Policy
Lakenheath	L/38	Land to North of Maids Cross Hill	Deferred - Policy
Red Lodge	RL/20	Land North of Elderberry Road	Deferred - Policy
Red Lodge	RL/21	Land North East of Bilberry	Deferred -

Table 1: The 38 new sites (highlighted rowsrelate to SHLAA CFSsubmissions or have been identified by officers post consultation).

Settlement	Site	Location	SHLAA 2015
	Reference		Status
			Policy
Red Lodge	RL/13	Land west of Newmarket Road	Deferred - Policy
Red Lodge	RL/16	Employment land north of Hundred Acre Way	Deferred - Policy
Beck Row	BR/26	Land East of Aspal Lane	Included
Beck Row	BR/27	Land adjacent to Beck Lodge Farm	Included
Beck Row	BR/28	Land at Junction of Aspal Lane & Johns Street	Included
Beck Row	BR/29	Scrapyard, Skeltons Drove	Included
Beck Row	BR/30	Land north of St John's Street	Included
Eriswell	ER/03	Lord's walk	Deferred - Nature, Policy
Eriswell	ER/04	Land at Little Eriswell	Deferred - Nature, Policy
Exning	E/08	Land to rear of York Villas, North End Road	Included
Exning	<mark>E/10</mark>	Land adjacent to 39 Cotton End Road	Deferred - Size
Exning	<mark>E/11</mark>	Land between 11 and 15 Cotton End Road	Deferred - Size
Kentford	K/16	Land to rear of the Cock Public House	Deferred - Nature
West Row	WR/33	Land at Popes Farm	Included
Barton Mills	BM/14	Land at Yew Tree	Deferred - Nature, Policy
Gazeley	G/02	Land off All Saints Close	Included
Gazeley	G/03	Land at Manor House	Included
Higham	HI/01	Land north of Post Office, Middle Green	Included
Higham	HI/02	Land adjacent to the Apiaries	Deferred
Holywell Row	HR/07	Land at White Gates	Deferred - Nature
Lakenheath	L/39	Land to east of Mabalin Farm	Included
West Row	WR/34	Land at the Gables, Chapel Road	Included
Worlington	W/14	Land adjacent to Grove Farm	Included
Worlington	W/15	Land South of the Meadows	Deferred - Size

4. Deferring sites

- 4.1 A system of sieving sites is a necessary part of the SHLAA process that assists in identifying those sites that offer a realistic opportunity of coming forward for development. The sieving process involves an assessment of their suitability, availability and achievability. In respect of those sites that were deferred in the previous SHLAA (published October 2012), it was made clear at the time of the assessment that they could still come forward for development if particular constraint(s) acting upon the sites (such as flooding, policy or ownership issues), could be remediated. Therefore, one element of this review has been to determine whether or not this applied to any of those existing sites.
- 4.2 Equally, it was important to consider whether or not any constraints have emerged that impact upon any of the sites that were included in the previous SHLAA which means that they should now be deferred.
- 4.3 The SHLAA guidance states that in order for sites to be developable (and consequently feature as an included site in this SHLAA) they should be:
 - **Suitable** the site offers a suitable location for housing development and would contribute to the creation of sustainable mixed communities.
 - **Available** a site is considered available for development when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer, or the landowner has expressed an intention to sell.
 - Achievable there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the ability of the developer to complete the housing over a particular time period.
- 4.4 Of the 212 sites identified at the time of the previous SHLAA, 12 have subsequently been removed from the sites database as identified in Table 2 below.

Table 2: The 12 sites removed subsequent to the previous SHLAA Review Report publication, (October 2012).

Site reference	Settlement	Location	Reason for removal
M/34	Mildenhall	Land at St John's Close	Under construction/completed
N/01	Newmarket	Land off Cricket Field Road	Completed
L/01	Lakenheath	Lakenheath Hall	Under construction/completed
L/21	Lakenheath	Land North of Broom Road	Amalgamated with L/15
E/01	Exning	Land off Windmill Hill	Under construction
E/04	Exning	Land to South of Burwell Road	Amalgamated with E/02
K/12	Kentford	Land to rear of Meddler Stud	Amalgamated with K/02
K/15	Kentford	Land South of A14	Amalgamated with K/10
WR/05	West Row	Land off Mildenhall Road	Amalgamated with WR/06
WR/08	West Row	Land off Beeches Road	Amalgamated with WR/07
WR/22	West Row	Land to rear 21 Beeches Road	Amalgamated with WR/07
W/07	Worlington	Land at rear of Worlington House	Under construction

4.5 All of the remaining sites identified within the previous SHLAA and those 38 sites identified subsequently (table 1 above) have been assessed by officers in terms of their suitability, availability and achievability. The sites have been considered against a number of known constraints (as agreed previously with the Housing Market Partnership), such as flooding or a nature conservation designation (see Table 3 below). If it was felt that a particular constraint on development could not realistically be overcome it has been deferred for the purposes of calculating potential housing delivery in the District at this time.

Reasons for deferring	Explanation			
Access	The site is land-locked or there are other			
	significant constraints on access			
Community	Valued community facility			
Completed	Site already completed or under			
	construction			
Employment	Valued employment site			
Flood Zone	At least 50% of site is within Flood Zone 2			
	or 3			
Nature	Site has a nature designation, (CWS,			
	SAC, SPA, SSSI, LNR), requiring evidence			
	of appropriate mitigation prior to			
	development.			
Open space	Valued public open space			
Ownership	Site has complex multiple ownership			
	issues which would effect deliverability			
Policy	Retained Local Plan policy constraint or			
	adopted Core Strategy and/or Joint			
Development Management				
	Document policy constraint			
Size	Size is below the 0.2 ha or 5 dwellings			
	SHLAA threshold			

Table 3: Reasons given for deferring sites

- 4.6 Following a desk-top analysis of all sites, and consideration of representations made on the draft version of the SHLAA, of the 238 sites (both original and new), it is considered that 132 of these should be deferred on one or more of the grounds identified in table 3 above. This includes 21 of the newly identified sites (see table 1 above). A list of all of these sites, along with the reasons for deferring them, can be found at Appendix 1. However, it should be noted that the fact that a site is deferred does not preclude it from development at some point in the future should appropriate mitigation be identified.
- 4.7 **Sites within the Breckland SPA constraints zones:** To ensure a consistent approach is taken towards sites that are the subject of nature designations and to ensure alignment with the adopted Core Strategy Policy CS2: Natural Environment, sites which are constrained by the Breckland SPA (designations for Stone Curlew, Woodlark and/or Nightjar) have been deferred for the purposes of the SHLAA where a Habitats Regulation Assessment (HRA) would be a pre-requisite to development. As and when no harm to the SPA qualifying feature has been demonstrated by appropriate assessment, to the satisfaction of the Local Planning Authority and Natural England, then the specific site(s) can be included within a future iteration of the SHLAA confirms this as an appropriate policy stance (see Appendix 3 of SHLAA review report 2012).
- 4.8 **Sites with other designations for nature conservation:** Where a site is subject to any nature designation other than that described in paragraph 4.7 above (such as a County Wildlife Site, Local Nature Reserve or Site of Special Scientific Interest) evidence of appropriate mitigation must be provided, to the

satisfaction of the Local Planning Authority and/or Natural England, before it can be considered for inclusion within future iterations of the SHLAA. Advice received from Natural England at the time of the previous SHLAA confirms this as an appropriate policy stance (see Appendix 3 of the SHLAA 2012).

5. Estimating Housing Potential

- 5.1 The site sieving process outlined above has identified 106 sites as potentially suitable for housing, covering some 521 ha of land. A crude estimate of housing potential, based on 30 dwellings per hectare, is 15,619 dwellings. All of these sites have been further investigated with an assessment completed for every site included in the SHLAA shown at Appendix 3. The assessment gives a realistic estimate of the potential yield of each site and an indication of when the site is likely to come forward for development.
- 5.2 Where a site is subject to an extant permission, or allocated within a Local Plan (existing or emerging), or dwelling capacities have been identified in subsequent concept statements or master plans, then the identified yield (number of dwellings specified) will be used in the assessment unless additional information has come to light to indicate an increase or decrease would be appropriate. For other sites, the adopted Core Strategy Policy CS1: Spatial Strategy, sets out the settlement hierarchy and this will be used as a basis for calculating the approximate dwelling numbers appropriate on sites in towns, key service centres, primary villages, secondary villages and other identified settlements as follows:

Table 4: Council dwelling estimations

Market	Key Service	Primary	Secondary	Small
Town	Centre	Village	Village	Settlement
30 dwellings	30 dwellings	30 dwellings	30 dwellings per	30 dwellings per
per hectare	per hectare	per hectare	hectare	hectare
			(maximum 12	(maximum 5
			dwellings per	dwellings per
			site)	site)

5.3 A crude estimation of total capacities at 20, 30, 40 and 50 dwellings per hectare is provided in table 5 below to allow for any subjectivity in the council estimations. This demonstrates that the council's estimations are at the lower end of the scale, and there may be potential to increase capacities if required. A full review of all sites will be undertaken again in due course.

Table 5: SHLAA site dwelling estimations

Settlement	No. of sites	Total hectares	20 dph total	30 dph total	40 dph total	50 dph total	Council estimated capacity
Brownfield s	ites						
Barton Mills	1	0.3	7	10	13	17	10
Beck Row	4	6.4	127	191	254	318	190
Freckenham	1	0.6	11	17	22	28	12
Lakenheath	4	3.5	69	104	138	173	61
Mildenhall	3	3.6	71	107	142	178	107
Newmarket	3	2.8	55	83	110	138	89
Red Lodge	1	1.9	38	57	76	95	57
West Row	3	2.0	41	61	82	102	69
Worlington	2	0.7	15	22	29	37	20
Totals	22	22	433	650	866	1083	615
Mixed brown	and Gr	eenfield sit	es				
Beck Row	5	4.9	97	146	194	243	147
Dalham	1	1.0	19	29	38	48	5
Exning	1	0.8	16	24	32	40	24
Freckenham	1	0.4	7	11	14	18	10
Gazeley	2	3.5	70	106	141	176	24
Holywell Row	1	0.4	9	13	17	22	12
Kentford	1	1.6	32	47	63	79	47
Mildenhall	1	8.1	161	242	322	403	242

Settlement	No. of sites	Total hectares	20 dph total	30 dph total	40 dph total	50 dph total	Council estimated capacity
Newmarket	3	12.2	243	365	487	609	340
Red Lodge	3	16.5	330	496	661	826	496
West Row	6	10.4	208	312	416	520	312
Totals	25	59.6	1193	1789	2386	2982	1659
Greenfield sit	tes	I					
Barton Mills	2	1.3	25	38	50	63	24
Beck Row	12	108	2170	3255	4339	5424	3223
Brandon	1	1.5	30	46	61	76	43
Exning	2	25.0	501	751	1001	1252	270
Freckenham	2	0.9	18	27	36	45	24
Gazeley	1	1.5	30	46	61	76	12
Higham	1	0.5	10	15	20	25	5
Holywell Row	1	27.5	549	824	1098	1373	12
Lakenheath	10	42.0	839	1259	1679	2099	1168
Mildenhall	4	90.5	1809	2714	3618	4523	2662
Newmarket	4	74.6	1493	2239	2986	3732	2240
Red Lodge	3	19.5	390	584	779	974	399
West Row	12	28.7	573	860	1146	1433	844
Worlington	3	11.5	230	346	461	576	33
Kentford	1	6.0	119	179	238	298	60
Totals	59	439	8787	13180	17573	21967	11019

Settlement	No. of sites	Total hectares	20 dph total	30 dph total	40 dph total	50 dph total	Council estimated capacity
Grand Totals	106	521	10413	15619	20825	26032	13293

- 5.4 Table 6 below illustrates the potential availability for development of the SHLAA sites. Where information is unknown in terms of ownership, general developer interest or infrastructure constraints, sites are categorised in the latter two phases of the plan period to allow time for this information to be ascertained. The timescales are as follows:
 - 1-5 years
 - 6-10 years
 - 11-15 years
- 5.5 As a rule Brownfield sites with few constraints have been identified as 1-5 years and those with some constraints as 6-10 years. The timeframes for delivering Greenfield sites have been identified using information obtained on land ownership and constraints when researching the sites. It should be recognised that all of the timeframes are estimates only for the purposes of the SHLAA. The Local Planning Authority may need to phase development of sites to ensure that requisite infrastructure is in place at the appropriate time.
- 5.6 Where information on availability has been put forward by the landowner or developer, officers have attempted to assess how realistic this information might be in terms of the need to deliver infrastructure first on some sites, or remediate other constraints such as the issue of multiple ownership.

Table 6: SHLAA site timeframe estimations

	1 to 5 years	6 to 10 years	11 to 15 years
Settlement	Number of dwellings	Number of dwellings	Number of dwellings
Brownfield sites			
Barton Mills	10	0	0
Beck Row	190	0	0
Freckenham	0	12	0
Lakenheath	37	24	0
Mildenhall	107	0	0
Newmarket	73	0	16
Red Lodge	0	0	57
West Row	16	53	0
Worlington	0	20	0
Totals	433	109	73
Mixed brown and Gree	nfield sites	-	
Beck Row	147	0	0
Dalham	5	0	0
Exning	24	0	0
Freckenham	0	10	0
Gazeley	24	0	0
Holywell Row	12	0	0
Kentford	47	0	0
Mildenhall	0	242	0
Newmarket	340	0	0
Red Lodge	0	0	496

	1 to 5 years	6 to 10 years	11 to 15 years
Settlement	Number of dwellings	Number of dwellings	Number of dwellings
West Row	149	163	0
Totals	748	415	496
Greenfield sites		_	
Barton Mills	24	0	0
Beck Row	1200	1335	689
Brandon	43	0	0
Exning	270	0	0
Freckenham	24	0	0
Gazeley	12	0	0
Higham	5	0	0
Holywell Row	0	12	0
Lakenheath	735	433	0
Mildenhall	913	928	821
Newmarket	416	1053	771
Red Lodge	254	120	25
West Row	371	473	0
Worlington	21	12	0
Kentford	60	0	0
Totals	4348	4366	2306
Grand Totals	5529	4890	2875

5.7 It is clear from the table above that the sites identified could potentially be phased to achieve a good spread of development over the 15 year timeframe **between the District's towns and villages. Clearly, the delivery of all sites will be** dependent on adequate infrastructure being in place and as such these timescales may be subject to change and indeed the completion of some of the larger sites may carry over into the next plan period.

6. SHLAA Progress and Review

6.1 Forest Heath District Council is publishing this SHLAA as background evidence to demonstrate sufficient housing land availability up to 2031. It should be noted that the SHLAA does not allocate housing sites for development. Specific sites will be considered for inclusion within the context of the Site Allocations Local Plan Document (SALP) which will be the subject of consultation and independent scrutiny, in its own right and prior to formal adoption. Information on specific sites will need to be updated on a regular basis, and this will be done by regularly updating the SHLAA.

Part B St Edmundsbury Borough Council

This section of the report contains:

- A comprehensive review of the potential housing sites identified within the context of the previous SHLAA (both included and deferred), supplemented with any new information and where appropriate, a revised assessment of suitability, availability and achievability, (including viability considerations);
- A comprehensive review of the 22 new sites brought to the attention of council officers as a consequence of the draft SHLAA consultation call for sites or identified by officers post consultation;
- An update on the housing market in more general terms and consideration of any other matters affecting housing delivery in the Borough as identified by officers.

Site reference	Settlement	Location	SHLAA 2015 Status
SEBARN01	Barningham	Land South Hopton Rd	Included
SEBARN02	Barningham	Land North Hepworth Rd.	Included
SEBAR01	Barrow	Land East of Barrow	Included
SEBAR02	Barrow	Further land West of Barrow Hill	Included
SEBAR03	Barrow	Further land East of Barrow Hill	Included
SEBSE01	Bury St Edmunds	Land to west Horsecroft Road	Deferred: (Unsustainable Location, Special Landscape Area)
SEBSE02	Bury St Edmunds	Land to west of Hardwick Middle School	Deferred: (Special Landscape Area)
SEBSE03	Bury St Edmunds	Bury Rugby Club	Deferred: (Open Space - Policy DM42)
SEBSE04	Bury St Edmunds	Land at Prospect Row	Deferred: (Size)
SEBSE05	Bury St Edmunds	Land at Barton Grange	Deferred: (Unsustainable location)
SS89	Bury St Edmunds	Vinefields Farm	Deferred: (Open Space - Policy DM42)
SS061	Bury St Edmunds	Land South Rougham Road	Included
SECHED01	Chedburgh	Land to south-west Chevington Road	Included

Table 7: The 22 new sites from the SHLAA call for sites (Spring 2015) or identified by officers post consultation.

Site reference	Settlement	Location	SHLAA 2015 Status
SECHED02	Chedburgh	Further land to North of Bury Road	Deferred: (Unsustainable location)
SECHED03	Chedburgh	Land to west of RV17a Queens Lane	Included
SEHHAV01	Haverhill	Land at Hanchett House	Deferred: (Designated employment area - Policy HV10)
SEKED01	Kedington	Land East of Haverhill Road	Included
SERIS01	Risby	Land south of School Road, adjacent to Quay's Farm.	Deferred: (Conservation/ wildlife)
SERIS02	Risby	Land south of school road	Included
SESTAN01	Stanton	Land South of Upthorpe Road	Deferred: (Unsustainable location)
SESBC01	Stoke by Clare	Land adjacent to Little Paddocks	Deferred: (Unsustainable location)
SEWICK01	Wickhambrook	Further land South Bunters Road	Included

7. Deferring sites

- 7.1 A system of sieving sites is a necessary part of the SHLAA process that assists in identifying those sites that offer a realistic opportunity of coming forward for development. The sieving process involves an assessment of their suitability, availability and achievability. In respect of those sites that were deferred in the previous SHLAA (published January 2014), it was made clear at the time of the assessment that they could still come forward for development if particular constraint(s) acting upon the site(s), (such as flooding, policy or ownership issues), could be remediated. Therefore, one element of this review has been to determine whether or not this applied to any of the existing sites.
- 7.2 Equally, it was important to consider whether or not any constraints have emerged that impact upon any of the sites that were included in the previous SHLAA which means that they should now be deferred.
- 7.3 The SHLAA guidance states that in order for sites to be developable (and consequently feature as an included site in this SHLAA) they should be:
 - **Suitable** the site offers a suitable location for housing development and would contribute to the creation of sustainable mixed communities.
 - **Available** a site is considered available for development when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer, or the landowner has expressed an intention to sell.
 - Achievable there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the ability of the developer to complete the housing over a particular time period.

Of the 445 sites identified at the time the previous SHLAA was published 14 have subsequently been removed from the sites database for the reason(s) identified within Table 8 below.

Table 8: The 14 sites removed subsequent to the previous SHLAA ReviewReport publication, (January 2014).

Site reference	Settlement	Location	Reason for removal
SH01	Bardwell	Royal British	Under
		Legion site	Construction/completed
RV15a	Barningham	Hopton Road	Under
			construction/completed
RV10a	Barrow	The Green	Under
			construction/completed
RV10c	Barrow	Land west of	Under
		Barrow Hill	construction/completed
35	Bury St	Land between	Under
	Edmunds	4 & 7 Looms	construction/Completed
		Lane	
SE/12/1454/FULCA	Bury St	School Yard	Under
	Edmunds	West car park	construction/completed
SE/06/2414	Bury St	Hardwick	Under
	Edmunds	Industrial	construction/completed
		Estate	
RV11a	Clare	Land east of	Under
		The Granary	construction/completed
SE/07/1636	Haverhill	Anglian	Under
		House, Burton	construction/Completed
		End	
SE/11/0741	Haverhill	Land at	Under
		Greenwood	construction/completed
		and Hazel	
		Close	
SE/11/1419	Haverhill	Land on the	Under
		corner of	construction/completed
		Millfields Way	
		and Kestrel	
		Road.	
SE/11/1064	Haverhill	Hanchett End,	Under
			construction/completed
RV/13	Kedington	Stourmead	Under
		Close	construction/completed
RV14a	Stanton	Land at	Under
		Upthorpe	construction/completed
		Road	

7.4 All of the remaining sites identified in the previous SHLAA, in addition to those submitted as part of the 2015 SHLAA call for sites, or subsequently identified by officers (table 7 above), have been assessed in terms of their suitability, availability and achievability. The sites have been considered against a number of known constraints (as agreed previously with the Housing Market Partnership), such as flooding or a nature conservation designation (see Table 9 below). If it was felt that a particular constraint on development could not realistically be overcome, the site has been deferred for the purposes of calculating potential housing delivery in the Borough at this time.

Table 9: Reason	s given for	[•] deferring sites
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Reasons for deferring	Explanation
Access	Significant access restrictions pertaining to the site
Archaeology	Site contains an area of archaeological importance that cannot be mitigated against
Community	Community facility for example, community centres, meeting halls, health facilities, day care centres, educational premises and library facilities.
Contamination	High levels of contamination that makes site unsuitable for housing
Conservation/Wildlife	National conservation or wildlife designation that cannot be mitigated against. This in particular deals with Special Protection Areas with which the case has to be proven that there are no alternative solutions and that the development is in the overriding public interest.
Completed/Underway	Site already completed or under construction
Employment	Employment site
Flood Zone	At least 50% of site is within Flood Zone 2 or 3 which cannot be mitigated against rendering the site unsuitable for development
Legal	The site has legal issues
Location	Site is not adjacent to existing settlement
Nature	Site has a nature designation that cannot be mitigated
Open space	Public open space
Ownership	Site has complex multiple ownership issues which would effect deliverability
Proposed Use	Site proposed for a use other than housing
Scale	Site is of an inappropriate scale to its surroundings
Size	The site is below the 0.2 ha threshold set for the SHLAA
Unavailable	Site is unavailable due to an existing use
Unsustainable	Site is in an unsustainable location; not adjacent to a Housing Settlement Boundary, in open countryside and/or located in a settlement with no or very few community facilities.
Unviable	Site is unviable as a residential development
Utility	Utility site

7.5 Following a desk-top analysis of all sites and the careful consideration of all representations made on the consultation draft version of the SHLAA, of the total of 431 sites it is considered that 336 of these should be deferred on one or more of the grounds identified in table 9 above. A list of all of these sites, along with the reasons for deferring them, can be found at Appendix 2. However, it should be noted that the fact that a site is deferred does not preclude it from development at some point in the future should appropriate mitigation be identified.

8. Estimating Housing Potential

- 8.1 The site sieving process outlined above has identified 95 remaining sites as potentially suitable for housing, covering some 917ha of land. A crude estimate of housing potential, based on 30 dwellings per hectare, is 27,510 dwellings. All of these sites have been further investigated with an assessment completed for every site included in the SHLAA shown at Appendix 4. The assessment gives a realistic estimate of the potential yield of each site and an indication of when the site is likely to come forward for development.
- 8.2 For those sites identified through the Bury St Edmunds Vision 2031, Haverhill Vision 2031, and Rural Vision 2031 Local Plans, or previous urban capacity studies, the dwelling capacities identified within these documents or subsequent concept statements or master plans will be used, unless additional information has come to light to suggest an increase or decrease would be appropriate. For other sites, the adopted Core Strategy policy CS4 identifies the settlement hierarchy and scale of provision appropriate in those settlements and this will be used as a basis for calculating the approximate dwelling numbers appropriate on sites in the Towns, Key Service Centres, Local Service Centres and Infill Villages.

Towns		Local Service	Infill Villages
	Centres	Centres	
30 dwellings	30 dwellings	30 dwellings	N/A (les
per hectare	per hectare	per hectare	sustainable
		(maximum 20	locations)

Table 10: Council dwelling estimations

8.3 A crude estimation of total capacities at 20, 30, 40 and 50 dwellings per hectare is provided in table 11 below to allow for any subjectivity in council estimations. This demonstrates that the council's estimations are at the lower end of the scale and there may be potential to increase capacities if required. A full review of all sites will be undertaken again in due course.

site)

dwellings per

(less

Table 11: SHLAA site dwelling estimations

Settlement	No. of sites	Total hectares	20dph total	30 dph total	40 dph total	50 dph total	Council estimated capacity
Brownfield s	ites	<u> </u>		1			1
Bardwell	2	1	17	26	34	43	23
Bury St Edmunds	14	22	430	646	861	1076	771
Haverhill	5	4	78	117	156	195	167
Ingham	1	1	16	24	32	40	22
Ixworth	1	1	10	15	20	25	16
Totals	23	28	551	827	1102	1378	999
Mixed brown	n and G	reenfield sit	tes				<u> </u>
Barrow	2	8	164	245	327	409	194
Great Whelnetham	1	2	40	60	80	100	60
Great Thurlow	1	0	5	8	10	13	8
Bury St Edmunds	1	6	124	186	248	310	186
Stanton	1	10	210	314	419	524	314
Totals	6	27	542	813	1084	1356	762
Greenfield s	ites			_			<u> </u>
Bardwell	1	0	6	9	12	15	9
Barningham	4	7	143	215	286	358	80
Barrow	5	17	339	509	679	849	509
Bury St Edmunds	13	468	9358	14037	18717	23396	8558

Settlement	No. of sites	Total hectares	20dph total	30 dph total	40 dph total	50 dph total	Council estimated capacity
Cavendish	1	0	8	12	16	20	10
Chedburgh	6	14	276	414	552	690	110
Clare	4	31	626	939	1252	1565	289
Great Barton	3	22	434	651	868	1085	80
Great Whelnetham	1	2	40	60	80	100	10
Haverhill	5	184	3684	5526	7369	9211	3780
Hopton	3	7	131	197	262	328	65
Hundon	3	19	375	563	751	938	60
Ingham	1	38	764	1147	1529	1911	20
Ixworth	2	14	286	429	572	715	170
Kedington	2	5	101	152	202	253	138
Risby	2	4	79	118	157	197	40
Rougham	2	1	25	38	50	63	27
Stanton	2	8	170	255	340	425	255
Wickhambro ok	6	20	410	614	819	1024	122
Totals	66	863	17256	25884	34512	43140	14332
Grand Totals	95	917	18349	27524	36699	45874	16093

- 8.4 Table 12 below illustrates the potential availability for development of the SHLAA sites. Where information is unknown in terms of ownership, general developer interest or infrastructure constraints, sites are categorised in the latter two periods to allow time for this information to be ascertained. The timescales are as follows:
 - 1-5 years
 - 6-10 years
 - 11-15 years,
- 8.5 As a rule Brownfield sites with few constraints have been identified as 1-5 years and those with some constraints as 6-10 years. The timeframes for delivering Greenfield sites have been identified using information obtained on land ownership and constraints when researching the sites. It should be recognised that all of the timeframes are estimates only for the purposes of the SHLAA. The Local Planning Authority may need to phase development of sites to ensure that requisite infrastructure is first in place.
- 8.6 Where information on availability has been put forward by the landowner or developer, officers have attempted to assess how realistic this information might be in terms of the need to deliver infrastructure first on some sites, or remediate other constraints such as the issue of multiple ownership.

Table 12: SHLAA sit	e timeframe	estimations
---------------------	-------------	-------------

	1 to 5 years	6 to 10 years	11 to 15 years
Settlement	Number of dwellings	Number of dwellings	Number of dwellings
Brownfield sites		I	
Bardwell	14	0	9
Bury St Edmunds	466	25	280
Haverhill	154	0	13
Ingham	22	0	0
Ixworth	16	0	0
Totals	672	25	302
Mixed brown and Greenfield sit	tes		
Barrow	25	50	119
Great Whelnetham	60	0	0
Great Thurlow	0	0	8
Bury St Edmunds	0	0	186
Stanton	0	0	314
Totals	85	50	627
Greenfield sites	I	<u> </u>	<u> </u>
Bardwell	0	0	9
Barningham	0	0	80
Barrow	0	0	509
Bury St Edmunds	1895	1530	5133
Cavendish	10	0	0

	1 to 5 years	6 to 10 years	11 to 15 years
Settlement	Number of dwellings	Number of dwellings	Number of dwellings
Chedburgh	0	0	110
Clare	64	0	225
Great Barton	20	20	40
Great Whelnetham	0	0	10
Haverhill	1285	1720	775
Hopton	25	0	40
Hundon	0	20	40
Ingham	0	0	20
Ixworth	90	80	0
Kedington	0	40	98
Risby	20	0	20
Rougham	12	0	15
Stanton	0	0	255
Wickhambrook	22	0	100
Totals	3443	3410	7479
Grand Totals	4200	3485	8408

8.7 It is clear from the table above that the sites identified could potentially be phased to achieve a good spread of development over the 15 year timeframe **between the Borough's towns and villages. Clearly, the delivery of all sites will** be dependent on adequate infrastructure being in place and as such these timescales may be subject to change and indeed the completion of some of the larger sites may carry over into the next plan period.

9. SHLAA Progress and Review

9.1 St Edmundsbury Borough is publishing this SHLAA as background evidence to demonstrate sufficient housing land availability up to 2031. This report does not allocate housing sites for development. The allocation of specific sites has been carried out in the three Vision 2031 Local Plan Documents adopted September 2014. Information on specific sites will need to be updated on a regular basis, and this will be done by regularly updating the SHLAA.

10. Contacts

Strategic Planning Team

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11. Glossary of terms used in the report

Brownfield land or site: land which is or was occupied by a permanent structure, (excluding agricultural or forestry buildings), and associated fixed surface infrastructure.

Flood zones 1, 2 and 3: Flood zones are areas defined by the Environment Agency that relate to past levels of river or coastal flooding and are related to future potential risk of flooding. Flood zone 3 relates to areas of land that are most often flooded, such as existing flood plains, whereas flood zone 1 relates to areas of low flood risk.

Greenfield land or site: Greenfield land or sites are areas of land that have not been previously developed. Such land would include public open space, playing fields, allotments and agricultural land.

Settlement boundary: This is a line on a map in an adopted Local Plan document that defines and encloses a settlement and to which area planning policies are related.

Settlement categories: The categories of settlement used in this report, are taken from the **settlement 'hierarchies' to be found within the** Forest Heath and St Edmundsbury Core Strategies. The categories are based on the relative **'sustainability'** of settlements, ranked according to the amount and type of services available within them, (e.g., school, shop, medical centre), and accessibility in terms of public transport etc.

Site Allocations Local Plan Document: This is a document that defines on a plan where certain land uses are proposed to be located, for example, it may define new housing and employment sites.

Windfall housing sites: Windfall housing sites are those that have not been identified in advance in development plans.

Appendix 1: List of the deferred sites, (Forest Heath District only), with reasons for deferral, <mark>(new sites highlighted)</mark>

Site Ref	Settlement	Site Location	Reason for excluding	Area
		Land to rear of the High		
B/02	Brandon	Street	Ownership, Nature, (1,500m Stone Curlew SPA)	O.4
		Land to the rear 9-11 Victoria	Ownership, Nature, (1,500m Stone Curlew SPA, 400m Woodlark and	
B/03	Brandon	Avenue	Nightjar SPA)	0.21
		Land to the rear London		
		Road, St Peters Place and	Ownership, Nature, (1,500m Stone Curlew SPA, 400m Woodlark and	
B/04	Brandon	Park View	Nightjar SPA)	0.5
		Land to the rear of 99-107		
5 (0 5		Thetford Road and Webbs		
B/05	Brandon	Row	Ownership, Nature, (1,500m Stone Curlew SPA)	0.41
B/06	Brandon	Land off School Lane	Nature, (1,500m Stone Curlew SPA)	1.2
		Land to the rear Bury Road		
B/07	Brandon	Northumberland House	Ownership, Nature, (1,500m Stone Curlew SPA)	0.23
B/08	Brandon	Evergreen, Bury Road	Nature, (1,500 Stone Curlew SPA)	0.2
B/09	Brandon	Land at Station Way	Flood Zone, Nature, (1,500m Stone Curlew SPA)	1.21
		Land South West of Station		
B/10	Brandon	Way	Flood Zone, Nature, (1,500m Stone Curlew SPA)	1.75
		Land North of Gas House		
B/11	Brandon	Drove	Flood Zone, Nature, (1,500m Stone Curlew SPA)	3.34
B/12	Brandon	Land off Manor Road	Nature, (1,500m Stone Curlew SPA)	9.5
B/13	Brandon	Omar Homes	Nature, (1,500m Stone Curlew SPA, 400m Woodlark and Nightjar SPA)	5.45
B/14	Brandon	Land off Green Road	Nature, (1,500m Stone Curlew SPA, 400m Woodlark and Nightjar SPA)	19
		Riverside Lodge off High		
B/15	Brandon	Street	Flood Zone, Nature, (1,500m Stone Curlew SPA)	0.51
B/16	Brandon	21 Market Hill	Size, Nature, (1,500m Stone Curlew SPA)	0.03
B/17	Brandon	Land to West of Brandon	Nature, (1,500m Stone Curlew SPA, 400m Woodlark and Nightjar SPA)	99.5
		Land South River Ouse &		
B/18	Brandon	West of High Street	Flood Zone, Nature, (1,500m Stone Curlew SPA)	5.02
B/19	Brandon	Land South Railway Line inc.	Flood Zone, Nature, (1,500m Stone Curlew SPA, 400m Woodlark and	9.28

Site Ref	Settlement	Site Location	Reason for excluding	Area
Rei	Settlement	Lignacite Site	Nightjar SPA)	Alea
		Land at Brandon Cottage,	Nightjal SFA)	
B/20	Brandon	Bury Road	Nature, (1,500m Stone Curlew SPA, 400m Woodlark and Nightjar SPA)	0.93
D/20	DI dI IUUI I	Dove Cottage, Gas House	Nature, (1,500m Stone Cunew SPA, 400m woodiark and Nightjar SPA)	0.93
B/21	Brandon	Dove Cottage, Gas House Drove	Below size threshold, Nature, (1,500m Stone Curlew SPA)	0.07
DIZI	DI ALIUUTI	Diove	Nature, (1,500m Stone Curlew SPA, 400m Woodlark and Nightjar SPA),	0.07
B/23	Brandon	Land off Bury Road	(Breckland Forest SSSI)	9.94
D/23	DI ALIUUTI	Lanu on Bury Roau	Nature, (1,500m Stone Curlew SPA, 400m Woodlark and Nightjar SPA),	9.94
B/24	Brandon	Land West of Bury Road	(Breckland Forest SSSI)	3.93
D/ 24	Drandon	Land to the rear of Thetford		3.75
B/25	Brandon	Road	Ownership, Access, Nature, (1,500m Stone Curlew SPA)	0.34
0,20		Land at Abbotts Court, north		0.04
<mark>B/28</mark>	Brandon	of Victoria Avenue	Nature, (1,500m Stone Curlew SPA)	1.61
0/20			Nature, (County Wildlife Site, 1,500m Stone Curlew SPA and 400m	
M/01	Mildenhall	South of Gonville Close	Woodlark and Nightjar SPA)	2.18
	- Minderinian	Land to the rear 91-105 Folly		2.10
M/03	Mildenhall	Road	Ownership	0.65
		Land to the rear 98-108 Folly		0100
M/04	Mildenhall	Road	Ownership	0.75
		Land to the rear 41 Folly		
M/05	Mildenhall	Road	Ownership	0.29
		Land to the rear 7-23 North		
M/06	Mildenhall	Terrace	Ownership	0.61
		Land to the rear 22-28		
M/07	Mildenhall	Junction Road	Ownership	0.21
			Ownership, Nature (1,500m Stone Curlew SPA and 400m Woodlark and	
M/09	Mildenhall	Land off College Heath Road	Nightjar SPA)	0.23
M/10	Mildenhall	Land off Finchley Avenue	Employment	1.15
		Land adj. to College Heath	Nature (1,500m Stone Curlew SPA and 400m Woodlark and Nightjar SPA,	
M/11	Mildenhall	Road	SSSI, CWS)	2.43
		Woodlands Park off Brandon	Policy (Unsustainable location), Nature, (1,500m Stone Curlew SPA and	
M/12	Mildenhall	Road	400m Woodlark and Nightjar SPA)	2.44
		Land between the River Lark		
M/13	Mildenhall	and Worlington Road	Flood Zone	1.5

Site Ref	Settlement	Site Location	Reason for excluding	Area
Kei	Settlement	Builders Yard, Worlington		Aica
M/14	Mildenhall	Road	Flood Zone	0.57
		Land South of Lark		0101
M/15	Mildenhall	Road/Raven Close	Flood Zone, nature, (400m Woodlark and Nightjar SPA)	3.26
			Nature (1,500m Stone Curlew SPA and 400m Woodlark and Nightjar SPA,	
M/16	Mildenhall	Land North of Brandon Road	SSSI, CWS)	16.67
			Nature (1,500m Stone Curlew SPA and 400m Woodlark and Nightjar SPA,	
M/17	Mildenhall	Land North of Thetford Road	SSSI)	16.02
M/18	Mildenhall	Land South of Lark Road	Flood Zone, nature, (400m Woodlark and Nightjar SPA)	1.15
		Land South of Pine Trees		
M/20	Mildenhall	Avenue	Flood Zone, nature, (400m Woodlark and Nightjar SPA)	2.055
		Land South of Mildenhall to		
M/22	Mildenhall	River Lark (inc. Jubilee Field)	Flood Zone	15.16
		Land East of Mildenhall to		
		A1065 and Fiveways	Nature (1,500m Stone Curlew SPA and 400m Woodlark and Nightjar SPA,	
M/23	Mildenhall	Roundabout	SSSI, CWS)	68.05
		Land North of Mildenhall, East		
		of the A1101 (inc. Airfield	Nature (1,500m Stone Curlew SPA and 400m Woodlark and Nightjar SPA,	
M/24	Mildenhall	landing lights)	SSSI, CWS)	69.94
		Land South of Bury Road and	Flood Zone, Nature (1,500m Stone Curlew SPA and 400m Woodlark and	
M/26	Mildenhall	East of A11	Nightjar SPA)	7.54
M/30	Mildenhall	The Old Railway Station Site	Policy, (Unsustainable location)	6.25
		Riverside House off		
M/31	Mildenhall	Worlington Road	Size & Flood Zone	0.04
		Land at Meadow View		
<mark>M/41</mark>	<mark>Mildenhall</mark>	Cottage	Policy, (Unsustainable location)	<mark>3.86</mark>
		Rose Forge, South of		
<mark>M/42</mark>	Mildenhall	Worlington Road	Policy, (Unsustainable location)	<mark>1.37</mark>
			Policy, (unsustainable location, Nature, (1,500m Stone Curlew and 400m	
M/43	Mildenhall	Land between A11 & A1101	Woodlark and Nightjar SPA)	<mark>3.13</mark>
		Former Mildenhall Academy		
M/44	Mildenhall	and Dome Leisure Centre Site		<mark>9.41</mark>
N/08	Newmarket	Allotments Studlands Park	Community	1.46
N/09	Newmarket	Brickfield Stud, Exning Road	Policy (Retained Local Plan Equine Policy Constraint)	23.49

Site Ref	Settlement	Site Location	Reason for excluding	Area
KEI	Settlement	Land at Balaton Stables,		Alea
N/10	Newmarket	Snailwell Road	Policy (Retained Local Plan Equine Policy Constraint)	1.48
10/10		Land at Fitzroy Stables,		1110
N/11	Newmarket	Rowley Drive	Policy (Retained Local Plan Equine Policy Constraint)	3.33
		Coronation Stables, Station		
N/12	Newmarket	Approach	Policy (Retained Local Plan Equine Policy Constraint)	0.45
		Land South Exning Road &		
N/21	Newmarket	adjacent to Hamilton Road	Open Space, Policy, (Retained Local Plan Equine Policy Constraint)	20.47
		Land to the rear 84-142 High		
L/05	Lakenheath	Street	Ownership & Open Space	2.9
		Land to rear of Chalk Farm		
L/06	Lakenheath	and Gatehouse, High Street	Ownership & Access	0.72
L/07	Lakenheath	3 Cemetery Road	Ownership	0.58
		Land to the rear 2-6		
L/08	Lakenheath	Cemetery Road	Ownership & Access	0.33
		Land to the rear 11-13 Back		
L/09	Lakenheath	Street	Ownership	0.52
		Land to the rear 27-29		
_/10	Lakenheath	Eriswell Road	Ownership	0.29
		Land North East of Station		
L/19	Lakenheath	Road	Nature (Special Area of Conservation)	3.84
		Land East of Eriswell Road &		
_/25	Lakenheath	South of South Road	Nature (County Wildlife Site)	21.3
_/27	Lakenheath	Land South of Broom Road	Nature (County Wildlife Site)	20.4
		Land at Sedge Fen North of		
L/33	Lakenheath	Skeltons Drove	Policy (Unsustainable location), Flood Zone	4.29
		Land opposite New Bungalow,		
_/34	Lakenheath	Sedge Fen	Policy (Unsustainable location), Flood Zone	0.45
<mark>_/36</mark>	Lakenheath	North Lakenheath	Nature, (1,500m Stone Curlew SPA)	<mark>22.33</mark>
<mark>_/37</mark>	Lakenheath	Land north of cemetery	Policy (Unsustainable location)	<mark>1.88</mark>
		Land to north of Maids Cross		
<mark>L/38</mark>	Lakenheath	Hill	Policy (Unsustainable location)	<mark>2.64</mark>
		Land to rear 2-4 Elms Road		
RL/01	Red Lodge	and 6-8 Turnpike Road	Ownership	1.06

Site Ref	Settlement	Site Location	Reason for excluding	Area
Rei	Settlement	Land to rear 14-16 Turnpike		Alea
RL/02	Red Lodge	Road	Ownership	0.91
12/02		The White Star Stables,	Policy (Retained Local Plan Equine Policy Constraint), Nature (1,500m	0.71
RL/07	Red Lodge	Warren Road	Stone Curlew Nesting)	6.78
RL/09	Red Lodge	Land at Greenhays Farm	Nature (1,500m Stone Curlew SPA)	1.5
RL/11	Red Lodge	Land East of Turnpike Road	Nature, (SSSI)	0.91
RL/12	Red Lodge	Land East of Warren Road	Nature, (1,500m Stone Curlew SPA and 1,500m Stone Curlew Nesting)	11.73
		Land west of Newmarket		
RL/13	Red Lodge	Road	Policy (Existing employment designation - Red Lodge Masterplan)	<mark>4.13</mark>
		Land North & East of Red		
RL/15	Red Lodge	Lodge, Either side of A11	Nature (1,500m Stone Curlew SPA), Policy (unsustainable location)	303
		Employment land north of		
<mark>RL/16</mark>	Red Lodge	Hundred Acre Way	Policy (Existing employment designation)	<mark>7.87</mark>
RL/19	Red Lodge	Land South of Green Lane	Nature, (1,500m Stone Curlew SPA Nesting Constraint Zone)	10.21
		Land North of Elderberry		
<mark>RL/20</mark>	Red Lodge	Road	Policy (Red Lodge Masterplan – Employment Area)	<mark>2.17</mark>
		Land North East of Bilberry		
RL/21	Red Lodge	Close	Policy (Red Lodge Masterplan – Employment Area)	<mark>0.67</mark>
		Land to the rear 31-45 The		
BR/04	Beck Row	Street	Ownership	0.37
3R/13	Beck Row	Land West of Aspal Hall Road	Nature (County Wildlife Site)	1.53
3R/15	Beck Row	Land adjacent to Beck House	Size	0.12
		Former Coal Yard, Wilde		
3R/18	Beck Row	Street	Policy (Unsustainable location)	0.66
		Land between Wildmere Lane		(
BR/24	Beck Row	and Holmsey Green	Policy (Unsustainable location)	6.29
3R/25	Beck Row	Land at Flint Cottage	Policy (Unsustainable location)	0.08
		Land behind 163 Burwell		0.01
E/05	Exning	Road 2 nd field behind nos. 163-169	Size	0.06
	Evolog		Sizo	0.07
E/06	Exning	Burwell Road Land adjacent to 39 Cotton	Size	0.07
<mark>E/10</mark>	Exning	End Road	Size	0.10
E/10 E/11	Exning	Land between 11 and 15 Cotton	Size	0.10

Site Ref	Settlement	Site Location	Reason for excluding	A
Ref	Settlement	End Road		Area
K/01	Kentford	Land East of Moulton Road	Flood Zone	5.86
K/02	Kentford	Meddler Stud, Bury Road	Flood Zone, Retained Local Plan Equine policy constraint	6.92
K/03	Kentford	Land North of A14	Nature (1,500m Stone Curlew SPA)	11.73
K/04	Kentford	Land North of Bury Road	Nature (1,500m Stone Curlew SPA)	6.54
K/05	Kentford	South and East of Flint House, Bury Road	Nature (1,500m Stone Curlew SPA)	0.48
K/05 K/06	Kentford	Opposite 1-4 Bury Road	Nature (1,500m Stone Curlew SPA)	2.88
K/00 K/09	Kentford	Fothergills, Gazeley Road	Nature (1,500m Stone Curlew SPA)	1.46
				1110
K/13	Kentford	Land to rear of Flint House	Nature (1,500m Stone Curlew SPA)	6.78
K/14	Kentford	Land east of Gazeley Road	Nature (1,500m Stone Curlew SPA)	3.63
		Land to rear of the Cock		
K/16	Kentford	public house	Nature, (1,500m Stone Curlew SPA)	<mark>2.27</mark>
	Maat Daw	Land west of "Jen Rod", The	Cine	0.10
WR/03	West Row West Row	Green	Size Size	0.18
WR/21 WR/23	West Row	Red Shed Pott Hall Road Land off Friday Street	Policy (valued employment site)	0.1
VVR/23	West Row	Land to rear 135a Church		0.20
WR/31	West Row	Road	Size	0.14
WR/32	West Row	Land West of Pamments Lane		0.11
BM/04	Barton Mills	Land at 10 Newmarket Road	Open Space	0.75
			Nature, (1,500m Stone Curlew and 400m Woodlark and Nightjar SPA),	
BM/14	Barton Mills	Land at Meadow View Land South of The Street,	Policy, (Unsustainable location)	<mark>2.46</mark>
ER/01	Eriswell	adj. to Homecroft	Nature, (1500m Stone Curlew SPA)	0.27
	Ensweit	Land at Sparks Farm South of		0.27
ER/02	Eriswell	Holley's Belt	Nature, (1500m Stone Curlew SPA)	68.17
ER/03	<mark>Eriswell</mark>	Lord's Walk	Nature, (1,500m Stone Curlew SPA), Policy, (Unsustainable location)	<mark>25.56</mark>
ER/04	Eriswell	Land at Little Eriswell	Nature, (1,500m Stone Curlew SPA), Policy, (Unsustainable location)	<mark>59.37</mark>
F/03	Freckenham	Land around Hall Farm	Policy (Unsustainable Location)	0.69
F/06	Freckenham	Land adjacent to Millfield, Fordham Road	Policy (Unsustainable location)	0.05

Site Ref	Settlement	Site Location	Reason for excluding	Area
HR/03	Holywell Row	Land South of the Street	Nature, (400m Woodlark and Nightjar SPA buffer)	20.16
HR/05	Holywell Row	Land to rear of Dolvers View, The Street	Nature, (400m Woodlark and Nightjar SPA buffer)	1.12
HR/06	Holywell Row	Rear of 60 The Street	Nature, (400m Woodlark and Nightjar SPA buffer)	0.42
HR/07	Holywell Row	Land at White Gables	Nature, (400m Woodlark and Nightjar SPA)	<mark>1.0</mark>
I/01	Icklingham	Land to North East of The Street	Nature (Breckland SPA)	9.88
MO/01	Moulton	Land (Depot) South of Gazeley Road	Policy (Unsustainable location)	2.13
MO/02	Moulton	Land off Bury Lane	Flood Zone	0.37
T/01	Tuddenham	Land West of High Street behind Methodist Chapel	Nature, (1500m Stone Curlew SPA Buffer)	0.21
T/02	Tuddenham	Land West of Higham Road	Nature, (1500m Stone Curlew SPA Buffer)	0.94
T/03	Tuddenham	Land North of Cavenham Road	Nature, (1500m Stone Curlew SPA Buffer)	3.55
W/03	Worlington	Land North of the B1102 (to the River Lark)	Flood Zone	3.67
W/06	Worlington	Land at Pen Kennels, Isleham Road	Policy (Unsustainable location)	0.48
W/08	Worlington	Land adjacent to The Chestnuts off Newmarket Road	Policy (Unsustainable location)	1.38
<mark>W/15</mark>	Worlington	Land South of the Meadows	Size, (Below SHLAA site size threshold)	<mark>0.04</mark>
H/01	Herringswell	Land adjacent to Church Farm, North side of The Street	Nature (1500m Stone Curlew SPA)	0.22
HI/02	Herringswell	Land adjacent to The Apiaries	Size	0.13

Appendix 2: List of the deferred sites (St Edmundsbury Borough only) with reasons for deferral <mark>(new sites highlighted in yellow)</mark>

Site Ref	Settlement	Site Name	Reason deferred	Size
WS14	Bardwell	Doff's Field, fronting Knox Lane	Access	1.4
SS083	Barnham	St Martins Meadow	Nature conservation	2.23
WS33	Barningham	Barningham Hall, Coney Weston Road	Flood Zone, Location	0.75
SS055	Barrow	Barrow Business Park	Proposed Use (Employment)	1
WS75	Barrow	Land south of Barrow Road	Location, Unsustainable	2
AS11	Barrow	Green Farm and adjoining land, Barrow Hill	Location	2.01
WS64	Barrow	Green Farm, Barrow Hill	Location	0.49
WS32	Barrow	Land off Church Road	Scale, Unsustainable, Location	6
WS77	Barrow	Land west of Barrow Hill	Scale	4
SS12.1	Barrow	Land between Church Road, Colethorpe Lane & Haysborder Road	Unsustainable	10.42
SS032	Bradfield St George	Land south of Church Road and Freewood Street	Scale, Unsustainable, Location	2.2
39	Bury St Edmunds	1/1B Hatter Street	Size	0.02
18	Bury St Edmunds	125-126 Kings Road	Size	0.03
278	Bury St Edmunds	13 Mill Road	Size	0.15
289	Bury St Edmunds	139-141 Kings Road	Size	0.05
42	Bury St Edmunds	35/36 Churchgate Street	Size	0.03
73	Bury St Edmunds	39-40 Peckham Street	Size	0.01
72	Bury St Edmunds	43b St Andrew's Street North	Size	0.01
40	Bury St Edmunds	46 St Andrew's Street south	Size	0.03
142	Bury St Edmunds	47 Northgate Avenue	Size	0.07
44	Bury St Edmunds	6 Angel Lane	Size	0.01
43	Bury St Edmunds	61-63 College Street	Size	0.03
1	Bury St Edmunds	8 Barons Road	Size	0.05
62	Bury St Edmunds	97-98 Queens Road	Size	0.04
132	Bury St Edmunds	Abbott Road Filling Station	Size	0.15
77	Bury St Edmunds	Adj 116 Westley Road	Size	0.04

Site Ref	Settlement	Site Name	Reason deferred	Size
59	Bury St Edmunds	adj 89 Kings Road	Size	0.07
139	Bury St Edmunds	Adj Newman House, Northgate Ave.	Size	0.08
57	Bury St Edmunds	Adj. 14 Albert Street	Size	0.07
55	Bury St Edmunds	Adj. 149 York Road	Size	0.03
41	Bury St Edmunds	Adj. 43-45 St Andrew's Street South	Size	0.04
21	Bury St Edmunds	Adj. 6 Kings Road	Size	0.02
8	Bury St Edmunds	Adj. 6 Petticoat Lane	Size	0.07
143	Bury St Edmunds	Adj. Lancaster Hall, Tollgate	Size	0.1
7	Bury St Edmunds	adj. Spread Eagle, Horringer Road	Size	0.08
122	Bury St Edmunds	Beaumonts Yard, College Street	Size	0.13
56	Bury St Edmunds	Between 7a and 8 Albert Street	Size	0.11
60	Bury St Edmunds	Breslin's Depot, Queens Road	Size	0.13
3	Bury St Edmunds	Builder's Yard, adj 45 Vinery Rd	Size	0.12
94	Bury St Edmunds	Builders Yard, Tayfen Road	Size	0.08
51	Bury St Edmunds	Cecil & Larter, Out Risbygate	Size	0.11
116	Bury St Edmunds	Chapel Pond Hill	Size	0.13
284	Bury St Edmunds	Denny Bros, Kings Road	Size	0.18
50	Bury St Edmunds	E.E. Mortimer Builders Yard, Spring Lane	Size	0.08
79	Bury St Edmunds	Eastgate Nurseries	Flood	0.55
71	Bury St Edmunds	Elseys Yard	Size	0.08
103	Bury St Edmunds	Garages adjacent to 66, Cannon street	Size	0.02
11	Bury St Edmunds	Garages, r/o 104 Out Westgate	Size	0.06
53	Bury St Edmunds	Grove Road & Out Risbygate	Size	0.11
17	Bury St Edmunds	Hanchets Stone Masons, Kings Road	Size	0.11
30	Bury St Edmunds	Hardwick Tyres, St Andrews Street North	Size	0.08
119	Bury St Edmunds	Honey Hill	Size	0.05
131	Bury St Edmunds	Hospital Road, BSE	Size	0.08
66	Bury St Edmunds	Land Adj 1 Briarwood Avenue	Size	0.07
49	Bury St Edmunds	Land Adj 53 Spring Lane	Size	0.05
138	Bury St Edmunds	Land adj The Brambles	Size	0.15

Site Ref	Settlement	Site Name	Reason deferred	Size
26	Bury St Edmunds	Land Adj. 157 Tollgate Lane	Size	0.09
15	Bury St Edmunds	Land Adj. 37 Mill Road (South)	Size	0.03
4	Bury St Edmunds	Land Adj. 40 Horsecroft Road	Size	0.06
14	Bury St Edmunds	Land Adj. 58 Mill Road (South)	Size	0.09
151	Bury St Edmunds	Land Adj. 7 Mustow Street	Size	0.02
5	Bury St Edmunds	Land Adj. Alpha-Omega	Size	0.16
22	Bury St Edmunds	Land between Fornham Rd and Tesco	Size	0.14
WS07	Bury St Edmunds	Land between Horsecroft Road and Sharp Road	Contamination, Conservation/Wildlife (Special Landscape, Significant amount of trees which are protected by a TPO, Also designated by Suffolk Wildlife Trust as the Stonebridge Belt)	1.25
10	Bury St Edmunds	Land r/o 47 Hospital Road	Size	0.04
9	Bury St Edmunds	Land r/o 49 Hospital Road	Size	0.07
63	Bury St Edmunds	Land r/o 64 Queens Road	Size	0.04
52	Bury St Edmunds	Land r/o Cecil & Larter Garage, Albert S	Size	0.11
74	Bury St Edmunds	Lathbury Institute, Cannon Street	Size	0.09
36	Bury St Edmunds	Lower Baxter Street	Size	0.08
23	Bury St Edmunds	Merry Go Round Pub, St Olaves Road	Size	0.07
128	Bury St Edmunds	National Tyres Depot, St Andrews St South	Size	0.11
111	Bury St Edmunds	Northgate Business Park, Northgate	Size	0.01
29	Bury St Edmunds	Private Car Park adj 5 Short Brackland	Size	0.02
61	Bury St Edmunds	r/o Queens Road	Size	0.11
33	Bury St Edmunds	r/o 10 Orchard Street	Size	0.01
133	Bury St Edmunds	r/o 12 Queens Road	Size	0.17
144	Bury St Edmunds	r/o 39-43 Mildenhall Road, BSE	Size	0.08
58	Bury St Edmunds	r/o 87 Kings Road	Size	0.03
6	Bury St Edmunds	Rear of 23 Horsecroft Road,	Size	0.09
54	Bury St Edmunds	Rear of 54 Out Risbygate	Size	0.08
31	Bury St Edmunds	Rising Sun Beer Garden, Tavern Lane	Size	0.07

Site Ref	Settlement	Site Name	Reason deferred	Size
68	Bury St Edmunds	Springfield Garage, Tayfen Road	Size	0.05
127	Bury St Edmunds	St Andrews Street South, BSE	Size	0.08
37	Bury St Edmunds	St Edmunds House, Lower Baxter Street	Size	0.1
126	Bury St Edmunds	St. Andrews Street South Nos. 27-29	Size	0.06
69	Bury St Edmunds	Stocks Car Dealership, Tayfen Road	Size	0.08
38	Bury St Edmunds	Suffolk Hotel Garage, Higher Baxter St	Size	0.01
95	Bury St Edmunds	Tayfen Road South	Contamination	0.36
124	Bury St Edmunds	Telephone Exchange Car Park	Size	0.05
121	Bury St Edmunds	The Maltings, Westgate St	Size	0.16
107	Bury St Edmunds	West of Alandale, Cotton Lane	Size	0.06
28	Bury St Edmunds	Yard off Short Brackland	Size	0.09
106	Bury St Edmunds	Yard r/o Eastgate Street	Size	0.08
110	Bury St Edmunds	Yard r/o The Fox, Eastgate Street	Size	0.12
13	Bury St Edmunds	Yard, r/o West End Bakery, Out Westgate	Size	0.04
30	Bury St Edmunds	Hardwick Tyres, St Andrew Street North	size	0.08
UCS118	Bury St Edmunds	Maynewater Lane	Flood Zone	0.28
65	Bury St Edmunds	Cecil and Larter Out Risbygate	Proposed Use	0.24
UCS140	Bury St Edmunds	Land at Norfolk Road	Archaeology	0.29
UCS141	Bury St Edmunds	RL Insulations, Norfolk Road	Unavailable	0.3
UCS285	Bury St Edmunds	Garage, St Andrews Street	Proposed Use	0.36
UCS135	Bury St Edmunds	DJ Evans, St Botolphs Lane	Unavailable	0.45
UCS156	Bury St Edmunds	40 Hollow Road	Unavailable	0.68
UCS120	Bury St Edmunds	Guildhall Feoffment School/ Greene King	Unavailable	0.75
UCS027	Bury St Edmunds	Roman Catholic School, Beard Road	Unavailable	0.95
UCS091	Bury St Edmunds	Thingoe Hill	Proposed Use	1.4
UCS032	Bury St Edmunds	St Andrew's Street North	Unavailable	1.5
UCS125	Bury St Edmunds	St Louis Middle School, St Andrews Street South	Unavailable	1.77

Site Ref	Settlement	Site Name	Reason deferred	Size
WS56	Bury St Edmunds	Land to the east of junction J42 of the A14, south of the A14 and north of Newmarket Road	Proposed Use	3.726
SS11.8	Bury St Edmunds	Moreton Hall Prep School	Proposed Use	5
SS102	Bury St Edmunds	Land at Hollow Road Farm	Proposed Use (Employment)	6.7
SS037	Bury St Edmunds	Leg of Mutton	Location, Proposed Use.	14.54
SS128	Bury St Edmunds	Leg of Mutton	Location, Proposed Use, Unsustainable	18.25
WS55	Bury St Edmunds	West Suffolk Hospital	Unavailable	20.88
SS041	Bury St Edmunds	Land to the west of the B1106 and north of the A14	Scale, Location, Unsustainable	23
SS040	Bury St Edmunds	Land to the east of the B1106 and north of the A14	Scale, Location, Unsustainable	25
UCS123	Bury St Edmunds	Telephone Exchange, Whiting Street	Unavailable (BT have informed the LPA that the site is required for operational use over the plan period)	0.25
SS12.14	Bury St Edmunds	Olding Road 1	Employment land	1.3
SS12.15	Bury St Edmunds	Olding Road 2	Employment land	2.5
SS12.16	Bury St Edmunds	Olding Road 3	Employment land	4.6
SEBSE01	<mark>Bury St Edmunds</mark>	Land west of Horsecroft Road	Location, Special Landscape Area	<mark>16</mark>
SEBSE02	Bury St Edmunds	Land to West of Hardwick Middle School	Conservation (Special Landscape Area).	<mark>16</mark>
SEBSE03	Bury St Edmunds	BSE Rugby Club	Open Space (policy DM42)	<mark>5.9</mark>
<mark>BSE04</mark>	<mark>Bury St Edmunds</mark>	Land at Prospect Row	Size	<mark>0.06</mark>
<mark>SS89</mark>	Bury St Edmunds	Vinefields Farm	Open Space (DM42)	<mark>2.3</mark>
SS11.14	Cavendish	Land at Peacocks Road	Size	0.15
SS024	Chedburgh	English Country Herbs	Unsustainable, Location	1.2
SS031	Chedburgh	Land to the west of Kiln Lane	Scale, Unsustainable, Location	3.51
SS050	Chedburgh	Land to the west of Vendas Farm	Access, Scale, Unsustainable, Location	3.63
SS025	Chedburgh	Land on the corner of Kiln Lane and the A143	Scale, Unsustainable, Location	7.7
SS11.5	Chedburgh	Various parcels of land around Chedburgh including site submissions SS29, SS30, SS47	Scale	27

Site Ref	Settlement	Site Name	Reason deferred	Size
SECHED02	Chedburgh	Further land north of Bury Road	Unsustainable	<mark>3</mark>
AS02	Chevington	Land adjacent to Grange Mill	Scale, Unsustainable, Location	3.27
AS01	Chevington	Land adjoining Maltings Close	Scale, Unsustainable, Location	6.6
273	Clare	41 Nethergate Street, Clare	Size	0.02
272	Clare	Adj Mayfield, Stoke Road	Size	0.04
271	Clare	Adj Cherry Cottage, Stoke Road	Size	0.1
270	Clare	Adj. Aronoel, Stoke Road	Size	0.02
276	Clare	adj. Bridewell Industrial Estate, Clare	Size	0.06
6.2b (UCS 274)	Clare	Church Farm, High Street	Unavailable	0.7
WS01	Clare	Land to the north west of Chiltern Street Business Park	Proposed for employment use	0.8
6.2a (UCS 277)	Clare	Townsend Nurseries	Unavailable	0.83
WS61	Clare	Bench Barn Farm	Unsustainable, Location, Scale	63.23
SS078	Coney Weston	Coney Weston Campsite, south of The Street	Unsustainable, Location	0.76
SP06	Coney Weston	Coney Weston Campsite and adjoining land, south of The Street	Unsustainable, Location	2.124
AS12	Cowlinge	Land west of Erratts Hill	Unsustainable, Location, Scale	3.56
WS17	Cowlinge	Land adjacent Erratts Hill	Unsustainable, Location, Scale	3.56
SS067	Cowlinge	Land adjacent to Lambfair Green	Scale, Unsustainable, Location	6.2
SS068	Cowlinge	Land to the west of Tillbrooks Hill	Scale, Unsustainable, Location	8.9
AS13	Denham	Land between 9 & 10 Barrow Road, Denham	Location, Unsustainable	2.26
SP05	Denham	Land at Barrow Hill	Location	3.79
SP04	Denham	Land at Barrow Hill	Location, scale	9.16
SS059	Denham	Land at Barrow Road	Scale, Unsustainable, Location	34.8
WS74	Denham	Land at Barrow Road	Scale, Unsustainable, Location	34.8
SS045	Flempton	Land to the north of Bury Road	Flood, Unsustainable	1.66
WS27	Flempton	Land south of Bury Road	Unsustainable, Location, Scale	3.6

Site Ref	Settlement	Site Name	Reason deferred	Size
AS06	Fornham All Saints	Gaughton House	Wildlife/ Conservation	0.9
SS043	Fornham All Saints	Land to the west and north of Moseley's Farm Yard	Access, Unsustainable, Scale	2.15
WS28	Fornham All Saints	Field fronting onto Bury Road (A1101)	Unsustainable, Scale	2.42
SS044	Fornham All Saints	Land to the north west of Fornham All Saints	Contrary to Planning Policy	2.8
SS038	Fornham All Saints	Land to the north of the Bury Road (A1101)	Contrary to Planning Policy, Unsustainable, Scale	11.2
SS042	Fornham All Saints	Land to the south west of Fornham All Saints	Access, Unsustainable, Scale	19.44
SS019	Fornham St Genevieve	Land to the south of Park Farm Business Centre	Proposed Use	8.5
WS09	Fornham St Genevieve	Fornham Hall Park	Unsustainable, Location, Scale	56
SS108	Fornham St Genevieve	Land to the west of Thetford Road	Unsustainable, Location, Scale	5.275
SS071	Fornham St Martin	Land to west of Thetford Road	Flood	6.195
WS03	Fornham St Martin	Land at The Old Rectory	Unsustainable	6.64
WS15	Fornham St Martin	Land off Thetford Road	Unsustainable, Scale	8.78
WS51	Great and Little Whelnetham	Ridgewood	Scale, Unsustainable, Location	O. 7
WS21	Great and Little Whelnetham	Aqua Vista	Scale, Unsustainable, Location	1.2
WS57	Great and Little Whelnetham	Land north of Sudbury Road	Scale, Unsustainable, Location	4.02
WS53	Great Barton	Green Lane	Size	0.026
SS033	Great Barton	Paddock to the west of The White Lodge, Livermere Road	Location, Unsustainable	0.23
SS016	Great Barton	Old Stackyard Paddock	Location, Unsustainable	0.36
SS130	Great Barton	Land to the north of Mount Road and the west of east Barton Road	Location, Unsustainable	18.25
WS48	Great Barton	High Trees	Nature, Access	1.2
AS10	Great Barton	Land off Thurston Road	Scale, Unsustainable, Location	3.9

Site Ref	Settlement	Site Name	Reason deferred	Size
	Hamlet			
WS62	Great Saxham	Land at Frizzeler's Green	Scale, Unsustainable, Location	1.6
AS16	Great Thurlow	Land at Goldings Farm	Size	0.157
SS109	Great Thurlow	Land to the East of The Street	Unavailable	0.2
SS105	Great Thurlow	Land to the south of Withersfield Road	Unavailable/Access	0.33
SS026	Great Wratting	Lion Meadow Plantation	Flood, Access, Unsustainable	0.93
SS12.13	Great Wratting	Employment	Employment proposal	8.28
217	Haverhill	13 Linton Place, Haverhill	Size	0.01
247	Haverhill	13 Mill Road, Haverhill	Size	0.01
229	Haverhill	1B Queens Street, Haverhill	Size	0.01
239	Haverhill	4 Eden Road	Size	0.02
230	Haverhill	7 and 7a Queen Street, Haverhill	Size	0.02
240	Haverhill	83 High Street and land to r/o	Size	0.06
184	Haverhill	Adj 184 Withersfield Road	Size	0.04
204	Haverhill	Adj 33 Rookwood Way	Size	0.08
252	Haverhill	Adj 4 Lower Down's Slade	Size	0.02
281	Haverhill	Adj Telephone Exchange, Camps Road	Size	0.11
183	Haverhill	Adj. 194 Withersfield Road	Size	0.16
178	Haverhill	adj. Brookside, Withersfield Road	Size	0.12
182	Haverhill	Adj. Walnut Brook, Withersfield Road	Size	0.05
205	Haverhill	adjacent to prospect house, Hollands Road	Size	0.18
250	Haverhill	Car Park r/o 21 Queen Street	Size	0.04
227	Haverhill	Car Park r/o Woolworths, Market Hill	Size	0.12
210	Haverhill	Coupals Close	Size	0.11
231	Haverhill	Drake's Yard, Haverhill	Size	0.05
251	Haverhill	Garden land r/o 23 Queen Street	Size	0.03
228	Haverhill	Garden land r/o 9 Market Hill	Size	0.09
189	Haverhill	Hanchet End, Haverhill	Size	0.06
245	Haverhill	Helions Park Avenue	Size	0.11
238	Haverhill	Jubilee Walk Car Park	Flood	0.6

Site Ref	Settlement	Site Name	Reason deferred	Size
268	Haverhill	Manor House, Hamlet Road,	Size	0.08
248	Haverhill	Haverhill Mill Road	Size	0.11
240	Haverhill	Old Saw Mills, Haverhill	Size	0.11
180	Haverhill		Size	0.14
179	Haverhill	Opp. Grenville House, Haverhill Plot 2, Rowan Close, Haverhill	Size	0.18
226	Haverhill	Police Station, Swan Lane	Flood	0.03
220	Haverhill	Prykes Yard, Duddery Road	Size	0.45
241	Haverhill			
254		Pub, Lower Down's Slade	Size	0.06
	Haverhill	Queens Square	Size	0.15
218	Haverhill	Rear of Crista, Haverhill	Size	0.05
253	Haverhill	SCC Car Park, Lower Down's Slade	Size	0.05
190	Haverhill	Surridges Farm, Hanchet End, Haverhill	Size	0.06
223	Haverhill	Tyre Depot	Size	0.13
237	Haverhill	Vange Place	Size	0.04
SS027	Haverhill	Land to the west of 1 Hazel Stub	Location, Unsustainable	0.2
UCS261	Haverhill	Haverhill Telephone Exchange	Unavailable (BT have informed the LPA that the site is required for operational use over the plan period)	0.3
UCS220	Haverhill	Land to rear of 91-95 Wratting Road	Unavailable, Ownership	0.38
UCS262	Haverhill	Depot and Garage Site, Duddery Hill	Unavailable	0.46
UCS177	Haverhill	Bradnams Yard Site, Withersfield Road	Flood, Access, Unavailable	0.48
SS014	Haverhill	Charter House Trading Estate	Industrial area, Unviable	0.61
UCS259	Haverhill	Primrose Hill	Unavailable, Ownership	0.74
SS012	Haverhill	Land at Hazel Stub Farm	Location, Unsustainable	0.8
UCS264	Haverhill	Scout Centre, Colne Valley Road	Scout centre	0.88
UCS260	Haverhill	Land off St Boltophs Place	Access, Unavailable	0.98
UCS246	Haverhill	Gurteens Site	Unavailable	1.22
WS70	Haverhill	Duddery Hill Allotments	Allocated for education	1.7
UCS219	Haverhill	Nursery, Dove House Lane	Ownership, planning refusals due to habitat value	2.43
AS07	Haverhill	Hamlet Green, Haverhill	Employment	2.7
SS111	Haverhill	Land to the north of Hales Barn Road and Brickfields Drive	Proposed Use (Proposed housing not in accordance with adopted Master Plan)	4.1

Site Ref	Settlement	Site Name	Reason deferred	Size
SEHAV01	Haverhill	Land at Hanchett House	Employment	<mark>0.62</mark>
HV17	Haverhill	Castle Manor Business Enterprise College	Vision 2031 – Education facility or employment use	2.0
SS101	Hengrave	Denbet	Size	0.16
WS26	Hengrave	Land at Grange Farm	Scale, Unsustainable, Location	4.8
SS080	Honington	Land at Willow Green	Unsustainable	0.69
SS081	Honington	Manor Farm	Unsustainable	0.86
SS007	Hopton	Common Road	Flood	1.8
SS121	Hopton	Former Builder's Yard, Common Road	Flood	0.29
WS31	Hopton	High Street	Size	0.035
SS097	Hopton	Land adjacent to The Limes	Size	0.13
SS098	Hopton	Land to the rear of The Vine Public House	Size	0.133
AS09	Hopton	Robsons Farm, Nethergate Street	Contamination	0.853
WS80	Hopton	Land to the east of Holme Close	Access	1.5
WS23	Hopton	Land and buildings at Manor Farm	Flooding, Nature	2.4
SS015	Horringer	Land off Manor Lane	Scale, Unsustainable, contrary to planning policy	0.48
SS052	Horringer	Land on the corner of Westley Lane and the A143	Scale, Unsustainable, contrary to planning policy	0.8
SS124	Horringer	Land between Glebe Close and Chevington Road	Unsustainable	0.8
SS053	Horringer	Land to the south east of Hornbeam Drive	Scale, Open Space	6.3
WS24	Hundon	Babel Green Farm, Lower Road	Flood	0.4
WS45	Hundon	Land off Valley Wash	Flood	0.4
AS14	Hundon	Land on the corner of Valley Wash and Mary Lane	Flood	1.18
WS66	Hundon	Land at the junction with Valley Wash and Church Street	Scale, Unsustainable, Location	2.83
AS17	Hundon	Land south of Lower Road and west of Mare Hill	Proposed Use (recreation and woodland)	6.96
SS066	Ingham	Land at Church Meadow playing field	Open Space, Community	1

Site Ref	Settlement	Site Name	Reason deferred	Size
SS074	Ingham	Land to the west of Ingham (Two sites in one submission)	Unsustainable, Scale	12.9
SS12.8	Ingham	Land at Park Farm	not proposed for residential	127.7
165	Ixworth	21 High Street	Size	0.03
166	Ixworth	29 High Street	Size	0.07
164	Ixworth	42 High Street	Size	0.01
287	Ixworth	Dairy Crest Depot, High Street	Size	0.1
160	Ixworth	Depot, 12 Stow Road	Size	0.08
157	Ixworth	Fuller Water Systems Depot	Size	0.15
161	Ixworth	Land Adj. Peacock House, Stow Road	Size	0.05
162	Ixworth	Land r/o Pickerel, Saddlers Yard	Size	0.17
163	Ixworth	r/o 40 High Street	Size	0.04
159	Ixworth	Residents Car Park, Dover Terrace	Size	0.05
SS070	Ixworth	Land west of Bardwell Road	Proposed for employment use	1.69
WS43	Ixworth	Land to the east of the A143	Unsustainable, Location	2.5
WS52	Kedington	Kedington House and land to the west	Access	1.4
WS44	Kedington	Land south of Kedington school	Access, open space	2.8
SS051	Lackford	Land south of the Old Bury Road	Unsustainable, Location	0.46
AS08	Lackford	Land at Maple House, Old Bury Road	Unsustainable, Location	0.63
SS054	Lackford	Land south of the A1101	Unsustainable, Location	1.78
WS42	Little Thurlow	Land south of Church Road	Conservation/ Wildlife	0.7
SS096	Market Weston	Walnut Tree Lane	Size	0.11
SS079	Market Weston	The Old Cycle Repair Shop Site and Grounds at Hepworth Road	Unsustainable, Location	0.22
WS16	Nowton	Former 'Small House' site, Nowton Court	Proposed for residential hotel for the elderly	0.52
SS020	Pakenham	Silverwood	Unsustainable, Location	0.2
WS79	Pakenham	Scrub Land at Newe House, Fen Road	Unsustainable, Location	0.26
WS54	Pakenham	Newbury, Fen Road	Location, Unsustainable	0.3
SS125	Pakenham	The Depot, Fen Road	Unsustainable, Location	0.85
SS065	RAF Honington	Land on the corner of Troston Road and Green Lane	Scale, Unsustainable, Location	13.29

Site Ref	Settlement	Site Name	Reason deferred	Size
WS46	Risby	Land rear of Lindum Lodge	Archaeological	0.3
SS118	Risby	Land to the south of Risby Business Park	Risby downgraded to LSC in the Core Strategy. Scale, location.	4.5
SERIS01	Risby	Land south of School Rd., adjacent to Quay's Farm.	Conservation/Wildlife	<mark>1.75</mark>
SP02	Rougham	Land at Mouse Lane and Newthorpe	Unsustainable	1.44
SS082	Sapiston	Land north of Coney Weston Road	Unsustainable	0.78
SS127	Stanningfield	Land adjoining 5, Church Road	Unsustainable	0.2
WS11	Stanningfield	North End Plot, Bury Road	Unsustainable	0.2
WS10	Stanningfield	Land to the rear of the Council Houses, Hoggards Green	Unsustainable	1.17
WS35	Stansfield	Bayments Farm Yard	Unsustainable	0.892
173	Stanton	Adj Old Rectory, Old Bury Road	Size	0.15
174	Stanton	Adj. North Royd, Old Bury Road	Size	0.04
170	Stanton	adj. Old Rectory	Size	0.06
169	Stanton	Adj. Sucrerie, Old Bury Road, Stanton	Size	0.06
175	Stanton	Between Mill House & 18 Old Bury Road	Size	0.1
SS008	Stanton	Duke Street Nursery	Flood	3.3
176	Stanton	Land adj. Knowle Lodge, Upthorpe Road	Size	0.07
172	Stanton	Meadow Court	Size	0.03
WS47	Stanton	The Granary Bury Road	Size	0.1
SS010	Stanton	The Maples, Old Barningham Road	Archaeology	0.2
WS18	Stanton	Little Hill Farmhouse, Barningham Road	Location, Unsustainable	0.35
SS028	Stanton	Lakelin House, Barningham Road	Unsustainable, Location	0.36
WS25	Stanton	Snaefell, Barningham Road	Location, Unsustainable	0.4
WS72	Stanton	George Hill Units, Barningham Road	Location, Unsustainable	0.4
SS009	Stanton	Cottage Farm, Upthorpe Road	Unsustainable, Location	0.6
AS18	Stanton	Vine Cottage, Upthorpe Road	Unsustainable, Location	0.67
SS013	Stanton	Chare House, Chare Road	Unsustainable, Location	0.8
SS088	Stanton	Stanton View Riding School	Unsustainable, Location	1.2

Site Ref	Settlement	Site Name	Reason deferred	Size
WS08	Stanton	Hillcrest Nurseries, Barningham Road	Unsustainable, Location	1.7
WS30	Stanton	Vicarage Farm, Upthorpe Road	Unsustainable, Location, Scale	1.87
WS67	Stanton	Land to the north of Upthorpe Road, opposite Blackbourne Middle School	Location, Unsustainable	2.48
WS68	Stanton	Land between the A143 and Glassfield Road	Location, Unsustainable	2.5
WS04	Stanton	Pond Farm, Upthorpe Road (Two site submissions in one)	Unsustainable, Location, Scale	2.6
WS12	Stanton	Part of Shepherds Grove Industrial Estate	Unsustainable, Location, Scale	36.8
SS023	Stanton	High Elm Farm, Upthorpe Road	Unsustainable, Location	0.27
SS022	Stanton	Land to the west of Upthorpe Road	Unsustainable, Location	0.37
SS034	Stanton	High Elm, Upthorpe Road	Unsustainable, Location	1.02
SS076	Stanton	Penny Mead Farm, Upthorpe Road	Unsustainable, Location, Scale	3.3
SS12.11	Stanton	Stanton Shepherd Grove Industrial Estate	Employment Land	88
SS12.6	Stanton	Mobile Home Park	unsustainable location	5
SESTAN01	Stanton	Land south of Upthorpe Road	Unsustainable location	<mark>1.8</mark>
WS58	Stoke by Clare	Land to the east of The Street	Location, Unsustainable	0.34
SESBC01	Stoke by Clare	Land adjacent Little Paddocks	Unsustainable location	<mark>1.6</mark>
WS59	Stoke by Clare	Playing field to the south east of Church Park	Open Space, Community	1.8
SS063	Stradishall	The former Fruit Packing Station & surrounding land	Unsustainable, Location, Scale	6.78
SS093	Timworth	Park Farm Quarry	Proposed for recreational and leisure use	86
SS099	Troston	Cloverlea	Size	0.09
SS035	Troston	Land to the rear of The Bull Public House	Contrary to planning policy, scale, unsustainable	0.64
SS018	Troston	Lower Farm Piggery	Unsustainable, Scale	4.24
SS004	West Stow	Land to the east of Ingham Road	Unsustainable, Location	1.6
SS002	West Stow	Meadow Farm, The Street	Unsustainable, Location	1.68
SS011	Westley	Land to the south of junction 42 of the A14	Scale, Location, Unsustainable	1.58

Site Ref	Settlement	Site Name	Reason deferred	Size
WS22	Westley	Land to the north of Elmwood, Fornham Lane	Unsustainable, Location	O. 4
SS006	Westley	Land at Westley Hall Farm, Hall Farm Lane	Ownership, Unsustainable	2.11
SS062	Westley	Land to the west of Fornham Lane and south of the A14	Proposed for employment use	30
SS046	Westley	Land to the west of Westley	Scale, Location, Unsustainable	126.6
SS131	Wickhambrook	Land adjacent to Hill Cottage, Clopton Green	Unsustainable, Location	0.4
AS05	Wickhambrook	Land at Cemetery Hill	Unsustainable	1.08
WS73	Wickhambrook	Land to the west of Shop Hill,	Scale	5.75
WS40	Wickhambrook	Land north and west of Boyden End	Scale	8.9
WS78	Withersfield	Land adjacent to Hill Brow, Hollow Hill	Size	0.18
WS34	Withersfield	Land adjoining Duke's Cottage	Unsustainable	0.3
WS06	Withersfield	High Noon Lane	Existing employment use	0.4
WS63	Withersfield	Battle Meadow	Unsustainable, Location	0.57
SS106	Withersfield	Land to the north of Rose Hill	Unsustainable, Location	0.66
SS110	Withersfield	Land to the north of Thurlow Road	Scale, Unsustainable, contrary to planning policy	1.6
SS064	Withersfield	Glebe Land	Proposed for equestrian use	12.75
SS003	Wordwell	Wordwell Hall Barns, Brandon Road	Unsustainable, Location	0.2

Appendix 3:

Assessment sheets for included sites (for Forest Heath District only) with settlement plans

Site Ref	Address	Settlem	ent	Size		
FHDC/BM/01	Land to West of Church Lane	Barton M	1ills	0.81 ha		
Source						
	or Sites (October 2008)					
	· · ·					
Description						
	Cultivated land on peri					
Background						
Suitability						
	llages contain only a nat such settlements s					
-						
Availability According to the site.	the applicant there are	e no owne	rship or v	iability cor	nstraints th	at relate to
According to	the applicant there are	e no owne	rship or v	iability cor	nstraints th	at relate to
According to		e no owne	rship or v	iability cor	nstraints th	at relate to
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FHDC/BM/02	Address	Settlem	ent	Size		
	Land at Grange Farm Cottages	Barton N	lills	0.33 ha		
Source		I				
SHLAA Call f	or Sites (October 2	008)				
Description						
Brownfield -	Existing housing	development	on the pe	riphery of	playing fiel	ds within
he settlemer	nt boundary.					
Background						
Suitability						
	llages contain only					
considered th development.	nat such settlemen	its should acc	ommodat	e only a li	mited amo	ount of new
jevelopment.						
Availability						
0	the applicant, there	e are no owne	rship or v	iability con	straints pe	rtaining to
the site.						5
						0
						5
						5
Achievahility						
		ain although t		res are sta	arting to re	
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Site Ref	Address	Settlem	ent	Size		
FHDC/BM/03	Land at Rear 21 Mildenhall Road	Barton N	Aills	0.44 ha		
Source						
	or Sites (October 2008)				
Description						
	Predominantly vacant	and unma	anaged gr	assland w	ith some o	putbuilding
used for stora	ge purposes.					
Background						
Suitability						
Secondary vil	llages contain only a					
	at such settlements s	should acc	commodat	e a relati	vely minor	amount c
new developm	nent.					
Availability						
Availability According to t	he agent there is no o	wnership	or other co	onstraint(s	s) on develo	opment.
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	he agent there is no o	wnership	or other co	onstraint(s) on develo	opment.
	he agent there is no o	wnership	or other co	onstraint(s	s) on develo	opment.
-	he agent there is no o	wnership	or other co	onstraint(s	s) on develo	opment.
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Site Ref	Address	Settlem	ent	Size		
FHDC/BR/01	Lamble Close	Beck Rov	N	2.3 ha		
Source	•	·				
Local Plan Al	location					
Description						
	This is a greenfield s	site within the	e Beck Ro	w settleme	ent boundai	ry. The site
	of grazing land and					
	he site is surround is an undetermine					
	2015 for 60 dwelling		аррпсатог		SILE DU/15	/0922/00
Background		5				
Suitability						
	ges which provide or	nly basic loca	l services	should on	ly accommo	odate sma
5	growth to meet loc	5			5	
Availability						
	at this stage as to wi	hop the site i	will come f	ionword fo	rdovolopm	opt
	at this stage as to wi	hen the site v	vill come f	orward fo	r developm	ent.
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It is unclear a Achievabilit The market i uncertainty c short/mediun Future pote 50dph 115	y s currently uncertai ould impact on the n term. ntial housing capa	in although h viability of s	nouse pric ites and t	es are sta he ability Timefra 1-5	arting to re to deliver s me 6-10	cover. This sites in the 11-15
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Achievabilit The market i uncertainty c short/medium Future pote 50dph 115 Summary	y s currently uncertai ould impact on the n term. ntial housing capa 40dph	in although h viability of s ncity 30dph 69	nouse pric ites and t 20dph 46	es are sta he ability Timefra 1-5 years	arting to re to deliver s me 6-10 years	cover. This sites in the 11-15
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It is unclear a Achievabilit The market i uncertainty c short/medium Future pote 50dph 115 Summary	y s currently uncertai ould impact on the n term. ntial housing capa 40dph 92	in although h viability of s ncity 30dph 69	nouse pric ites and t 20dph 46	es are sta he ability Timefra 1-5 years	arting to re to deliver s me 6-10 years	cover. This sites in the 11-15
It is unclear a Achievabilit The market i uncertainty c short/mediun Future pote 50dph 115 Summary	y s currently uncertai ould impact on the n term. ntial housing capa 40dph 92	in although h viability of s ncity 30dph 69	nouse pric ites and t 20dph 46	es are sta he ability Timefra 1-5 years	arting to re to deliver s me 6-10 years	cover. This sites in the 11-15
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	Address	Settlement	Size
FHDC/BR/02	Land adjacent to RAF Mildenhall	Beck Row	34.72 ha
Source			
	subject of a refused ou d open space ref. 200	1 0 11	lication for 440 residential units
Description			
	d farm buildings are lo		acent to the settlement boundary ern part of the site.
Background			
Suitability			
Primary Villag scale housing	es which provide only growth to meet loca	y basic local service al needs. Part of th	es should only accommodate smal
The site is ou Primary Villag scale housing noise constrai	es which provide only growth to meet loca	y basic local service al needs. Part of th	es should only accommodate smal he site is within the 70db aircraf
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Achievability

50dph 40dph 30dph 20dph 1-5 6	5-10 11	
years y		L-15 ears
1,736 1,389 1,042 694	521 52	21
Summary		

Site Ref	Address	Settlement	Size
FHDC/BR/03	Land adjacent to Smoke House Inn, Skeltons Drove	Beck Row	5.85
Source		•	

SHLAA Call for Sites

Description

This site is the subject of an extant outline planning permission (reference F/2003/1077/OUT) for residential development for occupation by USAFE personnel and their dependents. 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.

Background

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.

Availability

The site has an extant planning permission and is expected to be developed early in the plan period.

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term. Persimmon Homes have confirmed (SHLAA, Spring 2015) that this site is suitable, available and achievable with the intention of commencing delivery within the next five years.

Future potential housing capacity				Timefra	ime	
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
293	234	176	117	150		
Summarv		·				

Summary

The site is the subject of a planning application (DC/14/1206/FUL) seeking to vary the condition pertaining to occupancy, (166 dwellings). Extant permission for 150 dwellings (occupation by USAFE personnel only ref. F/2003/1077/OUT).

Overall	yield
150	

FHDC/BR/05 Land off The Grove Beck Row 1.52 ha Source Source Source Source SHLAA Call for Sites, (October 2008). Description Mixed. the site currently consists of a single dwelling and its extensive ground (incorporating trees and various outbuildings). It is situated to the west of th settlement and outside of the settlement boundary. The site is bound by ope grassland to the north and the RAF Mildenhall airbase to the south. It is classified a Grade 4 agricultural land. Background Background Suitability The site is outside of the settlement boundary as defined by the Local Plan (1995) Primary Villages which provide only basic local services should only accommodate sma scale housing growth to meet local needs. Availability The site remains available as the site owners retain control over the whole site and its access. It remains the intention to develop the site within the 1-5 year limeframe. (SHLAA, Spring 2015). Achievability The market is currently uncertain although house prices are starting to recover. Thi uncertainty could impact on the viability of sites and the ability to deliver sites in th short/medium term. According to the agent (SHLAA, Spring 2015). Future potential housing capacity Timeframe 50dph 40dph 30dph 20dph 1-5. or 1 1-15. years 76 61 46 30 46 years years years	Site Ref	Address	Settleme	ent	Size		
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50dph40dph30dph20dph1-5 years6-10 years11-15 years766146304610SummaryThis site could potentially yield 46 dwellings at 30 dph.Overall yield	improve the	viability of the site for c	levelopmer	nt in comp	parison to	other sites	locally.
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Overall yield		d notontially yield 14 d	Nollings of	20 dnh			
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4b		a					
	-	1					

FHDC/BR/06	Address	Settlem	ent	Size		
	Land South of Rookery Drove	Beck Rov	N	5.32 ha		
Source						
SHLAA Call f	or Sites, (October 20	008).				
Description						
development the settleme	A greenfield site con is to the south and w nt boundary. Open f is lie along the bound	vest. The west ields lie to the	tern bound e east (inc	dary of the	e site lies a	djacent to
Background	1					
Suitability						
Primary Villa	outside of the settle ges which provide o g growth to meet lo aint zone.	nly basic loca	l services	should on	ly accommo	odate sma
Availability						
0	the agent there are		constrain	ts and the	e site is ava	ilable for
development	early in the plan pe	eriod.				
	5 1 1					
·	5 1 1					
·	5					
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Achievabilit The market	is currently uncerta					
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Achievabilit The market uncertainty o short/mediur Future pote	is currently uncerta could impact on the m term.	viability of si acity 30dph		Timefra 1-5 years	to deliver s	
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Achievabilit The market uncertainty of short/mediur Future pote 50dph	is currently uncerta could impact on the m term. Intial housing capa	viability of si acity 30dph	ites and ti	Timefra 1-5 years	me 6-10	sites in th
Achievabilit The market uncertainty o short/mediur Future pote 50dph 266	is currently uncerta could impact on the m term. Intial housing capa	viability of si acity 30dph	ites and ti	Timefra 1-5 years	me 6-10	sites in th
Achievabilit The market uncertainty of short/mediur Future pote 50dph 266	is currently uncerta could impact on the m term. Intial housing capa	viability of si acity 30dph	ites and ti	Timefra 1-5 years	me 6-10	sites in th
Achievabilit The market uncertainty of short/mediur Future pote 50dph 266	is currently uncerta could impact on the m term. Intial housing capa	viability of si acity 30dph	ites and ti	Timefra 1-5 years	me 6-10	sites in th
Achievabilit The market uncertainty of short/mediur Future pote 50dph 266	s currently uncerta could impact on the m term. antial housing capa 40dph 213	viability of si acity 30dph	ites and ti	Timefra 1-5 years	me 6-10	sites in th

FHDC/BR/08	Address	Settlem	ent	Size		
	Land at Junction of Holmsey Green and Aspal Lane	Beck Rov	N	0.23 ha		
Source						
_ocal Develo	pment Framework Site	(Included	in 2006 (Consultatio	on).	
Description						
	Un-managed grassland	I to the no	rth-east o	f the settle	ement. Resi	idential
development	to the South.					
Background						
Suitability						
-	outside of the settleme	nt hounda	rv as def	ined by th	ne Local Pla	an (1995
	ges which provide only					
	g growth to meet local					
Availability						
	at this stade as to whe	n the site r	nav he av	ailable for	developme	nt
	at this stage as to whe	n the site r	may be av	ailable for	developme	ent.
	at this stage as to whe	n the site r	may be av	ailable for	developme	ent.
	at this stage as to whe	n the site r	may be av	ailable for	developme	ent.
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	at this stage as to whe	n the site r	nay be av	ailable for	developme	ent.
It is unclear		n the site r	nay be av	ailable for	developme	ent.
It is unclear Achievabilit	Y is currently uncertain	although t	nouse pric	es are sta	arting to re	cover. Th
It is unclear Achievabilit The market uncertainty of	y is currently uncertain could impact on the via	although t	nouse pric	es are sta	arting to re	cover. Th
It is unclear Achievabilit The market uncertainty of	y is currently uncertain could impact on the via	although t	nouse pric	es are sta	arting to re	cover. Th
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It is unclear Achievabilit The market uncertainty o short/mediur	Y is currently uncertain could impact on the via m term.	although h ability of s	nouse pric	es are sta he ability	arting to re to deliver s	cover. Th
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It is unclear Achievabilit The market uncertainty of short/mediur Future pote 50dph	is currently uncertain could impact on the vis m term. Intial housing capacit 40dph	although h ability of s ty 30dph	nouse pric ites and t	es are sta he ability	arting to re to deliver : Ime 6-10 years	cover. Th sites in th
It is unclear Achievabilit The market uncertainty of short/mediur Future pote 50dph 12	y is currently uncertain could impact on the via m term. Intial housing capaci t	although f ability of s	nouse pric ites and t	es are sta he ability Timefra 1-5	arting to re to deliver s me 6-10	cover. Th sites in th
It is unclear Achievabilit The market uncertainty of short/mediur Future pote 50dph 12 Summary	y is currently uncertain could impact on the via m term. antial housing capacit 40dph 9	although h ability of s y 30dph 7	nouse price ites and t 20dph 5	es are sta he ability Timefra 1-5	arting to re to deliver : Ime 6-10 years	cover. Th sites in th
It is unclear Achievabilit The market uncertainty of short/mediur Future pote 50dph 12 Summary	is currently uncertain could impact on the vis m term. Intial housing capacit 40dph	although h ability of s y 30dph 7	nouse price ites and t 20dph 5	es are sta he ability Timefra 1-5	arting to re to deliver : Ime 6-10 years	cover. Th sites in th
It is unclear Achievabilit The market uncertainty of short/mediur Future pote 50dph 12 Summary	y is currently uncertain could impact on the via m term. antial housing capacit 40dph 9	although h ability of s y 30dph 7	nouse price ites and t 20dph 5	es are sta he ability Timefra 1-5	arting to re to deliver : Ime 6-10 years	cover. Th sites in th
It is unclear Achievabilit The market uncertainty of short/mediur Future pote 50dph 12 Summary	y is currently uncertain could impact on the via m term. antial housing capacit 40dph 9	although h ability of s y 30dph 7	nouse price ites and t 20dph 5	es are sta he ability Timefra 1-5	arting to re to deliver : Ime 6-10 years	cover. Th sites in th
It is unclear Achievabilit The market uncertainty of short/mediur Future pote 50dph 12 Summary	y is currently uncertain could impact on the via m term. antial housing capacit 40dph 9	although h ability of s y 30dph 7	nouse price ites and t 20dph 5	es are sta he ability Timefra 1-5	arting to re to deliver : Ime 6-10 years	cover. Th sites in th
It is unclear Achievabilit The market uncertainty of short/mediur Future pote 50dph 12 Summary The site coul	y is currently uncertain could impact on the via n term. ntial housing capacit 40dph 9 d potentially deliver 7 o	although h ability of s y 30dph 7	nouse price ites and t 20dph 5	es are sta he ability Timefra 1-5	arting to re to deliver : Ime 6-10 years	cover. Th sites in th
It is unclear Achievabilit The market uncertainty of short/mediur Future pote 50dph 12 Summary	y is currently uncertain could impact on the via n term. ntial housing capacit 40dph 9 d potentially deliver 7 o	although h ability of s y 30dph 7	nouse price ites and t 20dph 5	es are sta he ability Timefra 1-5	arting to re to deliver : Ime 6-10 years	cover. Th sites in th

Site Ref	Address	Settlement	Size
FHDC/BR/09	Land at the corner of Wilde Street/Aspal Lane	Beck Row	1.29 ha
Source			

SHLAA Call for Sites, (October 2008).

Description

Mixed Greenfield/Brownfield. 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.

Background

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.

Availability

The site is under sole ownership and is understood to be available for development early within the plan period.

Achievability

Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
65	52	39	26	39		-
Summary						
This site co	uld potentially yield	a sy uwennigs a	t 30apri.			
Overall yie	eld					

Site Ref	Address	Settlement	Size
FHDC/BR/10	Land adj. to and South of the Caravan Park on Aspal Lane	Beck Row	4.14 ha
Source			

SHLAA Call for Sites, (October 2008).

Description

Greenfield. 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.

Background

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).

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.

Availability

According to the agent, there are no ownership or legal issues pertaining to this site.

Achievability

Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
207	166	124	83	117		
Summary						
	t to planning perm to 117) reference:			(as ameno	ded by plar	ns reducing
Overall yie						
	siu					

Site Ref	Address	Settlement	Size	
FHDC/BR/11	Land between Aspal Lane and Wildmere Lane	Beck Row	16.76 ha	

Source

SHLAA Call for Sites, (October 2008).

Description

Greenfield. Greenfield site which adjoins the settlement boundary at the northwestern edge. It is classified as Grade 4 agricultural land, currently agricultural use. The south-eastern part of the site adjoins Holywell Row.

Background

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs. Development of the south eastern part of the site would lead to coalescence with Holywell Row.

Availability

According to the agent there are no ownership constraints and the land is available for development immediately.

Achievability

Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
838	670	503	335	168	168	168
Summary						
THIS SILE CO	ould potentially deliv	ier 505 dweining	is at soupi	Ι.		
Overall yi	eld					

Site Ref	Address	Settlement	Size
FHDC/BR/12	Land adj. to Beck Lodge Farm, St John's Street	Beck Row	2.75 ha
Source			

Local Development Framework Site, (Included in 2006 Consultation).

Description

Greenfield. 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.

Background

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.

Availability

Likely to be available for development in the medium to long term.

Achievability

Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
139	110	82	55	-	82	-
Summary						
This site co	uld potentially yield	a ⊗∠ uweilings a	i suaph.			
Overall yie	eld					

	Address	Settlem	ent	Size		
FHDC/BR/14	The Deals, Aspal	Beck Rov	N	0.21 ha		
	Lane					
Source						
	or Sites, (October 200	8)				
		0).				
Description						
-	The site comprises a	bungalow, o	outbuilding	gs and ga	rden. The s	ite is foun
to the east o	f Beck Row and outsid	e of the def	ined settle	ement bou	indary.	
	-					
Background	1					
Suitability						
-	outside of the settlem	ent bounda	ry as defi	ned bv th	ne Local Pla	an, (1995)
	ges which provide only					
	g growth to meet local				5	
Availability						
According to	the agent there are no	o ownership	constrair	its.		
According to	the agent there are no	o ownership	o constrair	ts.		
According to	the agent there are no	o ownership	o constrair	ts.		
According to	the agent there are no	o ownership	o constrain	ts.		
According to	the agent there are no	o ownership	o constrain	ts.		
	-	o ownership	o constrain	its.		
Achievabilit	:Y				arting to re	cover Thi
Achievabilit	: y is currently uncertain	although h	ouse pric	es are sta	0	
Achievabilit The market uncertainty of	: y is currently uncertain could impact on the v	although h	ouse pric	es are sta	0	
Achievabilit The market uncertainty of	: y is currently uncertain could impact on the v	although h	ouse pric	es are sta	0	
Achievabilit The market uncertainty of	: y is currently uncertain could impact on the v	although h	ouse pric	es are sta he ability	to deliver s	
Achievabilit The market uncertainty of short/mediur	: y is currently uncertain could impact on the v	although h iability of s	ouse pric	es are sta	to deliver s	
Achievabilit The market uncertainty of short/mediur Future pote	is currently uncertain could impact on the v m term.	although h iability of s	ouse pric ites and t	es are sta he ability Timefra	to deliver :	sites in th
Achievabilit The market uncertainty of short/mediur Future pote	Y is currently uncertain could impact on the v m term.	although h iability of s	ouse pric	es are sta he ability Timefra 1-5	to deliver s ime 6-10	sites in th
Achievabilit The market uncertainty of short/mediur Future pote 50dph	:y is currently uncertain could impact on the v m term. ential housing capaci 40dph	although h iability of s ity 30dph	ouse pric ites and t	es are sta he ability Timefra 1-5 years	to deliver :	sites in th
Achievabilit The market uncertainty of short/mediur Future pote 50dph	is currently uncertain could impact on the v m term.	although h iability of s	ouse pric ites and t	es are sta he ability Timefra 1-5	to deliver s ime 6-10	sites in th
Achievabilit The market uncertainty of short/mediur Future pote 50dph 11 Summary	y is currently uncertain could impact on the v m term. ential housing capaci 40dph 9	although h iability of s ity 30dph 6	ouse pric ites and t 20dph 4	es are sta he ability Timefra 1-5 years	to deliver s ime 6-10	sites in th
Achievabilit The market uncertainty of short/mediur Future pote 50dph 11 Summary	:y is currently uncertain could impact on the v m term. ential housing capaci 40dph	although h iability of s ity 30dph 6	ouse pric ites and t 20dph 4	es are sta he ability Timefra 1-5 years	to deliver s ime 6-10	sites in th
Achievabilit The market uncertainty of short/mediur Future pote 50dph 11 Summary	y is currently uncertain could impact on the v m term. ential housing capaci 40dph 9	although h iability of s ity 30dph 6	ouse pric ites and t 20dph 4	es are sta he ability Timefra 1-5 years	to deliver s ime 6-10	sites in th
Achievabilit The market uncertainty of short/mediur Future pote 50dph 11 Summary	y is currently uncertain could impact on the v m term. ential housing capaci 40dph 9	although h iability of s ity 30dph 6	ouse pric ites and t 20dph 4	es are sta he ability Timefra 1-5 years	to deliver s ime 6-10	sites in th
Achievabilit The market uncertainty o short/mediur Future pote 50dph 11 Summary	y is currently uncertain could impact on the v m term. ential housing capaci 40dph 9	although h iability of s ity 30dph 6	ouse pric ites and t 20dph 4	es are sta he ability Timefra 1-5 years	to deliver s ime 6-10	sites in th
Achievabilit The market uncertainty of short/mediur Future pote 50dph 11 Summary	y is currently uncertain could impact on the v m term. ential housing capaci 40dph 9 d potentially yield 6 dw	although h iability of s ity 30dph 6	ouse pric ites and t 20dph 4	es are sta he ability Timefra 1-5 years	to deliver s ime 6-10	sites in th

	Address	Settlem	ent	Size		
FHDC/BR/17	Land East of Skeltons Drove	Beck Ro	W	25.07 ha	3	
Source						
	r Sites, (October 200)8).				
Description						
	The site comprises a side of the settlement and west.	0				
Background						
<u> </u>						
Suitability						
Primary Villag	utside of the settlem ges which provide onl growth to meet loc int zone.	ly basic loca	l services	should on	ly accomm	odate sm
Availability	ood that the site is v					
development	in the medium to lon	ig term.				
Achievability	v					
The market is uncertainty c	s currently uncertain ould impact on the v					
uncertainty c short/medium	s currently uncertain ould impact on the v	iability of s			to deliver	
The market i uncertainty c short/medium	s currently uncertain ould impact on the v n term.	iability of s		he ability Timefra 1-5	to deliver	sites in t
The market i uncertainty c short/medium Future poter	s currently uncertain ould impact on the w n term. ntial housing capac	iability of s	ites and t	he ability	to deliver	sites in t

Site Ref	Address	Settlement	Size
FHDC/BR/19	Land adjacent Moss Edge Farm & West A1101		5.73 ha
Source			

SHLAA Call for Sites, (October 2008).

Description

Greenfield. 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.

Background

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs. The site is distant from the central area of village.

Availability

According to the agent there are no ownership constraints and the site is available for development immediately.

Achievability

Future potential housing capacity			Timeframe			
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
287	229	172	115	172		
C						
ummary						
Summary						
<u>Summary</u>						
Summary						
Summary						
Summary Overall yie	eld					

Site Ref	Address	Settlement	Size
FHDC/BR/20	Land at The Yard, The Grove, Stock Corner	Beck Row	1.69 ha
Source			

Source

SHLAA Call for Sites, (October 2008).

Description

Brownfield. The site includes seven low specification buildings that have previously been used for storage and production purposes. Part of the site is concreted/hard-standing. The buildings and concreted ground occupy approximately half of the site area. The remainder of the site comprises unmanaged grass-land.

Background

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs. The site is distant from the central area of village.

Availability

According to the agent there are no ownership constraints relating to the site.

Achievability

Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
85	68	51	34	51		
Summary						
The site col	uld potentially yield	i si lawenings at	soupn.			
Overall yie	eld					
51						

Site Ref	Address	Settlem	ent	Size		
FHDC/BR/21	Aspal Nursery, Aspal Lane	Beck Rov	V	3.14 ha		
Source						
SHLAA Call fo	r Sites, (October 2008)).				
Description						
It is occupied land/open spa Lane to the w Aspal Lane.	The site lies adjacent t by a nursery and is c ace lies to the north, ea vest. There is also a la	lassified a ast and so	s grade 3. uth of this	/4 agricult s site and	ural land. A	Agricultura ed by Aspa
Background						
Primary Villag scale housing 2015), there a	utside of the settlemen ges which provide only growth to meet local are no known constrair ble for immediate deve	basic loca needs. Ac nts (envirc	services cording to nmental,	should on the landc services, h	ly accommo wner, (SHL highways et	odate smal AA, Spring c.) and the
Availability						
for immediate	od that the site is unde e development as a who AA, Spring 2015).					
Achievability						
The market is	s currently uncertain a ould impact on the via	bility of s	ites and t	he ability	to deliver s	cover. This
short/medium	n term. According to of the site is economica			ILAA subn	iission spr	
short/medium development		ally viable		Timefra		
short/medium development	of the site is economica	ally viable		Timefra	me 6-10	ing, 2015) 11-15
short/medium development Future poter	of the site is economicant	ally viable Y		Timefra	me	ing, 2015)
short/medium development Future poter 50dph	of the site is economicantial housing capacit	ally viable y 30dph	20dph	Timefra 1-5 years	me 6-10	ing, 2015)
short/medium development Future poter 50dph 157 Summary	of the site is economicantial housing capacit	ally viable y 30dph 94	20dph	Timefra 1-5 years	me 6-10	ing, 2015)
short/medium development Future poter 50dph 157 Summary	of the site is economicantial housing capacit 40dph 126	ally viable y 30dph 94	20dph	Timefra 1-5 years	me 6-10	ing, 2015

Overall yield 94

	Settlement	Size	
Land at White Gables, Stocks Corner	Beck Row	0.9 hectares	
	Gables, Stocks Corner	Gables, Stocks	Gables, Stocks Corner

Submitted post SHLAA 2009 report

Description

Mixed – 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.

Background

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs. The landowner is not aware of any constraints to development in this immediate area, (SHLAA, Spring 2015). The site is located on the western side of Beck Row remote from the central part of the village.

Availability

It is understood that the site is within sole ownership and available for development early in the plan period.

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term. There has been no specific viability tests undertaken for this site, (SHLAA, Spring 2015).

Future potential housing capacity			Timeframe			
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
45	36	27	18	27	-	
Summary The site co	uld potentially y	vield 27 dwelli	ngs at 30dph.			

Site Ref	Address	Settlem	ent	Size		
FHDC/BR/26	Land East of Aspal	Beck Rov	N	0.55 ha		
	Lane					
Source						
	livision of site BR/21, (Submitter	to SHI AA	Call for 9	Sites Octob	er 2008)
		oubinittee				ci 2000).
Description						
lixed. The s	site is located to the ea	ast of Becl	k Row and	l lies adja	icent to the	settlemer
	e site comprises grass					
	l east of the site and ir	nmediatel	y to the so	outh of th	e site is a tr	ree nurser
forms part o	f site BR/21).					
Background				Callford	Cites Ostala	
	livision of site BR/21, (
	e subject of current pla cision pending).	nning app	incation D(2/10/032	ivour – ere	
wennys (de	usion penuny).					
Suitability						
-	utside of the settleme	nt bounda	ry as def	ned by t	he Local Pla	an, (1995`
	ges which provide only					
	growth to meet local r				5	
-	-					
Availability						
-						
It is underst	bod that the site is ur	nder sole	ownership	and ava	ilable for de	evelopmer
	ood that the site is ur Ian period.	nder sole	ownership	and ava	ilable for de	evelopmer
		nder sole	ownership	and ava	ilable for de	evelopmer
		nder sole	ownership	and ava	ilable for de	evelopmer
		nder sole	ownership	and ava	ilable for de	evelopmer
early in the p	lan period.	nder sole	ownership	and ava	ilable for de	evelopmer
early in the p Achievabilit	lan period. y					
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early in the p Achievabilit The market i uncertainty c	lan period. y s currently uncertain a ould impact on the via	although f	nouse pric	es are sta	arting to re	cover. Thi
early in the p Achievabilit The market i uncertainty c	lan period. y s currently uncertain a ould impact on the via	although f	nouse pric	es are sta	arting to re	cover. Thi
early in the p Achievabilit The market i uncertainty c	lan period. y s currently uncertain a ould impact on the via	although f	nouse pric	es are sta	arting to re	cover. Thi
early in the p Achievabilit The market i uncertainty c short/mediur	lan period. y s currently uncertain a ould impact on the via	although f ability of s	nouse pric	es are sta	arting to re to deliver s	cover. Thi
early in the p Achievabilit The market i uncertainty c short/mediur Future pote	Ian period. y s currently uncertain a ould impact on the via n term. ntial housing capacit	although h ability of s Y	nouse pric ites and t	es are sta he ability	arting to re to deliver s ame	cover. Thi sites in th
early in the p Achievabilit The market i uncertainty c short/mediur Future pote	lan period. y s currently uncertain a ould impact on the via n term.	although f ability of s	nouse pric	es are sta he ability Timefra 1-5	arting to re to deliver s	cover. Thi
Achievabilit The market i uncertainty c short/medium	Ian period. y s currently uncertain a ould impact on the via n term. ntial housing capacit 40dph	although h ability of s y 30dph	nouse pric ites and t 20dph	es are sta he ability Timefra 1-5 years	arting to re to deliver s ame	cover. Thi sites in th
Achievabilit The market i uncertainty c short/mediur Future pote 50dph	Ian period. y s currently uncertain a ould impact on the via n term. ntial housing capacit	although h ability of s Y	nouse pric ites and t	es are sta he ability Timefra 1-5	arting to re to deliver s ame 6-10	cover. Thi sites in th
Achievabilit The market i uncertainty c short/mediur Future pote 50dph 28 Summary	Ian period.	although h ability of s 30dph 17	nouse pric ites and t 20dph 11	es are sta he ability Timefra 1-5 years 17	arting to re to deliver s ame 6-10 years	cover. Thi sites in th 11-15 years
early in the p Achievabilit The market i uncertainty c short/mediur Future pote 50dph 28 Summary Beck Row is	Ian period. y s currently uncertain a ould impact on the via n term. term. 40dph 22 a Primary Village and	although h ability of s 30dph 17 therefore	nouse pric ites and t 20dph 11 considere	es are sta he ability Timefra 1-5 years 17 ed suitabl	arting to re to deliver s ame 6-10 years e for some	cover. Thi sites in th 11-15 years settlemer
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Achievabilit The market i uncertainty of short/medium Future pote 50dph 28 Summary Beck Row is expansion wi	Ian period.	although h ability of s 30dph 17 therefore	nouse pric ites and t 20dph 11 considere	es are sta he ability Timefra 1-5 years 17 ed suitabl	arting to re to deliver s ame 6-10 years e for some	cover. Thi sites in th 11-15 years settlemer

	Address	Settlem	ient	Size		
HDC/BR/27	Land adj. to Bec Lodge Farm	k Beck Ro	W	0.6 ha		
Source						
Subdivision c Consultation)	on site BR/12 - Loc.	al Developr	nent Fram	nework Si	te, (Includ	ed in 200
Description						
the south of Johns Street lies immediat	field/brownfield. Beck Row and is bo to the north. Beck Lo ely to the west. The azing. This is a sub-d	ounded by a dge Farm lie site compr	agricultura es to the e ises open	l building east and re land/field	s to the sc esidential d which has	outh and S evelopmer s been use
Background						
	llings, including 12 a RAF Mildenhall airba int zone.					
Suitability						
	es which provide onl		I Sel VICES	Should on	ly accommo	odate sma
scale housing	growth to meet loca	Í needs.				
scale housing Availability The site is un Achievability The market i uncertainty c	growth to meet loca derstood to be availa s currently uncertain ould impact on the v	I needs. ble for deve	elopment e nouse pric	early in the	e Local Plar	n period. ecover. Th
scale housing Availability The site is un Achievability The market i uncertainty c	growth to meet loca derstood to be availa s currently uncertain ould impact on the v	I needs. ble for deve	elopment e nouse pric	early in the	e Local Plar	n period. ecover. Th
scale housing Availability The site is un Achievability The market i uncertainty c short/medium	growth to meet loca derstood to be availa s currently uncertain ould impact on the v	I needs. ble for deve a although f viability of s	elopment e nouse pric	early in the	e Local Plar arting to re to deliver	n period. ecover. Th
scale housing Availability The site is un Achievability The market i uncertainty c short/medium Future poter 50dph	derstood to be availa	I needs. ble for deve a although f viability of s ity 30dph	Plopment en nouse pric ites and t	early in the es are sta he ability Timefra 1-5 years	e Local Plar arting to re to deliver	n period. ecover. Th
scale housing Availability The site is un Achievability The market i uncertainty c short/medium	growth to meet loca derstood to be availa s currently uncertain ould impact on the v n term.	I needs.	elopment e nouse pric	early in the es are sta he ability Timefra 1-5	e Local Plar arting to re to deliver ame 6-10	ecover. Th sites in th

Site Ref	Address	Settlement	Size
FHDC/BR/28	Land at Junction of Aspal Lane & Johns Street	Beck Row	1.90 ha
Source			
Subdivision of	site BR/11, (submitte	d as part of SHLAA	Call for Sites - October 2008).
Description			
	ent to the settlement		e request of the landowner. The ast of Beck Row and comprises
Background			

Subdivision of site BR/11. Landowner considered development of site BR/11 in its entirety to be too great for a 'Primary Village'.

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.

Availability

According to the landowner, the site is available now and there are no ownership constraints, (SHLAA, Spring 2015).

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term. According to the information submitted to the SHLAA consultation by the landowner (Spring 2015) the housing market has recently shown an upturn and the industry is showing signs of recovery and the NHBC report new starts rising on a monthly basis. The owner is willing for the parcel of land to be developed as soon as possible and is at this time (Spring 2015) in consultation with a developer with the intention of promoting it for development within the 1-5 year timeframe.

Future potential housing capacity			Timeframe			
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
95	76	57	38	57		-
Summary			•			
	ld potentially yield	57 dwellings at	30dph.			

Overall yield

Site Ref	Address	Settlement	Size
FHDC/BR/29	Scrapyard, Skeltons Drove	Beck Row	1.31 ha
-			

Submitted by landowner

Description

Brownfield The site is located to the north of Beck Row at the junction of Skeltons Drove and Rookery Drove, outside of the settlement boundary.

Background

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 persons of over 50 years of age.

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.

Availability

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 persons of over 50 years of age.

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term.

Future potential housing capacity			Timeframe			
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
66	52	39	26	39		
Summary						
	stood to be availabl an extant planning		ent early w	vithin the	plan perioc	and is th
overall yie						
39						

Site Ref	Address	Settlement	Size
FHDC/BR/30	Land north of St Johns Street	Beck Row	3.72 ha

This site constitutes a further subdivision of site BR/11 and was submitted as part of SHLAA Call for Sites, (Spring 2015).

Description

Greenfield. Parcel of agricultural land close to the junction of Aspal Lane & Johns Street. According to the landowner, this site is accessible from St. Johns Street and possibly via site BR/28, (once developed).

Background

Further Subdivision of site BR/11. Landowner considered development of site BR/11 in **its entirety to be too great for a 'Primary Village'. A previous subdivision** of site BR/11 appears on the settlement plan as site BR/28.

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.

Availability

According to the landowner the land is available now and there are no ownership constraints. The landowner, (according to their SHLAA consultation response – Spring 2015), is Looking at this parcel of land as a future phased development continuing on from BR/28 as a second or even third phase, continuing into years 6-10 and also years 11-15 depending on the local demand for housing.

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term.

Future potential housing capacity			Timeframe			
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
186	149	112	74		112	
<u> </u>						

Summary

This site could potentially yield 112 dwellings @ 30dph. This site has not been included within the context of the Site Allocation consultation draft LP document (Summer 2015) as it is a very recent submission.

Overall	yield
112	

FHDC/B/01	Address	5	ettlement	Size		
		Fengate B	randon	1.52ha		
	Drove					
Source				ŀ		
	as an extant p					
subject of a	council resoluti	ion to appro	ve planning pe	rmission (DC	/14/2219/	FUL).
Description						
Description	The site bound	hy Fondate	Drove to the	north and the	Cambrido	
	way line to the					
	e district and se					
District Cour						
Backgroun	d					
	ne site has bee	n the subje	ct of an appro	val for reside	ential devel	opment fo
	s (reference: F/					
	uence of contar					
	9/FUL) for 64 d			are proposed	d within Fo	rest Heath
the remaind	er in the neight	oouring auth	nority.			
Suitability						
	of this site is					
	ndon is a Marke					
The second second second second		ν ςίτρις κης				
within the 1	,500m SPA co	nstraint zor	ne for Stone C	Curlew. The s	site is inclu	uded in th
within the 1 SHLAA as it	,500m SPA co has planning p	nstraint zor permission a	ne for Stone C Ind a certificate	Curlew. The second contract of Lawfulne	site is inclu ss in 2011	uded in th confirmir
within the 1 SHLAA as it that the dev	,500m SPA co	nstraint zor permission a 53 dwellings	ne for Stone (nd a certificate granted pern	Curlew. The second of Lawfulne mission under	site is inclu ss in 2011 applicatio	uded in th confirmir on numbe
within the 1 SHLAA as it that the dev F/2001/415	,500m SPA co has planning p velopment of & and F/2004/0	nstraint zor permission a 53 dwellings	ne for Stone (nd a certificate granted pern	Curlew. The second of Lawfulne mission under	site is inclu ss in 2011 applicatio	uded in th confirmir on numbe
within the 1 SHLAA as it that the dev F/2001/415 commenced	,500m SPA co has planning p velopment of 6 and F/2004/C	nstraint zor permission a 53 dwellings	ne for Stone (nd a certificate granted pern	Curlew. The second of Lawfulne mission under	site is inclu ss in 2011 applicatio	uded in th confirmin n number
within the 1 SHLAA as it that the dev F/2001/415 commenced Availability	,500m SPA co has planning p velopment of 6 and F/2004/C	nstraint zor permission a 53 dwellings 0800/RMA (ne for Stone C nd a certificate granted pern reference F/2	Curlew. The second Lawfulne nission under 011/0269/CL	site is inclu ss in 2011 applicatic P) has be	uded in th confirmin on number en lawful
within the 1 SHLAA as it that the dev F/2001/415 commenced Availability The site is a	,500m SPA co has planning p velopment of 6 and F/2004/C	nstraint zor permission a 53 dwellings 0800/RMA (ne for Stone C nd a certificate granted pern reference F/2	Curlew. The second Lawfulne nission under 011/0269/CL	site is inclu ss in 2011 applicatic P) has be	uded in th confirmir on numbe en lawful
within the 1 SHLAA as it that the dev F/2001/415 commenced Availability	,500m SPA co has planning p velopment of 6 and F/2004/C	onstraint zor permission a 53 dwellings 0800/RMA (ne for Stone C nd a certificate granted pern reference F/2	Curlew. The second Lawfulne nission under 011/0269/CL	site is inclu ss in 2011 applicatic P) has be	uded in th confirmir on numbe en lawful
within the 1 SHLAA as it that the dev F/2001/415 commenced Availability The site is a (DC/14/221)	,500m SPA co has planning p velopment of 6 and F/2004/C vailable and su 9/FUL).	onstraint zor permission a 53 dwellings 0800/RMA (ne for Stone C nd a certificate granted pern reference F/2	Curlew. The second Lawfulne nission under 011/0269/CL	site is inclu ss in 2011 applicatic P) has be	uded in th confirmir on numbe en lawful
within the 1 SHLAA as it that the dev F/2001/415 commenced Availability The site is a (DC/14/221) Achievabili	,500m SPA co has planning p velopment of 6 and F/2004/C vailable and su 9/FUL).	binstraint zor bermission a b3 dwellings 0800/RMA (bject of a co	ne for Stone (nd a certificate granted pern reference F/2 puncil resolutio	curlew. The set of Lawfulne hission under 011/0269/CL	site is incluss in 2011 ss in 2011 application P) has be	uded in th confirmir on numbe en lawful ermission
within the 1 SHLAA as it that the dev F/2001/415 commenced Availability The site is a (DC/14/221) Achievabili The market	,500m SPA co has planning p velopment of 6 and F/2004/C vailable and su 9/FUL). ty is currently unc	bermission a bad dwellings 0800/RMA (bject of a co certain altho	ne for Stone (nd a certification granted perm reference F/20 puncil resolution puncil resolution	curlew. The set of Lawfulne hission under 011/0269/CL n to approve	site is incluss in 2011 application P) has be planning p	uded in th confirmir on numbe en lawful ermission er. This
within the 1 SHLAA as it that the dev F/2001/415 commenced Availability The site is a (DC/14/221) Achievabili The market uncertainty	,500m SPA co has planning p velopment of 6 and F/2004/C vailable and su 9/FUL). ty is currently unc could impact or	bermission a bad dwellings 0800/RMA (bject of a co certain altho	ne for Stone (nd a certification granted perm reference F/20 puncil resolution puncil resolution	curlew. The set of Lawfulne hission under 011/0269/CL n to approve	site is incluss in 2011 application P) has be planning p	uded in th confirmir on numbe en lawful ermission er. This
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within the 1 SHLAA as it that the dev F/2001/415 commenced Availability The site is a (DC/14/221) Achievabili The market uncertainty short/mediu	,500m SPA co has planning p velopment of 6 and F/2004/C vailable and su 9/FUL). ty is currently unc could impact or m term. ential housing	bigect of a constraint zor bermission a bad dwellings bad wellings bad	ne for Stone (nd a certificate granted perm reference F/2 buncil resolutio	curlew. The set of Lawfulne hission under 011/0269/CL n to approve ces are starting the ability to Timefra	site is incluss in 2011 application P) has be planning p ng to recov deliver site	ermission
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within the 1 SHLAA as it that the dev F/2001/415 commenced Availability The site is a (DC/14/221) Achievabili The market uncertainty short/mediu	,500m SPA co has planning p velopment of 6 and F/2004/C vailable and su 9/FUL). ty is currently unc could impact or m term. ential housing	bigect of a constraint zor bermission a bad dwellings bad wellings bad	ne for Stone (nd a certificate granted perm reference F/2 buncil resolutio	curlew. The set of Lawfulne hission under 011/0269/CL n to approve ces are starting the ability to Timefra	site is incluss in 2011 application P) has be planning p ng to recov deliver site	ermission
within the 1 SHLAA as it that the dev F/2001/415 commenced Availability The site is a (DC/14/221) Achievabili The market uncertainty short/mediu Future pote 50dph 76	,500m SPA co has planning p velopment of 6 and F/2004/C vailable and su 9/FUL). ty is currently und could impact or m term. ential housing 40dph	bistraint zor bermission a bad dwellings bad /RMA (bject of a co certain altho h the viabilit capacity 30dph	ne for Stone C nd a certificate granted pern reference F/2 ouncil resolutio	curlew. The set of Lawfulne hission under 011/0269/CL n to approve ces are starting the ability to Timefra 1-5 years	site is incluss in 2011 application P) has be planning p ng to recove deliver site me 6-10	uded in the confirmin on number en lawful ermission er. This es in the 11-15
within the 1 SHLAA as it that the dev F/2001/415 commenced Availability The site is a (DC/14/221) Achievabili The market uncertainty short/mediu Future pote 50dph 76 Summary	,500m SPA co has planning p velopment of 6 and F/2004/C vailable and su 9/FUL). ty is currently und could impact or m term. ential housing 40dph	bistraint zor bermission a bad dwellings 0800/RMA (bject of a co certain althous the viabilit capacity 30dph 46	ne for Stone C nd a certificate granted pern reference F/2 buncil resolutio bugh house prio y of sites and 20dph 30	curlew. The set of Lawfulne hission under 011/0269/CL n to approve ces are starting the ability to Timefra 1-5 years	site is incluss in 2011 application P) has be planning p ng to recove deliver site me 6-10	uded in the confirmin on number en lawful ermission er. This es in the 11-15

Overall yield

Site Ref	Address	Settlem	ent	Size		
FHDC/D/01	Land at The Woodyard, Stores Hill	Dalham		0.96 ha		
Source	_ · · · · ·					
	Sites, (October 2008) Planning Application).				
Description	0 11					
	field/Greenfield. To way, part outbuilding		of cottag	ges on Sto	res Hill. P	art vacant
Background						
Suitability						
is a 'Small Se	ide of the settlement ttlement' and due to ation for any signific vation Area.	a lack o	of services	s, it is not	considere	d to be a
Availability						
Achievability						
	currently uncertain a uld impact on the via term.					
Future potent	ial housing capacit	y		Timefran	ne	
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
48	38	29	19	5		
per site for the Core Strategy	sed as a Small Settle e purposes of the SF Spatial Strategy (Pol untryside should be p	HLAA. This icy CS1) i	s is consic nsofar as	lered to be the Small	e consisten <i>Settlemen</i>	t with the ts and the
Overall yield 5						

FHDC/E/02	Address	Settlem	ent	Size		
	Land off The	Exning		6.05 ha		
	Drift/Burwell Road					
Source						
_ocal Develop planning pern	ment Framework Site	, (Include	d in 2006	Consulta	tion). Site	with extar
planning pern	11331011.					
Description						
	Agricultural land to re	ear of Bui	rwell Road	d and on	the periph	nery of th
village of Exn	ing.					
De elemente d						
Background						
Suitability						
-	tside of the settlement	boundary	as defined	d by the L	ocal Plan, (1995).
	es which provide only					
scale housing	growth to meet local r	needs.				
Availability						
	od that the site is avail	able for de	evelopmer	nt early wi	thin the pla	n period.
			I	5	I	I
Achievability						
	s currently uncertain a					covor Thi
	$\gamma \mu d \mu m n n n n + h n \mu n n n n n n n n n n n n n n n n n$	ibility of s	ites and t	he ability	to deliver :	
						sites in th
short/medium	n term. Persimmon Hor	mes have	confirmed	(SHLAA,	Spring 201	sites in th 5) that th
site is suitab	n term. Persimmon Hor le, available and achi	mes have	confirmed	(SHLAA,	Spring 201	sites in th 5) that th
short/medium site is suitab	n term. Persimmon Hor le, available and achi	mes have	confirmed	(SHLAA,	Spring 201	sites in th 5) that th
short/medium site is suitab	n term. Persimmon Hor le, available and achi	mes have	confirmed	(SHLAA,	Spring 201	sites in th 5) that th
short/medium site is suitab within the nex	term. Persimmon Hor le, available and achi- t five years.	mes have evable wi	confirmed	(SHLAA,	Spring 201 commenci	sites in th 5) that th
short/medium site is suitab within the nex	n term. Persimmon Hor le, available and achi	mes have evable wi	confirmed	(SHLAA, ention of	Spring 201 commenci	sites in th 5) that th
short/medium site is suitab within the nex Future poter	term. Persimmon Hor le, available and achi- t five years.	mes have evable wi	confirmed	(SHLAA, ention of Timefra 1-5	Spring 201 commenci	sites in th 5) that th ng deliver 11-15
short/medium site is suitab within the nex Future poter 50dph	h term. Persimmon Hor le, available and achi kt five years. htial housing capacit 40dph	mes have evable wi y 30dph	confirmed th the int 20dph	(SHLAA, ention of Timefra 1-5 years	Spring 201 commenci	sites in th 5) that th ng deliver
short/medium site is suitab within the nex Future poter 50dph 303	n term. Persimmon Hor le, available and achi kt five years. htial housing capacit	mes have evable wi	confirmed th the int	(SHLAA, ention of Timefra 1-5	Spring 201 commencie	sites in th 5) that th ng deliver 11-15
short/medium site is suitab within the ne> Future poter 50dph 303 Summary	n term. Persimmon Hor le, available and achi kt five years. ntial housing capacit 40dph 242	mes have evable wi y 30dph 182	confirmed th the int 20dph 121	(SHLAA, ention of Timefra 1-5 years 120	Spring 201 commenci me 6-10 years	sites in th 5) that th ng deliver 11-15 years
short/medium site is suitab within the nex Future poter 50dph 303 Summary Site subject of	n term. Persimmon Hor le, available and achi kt five years. tial housing capacit 40dph 242 f planning permission	mes have evable wi y 30dph 182	confirmed th the int 20dph 121	(SHLAA, ention of Timefra 1-5 years 120	Spring 201 commenci me 6-10 years	sites in th 5) that th ng deliver 11-15 years
short/medium site is suitab within the ne> Future poter 50dph 303 Summary	n term. Persimmon Hor le, available and achi kt five years. tial housing capacit 40dph 242 f planning permission	mes have evable wi y 30dph 182	confirmed th the int 20dph 121	(SHLAA, ention of Timefra 1-5 years 120	Spring 201 commenci me 6-10 years	sites in th 5) that th ng deliver 11-15 years
short/medium site is suitab within the nex Future poter 50dph 303 Summary Site subject of	n term. Persimmon Hor le, available and achi kt five years. tial housing capacit 40dph 242 f planning permission	mes have evable wi y 30dph 182	confirmed th the int 20dph 121	(SHLAA, ention of Timefra 1-5 years 120	Spring 201 commenci me 6-10 years	sites in th 5) that th ng deliver 11-15 years
short/medium site is suitab within the nex Future poter 50dph 303 Summary Site subject c 120 dwellings	term. Persimmon Hor le, available and achi tial housing capacit 40dph 242	mes have evable wi y 30dph 182	confirmed th the int 20dph 121	(SHLAA, ention of Timefra 1-5 years 120	Spring 201 commenci me 6-10 years	sites in th 5) that th ng deliver 11-15 years
short/medium site is suitab within the nex Future poter 50dph 303 Summary Site subject of 120 dwellings Overall yield	term. Persimmon Hor le, available and achi tial housing capacit 40dph 242	mes have evable wi y 30dph 182	confirmed th the int 20dph 121	(SHLAA, ention of Timefra 1-5 years 120	Spring 201 commenci me 6-10 years	sites in th 5) that th ng deliver 11-15 years
short/medium site is suitab within the nex Future poter 50dph 303 Summary Site subject c 120 dwellings	term. Persimmon Hor le, available and achi tial housing capacit 40dph 242	mes have evable wi y 30dph 182	confirmed th the int 20dph 121	(SHLAA, ention of Timefra 1-5 years 120	Spring 201 commenci me 6-10 years	sites in th 5) that th ng deliver 11-15 years

Site Ref	Address	Settlement	Size	
FHDC/E/03	Land to rear of Laceys Lane (Includes Frogmore)	Exning	18.98 ha	

SHLAA Call for Sites, (October 2008).

Description

Greenfield. Farmland and allotments to the South of Laceys Lane and to the east of Heath Road.

Background

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs. According to the agent (SHLAA, Spring 2015) any future development on the site will be contingent on the successful mitigation of any possible detriment to Horse Racing Industry Operations. Further, it will be necessary to seek to ensure that mitigation measures are put in place for the safe movement of Exning based horses to the Newmarket training grounds.

Availability

According to the agent, (SHLAA, Spring 2015), 150 new dwellings, public open space, replacement and additional allotment land within the total land area is appropriate and sustainable for the plan period. For the purposes of the local plan period, consideration of a proportion of the site only is appropriate, and accordingly a significant reduction in the number of dwellings is proposed to that which appeared within the context of the consultation draft SHLAA.

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term. Bidwells and JCE have carried out viability testing which indicates that development on the site is both deliverable and sustainable, (SHLAA, Spring 2015).

Future pot	tential housing ca	pacity		Timefra	me	
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
949	759	569	380	150		
~						

Summary

According to the agent 150 new dwellings, public open space, replacement and additional allotment land within the total land area is appropriate and sustainable for the plan period.

Overall yield 150

Site Ref	Address	Settlemen	t	Size		
FHDC/E/08	Land to rear of York Villas, Bridge End Road	Exning		0.8 ha		
Source						
Submitted by	landowner					
Description						
(including va	rt curtilage of proper rious outbuildings), a /ards a steam. The site t boundary.	and part op	en field	d beyond	these curt	tilage and
Background						
Primary Villag	utside of the settlemer es which provide only growth to meet local r	basic local s				
The site is ou Primary Villag scale housing Availability It is understoo	es which provide only	basic local s needs.	ervices	should only	/ accommo	date small
The site is ou Primary Villag scale housing Availability It is understoo early within the Achievability The market is	es which provide only growth to meet local r od that the site is unde ne Local Plan period.	basic local s needs. er sole owner	ervices ship an	should only d available es are star	for develop ting to rec	over. This
The site is ou Primary Villag scale housing Availability It is understoo early within the Achievability The market is uncertainty conshort/medium	es which provide only growth to meet local r od that the site is unde ne Local Plan period.	basic local s needs. er sole owner although hou bility of site	ervices ship an	should only d available es are star	for develop ting to rec o deliver si	over. This
The site is ou Primary Villag scale housing Availability It is understoo early within the Achievability The market is uncertainty conshort/medium	es which provide only growth to meet local r od that the site is unde ne Local Plan period.	basic local s needs. r sole owner although hou bility of site	ervices ship an	should only d available es are star he ability to	for develop ting to rec o deliver si	over. This

Summary The site could potentially yield 24 dwellings at 30dph.

Overall yield

FHDC/F/01	Address	Settlem	ent	Size		
	Land South of Fordham Road	Freckent	nam	0.36 ha		
Source						
Local Develop	oment Framework Sit	e, (Submitte	ed to 2006	o Consulta	tion).	
Description						
domestic gar	e nfield/Brownfield. dens. Bordered by ag m to the east.					
Background						
Suitability						
Secondary vi	utside of the settlem llages contain only at such settlements	a very limit	ed range	of faciliti	es and ser	vices. It is
Availability	ty status of this site i	s unclear.				
The availabili						
The availabili	,					
Achievabilit The market i uncertainty c	y s currently uncertain ould impact on the v					
Achievabilit The market i uncertainty c short/mediun	y s currently uncertain ould impact on the v	viability of s			to deliver s	
Achievability The market i uncertainty c short/medium Future pote	y s currently uncertain ould impact on the v n term.	viability of s		he ability	to deliver s	
Achievability The market i uncertainty c short/mediun Future poter 50dph	y s currently uncertain ould impact on the v n term. ntial housing capac 40dph	iability of s ity 30dph	ites and t	he ability	to deliver s me 6-10 years	sites in the
Achievabilit The market i uncertainty c short/mediun	y s currently uncertain ould impact on the v n term. ntial housing capac	iability of s	ites and t	he ability Timefra 1-5	to deliver : me 6-10	sites in the 11-15

Site Ref	Address	Settlem	ent	Size		
FHDC/F/02	Land East of Mortimer Lane	Freckent	nam	0.55 ha		
Source						
Local Develo	pment Framework Sit	te, (submitte	ed to 2006	consultat	ion).	
Description						
village of Fre	Derelict agricultural eckenham.	building and	vacant la	nd on the	northern fi	ringe of the
Background	d					
Suitability						
	outside of the settlen					
	villages contain only					
	hat such settlements					unt of nev
developmen ⁻	t. The very eastern ec	dge of the sit	e is withir	n flood zor	nes 2/3.	
Availability						
-	lity status of this site	is unclear				
	.,					
Achievabili	ty					
	is currently uncertain	n although h	nouse pric	es are sta	arting to re	cover. Thi
	could impact on the	0			0	
short/mediu	•	5		5		
Future pote	ential housing capa	city		Timefra	ame	
	1	Г				
50dph	40dph	30dph	20dph	1-5	6-10	11-15
				years	years	years
28	22	17	11		12	
Summary						
Freckenham	is a Secondary Villag	e and subjec	t to a limi	t of 12 dv	vellings per	site for the
purposes of	the SHLAA. This is	considered	to be cor	nsistent w	rith the Cor	re Strateg
Spatial Stra	tegy (Policy CS1) ir	nsofar as th	ne Secon	dary Villa	<i>ges</i> will pr	rovide onl
	sing and no urban exp					
	-					
Overall yiel	d					
12						

	Address	Settlen	nent	Size		
FHDC/F/04	Land on East s of North Stree		ham	0.5 ha		
Source						
Urban Capad	city Site, (October	2008).				
Descriptior	1					
Greenfield.	Agricultural grazi	ng land.				
Backgroun	d					
Suitability						
	utside of the settle					
	illages contain onl hat such settleme					
developmen			mnouate			
According to	the agent, there		ership con	straints, t	he site is av	vailable for
According to			ership con	straints, t	he site is av	ailable for
According to	the agent, there		ership con	straints, t	he site is av	vailable for
According to	the agent, there		ership con	straints, t	he site is av	ailable for
According to housing and	the agent, there development wou		ership con	straints, t	he site is av	ailable for
According to housing and Achievabili	the agent, there development wou ty	uld be viable.				
According to housing and Achievabili The market	the agent, there development wou ty is currently unce	uld be viable.	house prid	ces are sta	arting to re	cover. This
According to housing and Achievabili The market uncertainty	the agent, there development wound ty is currently unce could impact on t	uld be viable.	house prid	ces are sta	arting to re	cover. This
According to housing and Achievabili The market uncertainty	the agent, there development wound ty is currently unce could impact on t	uld be viable.	house prid	ces are sta	arting to re	cover. Thi
housing and Achievabili The market uncertainty short/mediu	the agent, there development wound ty is currently unce could impact on t	uld be viable. rtain although l he viability of s	house prid	ces are sta	arting to re to deliver	cover. This
According to housing and Achievabili The market uncertainty short/mediu Future pote	the agent, there development wound ty is currently unce could impact on t m term.	IId be viable. rtain although I he viability of s	house prid	tes are sta the ability	arting to re to deliver ame	cover. This sites in the
According to housing and Achievabili The market uncertainty short/mediu	the agent, there development wou ty is currently unce could impact on t m term.	uld be viable. rtain although l he viability of s	house prid	the ability Timefra	arting to re to deliver ame 6-10	cover. This sites in the
According to housing and Achievabili The market uncertainty short/mediu Future poto 50dph	the agent, there development wound by the agent, there development wound the second se	Id be viable. rtain although he viability of s apacity 30dph	house prid sites and t	the ability Timefra 1-5 years	arting to re to deliver ame	cover. This sites in the
According to housing and Achievabili The market uncertainty short/mediu Future poto 50dph 25	the agent, there development wound ty is currently unce could impact on t m term.	IId be viable. rtain although I he viability of s	house prid	the ability Timefra	arting to re to deliver ame 6-10	cover. This sites in the
According to housing and Achievabili The market uncertainty short/mediu Future poto 50dph 25 Summary	the agent, there development wound by the agent, there development wound the second se	Id be viable. Ttain although light of s apacity 30dph 15	house prices and the sites are sites and the sites are sites	the ability Timefra 1-5 years 12	arting to re to deliver ame 6-10 years	sites in the 11-15 years
According to housing and Achievabili The market uncertainty short/mediu Future poto 50dph 25 Summary Freckenham purposes of	the agent, there development wou ty is currently unce could impact on t m term. antial housing ca 40dph 20 is a Secondary Vi the SHLAA. This	IId be viable. rtain although I he viability of s apacity 30dph 15 Ilage and subjee is considered	house prid sites and t 20dph 10 ct to a lim to be cor	Timefra 1-5 years 12 it of 12 dv	arting to re to deliver ame 6-10 years vellings per rith the Con	site for the strategy
According to housing and Achievabili The market uncertainty short/mediu Future poto 50dph 25 Summary Freckenham purposes of Spatial Stra	the agent, there development wou is currently unce could impact on t m term. 40dph 20 is a Secondary Vi the SHLAA. This ategy (Policy CS1	IId be viable. Ttain although I The viability of s	house prid sites and t 20dph 10 to be cor he Secon	Timefra Timefra 1-5 years 12 it of 12 dv nsistent w dary Villa	arting to re to deliver ame 6-10 years vellings per vellings per rith the Cor ges will pr	site for the strategy rovide only
According to housing and Achievabili The market uncertainty short/mediu Future poto 50dph 25 Summary Freckenham purposes of Spatial Stra	the agent, there development wou ty is currently unce could impact on t m term. antial housing ca 40dph 20 is a Secondary Vi the SHLAA. This	IId be viable. Ttain although I The viability of s	house prid sites and t 20dph 10 to be cor he Secon	Timefra Timefra 1-5 years 12 it of 12 dv nsistent w dary Villa	arting to re to deliver ame 6-10 years vellings per vellings per rith the Cor ges will pr	site for the strategy rovide only for the strategy for th
According to housing and Achievabili The market uncertainty short/mediu Future poto 50dph 25 Summary Freckenham purposes of Spatial Stra	the agent, there development wou is currently unce could impact on t m term. 40dph 20 is a Secondary Vi the SHLAA. This ategy (Policy CS1	IId be viable. Ttain although I The viability of s	house prid sites and t 20dph 10 to be cor he Secon	Timefra Timefra 1-5 years 12 it of 12 dv nsistent w dary Villa	arting to re to deliver ame 6-10 years vellings per vellings per rith the Cor ges will pr	site for the strategy rovide only 11-15
According to housing and Achievabili The market uncertainty short/mediu Future poto 50dph 25 Summary Freckenham purposes of Spatial Stra	the agent, there development wound is currently unce could impact on t m term. antial housing ca 40dph 20 is a Secondary Vi the SHLAA. This ategy (Policy CS1 ising and no urban	IId be viable. Ttain although I The viability of s	house prid sites and t 20dph 10 to be cor he Secon	Timefra Timefra 1-5 years 12 it of 12 dv nsistent w dary Villa	arting to re to deliver ame 6-10 years vellings per vellings per rith the Cor ges will pr	site for the strateg

Site Ref	Address	Settlem	ent	Size		
FHDC/F/05	Land opposite Village Hall and on North Side of Fordham Road	Freckent	nam	0.39 ha		
Source						
SHLAA Call fo	or Site (October 2005)					
Description						
-	Agricultural land with	road front	ade on th	e western	limit of th	e village of
Freckenham.	5		5			5
Background						
Suitability						
	utside of the settleme					
	llages contain only a					
	hat such settlements	should a	iccommod	ate a lim	nited amou	int of new
development.						
Availability						
	the Agent the site is av	ailable for	housing a	and develo	pment wou	ıld be
viable.	5		0		I	
Achievabilit	y					
	s currently uncertain al					
	ould impact on the viab	pility of site	es and the	e ability to	deliver site	es in the
short/mediun	n term.					
Future pote	ntial housing capacit	y		Timefra	me	
		-				
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
20	16	12	8	12	years	ycurs
Summary		•	1	•		
	s a Secondary Village a					
	the SHLAA. This is co					
	egy (Policy CS1) inso ing and no urban expa					
normal nous	ing and no urban expa	I ISIULI WIII			ese villages) .
Overall vield	a					

Site Ref	Address	Settlement	Size
FHDC/G/01	Land at Sperrink's Tree Nursery	Gazeley	0.6 hectares
Courses			

Submitted by landowner

Description

Greenfield – Horticulture - The site comprises glass houses and other out-buildings associated with the tree nursery that currently occupies the site. According to the agent (SHLAA, Spring 2015) the tree nursery is no longer in use, having ceased trading in 2010.

Background

The site was recently the subject of a, planning application for 20 dwellings including 6 affordable units, (DC/14/1335/FUL) that was refused planning permission. The reasons for refusal included the potential impact of development of the site upon the character **of the village because of its 'back-land' and 'unconnected' position. The site was not** considered to relate well visually to the village and the developable area had no road frontage (note: the decision has not been appealed).

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Secondary villages contain only a very limited range of facilities and services. It is considered that such settlements should accommodate a limited amount of new development.

Availability

According to the owner, the site is deliverable, suitable and available for development within the short to medium term. Indeed, the site was recently the subject of a (refused) planning application for 20 dwellings including 6 affordable units, (DC/14/1335/FUL).

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term. On behalf of the landowners, Hopkins & Moore have provided confirmation (SHLAA, Spring 2015) that residential re-development of the site can be viably achieved (20 dwellings) within a five-year timeframe.

Future pot	ential housing	g capacity		Timefra	me	
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
30	24	18	12	12		

Summary

Gazeley is a Secondary Village and subject to a limit of 12 dwellings per site for the purposes of the SHLAA. This is considered to be consistent with the Core Strategy Spatial Strategy (Policy CS1) insofar as the *Secondary Villages* will provide only nominal housing and no urban expansion will be considered for these villages.

Overall yield 12

	Address	36	ettlement	Size		
FHDC/G/02	Land off All	Saints Ga	azeley	0.74 hec	ctares	
	Close		5			
_						
Source						
	landowner pos	st SHLAA 20	12			
Description						
	en land/field wit					
	e open fields to	the east wi	th the resider	ntial All Saints	s Close imm	nediately t
he west.						
	1					
Background						
Suitability						
	utside of the s	ettlement h	oundary as	defined by th	ne Local Pla	an, (1995)
	illages contain					
	hat such settl					
development						
a o r o r o p m o m						
Availability						
The site wa	s submitted b	v the land	owner and i	s understood	to be av	vailable fo
			owner and i	s understood	d to be av	vailable fo
	early in the pla		owner and i	s understood	to be av	vailable fo
			owner and i	s understood	d to be av	vailable fo
			owner and i	s understood	to be av	vailable fo
			owner and i	s understood	d to be a∖	vailable fo
development	early in the pla		owner and i	s understood	d to be av	vailable fo
development Achievabilit	early in the pla	an period.				
development Achievabilit The market	early in the plant of the plant	ertain alth	ough house p	prices are sta	arting to re	cover. Th
development Achievabilit The market uncertainty c	early in the plant y is currently und could impact or	ertain alth	ough house p	prices are sta	arting to re	cover. Th
development Achievabilit The market uncertainty c	early in the plant y is currently und could impact or	ertain alth	ough house p	prices are sta	arting to re	cover. Th
development Achievabilit The market	early in the plant y is currently und could impact or	ertain alth	ough house p	prices are sta	arting to re	cover. Th
development Achievabilit The market uncertainty c short/mediur	early in the pla y is currently und ould impact or n term.	certain althe	ough house p	orices are sta od the ability	arting to re to deliver s	cover. Th
development Achievabilit The market uncertainty c short/mediur	early in the plant y is currently und could impact or	certain althe	ough house p	prices are sta	arting to re to deliver s	cover. Th
development Achievabilit The market uncertainty c short/mediur Future pote	early in the plant of the plant	certain althout the viabilities capacity	ough house p ty of sites ar	prices are stand the ability	arting to re to deliver s	cover. Th sites in th
development Achievabilit The market uncertainty c short/mediur Future pote	early in the pla y is currently und ould impact or n term.	certain althe	ough house p	orices are sta of the ability Timefra 1-5	arting to re to deliver s me 6-10	cover. Th sites in th
Achievabilit The market uncertainty of short/mediur Future pote	early in the plan y is currently und could impact or n term. ntial housing 40dph	certain althout the viabilities capacity	ough house p ty of sites an 20dph	Timefra	arting to re to deliver s	cover. Th sites in th
development Achievabilit The market uncertainty c short/mediur Future pote 50dph 37	early in the plant of the plant	certain althout the viabilities capacity	ough house p ty of sites ar	orices are sta of the ability Timefra 1-5	arting to re to deliver s me 6-10	cover. Th sites in th
development Achievabilit The market uncertainty c short/mediur Future pote 50dph 37 Summary	early in the plan y is currently und could impact or n term. ntial housing 40dph 30	certain althout the viability	ough house p ty of sites an 20dph 15	Timefra 1-5 years 12	arting to re to deliver s me 6-10 years	cover. Th sites in th 11-15 years
development Achievabilit The market uncertainty c short/mediur Future pote 50dph 37 Summary Gazeley is a	early in the plan y is currently und could impact or n term. ntial housing 40dph 30 Secondary Vill	certain althan the viabilities capacity 30dph 22 age and su	ough house p ty of sites an 20dph 15 bject to a lin	Timefra 1-5 years 12	arting to re to deliver s 6-10 years ellings per s	cover. Th sites in th 11-15 years site for th
development Achievabilit The market uncertainty c short/mediur Future pote 50dph 37 Summary Gazeley is a purposes of	early in the plan y is currently und could impact or n term. ntial housing 40dph 30 Secondary Vill. the SHLAA. Th	certain althout the viability capacity 30dph 22 age and suntil 22	bugh house p ty of sites an 20dph 15 bject to a lin dered to be	Timefra 1-5 years 12 nit of 12 dwe consistent w	arting to re to deliver s 6-10 years ellings per s ith the Cor	cover. Th sites in th 11-15 years site for th re Strateg
development Achievabilit The market uncertainty o short/mediur Future pote 50dph 37 Summary Gazeley is a purposes of Spatial Strat	early in the plan y is currently und could impact or n term. ntial housing 40dph 30 Secondary Vill the SHLAA. Th cegy (Policy CS	certain altho the viabili capacity 30dph 22 age and su is is consio S1) insofar	20dph ty of sites ar 20dph 15 bject to a lin dered to be as the <i>Sec</i>	Timefra 1-5 years 12 nit of 12 dwe consistent w condary Villag	arting to re to deliver s 6-10 years ellings per s ith the Cor ges will pr	cover. Th sites in th 11-15 years site for th re Strateg rovide on
development Achievabilit The market uncertainty o short/mediur Future pote 50dph 37 Summary Gazeley is a purposes of Spatial Strat	early in the plan y is currently und could impact or n term. ntial housing 40dph 30 Secondary Vill. the SHLAA. Th	certain altho the viabili capacity 30dph 22 age and su is is consio S1) insofar	20dph ty of sites ar 20dph 15 bject to a lin dered to be as the <i>Sec</i>	Timefra 1-5 years 12 nit of 12 dwe consistent w condary Villag	arting to re to deliver s 6-10 years ellings per s ith the Cor ges will pr	cover. Th sites in th 11-15 years site for th re Strateg rovide on
Achievabilit The market uncertainty of short/mediur Future pote 50dph 37 Summary Gazeley is a purposes of Spatial Strat nominal hous	early in the plan y is currently und could impact or n term. ntial housing 40dph 30 Secondary Vill the SHLAA. Th regy (Policy Cs sing and no urba	certain altho the viabili capacity 30dph 22 age and su is is consio S1) insofar	20dph ty of sites ar 20dph 15 bject to a lin dered to be as the <i>Sec</i>	Timefra 1-5 years 12 nit of 12 dwe consistent w condary Villag	arting to re to deliver s 6-10 years ellings per s ith the Cor ges will pr	cover. Th sites in th 11-15 years site for th re Strateg rovide on
development Achievabilit The market uncertainty o short/mediur Future pote 50dph 37 Summary Gazeley is a purposes of Spatial Strat	early in the plan y is currently und could impact or n term. ntial housing 40dph 30 Secondary Vill the SHLAA. Th regy (Policy Cs sing and no urba	certain altho the viabili capacity 30dph 22 age and su is is consio S1) insofar	20dph ty of sites ar 20dph 15 bject to a lin dered to be as the <i>Sec</i>	Timefra 1-5 years 12 nit of 12 dwe consistent w condary Villag	arting to re to deliver s 6-10 years ellings per s ith the Cor ges will pr	cover. Th sites in th 11-15 years site for th re Strateg rovide on

Site Ref	Address		Settlement	Size		
FHDC/G/03	Land at House	Manor	Gazeley	2.78 he	ctares	
Source	L	I		I		
Submitted by Description	/ landowner po	st SHLAA 2	2012			
Mixed - The agricultural b	e frontage of th puildings, a res hat lies outside	idential dv	velling and an	expanse of ha	ard-standin	g. The lan
Background	<u> </u>					
Suitability						
Suitability The Western	part of the s	ite lies wi	thin the settle	ment bounda	rv (as defi	ned by th
ocal Plan, 1 ery limited	995) although range of facil nmodate a limi	the major lities and	ity lies outside services. It is	e. Secondary considered	villages cor	ntain only
Availability						
	s submitted b early in the pl	5				valiable ic
I	5	I				
Achievabilit	y					
	is currently un					
uncertainty c short/mediur	could impact or miterm.	n the viab	lity of sites ar	nd the ability	to deliver	sites in th
Future pote	ntial housing	capacity		Timefra	me	
50dph	40dph	30dph	20dph	1-5	6-10 Voars	11-15 Voars
139	111	83	56	years	years	years
Summary						
Gazeley is a purposes of Spatial Strat	Secondary Vil the SHLAA. T tegy (Policy C sing and no urb	his is con S1) insofa	sidered to be ar as the Se	consistent w condary Villa	ith the Co ges will p	re Strateg rovide onl
0	<u>.</u>				~	
Overall yiel	<u> </u>					
12						

Site Ref	Address	Settlem	ent	Size		
FHDC/HI/01	Land north of Post Office, Middle Green, Higham	Higham		0.50ha		
Source						
	r Sites Spring 2015					
Description						
	Agricultural land (grad ned by Higham Estate					n, Highan
Background						
SHLAA CFS S						
Suitability						
	all Settlement' and du	ie to a lacl	k of servi	ces, it is n	ot consider	red to be
	ocation for any signification					
Availability						
	the agent (SHLAA	Spring 2	015) the	site is	viable, ava	ailable ar
According to	the agent (SHLAA is readily achievable. I					
According to						
According to development	is readily achievable. I					
According to development Achievability	is readily achievable. I Y	Further, the	ere are no	known pł	nysical cons	traints.
According to development Achievability The market i	is readily achievable. I	although h	ere are no	es are sta	nysical cons	traints.
According to development Achievability The market i uncertainty c	is readily achievable. I y s currently uncertain ould impact on the via	although h	ere are no	es are sta	nysical cons	traints.
According to development Achievability The market i uncertainty c	is readily achievable. I y s currently uncertain ould impact on the via	although h	ere are no	es are sta	nysical cons	traints.
According to development Achievability The market i uncertainty co short/medium	is readily achievable. I y s currently uncertain ould impact on the via	although hability of s	ere are no	es are sta	rting to re	traints.
According to development Achievability The market is uncertainty co short/medium Future poter	is readily achievable. I y s currently uncertain ould impact on the via h term.	although hability of s	ere are no	es are sta he ability Timefra 1-5	rting to re to deliver s me 6-10	cover. Th sites in th
According to development Achievability The market i uncertainty co short/medium Future poter 50dph	is readily achievable. I y s currently uncertain ould impact on the via h term. ntial housing capacit 40dph	although h ability of s ty 30dph	ere are no nouse pric ites and t 20dph	 known phes are state he ability Timefration 1-5 years 	rting to re to deliver s	cover. Th sites in th
According to development Achievability The market i uncertainty co short/medium Future poter 50dph 25	is readily achievable. I y s currently uncertain ould impact on the via n term. ntial housing capacit	although h ability of s	ere are no nouse pric ites and t	es are sta he ability Timefra 1-5	rting to re to deliver s me 6-10	cover. Th sites in th
According to development Achievability The market i uncertainty co short/medium Future poter 50dph 25 Summary	is readily achievable. I y s currently uncertain ould impact on the via n term. ntial housing capacit 40dph 20	although h ability of s ty 30dph	ere are no nouse pric ites and t 20dph 10	 known phes are stand he ability Timefra 1-5 years 5 	rting to re to deliver s me 6-10 years	traints. cover. Th sites in th 11-15 years
development Achievability The market i uncertainty of short/medium Future poter 50dph 25 Summary Higham is cla	is readily achievable. I y s currently uncertain ould impact on the via n term. ntial housing capacit 40dph 20 assed as a Small Settl	although h ability of s 30dph 15 ement who	ere are no nouse pric ites and t 20dph 10 ere develo	 known phession es are stand he ability Timefra 1-5 years 5 ppment is 	me 6-10 years	traints. cover. Th sites in th 11-15 years 5 dwelling
According to development Achievability The market i uncertainty co short/medium Future poter 50dph 25 Summary Higham is cla per site for t	is readily achievable. I y s currently uncertain ould impact on the via n term. ntial housing capacit 40dph 20 assed as a Small Settl he purposes of the S	although h ability of s 30dph 15 ement whe HLAA. This	ere are no nouse pric ites and t 20dph 10 ere develo s is consid	 known phession es are state he ability Timefration 1-5 years 5 	me 6-10 years limited to be consisten	11-15 years
According to development Achievability The market i uncertainty co short/medium Future poter 50dph 25 Summary Higham is cla per site for t Core Strategy	is readily achievable. I y s currently uncertain ould impact on the via n term. tial housing capacit 40dph 20 assed as a Small Settl he purposes of the S y Spatial Strategy (Po	although h although h ability of s 30dph 15 ement whe HLAA. This licy CS1) i	ere are no nouse pric ites and t 20dph 10 ere develo s is consid insofar as	 known phesses are stated by the ability Timefration 1-5 years 5 ppment is dered to be the Smal 	inted to see consistent imited to see consistent imited to see consistent	11-15 years 5 dwelling t with th
According to development Achievability The market i uncertainty co short/medium Future poter 50dph 25 Summary Higham is cla per site for t Core Strategy	is readily achievable. I y s currently uncertain ould impact on the via n term. ntial housing capacit 40dph 20 assed as a Small Settl he purposes of the S	although h although h ability of s 30dph 15 ement whe HLAA. This licy CS1) i	ere are no nouse pric ites and t 20dph 10 ere develo s is consid insofar as	 known phesses are stated by the ability Timefration 1-5 years 5 ppment is dered to be the Smal 	inted to see consistent imited to see consistent imited to see consistent	11-15 years 5 dwelling t with th
According to development Achievability The market i uncertainty co short/medium Future poter 50dph 25 Summary Higham is cla per site for t Core Strategy	is readily achievable. I y s currently uncertain ould impact on the via n term. tial housing capacit 40dph 20 assed as a Small Settl he purposes of the S y Spatial Strategy (Po	although h although h ability of s 30dph 15 ement whe HLAA. This licy CS1) i	ere are no nouse pric ites and t 20dph 10 ere develo s is consid insofar as	 known phesses are stated by the ability Timefration 1-5 years 5 ppment is dered to be the Smal 	inted to see consistent imited to see consistent imited to see consistent	11-15 years 5 dwelling t with th
According to development Achievability The market i uncertainty co short/medium Future poter 50dph 25 Summary Higham is cla per site for t Core Strategy	is readily achievable. I y s currently uncertain ould impact on the via n term. tial housing capacit 40dph 20 assed as a Small Settl he purposes of the S y Spatial Strategy (Po	although h although h ability of s 30dph 15 ement whe HLAA. This licy CS1) i	ere are no nouse pric ites and t 20dph 10 ere develo s is consid insofar as	 known phes es are state he ability Timefration 1-5 years 5 	inted to see consistent imited to see consistent imited to see consistent	11-15 years 5 dwelling t with th
According to development Achievability The market i uncertainty co short/medium Future poter 50dph 25 Summary Higham is cla per site for t Core Strategy surrounding c	is readily achievable. I y s currently uncertain ould impact on the via n term. ntial housing capacit 40dph 20 assed as a Small Settl he purposes of the S y Spatial Strategy (Po countryside should be p	although h although h ability of s 30dph 15 ement whe HLAA. This licy CS1) i	ere are no nouse pric ites and t 20dph 10 ere develo s is consid insofar as	 known phes es are state he ability Timefration 1-5 years 5 	inted to see consistent imited to see consistent imited to see consistent	11-15 years 5 dwelling t with th
According to development Achievability The market i uncertainty co short/medium Future poter 50dph 25 Summary Higham is cla per site for t Core Strategy	is readily achievable. I y s currently uncertain ould impact on the via n term. ntial housing capacit 40dph 20 assed as a Small Settl he purposes of the S y Spatial Strategy (Po countryside should be p	although h although h ability of s 30dph 15 ement whe HLAA. This licy CS1) i	ere are no nouse pric ites and t 20dph 10 ere develo s is consid insofar as	 known phes es are state he ability Timefration 1-5 years 5 	inted to see consistent imited to see consistent imited to see consistent	11-15 years 5 dwelling t with th

Site Ref	Address	Settlem	ent	Size		
FHDC/HR/01	Land North o A1101	f Holywell	Row	27.46 ha	3	
Source						
	ment Framework Site	e, (Submitte	ed to 2006	o Consulta	tion).	
Description						
	Agricultural land betw	een Holywe	II Row and	d the Milde	enhall Airba	ISE.
Background						
Suitability						
-	utside of the settleme	ent bounda	ry as def	ined by th	ne Local Pla	an, (1995).
Secondary vi	llages contain only a	a very limit	ed range	of faciliti	es and ser	vices. It is
	hat such settlements	s should a	ccommod	ate a lim	nited amou	int of new
development.						
Availability						
ine current a	vailability status of th	is site is un	clear.			
Achievabilit	/					
	s currently uncertain	although h	iouse pric	es are sta	arting to re	cover. This
5	ould impact on the vi	iability of s	ites and t	he ability	to deliver	sites in the
short/medium	n term.					
Future pote	ntial housing capaci	ity		Timefra	me	
Future pote	ntial housing capaci	-	20dph	Timefra	ime 6-10	11-15
50dph	40dph	30dph	20dph		6-10 years	11-15 years
50dph 1,373		-	20dph	1-5	6-10	
50dph 1,373 Summary	40dph 1,098	30dph 824	549	1-5 years	6-10 years 12	years
50dph 1,373 Summary Holywell Row	40dph 1,098 is a Secondary Villag	30dph 824 e and as su	549 ch develo	1-5 years	6-10 years 12 imited to 1	2 dwellings
50dph 1,373 Summary Holywell Row per site for t	40dph 1,098 is a Secondary Villag he purposes of the S	30dph 824 e and as su SHLAA. This	549 ch develo s is consid	pment is l	6-10 years 12 imited to 1 be consiste	2 dwellings nt with the
50dph 1,373 Summary Holywell Row per site for t Core Strateg provide only	40dph 1,098 is a Secondary Villag	30dph 824 e and as su SHLAA. This Policy CS1)	549 ch develo s is consid insofar	pment is l dered to k as the So	6-10 years 12 imited to 1 be consiste econdary V	2 dwellings nt with the <i>/illages</i> wil
50dph 1,373 Summary Holywell Row per site for t Core Strateg	40dph 1,098 is a Secondary Villag he purposes of the S y Spatial Strategy (30dph 824 e and as su SHLAA. This Policy CS1)	549 ch develo s is consid insofar	pment is l dered to k as the So	6-10 years 12 imited to 1 be consiste econdary V	2 dwellings nt with the <i>/illages</i> wil
50dph 1,373 Summary Holywell Row per site for t Core Strateg provide only villages.	40dph 1,098 is a Secondary Villag he purposes of the S y Spatial Strategy (nominal housing and	30dph 824 e and as su SHLAA. This Policy CS1)	549 ch develo s is consid insofar	pment is l dered to k as the So	6-10 years 12 imited to 1 be consiste econdary V	2 dwellings nt with the <i>/illages</i> wil
50dph 1,373 Summary Holywell Row per site for t Core Strateg provide only	40dph 1,098 is a Secondary Villag he purposes of the S y Spatial Strategy (nominal housing and	30dph 824 e and as su SHLAA. This Policy CS1)	549 ch develo s is consid insofar	pment is l dered to k as the So	6-10 years 12 imited to 1 be consiste econdary V	2 dwelling nt with the <i>/illages</i> wil

Site Ref	Address	Settlem	ent	Size		
FHDC/HR/04	Land at Laurel	Holywel	I Row			
	Farm			0.43 ha		
Source						
SHLAA Call to	or Sites, (October 200)8)				
D = = = = i = t i = =						
Description	enfield/Brownfield.	Agriculture	l land ar	ad accasi	atad buildin	and in the
centre of the		Ayrıcultura	i ianu ai	IU associa		iys in the
	Settlement.					
Background	1					
Suitability						
	outside of the settlem					
Secondary v	illages contain only	a very limit	ed range	of faciliti	es and ser	vices. It is
	hat such settlement	ts should a	iccommod	ate a lin	nited amou	nt of nev
development						
Availability						
-	nder sole ownership a	nd is unders	tood to be	- available	for develor	oment
Achievabilit	:y					
The market	is currently uncertair	n although h	nouse pric	es are sta	arting to re	cover. This
	could impact on the $\$	∕iability of s	ites and t	he ability	to deliver s	sites in the
short/mediur	m term.					
				C		
Future pote	ntial housing capac	lity		Timefra	ame	
FOdek	40 dm h	204-6	204-4	1 5	6-10	11 15
50dph	40dph	30dph	20dph	1-5		11-15 Vears
22	17	13	9	years 12	years	years
	17	10	7	12	1	
	Lic o Socondam () ////	ac and co ci	ich dovial-	nmont in	limited to 1) duralling
	is a Secondary Villag					
	the purposes of the					
	gy Spatial Strategy		, insolar			
nrovido only		nd no urban	ovnancia	n will ha	concideres	
	nominal housing ar	nd no urbar	expansic	on will be	considered	
villages.	nominal housing an	nd no urbar	expansic	on will be	considered	
provide only villages. Overall yiel 12	nominal housing an	nd no urbar	expansic	on will be	considered	

	Address	Settlem	ent	Size		
HDC/K/10	Land west of Herringswell Road	Kentford		5.96ha		
	5					
Source					010/00/1/	
SHLAA CAILTO	r sites and also a site	with planni	ng permis	SION, (F/2	013/0061/F	ΗYΒ).
Description						
-	 This greenfield site al 	outs the no	orthern an	d western	settlement	
	f Kentford with areas c					
grounds of Ke	entford Lodge. Classifie	ed as Grad	e 3 agricu	Itural land		
Background			2 ((0 d)			
Application F	/2013/0061/HYB appro	oved in 201	3, (60 dw	ellings).		
<u></u>						
Suitability				Chara - L. L 1		
	outside of the settlem					
	ges which provide only					
	g growth to meet local					
	e Curlew SPA constra					
	nlikely to be an adver			egnty of	the Breckia	and SPA I
respect of ap	plication/proposal F/20	J13/0001/F	ηίď.			
Availability						
Availability The site is wi	thin sole ownership.					
	thin sole ownership.					
	thin sole ownership.					
	thin sole ownership.					
	thin sole ownership.					
The site is wi	y					
The site is wi Achievabilit	y s currently uncertain					
The site is wi Achievabilit The market i uncertainty c	y s currently uncertain ould impact on the vi					
The site is wi Achievabilit	y s currently uncertain ould impact on the vi					
The site is wi Achievabilit The market i uncertainty c	y s currently uncertain ould impact on the vi					
The site is wi Achievabilit The market i uncertainty c short/mediur	y s currently uncertain ould impact on the vi n term.	ability of s		he ability	to deliver s	
The site is wi Achievabilit The market i uncertainty c short/mediur	y s currently uncertain ould impact on the vi	ability of s			to deliver s	
The site is wi Achievabilit The market i uncertainty c short/mediur Future pote	y is currently uncertain could impact on the vi in term. ntial housing capaci	ability of s	ites and t	he ability	to deliver s	sites in th
The site is wi Achievabilit The market i uncertainty c short/mediur Future pote	y s currently uncertain ould impact on the vi n term.	ability of s		he ability Timefra 1-5	to deliver s me 6-10	sites in th 11-15
The site is wi Achievabilit The market i uncertainty c short/mediur Future pote 50dph	y s currently uncertain ould impact on the vi n term. ntial housing capaci 40dph	ty 30dph	ites and t	he ability Timefra 1-5 years	to deliver s	sites in th
The site is wi Achievabilit The market i uncertainty c short/mediur Future pote 50dph 298	y is currently uncertain could impact on the vi in term. ntial housing capaci	ability of s	ites and t	he ability Timefra 1-5	to deliver s me 6-10	sites in th 11-15
The site is wi Achievabilit The market i uncertainty c short/mediur Future pote 50dph	y s currently uncertain ould impact on the vi n term. ntial housing capaci 40dph	ty 30dph	ites and t	he ability Timefra 1-5 years	to deliver s me 6-10	sites in th 11-15
The site is wi Achievabilit The market i uncertainty c short/mediur Future pote 50dph 298 Summary	y s currently uncertain ould impact on the vi n term. ntial housing capaci 40dph 238	ty 30dph 179	ites and t 20dph 119	Timefra	to deliver s	sites in th
The site is wi Achievabilit The market i uncertainty c short/mediur Future pote 50dph 298 Summary The site is av	y s currently uncertain ould impact on the vi n term. ntial housing capaci 40dph 238 vailable for developme	ty 30dph 179	ites and t 20dph 119	Timefra	to deliver s	sites in th
The site is wi Achievabilit The market i uncertainty c short/mediur Future pote 50dph 298 Summary	y s currently uncertain ould impact on the vi n term. ntial housing capaci 40dph 238 vailable for developme	ty 30dph 179	ites and t 20dph 119	Timefra	to deliver s	sites in th
The site is wi Achievabilit The market i uncertainty c short/mediur Future pote 50dph 298 Summary The site is av	y s currently uncertain ould impact on the vi n term. ntial housing capaci 40dph 238 vailable for developme	ty 30dph 179	ites and t 20dph 119	Timefra	to deliver s	sites in th
The site is wi Achievabilit The market i uncertainty c short/mediur Future pote 50dph 298 Summary The site is av	y s currently uncertain ould impact on the vi n term. ntial housing capaci 40dph 238 /ailable for developme nission).	ty 30dph 179	ites and t 20dph 119	Timefra	to deliver s	sites in th

Site Ref	Address	Settlem	ent	Size		
FHDC/K/11	Land at the Animal Health Trust	Kentford		1.58ha		
Source						
SHLAA Call fo	r Sites (October 2008)					
Description		C II				
Mixeu. Fauu	ock land and the premis		Allell Cel			63.
Background						
-	11 (as shown in the</td <td>e consulta</td> <td>ation draft</td> <td>SHLAA)</td> <td>was grante</td> <td>ed plannin</td>	e consulta	ation draft	SHLAA)	was grante	ed plannin
	or 41 dwellings in 20 ⁻					
agent (SHLA	A, Spring 2015) the r	emainder	of site K	(/11 (as s	shown on	the revise
	an) also has the poter	ntial for fu	irther resi	dential de	velopment	(i.e. phas
<u>2).</u> Suitability						
-	utside of the settlemer	nt hounda	ry as dof	ined hv th	De Local DI	an (1005 [°]
	ges which provide only					
	g growth to meet loca					
	are no additional const					
	eir representation was	to clarify	that the re	emaining l	and also ha	ad potenti
for future res	idential development.					
Availability						
	the agent the site is un					
	ed by the Animal Health					
	velopment of the remai					
permission.	following the delivery of	of land sub	bject to th	e aforeme	ntioned pla	inning
·						
Achievabilit						
	s currently uncertain alt					
	ould impact on the viab	oility of site	es and the	e ability to	deliver site	es in the
short/mediun						
Future pote	ntial housing capacit	У		Timefra	ime	
	40dph	30dph	20dph	1-5	6-10	11-15
50dnb	Touhu	Joaph	20000	years	years	years
50dph		+		47	,	,
-	63	47	32	4/		
79	63	47	32	47		
79 Summary	63 er of site K/11 as showr				l potentially	yield 47
79 Summary	er of site K/11 as showr				l potentially	yield 47
79 Summary The remainde	er of site K/11 as showr				l potentially	yield 47
79 Summary The remainde	er of site K/11 as showr				l potentially	yield 47
79 Summary The remainde dwellings at 3	er of site K/11 as showr 30dph.				l potentially	yield 47
79 Summary The remainde	er of site K/11 as showr 30dph.				l potentially	yield 47

FHDC/L/03 Land rear of 65, 69, 73 Station Read Lakenheath 0.81ha Source SHLAA Call for Sites, (October 2008) Urban Capacity Study 2003, (and 2005 Update) The site has been the subject of previous planning applications Description Brownfield. The site is situated at the Northern end of Lakenheath village to the rea of residential dwellings that front Station Road. The land would appear to form the gardens/curtilages of the residential properties at numbers 65, 68 and 71 Station Road. Background The site was subject of a refused planning application, (F/2008/0236/FUL): Erection of 723 houses and bungalows including access road and associated works, (Maj Development). The resubmission of F/2008/0236/FUL (ref: F/2009/0299/FUL) crectic of 14 houses and bungalows as los refused and the subsequent appeal dismisse (the proposal was considered to be over-development although a revised scheme at more appropriate density might be appropriate). Suitability The site is within the settlement boundary as defined by the Local Plan (1995 Lakenheath is a Key Service Centre and considered a more sustainable centre for ne housing development. Availability According to the agents, Gerald Eve, there are no ownership issues that need to be resolved prior to development. Achievability The market is currently uncertain although house prices are startling to recover. Th uncertainty could impact on the viability of sites and the ability to deliver sites in it short/medium term. Future potential housing capacity Timeframe Sodph	Site Ref	Address	Settlem	ent	Size		
Source SiLAA Call for Sites, (October 2008) SHLAA Call for Sites, (October 2008) Urban Capacity Study 2003, (and 2005 Update) The site has been the subject of previous planning applications Description Description Brownfield. The site is situated at the Northern end of Lakenheath village to the rea of residential dwellings that front Station Road. The land would appear to form it gardens/curtilages of the residential properties at numbers 65, 68 and 71 Station Road Background The site was subject of a refused planning application, (F/2008/0236/FUL): Erection 123 houses and bungalows including access road and associated works, (Maj Development). The resubmission of F/2008/0236/FUL (F /2009/009/FUL) erection of 24 houses and bungalows was also refused and the subsequent appeal dismisse (the proposal was considered to be over-development although a revised scheme at more appropriate density might be appropriate). Suitability The site is within the settlement boundary as defined by the Local Plan (1995 Lakenheath is a Key Service Centre and considered a more sustainable centre for ne housing development. Availability The enarket is currently uncertain although house prices are starting to recover. Th uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term. Future potential housing capacity Timeframe Sidph 40dph 30dph 20dph 1-5 9-10 11-15 Years Years Years	FHDC/L/03	69, 73 Station	Lakenhe	ath	0.81ha		
SHLAA Call for Sites, (October 2008) Urban Capacity Study 2003, (and 2005 Update) The site has been the subject of previous planning applications Description Brownfield. The site is situated at the Northern end of Lakenheath village to the reaid of residential dwellings that front Station Road. The land would appear to form it gardens/curtilages of the residential properties at numbers 65, 68 and 71 Station Road Background The site was subject of a refused planning application, (F/2008/0236/FUL): Erection of 14 houses and bungalows including access road and associated works. (Maj Development). The resubmission of F/2008/0236/FUL (ref: F/2009/0099/FUL) erectic of 14 houses and bungalows was also refused and the subsequent appeal dismisse (the proposal was considered to be over-development although a revised scheme at more appropriate density might be appropriate). Suitability The site is within the settlement boundary as defined by the Local Plan (1995 Lakenheath is a Key Service Centre and considered a more sustainable centre for ne housing development. Availability According to the agents, Gerald Eve, there are no ownership issues that need to be resolved prior to development. According to the agents, Gerald Eve, there are no ownership issues that need to be resolved prior to development. Future potential housing capacity Timeframe Sidaph 30dph 20dph 1-5 Stort/medium term. Sidaph 24 24 14	Source	Nudu					
Urban Capacity Study 2003. (and 2005 Update) The site has been the subject of previous planning applications Description Brownfield. The site is situated at the Northern end of Lakenheath village to the res of residential dwellings that front Station Road. The land would appear to form th gardens/curtilages of the residential properties at numbers 65, 68 and 71 Station Road Background The site was subject of a refused planning application, (F/2008/0236/FUL): Erection 1 23 houses and bungalows including access road and associated works, (Maj) Development). The resubmission of F/2008/0236/FUL (ref. F/2009/0099/FUL) erectic of 14 houses and bungalows was also refused and the subsequent appeal dismisse (the proposal was considered to be over-development although a revised scheme at more appropriate density might be appropriate). Suitability The site is within the settlement boundary as defined by the Local Plan (1995 Lakenheath is a Key Service Centre and considered a more sustainable centre for ne housing development. Availability The market is currently uncertain although house prices are starting to recover. Th uncertainty could impact on the viability of sites and the ability to deliver sites in th short/medium term. Future potential housing capacity Timeframe Summary This site could potentially yield 24 dwellings at 30dph.		r Sites (October 2008	3)				
The site has been the subject of previous planning applications Description Brownfield. The site is situated at the Northern end of Lakenheath village to the residential dwellings that front Station Road. The land would appear to form the gardens/curtilages of the residential properties at numbers 65, 68 and 71 Station Road. Background The site was subject of a refused planning application, (F/2008/0236/FUL): Erection of 23 houses and bungalows including access road and associated works, (Maj) Development). The resubmission of F/2008/0236/FUL (ref. F/2009/099/FUL) erection of 14 houses and bungalows was also refused and the subsequent appeal dismisse (the proposal was considered to be over-development although a revised scheme at more appropriate density might be appropriate). Suitability The site is within the settlement boundary as defined by the Local Plan (1995 Lakenheath is a Key Service Centre and considered a more sustainable centre for ne housing development. Availability According to the agents, Gerald Eve, there are no ownership issues that need to be resolved prior to development. Achievability The market is currently uncertain although house prices are starting to recover. The uncertainity could impact on the viability of sites and the ability to deliver sites in the short/medium term. Future potential housing capacity Timeframe Stodph 40dph 30dph 20dph 1-5 6-10 11-15 Years 41 32 24				_)			
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This site could potentially yield 24 dwellings at 30dph.		32	24	10	24		
Overall yield	Junning						
		h notontially viald 24	duvolline	+ 2025			
		d potentially yield 24 d	dwellings a	t 30dph.			
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	This site could		dwellings a	t 30dph.			
24	This site could		dwellings a	t 30dph.			

FHDC/L/04	Address	Settlem	ent	Size		
	35 Station Road	Lakenhe	eath	0.49 ha	1	
Source						
Jrban Capaci	ty Study 2003, (and	2005 Update	е).			
Description	The site is set back	facure Chatler	Deedin			The site
	d as a paddock land f				iai enciave.	The site
, i j i i j			3			
Background						
Suitability	this the settlement'			ا <u>ا</u> الم	Dia 1	
	ithin the settlement a Key Service Centr					
	ng development.				ie sustailiat	
	ng development.					
Availability						
	ity of the site for	developme	nt is pre	esently ur	nknown. It	has bee
	hat the site is under					
Station Road.						
Achievability						
•		n although h	nouse pric	es are sta	arting to rec	
The market is	Y s currently uncertain ould impact on the v					cover. Th
The market is uncertainty co	s currently uncertain ould impact on the v					cover. Th
The market is uncertainty co	s currently uncertain ould impact on the v					cover. Th
The market is uncertainty co short/medium	s currently uncertain ould impact on the v n term.	viability of s		he ability	to deliver s	cover. Th
The market is uncertainty co short/medium	s currently uncertain ould impact on the v	viability of s			to deliver s	cover. Th
The market is uncertainty co short/medium Future poter	s currently uncertain ould impact on the v n term.	viability of s		he ability	to deliver s	cover. Th
The market is uncertainty co short/medium Future poter 50dph	s currently uncertain ould impact on the v n term. ntial housing capac	viability of s	ites and t	he ability	to deliver s ame 6-10 years	cover. Thi sites in th
The market is uncertainty co short/medium Future poter 50dph 25	s currently uncertain ould impact on the v n term. ntial housing capac	viability of s	ites and t	he ability Timefra 1-5	to deliver s ame 6-10	cover. Th sites in th
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FHDC/L/11	Address	Settlem	ent	Size		
	Land East of th Mallards	ne Lakenhe	eath	0.29 ha	l	
Source						
Source Urban Capa	city Study 2003, (and	d 2005 Upda	te).			
Description						
Description Brownfield	This site comprises a	an area of v	acant/dere	lict land t	o the rear o	of 154 Hia
	s within a predominan					
Backgroun	d					
Jackyroun	<u>,</u>					
Suitability						
	within the settlement					
	is a Key Service Cen	itre and cons	sidered to	be a mor	re sustainat	ole locatio
for new hous	sing development.					
Availability						
Likely to be	available in the mediu	um term.				
-						
The market	is currently uncertain					
The market uncertainty	is currently uncertain could impact on the					
The market uncertainty	is currently uncertain could impact on the					
The market uncertainty	is currently uncertain could impact on the					
The market uncertainty short/mediu	is currently uncertain could impact on the m term.	viability of s		he ability	to deliver s	
The market uncertainty short/mediu	is currently uncertain could impact on the	viability of s			to deliver s	
The market uncertainty short/mediu Future pote	is currently uncertain could impact on the m term.	viability of s		he ability Timefra 1-5	to deliver s ame 6-10	sites in th
The market uncertainty short/mediu Future pote 50dph	is currently uncertain could impact on the m term. ential housing capac 40dph	city 30dph	ites and t	he ability	to deliver s ame 6-10 years	sites in th
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Site Ref	Address	Settlement	Size
FHDC/L/12	Land North of Burrow Drive and Briscoe Way	Lakenheath	5.96 ha
Sourco		•	

SHLAA Call for Sites, (October 2008).

Description

Greenfield. This is a flat site in agricultural use. Forming the boundary to the north and west is the 'cut-off' channel, a man made drainage channel into which flood waters are released as part of the Fenland flood defence system. To the south is a recent housing development. To the north and beyond the cut-off channel, is open Fenland. The site lies outside of the Settlement boundary as defined in the Local Plan (1995). According to a SHLAA submission by Bennett Homes (Spring 2015) access to the site can be achieved through site L/35 and from the southernmost part of L/12 (Sharpe's Corner) as well as through the new site (L/39) via Drift Road.

Background

Suitability

The site lies outside of the settlement boundary as defined by the Local Plan (1995) although it is adjacent to an existing housing development. Lakenheath is a Key Service Centre and therefore considered to be a more sustainable location for new housing development.

Availability

In the past, this site has been jointly promoted by Bennett Homes and the Sanctuary Group for a mixed extra care and housing development. It is understood that development would be economically viable and there are no ownership constraints acting upon this site.

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term. According to their SHLAA submission (Spring 2015) Bennett Homes believe that this site could be brought forward in the earlier timeframe with their experience and prior knowledge of testing the viability of an adjacent site, (L/35).

Future potential housing capacity			Timefra	imeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
298	238	179	119	179		
Summary						
This site cou	uld potentially yield	179 dwellings	at 30dph.			
Overall yie	ld					

	Address	Settlem	ent	Size		
FHDC/L/13	Rabbithill Covert, Station Road	Lakenhe	eath	3.45 ha		
Source						
Local Plan, (I	Included within the 200	6 sites cor	nsultation	document).	
Description						
lying to the	The site is comprised of east of residential devoit of the settlement.					
Background	1					
Suitability						
although it is	outside of the settlem s adjacent to existing re vice Centre and theref elopment.	esidential c	developme	ent on Sta	tion Road. I	_akenheat
It is understo within the pla grant planni	ood that the site is in so an period. The agent co ng permission on site development.	onsiders (S	SHLAA, Sp	ring 2015)	that the re	esolution ⁻
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It is understo within the planni grant planni available for Achievabilit	an period. The agent cong permission on site development.	onsiders (S 2 L/13 der	HLAA, Sp nonstrate:	ring 2015) s that the	that the re	esolution f uitable ar
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Overall yield	Future pote 50dph	ntial housing capac	30dph	-	1-5	6-10 years	sites in th
	Future pote 50dph 105 Summary	40dph 84	30dph	42	1-5 years	6-10 years	sites in th
	Future pote 50dph 105 Summary	40dph 84	30dph	42	1-5 years	6-10 years	sites in th
	Future pote 50dph 105 Summary	40dph 84	30dph	42	1-5 years	6-10 years	sites in th
	Future pote 50dph 105 Summary This site cou	40dph 84 d potentially deliver 6	30dph	42	1-5 years	6-10 years	sites in th
	Future pote 50dph 105 Summary This site cou Overall yiel	40dph 84 d potentially deliver 6	30dph	42	1-5 years	6-10 years	sites in th

	Address	Settlem	ent	Size		
FHDC/L/15	Land off Covey Way & Maids Cross	Lakenhe	ath	4.61 ha		
	Hill					
Source						
Local Develo	pment Framework Site,	(Included	in 2006 (Consultatio	n).	
SHLAA Call f	or Sites, (October 2008)).				
Description						
	This site is comprised of pricultural land classific					
Background	1					
Suitability	autoido of the cottlome	nt hound	any as da	fined by	bo Local C	lop (100
	outside of the settleme s adjacent to existing re					
	therefore considered					
	. Part of the site (to the					
	ndary to the village.					
	access to the site. The					
site. There	are potential landsca	pe, natur	e & higł	nway issu	es pertaini	ng to th
sustainable c	levelopment of this site	also.				
Availability						
	o the agents any ow					
	taking place. Indeed,					
101 up to 132	dwellings on this site r	el. DC/14,	/2042/00	r, (up-to	32 uwening	JS).
Achievabilit	.					
	-	though ho	use prices	are starti	ng to recov	er. This
The market i	Y s currently uncertain al could impact on the viab					
The market i uncertainty c	s currently uncertain al could impact on the viat					
The market i uncertainty c	s currently uncertain al could impact on the viat					
The market i uncertainty c short/mediur	s currently uncertain al could impact on the viat m term.	pility of site		e ability to	deliver site	
The market i uncertainty c short/mediur	s currently uncertain al could impact on the viat	pility of site			deliver site	
The market i uncertainty c short/mediur Future pote	s currently uncertain al could impact on the viat m term. Intial housing capacit	pility of site	es and the	e ability to	deliver site	
The market i uncertainty c short/mediur Future pote	s currently uncertain al could impact on the viat m term.	pility of site		Timefra	deliver site	es in the
The market i uncertainty c short/mediur Future pote 50dph	s currently uncertain al could impact on the viat m term. Intial housing capacit	pility of site	es and the	Timefra	deliver site	ts in the
The market i uncertainty c short/mediur Future pote 50dph 231	s currently uncertain al could impact on the viak m term. ential housing capacit 40dph	y 30dph	es and the	Timefra	deliver site me 6-10 years	ts in the
The market i uncertainty o short/mediur Future pote 50dph 231 Summary	s currently uncertain al could impact on the viak m term. ential housing capacit 40dph	y 30dph 138	es and the 20dph 92	Timefra	deliver site me 6-10 years	ts in the
The market i uncertainty o short/mediur Future pote 50dph 231 Summary	s currently uncertain al could impact on the viat m term. mtial housing capacit 40dph 184	y 30dph 138	es and the 20dph 92	Timefra	deliver site me 6-10 years	ts in the
uncertainty of short/medium Future pote 50dph 231 Summary	s currently uncertain al could impact on the viat m term. mtial housing capacit 40dph 184	y 30dph 138	es and the 20dph 92	Timefra	deliver site me 6-10 years	ts in the
The market i uncertainty o short/mediur Future pote 50dph 231 Summary	s currently uncertain al could impact on the viat m term. mtial housing capacit 40dph 184	y 30dph 138	es and the 20dph 92	Timefra	deliver site me 6-10 years	ts in the
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FHDC/L/18	Address	Settlem	ent	Size		
	Near Broom Road, off Eriswell Drive	Lakenhe	eath	1.78 ha		
Source						
Local Develo	pment Framework Site	e, (Include	d in 2006	Consultati	on).	
Description						
settlement b	This site lies to the oundary. It comprises constraint zone.					
Background	I					
Suitability						
although it is Centre and	outside of the settlem adjacent to existing re therefore considered t . Part of the site is with	esidential o o be a mo	developme ore sustai	ent. Laken nable loca	heath is a k ation for ne	Key Service w housing
Availability Likely to be a	available in the medium	n term.				
The market uncertainty o short/mediur	is currently uncertain could impact on the vi n term.	ability of s	•	he ability	to deliver s	
The market uncertainty o short/mediur Future pote	is currently uncertain could impact on the vi- m term.	ability of s	ites and t	he ability	to deliver s	sites in the
The market uncertainty o short/mediur Future pote	is currently uncertain could impact on the vi n term.	ability of s	•	he ability Timefra 1-5	to deliver s me 6-10	sites in the 11-15
uncertainty o short/mediur	is currently uncertain could impact on the vi- m term.	ability of s	ites and t	he ability	to deliver s	sites in the

Site Ref	Address	Settlem	ent	Size		
FHDC/L/22	Land south of Broom Road	Lakenhe	eath	5.69 ha		
Source	I					
Local Develo	pment Framework Site	e, (Submitt	ted to 200	6 Consulta	ation).	
Description						
	This site lies to the oundary. It is grade 4 a					
Background	1					
<u> </u>						
Suitability	outside of the settleme	ont hound	any as da	fined by	the Level F) lan (1005
dwellings tha Reserve, a propert of the si Availability A planning ap DC/14/2073/		nese inclu a line of p Odb aircraf mitted for	de: proxir ine trees a t noise co 147 dwel	nity to Ma along the e nstraint zc	aids Cross eastern bou ne. is site, ref:	Hill Nature undary, and
	is currently uncertain a could impact on the via	0			0	
short/mediur		aonity of S	nies anu l	ne aviiity		
Future pote	ntial housing capacit	y		Timefra	ime	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
-	-	-	-	years	years	years
285 Summary	228	171	114	140		
The site could	d potentially deliver 17 I to allow for the constr					all yield has
Overall yield	d					
140						

Site Ref	Address	Settlem	ent	Size		
FHDC/L/26	Land West of Eriswell Road	Lakenhe	ath	5.35 ha		
Source						
SHLAA call fo	r sites 2008					
Description						
	The site comprises r of the site whereas re.					
Background						
Suitability						
Service Centr development 70db aircraft Availability According to site. Acchievabilit The market i	s currently uncertain ould impact on the	nsidered a m s within floor e. no ownersh	nore susta d zones 2 ip or viabi	inable loc & 3. The lity constr	ation for no site is with aints perta	ew housing in the MOD ining to the
Future note	ntial housing capa	city		Timefra	me	
i uture pote		city		Timerre	ine	
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
268	214	161	108	92	48	
dwellings as p	to a planning permi per application refere		0	0	ent(s)), for	up-to 140
Overall yield 140	1					

Site Ref	Address	Settlement	Size
FHDC/L/28	Middle Covert, Land South of Station Road	Lakenheath	6.98 hectares

Site submitted subsequent to the publication of the SHLAA (2009) Report.

Description

Greenfield – The site lies to the north-east of the settlement adjacent to the settlement boundary. It comprises grade 3 agricultural land, extensively covered by trees subject to a TPO significantly limiting the scope for development to the southern part of the site only.

Background

Suitability

The site is outside of the settlement boundary as defined by the Local Plan (1995) although it is adjacent to existing residential development. Lakenheath is designated a Key Service Centre and as such is considered to be a more sustainable location for new housing development. The site is subject to a Woodland Tree Preservation Order (TPO) which will constrain density/capacity. According to agents Bennett Plc (SHLAA, Spring 2015) they have undertaken detailed arboricultural assessments to determine which trees should be preserved and the extent and density of development which could be undertaken.

Availability

This land is in the control of Bennett Plc and is available for development in a short timeframe. Bennett are preparing a planning application for which purpose they have undertaken various site investigations, (SHLAA, Spring 2015).

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term.

Future pot	Timefra	me				
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
349	279	209	140	105	104	
Summary	·			·		

Summary

The site could potentially yield 209 dwellings at 30dph and is known to be available within a short time-frame (i.e. 1-5 years) according to the agents SHLAA submission (Spring 2015). However, without planning permission it is unlikely that all 209 dwellings could be delivered in years 1-5.

Overall	yield
209	

Site Ref	Address	S	ettlement	Size		
FHDC/L/29	Matthews Site, D Bridge Lane	umpling	akenheath	1.86 hec	ctares	
Source	Druge Lan	2				
	within 2006 Is	ssues and O	ptions Consult	ation Docum	ent	
	ng permission					
Description	01					
houses. Land predominant northern and <u>a highly sust</u> Background The southerr retail store (F/2010/033 site in 2012, approval of the Suitability The site is we adjacent to e	d to the north ly open in ch eastern sides <u>ainable location</u> n part of the s e, reference 7/OUT), for 13 and a decision he reserved manual within the settle existing reside	of Dumplin haracter, th . The site lie <u>n for residen</u> site is the s e F/2010, 3 residentia on is pendi atters. ement boun ntial develo	outhern part c ng Bridge Lan- hough resident es close to the <u>htial developme</u> subject of exta /0338/FUL. I units was gra ng on applicat	e is less der tial properti- centre of thi ent. ant planning Outline p anted on the tion reference red by the L neath is a Ke	veloped an es surrour is commun permission lanning e northern e DC/15/C ocal Plan, ey Service	nd therefor nd it in it ity and is i n for an A permission part of th 0324/RM fo (1995) an Centre an
Vailability t is understo	ood that the sit	e is availab	le for developn	nent.		
Achievabilit	v					
	-	ertain altho	ugh house pric	ces are starti	na to recov	ver This
			y of sites and			
short/mediur			<i>J</i> = = = = = = = = = = = = = = = = = = =			
Future pote	ntial housing	capacity		Timefra	ame	
			I			
50dph	40dph	30dph	20dph	1-5	6-10	11-15
				years	years	years
93	74	56	37	13		
Summary	la francia da como de					L (A 1 .
			ermissions for			
on the southe	ern part of the	site, and T	3 dwellings on	the northern	i part of the	e site).
Overall yiel	d					
Second yield						
13	-					

FHDC/L/35 Source SHLAA Call for 3 Description Greenfield. Th the 'cut-off' ch released as par development. T outside of the S Background Suitability The site is out although it is a Service Centre development.	Way Sites, (October his is a flat site hannel, a man t of the Fenlan to the north, b Settlement bour side of the set adjacent to an	tilement bour existing resi	al use, (gra age channe ce system. it-off chann ed by the Le	el into wh To the sou lel, is oper ocal Plan,	the north a hich flood ith is a rece n Fenland.	waters ar ent housin
SHLAA Call for S Description Greenfield. The the 'cut-off' ch released as par development. To outside of the S Background Suitability The site is out although it is a Service Centre	Sites, (October nis is a flat site nannel, a man t of the Fenlan to the north, b Settlement bour side of the se adjacent to an	tilement bour existing resi	age channe ce system. it-off chann ed by the Le	el into wh To the sou lel, is oper ocal Plan,	n ich flood uth is a rece n Fenland.	waters ar ent housin
SHLAA Call for S Description Greenfield. The che 'cut-off' ch released as par development. To butside of the S Background Sackground Seckground Seckground	is is a flat site nannel, a man t of the Fenlan to the north, b Settlement bour side of the se adjacent to an	tilement bour existing resi	age channe ce system. it-off chann ed by the Le	el into wh To the sou lel, is oper ocal Plan,	n ich flood uth is a rece n Fenland.	waters ar ent housin
SHLAA Call for S Description Greenfield. The celeased as par development. To butside of the S Background Suitability The site is out although it is a Service Centre	is is a flat site nannel, a man t of the Fenlan to the north, b Settlement bour side of the se adjacent to an	tilement bour existing resi	age channe ce system. it-off chann ed by the Le	el into wh To the sou lel, is oper ocal Plan,	n ich flood uth is a rece n Fenland.	waters ar ent housin
Description Greenfield. The che 'cut-off' ch released as par development. The butside of the S Background Suitability The site is out although it is a Service Centre	is is a flat site nannel, a man t of the Fenlan to the north, b Settlement bour side of the se adjacent to an	tilement bour existing resi	age channe ce system. it-off chann ed by the Le	el into wh To the sou lel, is oper ocal Plan,	n ich flood uth is a rece n Fenland.	waters ar ent housin
Greenfield. The the 'cut-off' ch released as par development. To butside of the S Background Suitability The site is out although it is a Service Centre	nannel, a man t of the Fenlan to the north, b Settlement bour side of the se adjacent to an	ttlement bour existing resi	age channe ce system. it-off chann ed by the Le	el into wh To the sou lel, is oper ocal Plan,	n ich flood uth is a rece n Fenland.	waters ar ent housin
the 'cut-off' ch released as par development. T outside of the S Background Suitability The site is out although it is a Service Centre	nannel, a man t of the Fenlan to the north, b Settlement bour side of the se adjacent to an	ttlement bour existing resi	age channe ce system. it-off chann ed by the Le	el into wh To the sou lel, is oper ocal Plan,	n ich flood uth is a rece n Fenland.	waters ar ent housin
Background Suitability The site is out although it is a Service Centre	side of the se adjacent to an	ttlement bour existing resi	ndary as de			
Suitability The site is out although it is a Service Centre	adjacent to an	existing resi				
The site is out although it is a Service Centre	adjacent to an	existing resi				
Availability It is understoc ownership cons		pment would	more susta	ainable loc	ation for ne	ew housin
Achievability						
The market is	currently uncer	rtain although	house pric	es are sta	arting to re	cover. Thi
uncertainty cou short/medium t Future potent	erm.		sites and t	Timefra		sites in th
50dph	40dph	30dpl	n 20dph	1-5	6-10	11-15
120	111	0.0		years	years	years
139 Summary	111	83	56	67		
Summary There is a coun				n this site	(applicatio	n referenc
	IL) subject to le	egal agreemer	11(S).			
DC/13/0000/FL						
Overall yield						

Site Ref	Address	Settlem	ent	Size		
FHDC/L/39	Land East of Mabalin Farm and North of Drift Road	Lakenhe	ath	3.27 ha		
Source						
SHLAA Call for	Sites, (Spring 2015).					
Description						
the 'cut-off' c released as pa development. outside of the	his is a flat site in ag channel, a man mad irt of the Fenland flood To the north, beyond Settlement boundary a	e drainag d defence I the cut-	e channe system. T off channe	I into whit to the sout	i ch flood th is a rece Fenland.	waters are ent housing
Background						
although it is Service Centre housing develo terms of acces via Drift Road control. Secon	Itside of the settleme adjacent to an existi e and therefore consi opment. The northern is and according to the and through site L/3 dary access can be pl er an adopted road.	ing reside dered to most part agents (35 and th	ntial deve be a mor of the sit SHLAA, Sp e site L/1	elopment. re sustaina e is within pring 2015) 2 over wh	Lakenheat able locatio Flood Zon) this can b iich Benne	h is a Key on for new e 2 & 3. In be achieved tt Plc have
Availability						
	e working with the own nt in a timeframe of 1		e site with	the aim of	f bringing i	t forward
Achievability						
uncertainty co short/medium been tested by	currently uncertain a uld impact on the via term. The viability of y Bennett Plc and they rd for development in	bility of s site L/35 y suggest	ites and tl immediat that, like	he ability t ely to the site L/35,	to deliver s south of tl	sites in the nis site has
	tial housing capacity			Timefra	me	
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
164	131	98	65	98	,	,
Summary			·	·	·	
The site could	yield 98 dwellings at 3	30dph with	nin a short	time-fram	ne, (1-5 ye	ars).

Site Ref	Address	Sett	lement	Size		
FHDC/M/19	Land West of Mildenhall, Sout of West Row Road	h	lenhall	82.1 ha		
Source	01 1/031 1/01/1/040	4				
	r sites October 2008					
Description						
Greenfield. E	Expanse of predomin	antly ag	ricultural la	nd to the We	est of Milder	nhall.
Background						
Suitability						(1000)
	utside of the Settlen a Market Town (Co					
	cation for new housi			CST) and d	leemed to	be a mor
sustainable io		ng ueve	iopinent.			
Suffolk Count	y Council owns the I				ts, there ar	re no majo
Suffolk Count	y Council owns the l ip issues which wou				ts, there ar	re no majo
Suffolk Count					ts, there ar	re no majo
Suffolk Count					ts, there ar	re no majo
Suffolk Count					ts, there ar	re no majo
Suffolk Count legal/ownersh	ip issues which wou				ts, there ar	re no majo
Suffolk Count legal/ownersh	ip issues which wou	ld consti	rain develop	ment.		
Suffolk Count legal/ownersh Achievability The market is uncertainty co	ip issues which wou s currently uncertair ould impact on the v	ld constr n althou	gh house p	ment.	arting to re	cover. Thi
Suffolk Count legal/ownersh Achievability The market is uncertainty co	ip issues which wou s currently uncertair ould impact on the v	ld constr n althou	gh house p	ment.	arting to re	cover. Thi
Suffolk Count legal/ownersh Achievability The market is uncertainty co	ip issues which wou s currently uncertair ould impact on the v	ld constr n althou	gh house p	ment.	arting to re	cover. Thi
Suffolk Count legal/ownersh Achievability The market is uncertainty co short/medium	ip issues which wou s currently uncertair ould impact on the term.	ld constr n althou viability	gh house p	ment. rices are sta the ability	arting to re to deliver	cover. Thi
Suffolk Count legal/ownersh Achievability The market is uncertainty co short/medium	ip issues which wou s currently uncertair ould impact on the v	ld constr n althou viability	gh house p	ment.	arting to re to deliver	cover. Thi
Suffolk Count legal/ownersh Achievability The market is uncertainty co short/medium Future poter	ip issues which wou	n althou viability	gh house p of sites and	ment.	arting to re to deliver	cover. Thi sites in th
Suffolk Count legal/ownersh Achievability The market is uncertainty co short/medium Future poter	ip issues which wou	ld constr n althou viability	gh house p	ment. rices are sta the ability Timefra 1-5	arting to re to deliver	cover. Thi sites in th
Suffolk Count legal/ownersh Achievability The market is uncertainty co short/medium Future poter	ip issues which wou s currently uncertain ould impact on the v n term. ntial housing capace 40dph 3	n althou viability	gh house p of sites and	ment.	arting to re to deliver	cover. Thi sites in th
Achievability The market is uncertainty co short/medium Future poter 50dph	ip issues which wou s currently uncertain ould impact on the v n term. ntial housing capace 40dph 3	n althou viability city 80dph	gh house p of sites and	ment. rices are sta the ability Timefra 1-5 years	arting to re to deliver me 6-10 years	cover. Thi sites in the 11-15 years
Suffolk Count legal/ownersh Achievability The market is uncertainty co short/medium Future poter 50dph 4,105 Summary	ip issues which wou s currently uncertain ould impact on the term. ntial housing capac 40dph 3 3,284	n althou viability city 30dph 2,463	gh house p of sites and 20dph 1,642	rices are sta the ability Timefra 1-5 years 821	arting to re to deliver me 6-10 years	cover. Thi sites in the 11-15 years
Suffolk Count legal/ownersh Achievability The market is uncertainty co short/medium Future poter 50dph 4,105 Summary	ip issues which wou s currently uncertain ould impact on the v n term. ntial housing capace 40dph 3	n althou viability city 30dph 2,463	gh house p of sites and 20dph 1,642	rices are sta the ability Timefra 1-5 years 821	arting to re to deliver me 6-10 years	cover. Thi sites in the 11-15 years
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Suffolk Count legal/ownersh Achievability The market is uncertainty co short/medium Future poter 50dph 4,105 Summary This site could	ip issues which wou s currently uncertain ould impact on the vonterm. ntial housing capace 40dph 3 3,284 d potentially deliver 2	n althou viability city 30dph 2,463	gh house p of sites and 20dph 1,642	rices are sta the ability Timefra 1-5 years 821	arting to re to deliver me 6-10 years	cover. Thi sites in th 11-15 years
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FHDC/M/21	Address	S	ettlement	Size		
	Land West Hawk Way	of Miles I	Mildenhall	3.57 ha		
Source						
Local Plan, (s	ubmitted durin	g 2006 Site	e Allocations L	ocal Plan con	sultation pe	eriod).
Description						
site is bound	Agricultural lar by existing re rth and South.					
Background						
Suitability						
although it is	utside of the adjacent to ex gy Policy CS1) lopment.	kisting resid	dential develop	oment. Milder	nhall is a M	arket Tow
	rish Charities a not they will					
The market i uncertainty c	s currently un ould impact or					
uncertainty c short/mediur	s currently un ould impact or	n the viabil			to deliver s	
The market i uncertainty c short/mediur Future pote	s currently un ould impact or n term.	n the viabil		d the ability Timefra 1-5	to deliver : me 6-10	sites in th
The market i uncertainty c short/mediur	s currently un ould impact or n term. ntial housing	the viabil	ity of sites an	d the ability	to deliver s	sites in th

FHDC/M/27	Address	Set	tlement	Size		
T T DC/ IVI/ Z /	Site adjacent Parker's Mill	to Mile	denhall	1.73 ha		
Source		I		I		
SHLAA call fo	r sites, (October 2	2008).				
Description						
development	Scrub land adjace to north, east and thin the Mildenhal	d north-we	st. Open spa			
Background						
ackyrounu						
Suitability	utside of the Set	tlamont D	nundary oc	defined by	the Local F	lan (100
	adjacent to exis					
	3. The site is loc					
	cy CS1) considere					
	The site potentia					
	uggests that the					
	ed to the Town C					
	ustainable transpo					
vailability	•		× · · ·			
According to	the agent, (SHLAA	A. Spring 2	015) the site	e is available	e and suitab	le for
	evelopment that co					
	nnical surveys and					
considers that	t this site can only	y accommo	odate up-to 2	14 residentia	il units, (pri	marily du
o the canacit	ty of Wamil Way).					in any area
s ins cupaci	5					
Achievabilit	y		h houso pris	oc ara starti	na to rocov	
Achievabilit The market is	y s currently uncerta					er. This
Achievabilit The market is uncertainty c	y s currently uncerta	e viability o	of sites and t	he ability to	deliver site	er. This es in the
Achievabilit The market is uncertainty c short/mediun	y s currently uncerta ould impact on the n term. According	e viability o to the age	of sites and t nt (SHLAA, S	the ability to Spring 2015	deliver site and subje (er. This es in the
Achievabilit The market is uncertainty c short/mediun	y s currently uncerta	e viability o to the age	of sites and t nt (SHLAA, S	the ability to Spring 2015	deliver site and subje (er. This es in the
Achievabilit The market is uncertainty c short/mediun section 106 a	y s currently uncerta ould impact on the n term. According	e viability of to the age outions, th	of sites and t nt (SHLAA, S	the ability to Spring 2015	deliver site) and subje pment.	er. This es in the
Achievabilit The market is uncertainty c short/mediun section 106 a Future pote	y s currently uncerta ould impact on the n term. According greements/contril	e viability of to the age outions, th	of sites and t nt (SHLAA, S	the ability to Spring 2015) Ne for develo	deliver site) and subje pment.	er. This es in the
Achievabilit The market is uncertainty c short/mediun section 106 a	y s currently uncerta ould impact on the n term. According greements/contril ntial housing ca	e viability of to the age putions, th pacity	of sites and t nt (SHLAA, s e site is viab	the ability to Spring 2015 Ile for develo	deliver site) and subje pment.	er. This es in the ct to final
Achievabilit The market is uncertainty c short/mediun section 106 a Future pote	y s currently uncerta ould impact on the n term. According greements/contril ntial housing ca	e viability of to the age putions, th pacity	of sites and t nt (SHLAA, s e site is viab	the ability to Spring 2015 le for develo Timefra 1-5	deliver site) and subje pment. me 6-10	er. This es in the ct to final 11-15
Achievabilit The market is uncertainty c short/medium section 106 a Future pote 50dph	y s currently uncerta ould impact on the n term. According greements/contril ntial housing ca 40dph	e viability of to the age putions, th pacity 30dph	of sites and t nt (SHLAA, s e site is viab	the ability to Spring 2015 le for develo Timefra 1-5 years	deliver site) and subje pment. me 6-10	er. This es in the ct to final 11-15
Achievabilit The market is uncertainty c short/medium section 106 a Future pote 50dph 37 Summary	y s currently uncerta ould impact on the n term. According greements/contril ntial housing ca 40dph	e viability of to the age putions, th pacity 30dph 52	of sites and t nt (SHLAA, s e site is viab 20dph 35	the ability to Spring 2015 ole for develor Timefra 1-5 years 14	deliver site) and subje pment. Ime 6-10 years	er. This es in the ct to final 11-15 years
Achievabilit The market is uncertainty c short/mediun section 106 a Future pote 50dph 87 Summary The site is kn	y s currently uncerta ould impact on the n term. According greements/contril ntial housing ca 40dph 69 own to be availab	e viability of to the age putions, th pacity 30dph 52	of sites and t nt (SHLAA, s e site is viab 20dph 35	the ability to Spring 2015 ole for develor Timefra 1-5 years 14	deliver site) and subje pment. Ime 6-10 years	er. This es in the ct to final 11-15 years
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Source SHLAA call for sites, (October 2008). Description Brownfield. Land located between Kingsway and Robin Close, currently used as commercial plant nursery. The site is to the East of the town centre and within the testeritement boundary as defined in the Local Plan, (1995). The site is surrounded the sidential development. Background Suitability The site is within the 'Market Town' of Mildenhall, considered to be a more 'sustainable cocation for new housing development. Availability The site is under sole ownership and is understood to be available for developme early in the plan period. Availability The site is currently uncertain although house prices are starting to recover. The uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term. Future potential housing capacity Timeframe Sodph 40dph 30dph 20dph 1-5 6-10 11-15 40 32 24 16 24 </th <th>Site Ref</th> <th>Address</th> <th>Settlem</th> <th>ent</th> <th>Size</th> <th></th> <th></th>	Site Ref	Address	Settlem	ent	Size		
SHLAA call for sites, (October 2008). Description Brownfield. Land located between Kingsway and Robin Close, currently used as commercial plant nursery. The site is to the East of the town centre and within the estitement boundary as defined in the Local Plan, (1995). The site is surrounded testidential development. Background Suitability The site is within the 'Market Town' of Mildenhall, considered to be a more 'sustainable cation for new housing development. Availability The site is under sole ownership and is understood to be available for developme early in the plan period. Availability The market is currently uncertain although house prices are starting to recover. The uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term. Future potential housing capacity Timeframe Supph 40dph 30dph 20dph 1-5 6-10 11-15 40 32 24 16 24 16 24 24 16 24 24 16 24 24 16 24 24 16 24 24 24 24 24 24 24 24 24 24 24 24 24 24 24 24 24	FHDC/M/28		Mildenh	all	0.79 ha		
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Site Ref	Address	Settlement	Size	
FHDC/M/29	Land South Worlington Road & adjacent to former Dairy Site	Mildenhall	3.05 ha	

Source

SHLAA call for sites, (October 2008).

Description

Greenfield. Agricultural land to the west of Mildenhall and separated from the settlement by open ground. The site is bound by Worlington Road to the North and agricultural land to the south. The former dairy site now comprises residential development.

Background

Suitability

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. Mildenhall is a Market Town and deemed to be a more sustainable location for new housing development, (Core Strategy Policy CS1).

Availability

The site is under sole ownership although the time-scale for bringing it forward for development is not clear.

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term.

Future potential housing capacity				Timeframe		
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uncertainty could impact on the viability of sites and the ability to deliver sites in t Future potential housing capacity Future potential housing capacity Timeframe 50dph 40dph 30dph 20dph 1-5 6-10 11-15 50dph 40dph 30dph 20dph 1-5 6-10 11-15 107 86 64 43 64 43 Summary The site could potentially deliver 64 dwellings at 30dph.		-	ain although h	nouse pric	es are sta	artina to re	cover. Th
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Overall yield							
Overall yield							
Overall yield							
	Overall yield	d l					
	<u>,</u> 64						

	Address	Settler	nent	Size		
FHDC/M/47	Land at	Wamil Milden	hall	0.62 ha		
	Court					
Source		0015)				
SHLAA call to	r sites, (Spring	2015)				
Description						
	Former care ho	me with existing	residentia	l developn	nent to the	north, east
		to the west. Th				
	1 5 0	entre, (within re				5
				-		
Background						
SHLAA call for	sites, (Spring 2	2015)				
Suitability		T (C N (L				
		Town' of Milder	nhall, consi	dered to b	e a more 's	sustainable'
location for ne	ew housing deve	elopment.				
Availability						
	NAPT SALA AW/NA	rshin and is un	iderstood 1	o he avai	able for de	evelonment
		ership and is un	iderstood 1	to be avai	able for de	evelopment
early in the pl		rship and is un	iderstood 1	to be avai	able for de	evelopment
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early in the pl Achievability The market is uncertainty co	an period. s currently unce puld impact on		house prid	ces are sta	rting to re	cover. This
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	Address	Settlem	ent	Size		
FHDC/N/07	Land between	Newmai	rket	0.25 ha		
	Studlands Park					
	Avenue and Parkers Walk					
Source	Parkers Walk					
	sites October 2008					
	y Study 2003, (and 20	05 Update	e).			
Description	<i>j etaloj 2000</i> , (ana 20		0)!			
-	his is an open and gra	assed area	a of land c	urrently u	sed for recr	reation and
5 1 1	oses in the centre c	of an exis	sting resid	dential es	tate to the	e North o
Newmarket.						
De alvena via d						
Background						
Suitability						
	s Park' Estate has its o					
	undary as defined by t					
and considered	d to be a more sustain	able locat	ion for nev	w housing	developme	nt.
Availability						
avanaviiity						
Suffolk County	y Council is the sole					
Suffolk County developer upo	on receipt of an outli					
Suffolk County developer upo	on receipt of an outli					
Suffolk County developer upo	on receipt of an outli					
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Suffolk County developer upo Authority's rea Achievability The market is uncertainty co short/medium Future poten	on receipt of an outli juirements. currently uncertain a uld impact on the via term.	ine planni although h bility of s	ing conse	nt. The la es are sta he ability Timefra 1-5	and is surp irting to rea to deliver s me 6-10	olus to the cover. This sites in the 11-15
Suffolk County developer upo Authority's req Achievability The market is uncertainty co short/medium Future poten	currently uncertain a uld impact on the via term.	ine planni although h bility of s	nouse pric	nt. The la es are sta he ability Timefra	and is surp arting to rea to deliver s me	olus to the
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Suffolk County developer upo Authority's req Achievability The market is uncertainty co short/medium Future poten 50dph 13 Summary	currently uncertain a uld impact on the via term. tial housing capacite 40dph	ine planni although h bility of s y 30dph 8	nouse pric ites and t 5	nt. The la es are sta he ability Timefra 1-5 years 8	me	olus to the cover. This sites in the 11-15 years
Suffolk County developer upo Authority's red Achievability The market is uncertainty co short/medium Future poten 50dph 13 Summary The site is kr	currently uncertain a uld impact on the via term. tial housing capacit 40dph 10	ine planni although h bility of s y 30dph 8	nouse pric ites and t 5	nt. The la es are sta he ability Timefra 1-5 years 8	me	cover. Thi sites in the 11-15 years
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FHDC/N/13	Address	Settlem	ent	Size		
FHUC/N/13	Land at Junction of Exning Road and Brickfield Avenue	Newmai	rket	0.26		
Source		•		·		
Local Plan, (S	Submitted to 2006 Con	sultation)				
Description						
	Open space, (unmanag	ed grassl	and). This	is a relat	ively small	corner plo
	ction of two roads off industrial area.	the Studi	ands Park	housing e	estate and	adjacent t
Background						
Buckground						
<u> </u>						
Suitability						
	just outside of the Se					
	narket is a Market Tow	n and cor	nsidered to	be a moi	re sustaina	ble locatio
for new housi	ng development.					
A !! - !- !!!!						
Availanility						
	it this stade whether o	r not the	owner will	be bringi	na the site	forward fo
It is unclear a	It this stage whether o					
It is unclear a	t this stage whether o or to what time-scale.					
It is unclear a						
It is unclear a						
It is unclear a development	or to what time-scale.					
It is unclear a development	or to what time-scale.	The site is	s known to) be under	sole owner	rship.
It is unclear a development Achievability The market is	or to what time-scale. / s currently uncertain a	The site is	s known to	be under	sole owner	rship.
development Achievability The market is uncertainty co	or to what time-scale. s currently uncertain a puld impact on the via	The site is	s known to	be under	sole owner	rship.
It is unclear a development Achievability The market is uncertainty co	or to what time-scale. s currently uncertain a puld impact on the via	The site is	s known to	be under	sole owner	rship.
It is unclear a development Achievability The market is uncertainty co	or to what time-scale. s currently uncertain a puld impact on the via	The site is	s known to	be under	sole owner	rship.
It is unclear a development Achievability The market is uncertainty co short/medium	or to what time-scale. s currently uncertain a puld impact on the via term.	The site is although h bility of s	s known to	be under es are sta he ability	sole owner	rship.
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It is unclear a development Achievability The market is uncertainty co short/medium Future poter	or to what time-scale. / s currently uncertain a puld impact on the via h term. htial housing capacit	The site is although f bility of s	s known to nouse pric ites and t	be under es are sta he ability	arting to re to deliver :	cover. Thi sites in th
It is unclear a development Achievability The market is uncertainty co short/medium Future poter	or to what time-scale. s currently uncertain a puld impact on the via term.	The site is although h bility of s	s known to	be under es are sta he ability Timefra 1-5	sole owner arting to re to deliver : me 6-10	cover. Thi sites in th
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It is unclear a development The market is uncertainty co short/medium Future poter 50dph 13	or to what time-scale. / s currently uncertain a puld impact on the via h term. htial housing capacit	The site is although f bility of s	s known to nouse pric ites and t	be under es are sta he ability Timefra 1-5	sole owner arting to re to deliver : me 6-10	cover. Thi sites in th
It is unclear a development Achievability The market is uncertainty co short/medium Future poter 50dph 13 Summary	or to what time-scale. / s currently uncertain a puld impact on the via h term. htial housing capacit 40dph 10	The site is although h bility of s y 30dph 8	nouse pric ites and t 20dph 5	es are sta he ability Timefra 1-5 years 8	sole owner arting to re to deliver : me 6-10 years	cover. Thi sites in th 11-15 years
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It is unclear a development Achievability The market is uncertainty co short/medium Future poter 50dph 13 Summary Although infor the Council's	or to what time-scale.	The site is although r bility of s y 30dph 8 has not k articular	20dph 5 5 5 5	be under es are sta he ability Timefra 1-5 years 8 ded by th	sole owner arting to re to deliver : me 6-10 years e landowne	rship. cover. Thi sites in th 11-15 years er or agent
It is unclear a development Achievability The market is uncertainty co short/medium Future poter 50dph 13 Summary Although infor the Council's	or to what time-scale.	The site is although r bility of s y 30dph 8 has not k articular	20dph 5 5 5 5	be under es are sta he ability Timefra 1-5 years 8 ded by th	sole owner arting to re to deliver : me 6-10 years e landowne	rship. cover. Thi sites in th 11-15 years er or agen
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It is unclear a development The market is uncertainty co short/medium Future poter 50dph 13 Summary Although infoi the Council's achieved with	or to what time-scale.	The site is although r bility of s y 30dph 8 has not k articular	20dph 5 5 5 5	be under es are sta he ability Timefra 1-5 years 8 ded by th	sole owner arting to re to deliver : me 6-10 years e landowne	rship. cover. Thi sites in th 11-15 years er or agen
It is unclear a development Achievability The market is uncertainty co short/medium Future poter 50dph 13 Summary Although infor the Council's	or to what time-scale.	The site is although r bility of s y 30dph 8 has not k articular	20dph 5 5 5 5	be under es are sta he ability Timefra 1-5 years 8 ded by th	sole owner arting to re to deliver : me 6-10 years e landowne	rship. cover. Thi sites in th 11-15 years er or agen

Land East of Newmarket, South of the A14, (Hatchfield Farm).	Settlem	ent	Size		
of the A14,					
	Newmar	- ket	64.69 ha	a	
			1		
ppment Framework, (Ind	cluded in 20	006 Consi	ultation).		
or sites October 2008					
n the subject of a planr	ning applica	ation			
This is an area of farm	land hound	$I hy the A^{-}$	14 Trunk F	Road to the	North the
ark Housing Estate to th					
d					
s been the subject of a	planning ap	plication	that was r	efused in J	une 2010 ·
/2009/0713/ESO. An a					
s held in July and S					
on by the Secretary of S					
ation of the independ		5			
esolved to dismiss the					
ne site has been					
VOUT, (400 dwellings).					
ry of State. A public inq					
vet to issue their decision					
s anticipated in October		cretary of			lie callea i
	2010.				
the agents there are n for development early w	vithin the Lo	ocal Plan	es are sta	arting to re	cover. Thi
ty is currently uncertain could impact on the vi- m term.					sites in th
is currently uncertain could impact on the vi	ty		Timefra	ime	sites in th
is currently uncertain could impact on the vi- m term.	ty 30dph	20dph	1-5	6-10	11-15
is currently uncertain could impact on the vi- m term. ential housing capaci	-	20dph			
is currently could impa		5			ct on the viability of sites and the ability to deliver

Overall yield

Site Ref	Address	Settlem	ent	Size		
FHDC/N/15	Newmarket Station Site	Newmar	ket	0.52 ha		
Source						
	Submitted to 2006 Cons r sites October 2008	ultation).				
Description						
Brownfield. existing one Coronation S	This is the site of the and in a predominar tables and the Tattersa ithin walking distance o	ntly resid IIs Sales f	ential are Ring. The	a of the	town. It i	s close to
Background						
васкдгоипа						
Suitability						
the road and Local Plan, (*	efits from being in a pr rail network. The site is 1995). Newmarket is a ew housing developmer	s within th Market	ne Settlerr	nent Bound	dary as defi	ined by the
	e the freeholders of the A right of access ther					
		01010 07410				
	the existing offices.					ται ραικιής
provisions for	the existing offices.					
provisions for Achievabilit Tattersalls do periods and a to be made a uncertain alth	the existing offices.	of any su I early in e starting	tive site itable site the plan to recover	to park he s and hene period. Th r. This une	orseboxes of ce the site i ne market i certainty co	during sale s not likely s currently puld impac
provisions for Achievabilit Tattersalls do periods and a to be made a uncertain alth on the viabilit	y o not <u>currently</u> have a are currently not aware available for residential nough house prices are	of any su I early in e starting y to delive	tive site itable site the plan to recover	to park he s and hene period. Th r. This une	orseboxes of ce the site i ne market i certainty co medium tei	during sale s not likely s currently puld impac
provisions for Achievabilit Tattersalls do periods and a to be made a uncertain alth on the viabilit	the existing offices. y o not <u>currently</u> have a are currently not aware available for residential hough house prices are ty of sites and the abilit	of any su I early in e starting y to delive	tive site itable site the plan to recover	to park he s and hend period. Th r. This und the short/ Timefra 1-5	orseboxes of ce the site i ne market i certainty co medium ter medium ter	during sale is not likely s currently puld impac rm. 11-15
provisions for Achievabilit Tattersalls do periods and a to be made a uncertain alth on the viabilit Future pote	y b not <u>currently</u> have a are currently not aware available for residentian hough house prices are ty of sites and the abilit	of any su l early in e starting y to delive	tive site itable site the plan to recove er sites in	to park he s and hend period. Th r. This und the short/ Timefra	prseboxes of the site i ne market i certainty co medium ter	during sale s not likely s currently puld impac rm.
Achievabilit Tattersalls do periods and a to be made a uncertain alth on the viabilit Future pote 50dph 26 Summary	y o not <u>currently</u> have a are currently not aware available for residential hough house prices are ty of sites and the abilit ntial housing capacity 40dph 21	of any su l early in e starting y to delive 30dph 16	tive site itable site the plan to recover er sites in 20dph 10	to park he s and hene period. Th r. This une the short/ Timefra 1-5 years	orseboxes of ce the site i ne market i certainty co medium ter medium ter	during sale s not likely s currently ould impac rm. 11-15 years
Achievabilit Tattersalls do periods and a to be made a uncertain alth on the viabilit Future pote 50dph 26 Summary	y o not <u>currently</u> have a are currently not aware available for residential hough house prices are ty of sites and the abilit ntial housing capacity 40dph	of any su l early in e starting y to delive 30dph 16	tive site itable site the plan to recover er sites in 20dph 10	to park he s and hene period. Th r. This une the short/ Timefra 1-5 years	orseboxes of ce the site i ne market i certainty co medium ter medium ter	during sale s not likely s currently ould impac rm. 11-15 years
Achievabilit Tattersalls do periods and a to be made a uncertain alth on the viabilit Future pote 50dph 26 Summary	y o not <u>currently</u> have a are currently not aware available for residential hough house prices are ty of sites and the abilit ntial housing capacity 40dph 21	of any su l early in e starting y to delive 30dph 16	tive site itable site the plan to recover er sites in 20dph 10	to park he s and hene period. Th r. This une the short/ Timefra 1-5 years	orseboxes of ce the site i ne market i certainty co medium ter medium ter	during sale s not likely s currently ould impac rm. 11-15 years
Achievabilit Tattersalls do periods and a to be made a uncertain alth on the viabilit Future pote 50dph 26 Summary	y p not <u>currently</u> have a are currently not aware available for residential hough house prices are ty of sites and the abilit ntial housing capacity 40dph 21 d potentially deliver 16	of any su l early in e starting y to delive 30dph 16	tive site itable site the plan to recover er sites in 20dph 10	to park he s and hene period. Th r. This une the short/ Timefra 1-5 years	orseboxes of ce the site i ne market i certainty co medium ter medium ter	during sale s not likely s currently puld impac rm. 11-15 years

Site Ref	Address	Settlem	ent	Size		
FHDC/N/18	George Lambton Playing Fields	Newmar	ket	9.44 ha		
Source						
SHLAA call fo	or sites submission, (Oc	tober 200)8).			
Description						
Greenfield. F	Playing fields bound by ast and a Tesco Supers			chool to th	e South, th	ie Fordhan
Background						
Suitability						
	been allocated for emp	oloyment	purposes	within the	context of	the Fores
Heath Local	Plan (1995) policy 5	.4, (depe	ndent on	provision	of replace	ement an
	space). Newmarket i		et Town a	and consid	lered a mo	re suitabl
location for ne	ew housing developme	nt.				
Availability						
Ownership co	nstraints are currently	, being ad	dressed b	v the land	downer in c	onsultatio
with the Coun		0		5		
Achievability	,					
	/ al Plan (1995) policy 5	4 identifi	ies that th	ne allocatio	on identifie	d would be
	pon provision of satis					
	arket is currently unce					
This uncertain the short/med	nty could impact on the	e viability	of sites a	and the ab	oility to deliv	ver sites i
the short/mee						
Future poter	ntial housing capacity	У		Timefra	ime	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
Souph	Toubu	Souph	Zoapii	years	years	years
472	378	283	189	-	283	
Summary						
The site could	potentially deliver 283	3 dwelling	s at 30dph	۱.		
Overall yield						
283						

Site Ref	Address	Settlem	ient	Size		
FHDC/N/20	Grassland off Leaders Way &	Newma	rket	2.24ha		
	Sefton Way					
Source						
SHLAA call fo	or sites submission,	(October 200)8).			
Description						
Brownfield/	Greenfield Mix. Op	oen grassland	d, (land of	f Leaders	Way & Seft	on Way).
Background						
-	located for horse rad	cing related r	residential	developm	nent within	the contex
	Plan, (1995), policy					
	evelopment on the					
	detriment to Horse					
	is located within t lorse Racing trainir					
	d housing, accordin					
	ery sustainable loca		s ine ayei	no, is iue	any anu af	propriatel
Suitability	J Sustainable iota					
	a Market Town and	considered	to be a mo	ore sustair	hable locatio	on for new
residential de						
	,					
Availability						
	the agent, there are	e no ownershi	ip constrai	nts and th	ne land can	be made
According to	the agent, there are residential developm					be made
According to						be made
According to available for r	residential developm					be made
According to available for r	residential developm	nent relatively	y early wit	hin the pl	an period.	
According to available for r Achievability The market i	residential developm y s currently uncertai	nent relatively	y early wit	hin the pl	an period. arting to re	ecover. Thi
According to available for r Achievabilit The market i uncertainty c	residential developm y s currently uncertai ould impact on the	in although f	y early wit	hin the pl	an period. arting to re to deliver	ecover. This
According to available for r Achievability The market i uncertainty c short/medium	esidential developm y s currently uncertai ould impact on the n term. It is unders	in although h viability of s	y early with nouse prices sites and t idwells an	hin the pl es are sta he ability d JCE hav	an period. arting to re to deliver ve carried o	cover. This sites in the put viability
According to available for r Achievability The market i uncertainty c short/medium	esidential developm y s currently uncertai ould impact on the n term. It is unders indicates that the p	in although h viability of s	y early with nouse prices sites and t idwells an	hin the pl es are sta he ability d JCE hav	an period. arting to re to deliver ve carried o	cover. This sites in the put viability
According to available for r Achievability The market i uncertainty c short/medium testing which (SHLAA, Sprin	esidential developm y s currently uncertai ould impact on the n term. It is unders indicates that the p	in although f viability of s stood that Bi proposal on th	y early with nouse prices sites and t idwells an	hin the pl es are sta he ability d JCE hav	an period. arting to re to deliver ve carried c erable and s	cover. This sites in the put viability
According to available for r Achievability The market i uncertainty c short/medium testing which (SHLAA, Sprir Future poter	s currently uncertai ould impact on the n term. It is unders indicates that the p ng 2015).	in although h viability of s stood that Bi proposal on th	nouse prices nouse prices sites and t idwells an ne site is t	hin the pl es are sta he ability d JCE hav poth delive	an period. arting to re to deliver ve carried c erable and s	cover. This sites in the put viability
According to available for r Achievability The market i uncertainty c short/medium testing which (SHLAA, Sprir Future poter	esidential developm s currently uncertain ould impact on the n term. It is unders indicates that the p ng 2015). ntial housing capa	in although f viability of s stood that Bi proposal on th	y early with nouse prices sites and t idwells an	thin the pl es are sta he ability d JCE hav both delive	an period. arting to re to deliver ve carried c erable and s ame	cover. This sites in the out viability sustainable
According to available for r Achievability The market i uncertainty c short/medium testing which (SHLAA, Sprir Future poter 50dph	esidential developm s currently uncertain ould impact on the n term. It is unders indicates that the p ng 2015). ntial housing capa	in although h viability of s stood that Bi proposal on th	nouse prices nouse prices sites and t idwells an ne site is t	thin the pl es are sta he ability d JCE hav both delive Timefra 1-5	an period. arting to re to deliver ve carried c erable and s ame 6-10	ecover. This sites in the out viability sustainable 11-15
According to available for r Achievability The market i uncertainty c short/medium testing which (SHLAA, Sprir Future poter 50dph	esidential developm s currently uncertain ould impact on the n term. It is unders indicates that the p ng 2015). ntial housing capa	in although h viability of s stood that Bi proposal on th city 30dph	nouse prices sites and t idwells an ne site is k	es are sta he ability d JCE hav both delive Timefra 1-5 years	an period. arting to re to deliver ve carried c erable and s ame 6-10	ecover. This sites in the out viability sustainable 11-15
Achievability The market i uncertainty c short/medium testing which (SHLAA, Sprin Future poter 50dph	esidential developm s currently uncertain ould impact on the n term. It is unders indicates that the p ng 2015). ntial housing capa	in although h viability of s stood that Bi proposal on th city 30dph	nouse prices sites and t idwells an ne site is k	es are sta he ability d JCE hav both delive Timefra 1-5 years	an period. arting to re to deliver ve carried c erable and s ame 6-10	ecover. This sites in the out viability sustainable 11-15
According to available for r Achievability The market i uncertainty c short/medium testing which (SHLAA, Sprin Future poter 50dph 112 Summary	esidential developm s currently uncertain ould impact on the n term. It is unders indicates that the p ng 2015). ntial housing capa	in although h viability of s stood that Bi proposal on th city 30dph 67	nouse prices sites and t idwells an ne site is to 20dph 45	thin the pl es are sta he ability d JCE have both delive Timefra 1-5 years 42	an period. arting to re to deliver ve carried c erable and s ame 6-10 years	ecover. This sites in the out viability sustainable 11-15 years
According to available for r Achievability The market i uncertainty c short/medium testing which (SHLAA, Sprin Future poter 50dph 112 Summary As per the ag	s currently uncertai ould impact on the n term. It is unders indicates that the p ng 2015). ntial housing capa 40dph 90	in although h viability of s stood that Bi proposal on th city 30dph 67	y early with house prices sites and the idwells and he site is the 20dph 45 he SHLAA	thin the pl es are sta he ability d JCE have ooth delive Timefra 1-5 years 42 (Spring 2	an period. arting to re to deliver ve carried c erable and s ame 6-10 years	ecover. This sites in the out viability sustainable 11-15 years
According to available for r Achievability The market i uncertainty c short/medium testing which (SHLAA, Sprin Future poter 50dph 112 Summary As per the ag	s currently uncertai ould impact on the n term. It is unders indicates that the p ng 2015). ntial housing capa 40dph 90	in although h viability of s stood that Bi proposal on th city 30dph 67	y early with house prices sites and the idwells and he site is the 20dph 45 he SHLAA	thin the pl es are sta he ability d JCE have ooth delive Timefra 1-5 years 42 (Spring 2	an period. arting to re to deliver ve carried c erable and s ame 6-10 years	ecover. This sites in the out viability sustainable 11-15 years
According to available for r Achievability The market i uncertainty c short/medium testing which (SHLAA, Sprin Future poten 50dph 112 Summary As per the ag	s currently uncertai ould impact on the n term. It is unders indicates that the p ng 2015). ntial housing capa 40dph 90	in although h viability of s stood that Bi proposal on th city 30dph 67	y early with house prices sites and the idwells and he site is the 20dph 45 he SHLAA	thin the pl es are sta he ability d JCE have ooth delive Timefra 1-5 years 42 (Spring 2	an period. arting to re to deliver ve carried c erable and s ame 6-10 years	ecover. Thi sites in the out viability sustainable 11-15 years
According to available for r Achievability The market i uncertainty c short/medium testing which (SHLAA, Sprin Future poter 50dph 112 Summary As per the ag	s currently uncertai ould impact on the n term. It is unders indicates that the p ng 2015). ntial housing capa 40dph 90	in although h viability of s stood that Bi proposal on th city 30dph 67	y early with house prices sites and the idwells and he site is the 20dph 45 he SHLAA	thin the pl es are sta he ability d JCE have ooth delive Timefra 1-5 years 42 (Spring 2	an period. arting to re to deliver ve carried c erable and s ame 6-10 years	ecover. This sites in the out viability sustainable 11-15 years
According to available for r Achievability The market i uncertainty c short/medium testing which (SHLAA, Sprin Future poter 50dph 112 Summary As per the ag would be 42 of	 residential developm y s currently uncertained impact on the second impact on the period of the second secon	in although h viability of s stood that Bi proposal on th city 30dph 67	y early with house prices sites and the idwells and he site is the 20dph 45 he SHLAA	thin the pl es are sta he ability d JCE have ooth delive Timefra 1-5 years 42 (Spring 2	an period. arting to re to deliver ve carried c erable and s ame 6-10 years	ecover. This sites in the out viability sustainable 11-15 years
According to available for r Achievability The market i uncertainty c short/medium testing which (SHLAA, Sprin Future poter 50dph 112 Summary As per the ag	 residential developm y s currently uncertained impact on the second impact on the period of the second secon	in although h viability of s stood that Bi proposal on th city 30dph 67	v early with house prices sites and the idwells and he site is the 20dph 45 he SHLAA	thin the pl es are sta he ability d JCE have ooth delive Timefra 1-5 years 42 (Spring 2	an period. arting to re to deliver ve carried c erable and s ame 6-10 years	ecover. Thi sites in the out viability sustainable 11-15 years

Site Ref	Address	Settlement	Size
FHDC/N/29	Former swimming pool site	Newmarket	0.14

Source

This site became available (with the closure of the town's swimming pool) subsequent to the publication of the SHLAA (2009) report.

Description

Brownfield - The site comprises the former town swimming pool facility. The site is bound by the High Street to the South, a garage to the west and a public House to the east.

Background

Site N/29, together with deferred site N11 and the adjacent petrol filling station, have been the subject of a planning applications for a new food-store (A1), 4 No. retail units (A1), hotel (C1), bar / restaurant (A3/A4), petrol filling station, new stable block and yard with self contained living accommodation (sui generis), associated parking, associated infrastructure and ancillary facilities (applications ref. nos. F/2012/0216/FUL, F/2012/0218/LBC and F/2012/0217/CAC). The proposals were refused at the appeal stage on grounds of equine policy. This is not to suggest that residential development could not be realised on this site at some point in the future.

Suitability

The site is within the Settlement Boundary as defined by the Local Plan (1995). Newmarket is a Market Town and considered a more sustainable location for new housing development. There is other residential development in the immediate vicinity of the site.

Availability

The site is in sole ownership and understood to be available for development.

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term.

Future pot	ential housing	g capacity		Timefra	me	
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
7	6	4	3	10		

Summary

The site is below the SHLAA size threshold although it is considered that it could yield considerably more than 30dph owing to the location and existing pattern of residential development.

Overall	yield
10	

Site Ref	Address	Settlem	ent	Size		
FHDC/N/31	Scaltback Middle School	Newmar	ket	4.98 ha		
Source						
	or consideration as pa	rt of the SH	LAA 2012	review		
Description						
Mixed – Pla	ying fields and school	buildings				
Background	d					
range of prir system in th	Suffolk County Counc nary schools and uppe e Newmarket area. Th Newmarket with the c	r schools by e change to	y the intro the two t	duction of	a two tier on came into	education
Suitability						
The site feat	ures audited open spa	ce.				
Availability						
	lared both middle scho				to the need	s of
education ar	nd will seek to dispose	of the land	and buildi	ngs.		
Achievabili	tv					
	s currently uncertain a	althouah ho	use prices	are starti	na to recov	er. This
	could impact on the via					
short/mediu	m term.	-		-		
Future pote	ential housing capac	ιτγ		Timefra	ime	
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
249	199	149	100	149	,	
Summary	· ·		•	•		·
	clared both middle sch		urplus to	the needs	of educati	on and w
seek to dispo	ose of the land and bu	ildings.				
Overall yiel	d					
149						
147						

	Address	Settlem	nent	Size		
FHDC/N/32	St Felix Middle School Site	Newmar	ket	4.95 ha		
Source						
Submitted f	or consideration as part	of SHLAA	√2012 Rev	view		
Description						
Mixed – Pla <u>:</u> the former si	ying fields, hard- standir chool).	igs and so	ome other	`out-buildi	ngs', (asso	ciated wit
Background	1					
and replaced following the	subject to a fire in 2009 I with temporary accom e end of the academic ye redevelopment.	modation.	These st	ructures w	vere remove	ed
Suitability						
The south we	estern part of the site b			chool fence	e is in withi	n Flood
Zone 2. The	site features audited op	en space.				
A						
		as been re	emoved le	aving the	site availab	le for
Temporary s	chool accommodation h	as been re	emoved le	aving the	site availab	le for
Temporary s redevelopme	chool accommodation h ent.	as been re	emoved le	aving the	site availab	le for
Temporary s redevelopme Achievabilit	chool accommodation h ent. ty					
Temporary s redevelopme Achievabilit SCC has dec land and bui	chool accommodation h ent. ty lared this site surplus to ldings. The market is cu) the need	ls of educa	ation and s	seeks to dis use prices a	pose of th are startin
Temporary s redevelopme Achievabilit SCC has dec land and bui to recover. T	chool accommodation h ent. Ly lared this site surplus to Idings. The market is cu This uncertainty could in) the need irrently un	ls of educa	ation and s	seeks to dis use prices a	pose of th
Temporary s redevelopme Achievabilit SCC has dec land and bui to recover. T	chool accommodation h ent. ty lared this site surplus to ldings. The market is cu) the need irrently un	ls of educa	ation and s	seeks to dis use prices a	pose of th are startin
Temporary s redevelopme Achievabilit SCC has dec land and bui to recover. T	chool accommodation h ent. Ly lared this site surplus to Idings. The market is cu This uncertainty could in) the need irrently un	ls of educa	ation and s	seeks to dis use prices a	pose of th
Temporary s redevelopme Achievabilit SCC has dec land and bui to recover. T deliver sites	chool accommodation h ent. Ly lared this site surplus to Idings. The market is cu This uncertainty could in	o the need irrently un apact on tl rm.	ls of educa	ation and s	seeks to dis use prices a and the abil	pose of th are startin
Temporary s redevelopme Achievabilit SCC has dec land and bui to recover. T deliver sites Future pote	chool accommodation h ent. lared this site surplus to ldings. The market is cu his uncertainty could in in the short/medium te	o the need irrently un apact on tl rm.	ls of educa	ation and s though hou y of sites a Timefra 1-5	seeks to dis use prices a and the abil ame 6-10	pose of th are startin ity to 11-15
Temporary s redevelopme Achievabilit SCC has dec land and bui to recover. T deliver sites Future pote 50dph	chool accommodation h ent. lared this site surplus to ldings. The market is cu his uncertainty could in in the short/medium te ential housing capacit 40dph	o the need irrently un ipact on th rm. y 30dph	ls of educa ncertain al he viability 20dph	ation and s though hou y of sites a Timefra 1-5 years	seeks to dis use prices a and the abil	pose of th are startin ity to
Temporary s redevelopme Achievabilit SCC has dec land and bui to recover. T deliver sites Future pote 50dph 248	chool accommodation h ent. lared this site surplus to ldings. The market is cu his uncertainty could in in the short/medium te ential housing capacit	the need prently un pact on th rm. Y	ls of educa acertain al he viability	ation and s though hou y of sites a Timefra 1-5	seeks to dis use prices a and the abil ame 6-10	pose of th are startin ity to 11-15
Temporary s redevelopme Achievabilit SCC has dec land and bui to recover. T deliver sites Future pote 50dph 248 Summary	chool accommodation h ent. lared this site surplus to ldings. The market is cu his uncertainty could in in the short/medium te ential housing capacit 40dph	o the need irrently un ipact on th rm. y 30dph 149	ls of educa acertain al he viability 20dph 99	Timefra 1-5 years 149	seeks to dis use prices a and the abil ime 6-10 years	pose of thare startin ity to 11-15 years
Temporary s redevelopme SCC has dec land and bui to recover. T deliver sites Future pote 50dph 248 Summary The change f closure of St	chool accommodation hent. Exy lared this site surplus to ldings. The market is cu This uncertainty could in in the short/medium te ential housing capacit 40dph 198 to the two tier system c Felix Middle CEVC Midd	y 30dph 149 ame into e Ile School.	s of educancertain all he viability 20dph 99 effect in Ju SCC has	Timefra 1-5 years 149	seeks to dis use prices a and the abil me 6-10 years n Newmarke he site surp	pose of thare startin ity to 11-15 years et with the
Achievabilit SCC has dec land and bui to recover. T deliver sites Future pote 50dph 248 Summary The change f	chool accommodation hent. ty lared this site surplus to ldings. The market is cu This uncertainty could in in the short/medium te ential housing capacit 40dph 198 to the two tier system c	y 30dph 149 ame into e Ile School.	s of educancertain all he viability 20dph 99 effect in Ju SCC has	Timefra 1-5 years 149	seeks to dis use prices a and the abil me 6-10 years n Newmarke he site surp	pose of thare startin ity to 11-15 years et with the
Temporary s redevelopme SCC has dec land and bui to recover. T deliver sites Future pote 50dph 248 Summary The change f closure of St	chool accommodation hent. Exy lared this site surplus to ldings. The market is cu This uncertainty could in in the short/medium te ential housing capacit 40dph 198 to the two tier system c Felix Middle CEVC Midd	y 30dph 149 ame into e Ile School.	s of educancertain all he viability 20dph 99 effect in Ju SCC has	Timefra 1-5 years 149	seeks to dis use prices a and the abil me 6-10 years h Newmarke he site surp	pose of thare startin ity to 11-15 years et with the
Temporary s redevelopme SCC has dec land and bui to recover. T deliver sites Future pote 50dph 248 Summary The change f closure of St	chool accommodation hent.	y 30dph 149 ame into e Ile School.	s of educancertain all he viability 20dph 99 effect in Ju SCC has	Timefra 1-5 years 149	seeks to dis use prices a and the abil me 6-10 years h Newmarke he site surp	pose of thare startin ity to 11-15 years et with the

Site Ker	Address		Settlement	Size		
FHDC/N/33	Land at Close	Phillips	Newmarket	2.09		
Source						
	SHLAA call for	sites Snr	ing 2015			
		51105 001	119 2010			
Description						
two sides and	land in equine	es relatec <et, a="" hig<="" td=""><td>sidential) bound b I use on the other h ranking settleme</td><td>2 sides. Th</td><td>e site is loc</td><td>ated withir</td></et,>	sidential) bound b I use on the other h ranking settleme	2 sides. Th	e site is loc	ated withir
Background						
Suitability			Boundary as defi			(1005)
be contingent Industry Oper Availability	on the succe ations.	essful mit	pring 2015) any fu igation of any pos lerstood to be avai	ssible detri	ment to Ho	orse Racing
Achievability	,					
uncertainty co short/medium	uld impact on term. Accord	the viabi ing to age	hough house price ility of sites and th ents, viability asse erable and sustain	e ability to ssments in	deliver site	es in the
Future poten	tial housing	capacity	/	Timefra	ime	
50dph	40dph	30dpł	n 20dph	1-5	6-10 years	11-15 years
105	84	63	42	years 63	years	years
Summary		00		00		
63 dwellings @	🥺 30dph					
Overall yield						
63						
			127			

Settlement

Size

Site Ref

Address

	Address	Settlem	ent	Size		
FHDC/RL/03	Land off Turn Road	pike Red Loc	lge	9.73 ha	l	
Source						
Urban Capac	city Study 2003, (a	and 2005 Updat	te).			
Description						
some vacant Road to the S	Greenfield Mix. I land in the middl South and the A11 permission for 295	le of the settle Trunk Road to	ement. The the North	e site is b n. An adja	ound by th	e Turnpik
Background	1					
	ures within the Rec	d Lodge Master	plan as a	potential h	nousing allo	cation.
Suitability						
	vithin the Settleme	ent Boundary a	s defined	by the Lo	ocal Plan, (*	1995). Re
Lodge is de	fined as a Key S	Service Centre	e and the	erefore de	emed to b	be a mor
	ocation for the pr		v housing	developn	nent. The r	new villag
centre and so	chool are recently of	completed.				
Availability						
Avaliability						
	ood that there is a	reasonable pro	ospect of t	he site be	ing made a	vailable fo
It is understo	bod that there is a in the long ter					
It is understo development	ood that there is a in the long ter opers regarding th	rm. The Cour	ncil has	recently h	neld discus	
It is understo development	in the long ter	rm. The Cour	ncil has	recently h	neld discus	
It is understo development	in the long ter	rm. The Cour	ncil has	recently h	neld discus	
It is understo development	in the long ter	rm. The Cour	ncil has	recently h	neld discus	
It is understo development agents/devel	in the long ter opers regarding th	rm. The Cour	ncil has	recently h	neld discus	
It is understo development agents/devel Achievabilit	in the long ter opers regarding th	rm. The Cour le potential for	ncil has bringing t	recently h his site for	neld discus ward.	sions wit
It is understo development agents/devel Achievabilit The market	in the long ter opers regarding th y is currently uncert	rm. The Cour le potential for tain although f	ncil has bringing t	recently h his site for es are sta	neld discus ward. arting to re	sions wit
It is understo development agents/devel Achievabilit The market uncertainty o	in the long ter opers regarding th y is currently uncert could impact on th	rm. The Cour le potential for tain although f	ncil has bringing t	recently h his site for es are sta	neld discus ward. arting to re	sions wit
It is understo development agents/devel Achievabilit The market uncertainty o	in the long ter opers regarding th y is currently uncert could impact on th	rm. The Cour le potential for tain although f	ncil has bringing t	recently h his site for es are sta	neld discus ward. arting to re	sions wit
It is understo development agents/devel Achievabilit The market uncertainty o short/mediur	in the long ter opers regarding th y is currently uncert could impact on th m term.	rm. The Cour le potential for tain although h le viability of s	ncil has bringing t	recently h his site for es are sta he ability	neld discus ward. arting to reated to deliver s	sions wit
development agents/devel Achievabilit The market uncertainty o short/mediur	in the long ter opers regarding th y is currently uncert could impact on th	rm. The Cour le potential for tain although h le viability of s	ncil has bringing t	recently h his site for es are sta	neld discus ward. arting to reated to deliver s	sions wit
It is understo development agents/devel Achievabilit The market uncertainty o short/mediur	in the long ter opers regarding th y is currently uncert could impact on th m term.	rm. The Cour le potential for tain although h le viability of s	ncil has bringing t	recently H his site for es are sta he ability Timefra 1-5	arting to reated discus	sions wit cover. Thi sites in th
It is understo development agents/devel Achievabilit The market uncertainty o short/mediur Future pote 50dph	in the long ter opers regarding th s currently uncert could impact on th m term. antial housing cap 40dph	rm. The Cour le potential for tain although h le viability of s pacity 30dph	ncil has bringing t nouse pric ites and t 20dph	recently his site for es are sta he ability	arting to reated discus	sions wit cover. Thi sites in th 11-15 years
It is understo development agents/devel Achievabilit The market uncertainty of short/mediur Future pote 50dph 487	in the long ter opers regarding th is currently uncert could impact on th m term.	rm. The Cour le potential for tain although h he viability of s	ncil has bringing t nouse pric ites and t	recently H his site for es are sta he ability Timefra 1-5	arting to reated discus	sions wit cover. Thi sites in th
It is understo development agents/devel Achievabilit The market uncertainty of short/mediur Future pote 50dph 487 Summary	in the long ter opers regarding th is currently uncert could impact on th n term. intial housing cap 40dph 389	rm. The Cour le potential for tain although h he viability of s pacity 30dph 292	ncil has bringing t nouse pric ites and t 20dph 195	es are sta he ability Timefra	arting to reated discuss ward. arting to reated to deliver s ame 6-10 years	cover. Thisites in th
It is understo development agents/devel Achievabilit The market uncertainty of short/mediur Future pote 50dph 487 Summary Although info	in the long ter opers regarding th cy is currently uncert could impact on th m term. antial housing cap 40dph 389 ormation on availa	rm. The Cour le potential for tain although r he viability of s pacity 30dph 292 bility has not b	20dph 195	recently H his site for es are sta he ability Timefra 1-5 years ded by th	arting to reated discuss ward. arting to reated to deliver set ame 6-10 years e landowne	sions wit cover. Thi sites in th 11-15 years 292 r or agen
It is understo development agents/devel Achievabilit The market uncertainty of short/mediur Future pote 50dph 487 Summary Although info the Council's	in the long ter opers regarding th sy is currently uncert could impact on th m term. Intial housing cap 40dph 389 ormation on availa s knowledge of t	rm. The Cour le potential for tain although h he viability of s pacity 30dph 292 bility has not k his particular	20dph 195	recently H his site for es are sta he ability Timefra 1-5 years ded by th	arting to reated discuss ward. arting to reated to deliver set ame 6-10 years e landowne	sions wit cover. Thi sites in th 11-15 years 292 r or agen
It is understo development agents/devel Achievabilit The market uncertainty of short/mediur Future pote 50dph 487 Summary Although info the Council's	in the long ter opers regarding th cy is currently uncert could impact on th m term. antial housing cap 40dph 389 ormation on availa	rm. The Cour le potential for tain although h he viability of s pacity 30dph 292 bility has not k his particular	20dph 195	recently H his site for es are sta he ability Timefra 1-5 years ded by th	arting to reated discuss ward. arting to reated to deliver set ame 6-10 years e landowne	sions wit cover. Thi sites in th 11-15 years 292 r or agen
It is understo development agents/devel Achievabilit The market uncertainty of short/mediur Future pote 50dph 487 Summary Although info the Council's	in the long ter opers regarding th sy is currently uncert could impact on th m term. Intial housing cap 40dph 389 ormation on availa s knowledge of t	rm. The Cour le potential for tain although h he viability of s pacity 30dph 292 bility has not k his particular	20dph 195	recently H his site for es are sta he ability Timefra 1-5 years ded by th	arting to reated discuss ward. arting to reated to deliver set ame 6-10 years e landowne	sions wit cover. Thi sites in th 11-15 years 292 r or agen
It is understo development agents/devel Achievabilit The market uncertainty of short/mediur Future pote 50dph 487 Summary Although info the Council's	in the long ter opers regarding th s currently uncert could impact on th n term. 40dph 389 ormation on availa s knowledge of th hin the plan period	rm. The Cour le potential for tain although h he viability of s pacity 30dph 292 bility has not k his particular	20dph 195	recently H his site for es are sta he ability Timefra 1-5 years ded by th	arting to reated discuss ward. arting to reated to deliver set ame 6-10 years e landowne	sions wit cover. Thisites in th 11-15 years 292 r or agen

FHDC/RL/04	Address	Settlem	ent	Size		
0, 0 1	Coopers Yard and Café	Red Lodg	ge	1.9 ha		
Source						
Urban Capad	city Study 2003, (and 2	005 Updat	e).			
Description	<u></u>					
Brownfield.	Coopers Haulage Yard	and Irans	port Café.			
Background	1					
Suitability						
	vithin the Settlement B ned as a Key Service C					
	be a more sustaina					
	. The new school and vi					
Availability	bod that there is a reas	nahle nro	spect of t	ha sita hai	na made av	vailable for
			spect of t		ng made a	
development	within the plan period.					
development	within the plan period.					
Achievabilit	y					and the second sec
Achievabilit	Y is currently uncertain a					
Achievabilit The market uncertainty c	y is currently uncertain a could impact on the via					
Achievabilit The market uncertainty c	y is currently uncertain a could impact on the via					
Achievabilit The market uncertainty c short/mediur	y is currently uncertain a could impact on the via	bility of si			to deliver s	
Achievabilit The market uncertainty c short/mediur	Y is currently uncertain a could impact on the via n term.	bility of si		Timefra	to deliver s me 6-10	ites in the 11-15
Achievabilit The market uncertainty c short/mediur Future pote 50dph	y is currently uncertain a could impact on the via n term. ntial housing capacit 40dph	bility of si y 30dph	ites and t	he ability	to deliver s	ites in the 11-15 years
Achievabilit The market uncertainty o short/mediur Future pote 50dph	y is currently uncertain a could impact on the via m term. ntial housing capacit	bility of si	ites and t	Timefra	to deliver s me 6-10	ites in the 11-15
Achievabilit The market uncertainty c short/mediur Future pote 50dph 95 Summary The Council'	y is currently uncertain a could impact on the via n term. ntial housing capacit 40dph 76 s knowledge of this p	y 30dph 57	20dph 38	Timefra 1-5 years	me 6-10 years	ites in the 11-15 years 57
Achievabilit The market uncertainty of short/mediur Future pote 50dph 95 Summary The Council'	is currently uncertain a could impact on the via m term. ntial housing capacit 40dph 76	y 30dph 57	20dph 38	Timefra 1-5 years	me 6-10 years	ites in the 11-15 years 57
Achievabilit The market uncertainty of short/mediur Future pote 50dph 95 Summary The Council'	y is currently uncertain a could impact on the via n term. ntial housing capacit 40dph 76 s knowledge of this p	y 30dph 57	20dph 38	Timefra 1-5 years	me 6-10 years	ites in the 11-15 years 57
Achievabilit The market uncertainty of short/mediur Future pote 50dph 95 Summary The Council'	is currently uncertain a could impact on the via n term. ntial housing capacit 40dph 76 s knowledge of this p he foreseeable future.	y 30dph 57	20dph 38	Timefra 1-5 years	me 6-10 years	ites in the 11-15 years 57

Site Ref	Address	Settlem	ent	Size		
FHDC/RL/05	Land adjoining	Red Lode	ge	0.85 ha		
	public house,		-			
	Turnpike Road and					
_	Lane					
Source						
SHLAA Call to	or Sites, (October 2008	3).				
Description						
	Jacant land, designated	t as open	space with	nin the con	itext of the	Red Lodge
Master Plan.			space ma			neu Louge
Background						
<u>Cuitability</u>						
Suitability	ithin the Cattlement D	oundony	a dofinad	by the la	Dian (100E) Doo
	ithin the Settlement B					
	ey Service Centre and ew housing developme		.o be a m	ore sustar	nable loca	
	ew nousing developme	111.				
Availability						
-	the agents there are no	dolivory	issuns			
According to	ine agents there are no	Juenvery	135005.			
Achievability						
	s currently uncertain a					
5	ould impact on the via	bility of s	ites and t	he ability	to deliver	sites in the
short/medium	n term.					
F	tial haveing as as it			Timesfue		
Future poter	ntial housing capacit	У		Timefra	me	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
Jouph	Touhi	Souph	Zoupn	years	years	years
43	34	26	17	years	years	10
Summary		20		1		
	n space (Outdoor Spor	ts) desian	ation does	s apply to	the site as	s stinulated
	ndge Master-plan. To p					
	10 dwellings purely for					
	re to be developed to					
	to be provided elsewh					
Council.						
Overall yield						

Overall	yield
10	

Site Ref	Address	Settlem	ent	Size		
FHDC/RL/06	Land adjoining Twins Belt, Land East of Red Lodge	Red Loc	lge	18.18	ha	
Source						
Previous SHL	AA call for sites submis	sion				
Description						
	 Predominantly open s 	pace/agric	ultural lar	nd lying to	o the east o	f the
settlement.						
Background						
	tion was made to the S					
	application site (RL/06					
	2015 SHLAA, also hac umber pertaining to RL					
	ution to approve).	/00 (3001)	1) 13 2013	02377111		
Suitability						
The site is w	vithin the Settlement B					
	ey Service Centre and					
	new housing developme					
	ne 1,500m Stone Curle d to the satisfaction of					
	eration of the SHLAA.		nyianu an		le the site	is included
Availability						
	ailable for developmen					
	st Nicholson, the lead c					
	outh. According to the a of development followi					
submission S	1	ng the dei			south, (Sh	
Achievabilit	-					
	is currently uncertain a could impact on the via	0	•		0	
short/mediur		ionity of S	nes anu i	ne abiiity	to deliver	SILES III LITE
Futuro noto	ntial housing capacit			Timefra		
i uture pote		Y		Timena	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
909	727	545	364	years 254	years 120	years
Summary	121	545	304	254	120	
-	ermission, (subject	to lega	al agree	ment),	for 374	dwellings
(2013/0257/		is loge	agroot			
	,					
	-					
Overall yiel 374	d					

	Address	Settlem	ient	Size		
FHDC/RL/08	Land to rear 4 to 14b Turnpike Lane	Red Loc	lge	5.42 ha		
Source						
Site Specific A	y Study, (2003 and 20 Allocations Issues and (Options, (2	2006).		ala an 2000)	
Description	Land Owner as part of	the SHLA	A call for	sites, (Oct	ober 2008)	
greenfield lan Turnpike Lane	Brownfield Mix. The d including domestic g e to the east, the A11 ely to the north of the	ardens ar to the W	nd an indu	istrial unit	. The site is	s bound by
Background						
Subject of F/2008/0219/	<u>withdrawn</u> planning FUL, (238 dwellings).	applicati	ion for	residentia	l developr	ment Ref
Suitability						
There are pro therefore be r	tected species records equired.	relating t	to the site	and an ed	cological su	rvey woul
Availability According to t	he agents, Murdoch A					pment nov
Availability According to t						pment nov
Availability According to t although there Achievability	he agents, Murdoch A e are some ownership	issues tha	it must be	resolved f	first.	
Availability According to t although there Achievability The market is uncertainty co short/medium	the agents, Murdoch A e are some ownership s currently uncertain a puld impact on the via term.	issues tha although h ability of s	nt must be	resolved f es are sta he ability	irst. Inting to re to deliver s	cover. Thi
Availability According to t although there Achievability The market is uncertainty co short/medium Future poter	the agents, Murdoch A e are some ownership s currently uncertain a puld impact on the via term.	issues tha although h ability of s	nouse pric	resolved f es are sta he ability	rirst. Tring to re to deliver s	cover. Thi sites in th
Availability According to t although there Achievability The market is uncertainty co short/medium Future poter	the agents, Murdoch A e are some ownership s currently uncertain a puld impact on the via term.	issues tha although h ability of s	nt must be	resolved f es are sta he ability Timefra 1-5	rirst. Tring to re to deliver s me 6-10	cover. Thi sites in th
Availability According to t although there Achievability The market is uncertainty co short/medium Future poter 50dph 271	the agents, Murdoch A e are some ownership s currently uncertain a puld impact on the via term.	issues tha although h ability of s	nouse pric	resolved f es are sta he ability	rirst. Tring to re to deliver s	cover. This sites in the
Availability According to t although there Achievability The market is uncertainty co short/medium Future poter 50dph	the agents, Murdoch A e are some ownership s currently uncertain a puld impact on the via term. term. 140dph 217	issues tha although h ability of s y 30dph	nouse pric	resolved f es are sta he ability Timefra 1-5	rirst. Tring to re to deliver s me 6-10	cover. This sites in the 11-15 years

FHDC/RL/10	Address	Settlem	ent	Size		
FHDC/RL/TU	The 'Gateway Site', Kings Warren	Red Lod	ge	0.45 ha		
Source						
Land owner su	ubmitted site as part of	f the SHLA	A call for s	sites, (Oct	tober 2008)).
Description						
	An area of 'waste gro Red Lodge and in close			-		orth of th
Background						
Suitability						
_odge is defin	thin the Settlement Bo ed as a Key Service C be a more sustainal	Centre for t	the purpos	ses of the	SHLAA an	d therefor
development.				·		
Availability						
-	nder sole ownership.	According	to the ag	gents, the	e site is av	vailable fo
development.						
<u> </u>						
		although h	ouse price	os aro sta	urting to re	cover Th
The market is	s currently uncertain a					
The market is uncertainty co	s currently uncertain a buld impact on the via					
The market is uncertainty co	s currently uncertain a buld impact on the via					
The market is uncertainty co short/medium	s currently uncertain a buld impact on the via	bility of si			to deliver :	
The market is uncertainty co short/medium Future poten	currently uncertain a buld impact on the via term. tial housing capacit	ibility of si	tes and th	ne ability Timefra	to deliver :	sites in th
The market is uncertainty co short/medium Future poten	s currently uncertain a puld impact on the via term.	bility of si		Timefra	to deliver : me 6-10	sites in th
The market is uncertainty co short/medium Future poten 50dph	currently uncertain a buld impact on the via term. tial housing capacit	ibility of si	tes and th	ne ability Timefra	to deliver :	sites in th
The market is uncertainty co short/medium Future poten 50dph 23 Summary	currently uncertain a buld impact on the via term. tial housing capacit 40dph	y 30dph 14	tes and th	Timefra	to deliver : me 6-10	sites in th 11-15 years
uncertainty co short/medium Future poten 50dph 23 Summary	currently uncertain a buld impact on the via term.	y 30dph 14	tes and th	Timefra	to deliver : me 6-10	sites in th 11-15 years
The market is uncertainty co short/medium Future poten 50dph 23 Summary	currently uncertain a buld impact on the via term. tial housing capacit 40dph	y 30dph 14	tes and th	Timefra	to deliver : me 6-10	sites in th 11-15 years
The market is uncertainty co short/medium Future poten 50dph 23 Summary	currently uncertain a buld impact on the via term. tial housing capacit 40dph	y 30dph 14	tes and th	Timefra	to deliver : me 6-10	sites in th 11-15 years
The market is uncertainty co short/medium Future poten 50dph 23 Summary The site could	s currently uncertain a buld impact on the via term. 40dph 18 yield 14 dwellings at 3	y 30dph 14	tes and th	Timefra	to deliver : me 6-10	sites in th 11-15 years
The market is uncertainty co short/medium Future poten 50dph 23 Summary	s currently uncertain a buld impact on the via term. 40dph 18 yield 14 dwellings at 3	y 30dph 14	tes and th	Timefra	to deliver : me 6-10	sites in th 11-15 years

	Address	Settlem	ent	Size		
FHDC/RL/18	Land South of the	Red Loc	lge	1.37 ha	3	
	Carrops					
Source						
Source						
Submitted by	/Landowner/Agent prio	r to SHLA	A 2012 up	date		
Description						
Mixed - Ope	en ground with some ou	it-building	S			
Background						
Suitability						
	vithin the Settlement B	oundarv a	s defined	by the Lo	cal Plan. (1	1995). Rec
	ey Service Centre and					
provision of r	new housing developme	ent. The si	te is <u>partia</u>	<u>ally</u> within	Flood Zone	s 2/3.
A						
Availability	ood that there is a reas	onablo pro	sport of t	ha sita hai	na mado av	vailablo fo
	within the plan period.		speet of t	ne site bei	ng maac a	
I						
Achievahilit						
	-	although t		es are sta	rting to rec	cover Thi
The market	Y is currently uncertain a could impact on the via					
The market uncertainty o	is currently uncertain a could impact on the via					
The market uncertainty o	is currently uncertain a could impact on the via					
The market uncertainty c short/mediur	is currently uncertain a could impact on the via n term.	ibility of s		he ability	to deliver s	
The market uncertainty c short/mediur	is currently uncertain a could impact on the via	ibility of s			to deliver s	
The market uncertainty o short/mediur Future pote	is currently uncertain a could impact on the via n term. ntial housing capacit	ibility of s	ites and t	he ability	to deliver s	sites in the
The market uncertainty o short/mediur Future pote	is currently uncertain a could impact on the via n term.	ibility of s		he ability Timefra 1-5	to deliver s me 6-10	sites in the 11-15
The market uncertainty c short/mediur Future pote 50dph	is currently uncertain a could impact on the via n term. ntial housing capacit	ibility of s	ites and t	he ability	to deliver s	sites in the
The market uncertainty of short/mediur Future pote 50dph 69	is currently uncertain a could impact on the via n term. ntial housing capacit 40dph	y 30dph	ites and t	he ability Timefra 1-5	to deliver s me 6-10	sites in the 11-15 years
uncertainty o short/mediur	is currently uncertain a could impact on the via n term. ntial housing capacit 40dph	y 30dph	ites and t	he ability Timefra 1-5	to deliver s me 6-10	sites in the 11-15 years
The market uncertainty o short/mediur Future pote 50dph 69	is currently uncertain a could impact on the via n term. ntial housing capacit 40dph	y 30dph	ites and t	he ability Timefra 1-5	to deliver s me 6-10	sites in the 11-15 years
The market uncertainty o short/mediur Future pote 50dph 69	is currently uncertain a could impact on the via n term. ntial housing capacit 40dph	y 30dph	ites and t	he ability Timefra 1-5	to deliver s me 6-10	sites in the 11-15 years
The market uncertainty o short/mediur Future pote 50dph 69	is currently uncertain a could impact on the via n term. ntial housing capacit 40dph	y 30dph	ites and t	he ability Timefra 1-5	to deliver s me 6-10	sites in the 11-15 years
The market uncertainty of short/mediur Future pote 50dph 69 Summary	is currently uncertain a could impact on the via n term. ntial housing capacit 40dph 55	y 30dph	ites and t	he ability Timefra 1-5	to deliver s me 6-10	sites in the 11-15 years
The market uncertainty o short/mediur Future pote 50dph 69	is currently uncertain a could impact on the via n term. ntial housing capacit 40dph 55	y 30dph	ites and t	he ability Timefra 1-5	to deliver s me 6-10	sites in the 11-15 years

	Address	Settlen	ient	Size		
FHDC/WR/01	1 Land South Chapel Road	of West Ro)W	2.6 ha		
Source						
SHLAA Call f	or Sites, (October	2008).				
Description						
	This is agricultur e east. There is ope					
Background	d					
Suitability						
	iges which provide	e basic local ser	vice should	d only acc	ommodate	small sca
Accordina to	the agent, any	ownership/lega	al issues ca	an be rea	adily resolv	od prior t
	t.				-	
developmen						
development Achievabili The market uncertainty	ty is currently uncer could impact on th	0			0	cover. Th
development Achievabili The market uncertainty short/mediu	ty is currently uncer could impact on th	he viability of s			to deliver :	cover. Th
development Achievabilit The market uncertainty short/mediu	ty is currently uncer could impact on th m term.	he viability of s		Timefra	to deliver : ame 6-10	cover. Thisites in th
Achievabili Achievabili The market uncertainty short/mediu Future pote 50dph	ty is currently uncer could impact on th m term. ential housing ca 40dph	pacity 30dph	sites and the sites are site	Timefra	to deliver :	cover. Thisites in th
Achievabili The market uncertainty short/mediu Future pote 50dph	ty is currently uncer could impact on th m term. ential housing ca	pacity	sites and th	Timefra	to deliver : ame 6-10	cover. Thisites in th
Achievabilit The market uncertainty short/mediu Future pote 50dph 130 Summary	ty is currently uncer could impact on th m term. ential housing ca 40dph	pacity 30dph 78	20dph	Timefra	to deliver : ame 6-10	cover. Thisites in th
Achievabili Achievabili The market uncertainty short/mediu Future pote 50dph 130 Summary	ty is currently uncer could impact on th m term. ential housing ca 40dph 104	pacity 30dph 78	20dph	Timefra	to deliver : ame 6-10	cover. Thisites in th
Achievabili The market uncertainty short/mediu Future pote 50dph 130 Summary	ty is currently uncer could impact on th m term. ential housing ca 40dph 104	pacity 30dph 78	20dph	Timefra	to deliver : ame 6-10	cover. Thisites in th
Achievabilit The market uncertainty short/mediu Future pote 50dph 130 Summary	ty is currently uncer could impact on th m term. ential housing ca 40dph 104	pacity 30dph 78	20dph	Timefra	to deliver : ame 6-10	cover. Thisites in th
Achievabilit The market uncertainty short/mediu Future pote 50dph 130 Summary	ty is currently uncer could impact on the m term. ential housing ca 40dph 104 Id potentially yield	pacity 30dph 78	20dph	Timefra	to deliver : ame 6-10	cover. Thisites in th

	Address	Settlem	ent	Size		
	Land off Pott Hal	West Ro	W	0.58 ha		
FHDC/WR/02	2 Road					
Source	006 lecues and Ontion		tion			
	2006 Issues and Option	is consulta	LIUH.			
Description	1					
	is a mixed greenfield	and brow	nfield site	e within t	he existing	West Rov
	boundary. The site is				0	
	and hard-standings to					
	bounded by residential				id east with	n trees an
neuges along	g the south border encr	oaching in	to the site			
Background	1					
	acc which provide only			chould on	hu accommu	adata ama
	ges which provide only g growth to meet local		IT Services	should on	Ty accommo	Juale Sma
scale nousing	g growth to meet local	neeus.				
Availability						
This site ha	s been identified as a					
This site ha landowner/d	s been identified as a eveloper within the c	ontext of	a previou	is iteratio	n of the S	HLAA (se
This site ha landowner/d source above	s been identified as a eveloper within the c e). No recent evidence	ontext of has been p	a previou provided (i	is iteratio .e. during	n of the S the prepara	HLAA (se ation of th
This site ha landowner/d source above current SHLA	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl	ontext of has been p anning app	a previou provided (i plication ar	is iteratio .e. during nd/or pre-	n of the S the prepara	HLAA (se ation of th
This site ha landowner/d source above current SHL4	s been identified as a eveloper within the c e). No recent evidence	ontext of has been p anning app	a previou provided (i plication ar	is iteratio .e. during nd/or pre-	n of the S the prepara	HLAA (se ation of th
This site ha landowner/d source above current SHL/ to suggest th	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl nat development is like	ontext of has been p anning app	a previou provided (i plication ar	is iteratio .e. during nd/or pre-	n of the S the prepara	HLAA (se ation of th
This site ha landowner/d source above current SHLA to suggest th Achievabili	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl nat development is like ty	ontext of has been p anning app ly to take p	a previou provided (i plication an place in ye	is iteratio .e. during nd/or pre- ars 1-5.	n of the S the prepara application	HLAA (se ation of th discussior
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This site ha landowner/d source above current SHLA to suggest th Achievabili The market uncertainty	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl nat development is like ty is currently uncertain could impact on the vi	ontext of has been p anning app ly to take p although f	a previou provided (i plication and place in ye nouse price	us iteratio .e. during nd/or pre- ars 1-5. es are sta	n of the S the prepara application	HLAA (se ation of th discussion
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landowner/d source above current SHL/ to suggest th Achievabili The market uncertainty short/mediu	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl nat development is like ty is currently uncertain could impact on the vi	ontext of has been p anning app ly to take p although h ability of s	a previou provided (i plication and place in ye nouse price	us iteratio .e. during nd/or pre- ars 1-5. es are sta	n of the S the prepara application arting to re to deliver s	HLAA (se ation of th discussion
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This site ha landowner/d source above current SHL/ to suggest th Achievabilit The market uncertainty short/mediu	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl nat development is like ty is currently uncertain could impact on the vi m term.	ontext of has been p anning app ly to take p although h ability of s	a previou provided (i plication and place in ye nouse price	Is iteratio .e. during nd/or pre- ars 1-5. es are sta he ability Timefra 1-5	n of the S the prepara application arting to re to deliver s ame 6-10	HLAA (se ation of th discussion cover. Thi sites in th
This site ha landowner/d source above current SHL/ to suggest th Achievabilit The market uncertainty short/medius Future pote 50dph	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl nat development is like ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph	ontext of has been p anning app ly to take p although h ability of s ty 30dph	a previou provided (i plication and place in ye nouse pric ites and t 20dph	Is iteratio .e. during nd/or pre- pars 1-5. Tes are sta he ability	n of the S the prepara application arting to re to deliver s me 6-10 years	HLAA (se ation of th discussion cover. Thi sites in th
This site ha landowner/d source above current SHL/ to suggest th Achievabilit The market uncertainty short/mediut Future pote 50dph 29	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl nat development is like ty is currently uncertain could impact on the vi m term.	ontext of has been p anning app ly to take p although P ability of s	a previou provided (i plication and place in ye nouse pric ites and t	Is iteratio .e. during nd/or pre- ars 1-5. es are sta he ability Timefra 1-5	n of the S the prepara application arting to re to deliver s ame 6-10	HLAA (se ation of th discussion cover. Thi sites in th
This site ha landowner/d source above current SHL/ to suggest th Achievabilit The market uncertainty short/mediu Future pote 50dph 29 Summary	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl nat development is like ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph 23	ontext of has been p anning app ly to take p although h ability of s ty 30dph 17	a previou provided (i plication and place in ye nouse price ites and t 20dph 12	IS iteratio .e. during nd/or pre- ars 1-5. Timefra he ability	n of the S the prepara application arting to re to deliver s ame 6-10 years 17	HLAA (se ation of th discussion cover. Thi sites in th 11-15 years
This site ha landowner/d source above current SHL/ to suggest th Achievabili The market uncertainty short/mediu Future pote 50dph 29 Summary The site is	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl nat development is like ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph 23 being considered for	ontext of has been p anning app ly to take p although h ability of s ty 30dph 17 17 dwellir	a previou provided (i plication and place in ye nouse price ites and t 20dph 12 12	IS iteratio .e. during nd/or pre- ars 1-5. Timefra he ability	n of the S the prepara application arting to re to deliver s ame 6-10 years 17	HLAA (se ation of th discussion cover. Thi sites in th 11-15 years
This site ha landowner/d source above current SHL/ to suggest th Achievabili The market uncertainty short/mediu Future pote 50dph 29 Summary The site is	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl nat development is like ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph 23	ontext of has been p anning app ly to take p although h ability of s ty 30dph 17 17 dwellir	a previou provided (i plication and place in ye nouse price ites and t 20dph 12 12	IS iteratio .e. during nd/or pre- ars 1-5. Timefra he ability	n of the S the prepara application arting to re to deliver s ame 6-10 years 17	HLAA (se ation of th discussion cover. Thi sites in th 11-15 years
This site ha landowner/d source above current SHL/ to suggest th Achievabili The market uncertainty short/mediu Future pote 50dph 29 Summary The site is	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl nat development is like ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph 23 being considered for	ontext of has been p anning app ly to take p although h ability of s ty 30dph 17 17 dwellir	a previou provided (i plication and place in ye nouse price ites and t 20dph 12 12	IS iteratio .e. during nd/or pre- ars 1-5. Timefra he ability	n of the S the prepara application arting to re to deliver s ame 6-10 years 17	HLAA (se ation of th discussion cover. Thi sites in th 11-15 years
This site ha landowner/d source above current SHL/ to suggest th Achievabilit The market uncertainty short/mediu Future pote 50dph 29 Summary The site is emerging Sit	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl nat development is like ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph 23 being considered for te Allocations Local Plan	ontext of has been p anning app ly to take p although h ability of s ty 30dph 17 17 dwellir	a previou provided (i plication and place in ye nouse price ites and t 20dph 12 12	IS iteratio .e. during nd/or pre- ars 1-5. Timefra he ability	n of the S the prepara application arting to re to deliver s ame 6-10 years 17	HLAA (se ation of th discussion cover. Thi sites in th 11-15 years
This site ha landowner/d source above current SHL/ to suggest th Achievabili The market uncertainty short/mediu Future pote 50dph 29 Summary The site is	s been identified as a eveloper within the c e). No recent evidence AA, or as part of any pl nat development is like ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph 23 being considered for te Allocations Local Plan	ontext of has been p anning app ly to take p although h ability of s ty 30dph 17 17 dwellir	a previou provided (i plication and place in ye nouse price ites and t 20dph 12 12	IS iteratio .e. during nd/or pre- ars 1-5. Timefra he ability	n of the S the prepara application arting to re to deliver s ame 6-10 years 17	HLAA (se ation of th discussion cover. Th sites in th 11-15 years

Site Ref	Address	Settlem	ent	Size		
FHDC/WR/04	Land at the junction of	West Ro	W	0.92 ha		
	Jarman's Lane and					
Source	Beeches Road					
	ment Framework Site,	(Included	l in 2006 (Consultatio	n).	
		(,	
Description						
	field/Brownfield. Ag imit of the settlement.		iand, acce	ss and gar	den. This s	ne is at
Background						
Background						
Suitability						
	side of the settlement	boundary	as define	d within th	ne context o	of the Local
Plan, (1995)	. Primary Villages	which pro	ovide bas	sic local		
accommodate	small scale housing g	rowth to n	neet local	needs.		
Availability						
	been identified as a	potential	developm	ent optior	by the c	ouncil or a
	veloper within the co					
	. No recent evidence h					
	A, or as part of any pla at development is likel				application	discussion)
to suggest the		y to take p	Jaco III yo			
Achievability	1					
	s currently uncertain a					
	ould impact on the via	ability of s	ites and t	he ability	to deliver s	sites in the
short/medium	i term.					
Future poter	tial housing capacit	ÿ		Timefra	me	
		1	1		-	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
46	37	28	18	years	years 28	years
Summary	57	20	10		20	
	yield 28 dwellings at	30dph.				
	- 0	·				
Overall yield						
28	1					

	Address	Settlem	ent	Size		
	Land North of	West Ro	W	0.72 ha		
FHDC/WR/06	Mildenhall Road					
Source						
	oment Framework Site,	(Included	l in 2006 (Consultatio	n)	
		(11101010101010	2000			
Description						
	A field nursery with he	dge rows	around th	e edge. T	he site is to	the Nort
of the settler	nent.					
Background						
Suitability						(4005
	utside of the settleme ges which provide basic					
5	/th to meet local needs.		vice should	u uniy acc	ommouate	sinali sca
iodonig grov						
Availability						
	s been identified as a					
landowner/de	eveloper within the co	ntext of	a previou	is iteratio	n of the S	HLAA (se
andowner/desource above	eveloper within the co e). No recent evidence h	ntext of nas been p	a previou provided (i	is iteration .e. during	n of the S the prepara	HLAA (se ation of th
andowner/de source above current SHLA	eveloper within the co	ntext of nas been p anning app	a previou provided (i plication ar	is iteration .e. during nd/or pre-	n of the S the prepara	HLAA(se ation of th
andowner/de source above current SHLA to suggest th	eveloper within the co e). No recent evidence h A, or as part of any pla nat development is likely	ntext of nas been p anning app	a previou provided (i plication ar	is iteration .e. during nd/or pre-	n of the S the prepara	HLAA (se ation of th
landowner/de source above current SHLA to suggest th Achievabilit	eveloper within the co e). No recent evidence h A, or as part of any pla nat development is likely Y	ntext of nas been p anning app y to take p	a previou provided (i plication ar place in ye	is iteration .e. during nd/or pre- ars 1-5.	n of the S the prepara application	HLAA (se ation of th discussior
landowner/de source above current SHLA to suggest th Achievabilit The market	eveloper within the co e). No recent evidence h A, or as part of any pla at development is likely y is currently uncertain a	ntext of has been p anning app y to take p although h	a previou provided (i plication ar place in ye nouse pric	is iteration .e. during nd/or pre- ars 1-5. es are sta	n of the S the prepara application arting to rec	HLAA (se ation of th discussion cover. Th
landowner/de source above current SHLA to suggest th Achievabilit The market uncertainty o	eveloper within the co e). No recent evidence h A, or as part of any pla pat development is likely y is currently uncertain a could impact on the via	ntext of has been p anning app y to take p although h	a previou provided (i plication ar place in ye nouse pric	is iteration .e. during nd/or pre- ars 1-5. es are sta	n of the S the prepara application arting to rec	HLAA (se ation of th discussion cover. Th
landowner/de source above current SHLA to suggest th Achievabilit The market uncertainty o	eveloper within the co e). No recent evidence h A, or as part of any pla pat development is likely y is currently uncertain a could impact on the via	ntext of has been p anning app y to take p although h	a previou provided (i plication ar place in ye nouse pric	is iteration .e. during nd/or pre- ars 1-5. es are sta	n of the S the prepara application arting to rec	HLAA (se ation of th discussion cover. Th
landowner/de source above current SHLA to suggest th Achievabilit The market uncertainty o short/mediur	eveloper within the co e). No recent evidence h A, or as part of any pla pat development is likely y is currently uncertain a could impact on the via m term.	antext of has been p anning app y to take p although h ability of s	a previou provided (i plication ar place in ye nouse pric	is iteration .e. during nd/or pre- ars 1-5. es are sta he ability	n of the S the prepara application arting to rea to deliver s	HLAA (se ation of th discussion cover. Th
landowner/de source above current SHLA to suggest th Achievabilit The market uncertainty o short/mediur	eveloper within the co e). No recent evidence h A, or as part of any pla pat development is likely y is currently uncertain a could impact on the via	antext of has been p anning app y to take p although h ability of s	a previou provided (i plication ar place in ye nouse pric	is iteration .e. during nd/or pre- ars 1-5. es are sta	n of the S the prepara application arting to rea to deliver s	HLAA (se ation of th discussion cover. Th
andowner/de source above current SHLA to suggest th Achievabilit The market uncertainty of short/mediur Future pote	eveloper within the co e). No recent evidence h A, or as part of any pla nat development is likely is currently uncertain a could impact on the via m term. ntial housing capacit	ntext of has been p anning app y to take p although h ability of s	a previou provided (i plication ar place in ye nouse pric ites and t	s iteration .e. during nd/or pre- ars 1-5. es are sta he ability	n of the S the prepara application arting to rea to deliver s	HLAA (se ation of th discussion cover. Th sites in th
andowner/de source above current SHLA to suggest th Achievabilit The market uncertainty of short/mediur Future pote	eveloper within the co e). No recent evidence h A, or as part of any pla pat development is likely y is currently uncertain a could impact on the via m term.	antext of has been p anning app y to take p although h ability of s	a previou provided (i plication ar place in ye nouse pric	is iteration .e. during nd/or pre- ars 1-5. es are sta he ability	n of the S the prepara application arting to rea to deliver s	HLAA (se ation of th discussion cover. Th
andowner/de source above current SHLA to suggest th Achievabilit The market uncertainty of short/mediur Future pote 50dph	eveloper within the co e). No recent evidence h A, or as part of any pla nat development is likely is currently uncertain a could impact on the via m term. ntial housing capacit	ntext of has been p anning app y to take p although h ability of s	a previou provided (i plication ar place in ye nouse pric ites and t	s iteration .e. during nd/or pre- ars 1-5. es are sta he ability Timefra 1-5	n of the S the prepara application arting to rea to deliver s me 6-10	HLAA (se ation of th discussion cover. Th sites in th
landowner/de source above current SHLA to suggest th Achievabilit The market uncertainty of short/mediur Future pote 50dph 36 Summary	eveloper within the co e). No recent evidence h A, or as part of any pla lat development is likely is currently uncertain a could impact on the via n term. ntial housing capacit 40dph 29	y anning app y to take p although h ability of s y 30dph 22	a previou provided (i plication ar place in ye nouse pric ites and t 20dph 14	s iteration .e. during nd/or pre- ars 1-5. es are sta he ability Timefra 1-5 years	n of the S the prepara application arting to rea to deliver s me 6-10 years 26	HLAA (se ation of th discussion cover. Th sites in th 11-15 years
landowner/de source above current SHLA to suggest th Achievabilit The market uncertainty of short/mediur Future pote 50dph 36 Summary Anticipated	eveloper within the co e). No recent evidence h A, or as part of any pla lat development is likely is currently uncertain a could impact on the via m term. ntial housing capacit 40dph 29 yield is 26 dwell	y anning app y to take p although h ability of s y 30dph 22	a previou provided (i plication ar place in ye nouse pric ites and t 20dph 14	s iteration .e. during nd/or pre- ars 1-5. es are sta he ability Timefra 1-5 years	n of the S the prepara application arting to rea to deliver s me 6-10 years	HLAA (se ation of th discussion cover. Th sites in th
landowner/de source above current SHLA to suggest th Achievabilit The market uncertainty of short/mediur Future pote 50dph 36 Summary	eveloper within the co e). No recent evidence h A, or as part of any pla lat development is likely is currently uncertain a could impact on the via m term. ntial housing capacit 40dph 29 yield is 26 dwell	y anning app y to take p although h ability of s y 30dph 22	a previou provided (i plication ar place in ye nouse pric ites and t 20dph 14	s iteration .e. during nd/or pre- ars 1-5. es are sta he ability Timefra 1-5 years	n of the S the prepara application arting to rea to deliver s me 6-10 years 26	HLAA (se ation of th discussion cover. Th sites in th 11-15 years
landowner/de source above current SHLA to suggest th Achievabilit The market uncertainty of short/mediur Future pote 50dph 36 Summary Anticipated	eveloper within the co e). No recent evidence h A, or as part of any pla lat development is likely is currently uncertain a could impact on the via m term. ntial housing capacit 40dph 29 yield is 26 dwell	y anning app y to take p although h ability of s y 30dph 22	a previou provided (i plication ar place in ye nouse pric ites and t 20dph 14	s iteration .e. during nd/or pre- ars 1-5. es are sta he ability Timefra 1-5 years	n of the S the prepara application arting to rea to deliver s me 6-10 years 26	HLAA (se ation of th discussion cover. Th sites in th 11-15 years
andowner/desource above current SHLA to suggest the Achievabilit The market uncertainty of short/mediur Future pote 50dph 36 Summary Anticipated	eveloper within the co e). No recent evidence h A, or as part of any pla lat development is likely is currently uncertain a could impact on the via m term. ntial housing capacit 40dph 29 yield is 26 dwell	y anning app y to take p although h ability of s y 30dph 22	a previou provided (i plication ar place in ye nouse pric ites and t 20dph 14	s iteration .e. during nd/or pre- ars 1-5. es are sta he ability Timefra 1-5 years	n of the S the prepara application arting to rea to deliver s me 6-10 years 26	HLAA (se ation of th discussion cover. Th sites in th 11-15 years
landowner/de source above current SHLA to suggest th Achievabilit The market uncertainty of short/mediur Future pote 50dph 36 Summary Anticipated	eveloper within the co e). No recent evidence h A, or as part of any pla bat development is likely is currently uncertain a could impact on the via in term. ntial housing capacit 40dph 29 yield is 26 dwell OUT.	y anning app y to take p although h ability of s y 30dph 22	a previou provided (i plication ar place in ye nouse pric ites and t 20dph 14	s iteration .e. during nd/or pre- ars 1-5. es are sta he ability Timefra 1-5 years	n of the S the prepara application arting to rea to deliver s me 6-10 years 26	HLAA (se ation of th discussion cover. Th sites in th 11-15 years

Site Ref	Address	Settlem	ent	Size		
FHDC/WR/07	Access between 45 & 55 Beeches Road	West Ro	W	15.07ha		
Source						
Local Develop	ment Framework Site,	(Included	l within 20	06 Consul	tation).	
Description						
Greenfield.	Open field to the East c	of Beeches	Road in \	West Row.		
Background						
Suitability						
The site is ou	utside of the settlemen					
	es which provide only		l services	should on	ly accomm	odate small
scale housing	growth to meet local r	needs.				
Availability						
	nown to be available	for deve	lopment a	and is the	subject o	f a current
planning appl	ication.					
Achievability		although h		oc ara cta	urting to re	covor Thic
	s currently uncertain a ould impact on the via					
short/medium						
	ntial housing capacit			Timefra		
Future poter	itial nousing capacit	У		1 men a	inie	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
-		-	-	years	years	years
754	603	452	301	226	226	
Summary	bject to hybrid Plannin		ion (DC/	1 / /) () /) /)	VD) comor	ticipa 1)
	on for the erection of 13					
Outline Applic	ation with all matters r	reserved f	or the ere	ction of 7	self-build h	omes. the
	reflects the current p					quantum
of housing ma	ay change as part of th	e develop	ment mar	nagement	process.	
Overall yield	1					
452						

Site Ref	Address	Settlem	ent	Size		
FHDC/WR/09	Land off Manor	West Ro	W	0.27 ha		
	Farm Road					
Source						
Local Develop	ment Framework Site,	(Included	in 2006 (Consultatio	on).	
Description						
	The land is currently	agricultur	al with dv	wellings to	the East	and Mano
Farm to the N	lorth.					
Background						
Suitability						
	utside of the settleme					
	les which provide only growth to meet local r		l services	should on	ly accommo	odate sma
scale nousing	growin to meet local i	ieeus.				
Availability						
	recent evidence to su	uggest wh	en this si	ite might	become av	vailable fo
development.						
Achievehility	-					
Achievability	s currently uncertain a	although k	ouso pric	os aro sta	orting to ro	covor Thi
	ould impact on the via					
short/medium		5		5		
Future poter	ntial housing capacit	y		Timefra	me	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
Joaph	ioapii	Jouph	Loubu	years	years	years
14	11	8	5		8	
Summary						
ine site could	l potentially deliver 8 d	iweilings a	i 30aph.			
Overall yield						

FHDC/WR/10 Source Local Developr	Address	Settlem	ent	Size		
	Land off Chapel	West Ro	W	0.85 ha		
	Road					
Local Developr	-					
	nent Framework Site	e, (Included	in 2006 C	Consultatio	n).	
Description						
Greenfield. A	gricultural land bou					residentia
dwellings to W	est. The site is on th	e eastern li	mit of the	settlemen	nt.	
Background						
Suitability						
The site is ou	tside of the settleme	ent bounda	ry as defi	ned by th	ie Local Pla	an, (1995).
	es which provide only		l services	should on	ly accommo	odate smal
scale housing (growth to meet local	needs.				
Availability						
	ecent evidence to s	wh	en this si	te miaht	hecome av	vailable for
development.		aggest mi		to might	become u	
Achievability						
The market is	currently uncertain	although h	nouse price	es are sta	rting to re	cover. This
	uld impact on the vi	iability of s	ites and t	he ability	to deliver	sites in the
uncertainty co	term.					
uncertainty co						
uncertainty co short/medium	tial housing capaci	ity		Timefra	me	
uncertainty co short/medium Future poten	·					
uncertainty co short/medium	tial housing capaci 40dph	ity 30dph	20dph	1-5	6-10	11-15
uncertainty co short/medium Future potent 50dph	40dph	30dph	-		6-10 years	
uncertainty co short/medium Future poten 50dph 43	·		20dph 17	1-5	6-10	11-15
uncertainty co short/medium Future potent 50dph 43 Summary	40dph 34	30dph 26	17	1-5	6-10 years	11-15
uncertainty co short/medium Future potent 50dph 43 Summary	40dph	30dph 26	17	1-5	6-10 years	11-15
uncertainty co short/medium Future potent 50dph 43 Summary	40dph 34	30dph 26	17	1-5	6-10 years	11-15
uncertainty co short/medium Future potent 50dph 43 Summary	40dph 34	30dph 26	17	1-5	6-10 years	11-15
uncertainty co short/medium Future potent 50dph 43 Summary	40dph 34	30dph 26	17	1-5	6-10 years	11-15

Site Ref	Address	Settlem	ent	Size		
FHDC/WR/11	Land off Parke Drove	er's West Ro	W	0.41 ha		
Source						
SHLAA Call f	or Sites, (October 20)08).				
Description					le europel de co	
dwellings to	Agricultural land t the east.	U the west	UI THE SE	ettiement	bound by	residentia
Background	1					
background	•					
Suitability						
Primary Villa	outside of the settle ges which provide of a growth to most los	nly basic loca				
scale nousing	g growth to meet loc	al needs.				
Availability						
It is underst	ood that this site is	in sole owne	rship and	available	for develop	ment early
in the plan p	eriod.					
Achievabilit	·\/					
	• y is currently uncerta	in although h	nouse pric	es are sta	artina to re	cover. Thi
uncertainty of	could impact on the					
short/mediur	n term.					
Future pote	ntial housing capa	city		Timefra	ime	
Fodee	40dmb	20dah	20dmh	1 5	6-10	11-15
50dph	40dph	30dph	20dph	1-5 years	years	years
21	16	12	8	12		70010
Summary						
The site coul	d potentially yield 12	2 dwellings at	30dph.			
	•					
Overall yiel	d					
12						

FHDC/WR/12	Address	Settlem	ent	Size		
	Park Garden,	West Ro)W	0.9 ha		
Source	Friday Street					
	ment Framework Site	e (site inclu	ided withi	n the con	text of the 2	2006 'Site
	on document).					_000 Dite .
	,					
Description						
Greenfield.	Agricultural land locat	ed to the w	est of the	settlemer	ht.	
Background						
Suitability						
	outside of the settler	nent bound	ary as det	fined bv t	he Local Pla	an, (1995`
	jes which provide onl					
	growth to meet local				5	
-	-					
Availability						
This site ha	as consent for 7	dwellings	as per j	olanning	application	referenc
DC/14/2407/	OUT.					
	1					
Achievability						
Achievability		although h	nusa nric	as ara st	arting to re	cover Thi
The market i	s currently uncertain					
The market i	s currently uncertain ould impact on the v					
The market i uncertainty c	s currently uncertain ould impact on the v					
The market i uncertainty c	s currently uncertain ould impact on the v					
The market i uncertainty c short/medium	s currently uncertain ould impact on the v	iability of s			to deliver s	
The market i uncertainty c short/medium Future pote	s currently uncertain ould impact on the v n term. ntial housing capac	iability of s	ites and t	he ability	to deliver s	sites in th
The market i uncertainty c short/medium Future pote	s currently uncertain ould impact on the v n term.	iability of s		he ability Timefra 1-5	to deliver s	sites in th
The market i uncertainty c short/medium Future poter 50dph	s currently uncertain ould impact on the v n term. ntial housing capac 40dph	iability of s ity 30dph	ites and t	he ability Timefra 1-5 years	to deliver s	sites in th
The market i uncertainty c short/medium Future poter 50dph 45	s currently uncertain ould impact on the v n term. ntial housing capac	iability of s	ites and t	he ability Timefra 1-5	to deliver s ame 6-10	sites in th
The market i uncertainty c short/medium Future poter 50dph	s currently uncertain ould impact on the v n term. ntial housing capac 40dph	iability of s ity 30dph	ites and t	he ability Timefra 1-5 years	to deliver s ame 6-10	sites in th
The market i uncertainty c short/medium Future poter 50dph 45 Summary	s currently uncertain ould impact on the v n term. ntial housing capac 40dph 36	iability of s ity 30dph 27	20dph 18	he ability Timefra 1-5 years 7	to deliver s ame 6-10	sites in th
The market i uncertainty c short/medium Future poter 50dph 45 Summary	s currently uncertain ould impact on the v n term. ntial housing capac 40dph	iability of s ity 30dph 27	20dph 18	he ability Timefra 1-5 years 7	to deliver s ame 6-10	sites in th
The market i uncertainty c short/medium Future poter 50dph 45 Summary	s currently uncertain ould impact on the v n term. ntial housing capac 40dph 36	iability of s ity 30dph 27	20dph 18	he ability Timefra 1-5 years 7	to deliver s ame 6-10	sites in th
The market i uncertainty c short/medium Future poter 50dph 45 Summary	s currently uncertain ould impact on the v n term. ntial housing capac 40dph 36	iability of s ity 30dph 27	20dph 18	he ability Timefra 1-5 years 7	to deliver : ame 6-10	sites in th
The market i uncertainty c short/medium Future poter 50dph 45 Summary This site is su	s currently uncertain ould impact on the v n term. ntial housing capac 40dph 36 bject to a consent for	iability of s ity 30dph 27	20dph 18	he ability Timefra 1-5 years 7	to deliver : ame 6-10	sites in th
The market i uncertainty c short/medium Future poter 50dph 45 Summary	s currently uncertain ould impact on the v n term. ntial housing capac 40dph 36 bject to a consent for	iability of s ity 30dph 27	20dph 18	he ability Timefra 1-5 years 7	to deliver : ame 6-10	sites in th

	Address	Settlem	ent	Size		
FHDC/WR/13	Behind St Peter's Church, Church Lane	West Rov	N	0.55 ha		
Source						
	ment Framework Site	, (Included	in 2006 C	onsultatio	n).	
Description						
	Jnmanaged grass-lan south-west of the set				f the site.	The site i
Background						
<u> </u>						
Suitability	toldo of the attlent	nt house -		nod by H		ND (1005)
	Itside of the settleme es which provide only					
	growth to meet local		I Selvices	Should on	ry accommo	Juale Sma
scale nousing	growin to meet local	neeus.				
Availability						
	he agent there are no	ownership	constrain	ts and dev	velopment	would be
economically						
5						
Achiovability						
		although h		os ara sta	urting to ro	covor Thi
The market is	s currently uncertain					
The market is uncertainty co	s currently uncertain buld impact on the vi					
The market is uncertainty co	s currently uncertain buld impact on the vi					
The market is uncertainty co short/medium	s currently uncertain ould impact on the vi term.	ability of si				
The market is uncertainty co short/medium	s currently uncertain buld impact on the vi	ability of si			to deliver :	
The market is uncertainty co short/medium Future poter	s currently uncertain ould impact on the vi term.	ability of si		Timefra	to deliver : me 6-10	sites in th
The market is uncertainty co short/medium Future poter 50dph	s currently uncertain buld impact on the vi- n term. ntial housing capacit 40dph	ty 30dph	ites and th	ne ability	to deliver :	sites in th
The market is uncertainty co short/medium Future poter 50dph 28	s currently uncertain buld impact on the vi- n term. htial housing capaci	ability of si	ites and the second sec	Timefra 1-5 years	to deliver : me 6-10	sites in th
uncertainty co short/medium Future poter 50dph 28 Summary	s currently uncertain build impact on the vi- n term. htial housing capacit 40dph 22	ty 30dph 17	20dph	Timefra 1-5 years	to deliver : me 6-10	sites in th
The market is uncertainty co short/medium Future poter 50dph 28 Summary	s currently uncertain buld impact on the vi- n term. ntial housing capacit 40dph	ty 30dph 17	20dph	Timefra 1-5 years	to deliver : me 6-10	sites in th
The market is uncertainty co short/medium Future poter 50dph 28 Summary	s currently uncertain build impact on the vi- n term. htial housing capacit 40dph 22	ty 30dph 17	20dph	Timefra 1-5 years	to deliver : me 6-10	sites in th
The market is uncertainty co short/medium Future poter 50dph 28 Summary	s currently uncertain build impact on the vi- n term. htial housing capacit 40dph 22	ty 30dph 17	20dph	Timefra 1-5 years	to deliver : me 6-10	sites in th
The market is uncertainty co short/medium Future poter 50dph 28 Summary The site could	s currently uncertain build impact on the vi- n term. 40dph 22 potentially yield 17 d	ty 30dph 17	20dph	Timefra 1-5 years	to deliver : me 6-10	sites in th
The market is uncertainty co short/medium Future poter 50dph 28 Summary	s currently uncertain build impact on the vi- n term. 40dph 22 potentially yield 17 d	ty 30dph 17	20dph	Timefra 1-5 years	to deliver : me 6-10	sites in th

Site Ref	Address	Settlem	ent	Size		
FHDC/WR/14	Off Friday Street, behind Williams Way	West Ro	W	1.76 ha		
Source						
	ment Framework Site,	(Included	in 2006 (Consultatic	on).	
Description						
Brownfield. buildings.	A run down area co	ontaining	overgrow	n weeds	and dilapi	dated out-
Background						
Suitability	tside of the settlemer					(1005)
Primary Village	es which provide only growth to meet local r	basic loca				
Availability						
landowner/dev source above) current SHLAA	been identified as a veloper within the co . No recent evidence h v, or as part of any pla t development is likely	ntext of has been p inning app	a previou provided (i plication ar	is iteration .e. during nd/or pre-a	n of the S the prepar	HLAA (see ation of the
Achievehility						
	currently uncertain a					
uncertainty co short/medium	ould impact on the via term.	bility of s	ites and t	he ability	to deliver	sites in the
Future poten	tial housing capacit	У		Timefra	me	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
				years	years	years
88	70	53	35		53	
Summary						
The site could	potentially yield 53 dv	vellings at	30dph.			
Overall yield						
53	7					

	Address	Settlem	ent	Size		
FHDC/WR/1	5 Popes Farm, Church Lane	West Ro	W	0.43 ha		
Source						
	for Sites, (October	2008).				
Descriptio	า					
Greenfield	Current use is pa	ddock with graz	ing land.			
Backgroun	d					
Suitability	outside of the set	tlement bounda	arv as do	fined by th	o Local Pla	(1005)
	ages which provide					
	ng growth to meet				5	
Availability	/ o the agent, the sit	e is under sole (
riobol anig it			ownersni	n and availa	able for dev	elopment
			ownersnij	p and availa	able for dev	elopment.
			ownersnij	p and availa	able for dev	elopment.
			ownersnij	p and availa	able for dev	elopment.
			Jwhershi	p and availa	able for dev	elopment.
	ity					
The market		rtain although f	nouse pri	ces are sta	arting to rea	cover. This
uncertainty	i ty is currently uncer could impact on t	rtain although f	nouse pri	ces are sta	arting to rea	cover. This
The market uncertainty	i ty is currently uncer could impact on t	rtain although f	nouse pri	ces are sta	arting to rea	cover. This
The market uncertainty short/mediu	i ty is currently uncer could impact on t	rtain although h he viability of s	nouse pri	ces are sta	arting to rea to deliver s	cover. This
The market uncertainty short/mediu	ity is currently uncer could impact on t im term.	rtain although h he viability of s	nouse pri	ces are sta the ability	arting to rea to deliver s	cover. This
The market uncertainty short/mediu Future pot 50dph	ity is currently uncer could impact on t im term. ential housing ca 40dph	rtain although h he viability of s pacity 30dph	nouse pri ites and 20dph	ces are sta the ability Timefra 1-5 years	arting to rea to deliver s me	cover. This
The market uncertainty short/mediu Future pot 50dph 22	ity is currently uncer could impact on t im term. ential housing ca	rtain although h he viability of s pacity	nouse pri ites and	ces are sta the ability Timefra 1-5	arting to rea to deliver s me 6-10	cover. This sites in the
The market uncertainty short/mediu Future pot 50dph 22 Summary	ity is currently uncer could impact on t im term. ential housing ca 40dph 17	rtain although h he viability of s pacity 30dph 13	nouse pri ites and 20dph 9	ces are sta the ability Timefra 1-5 years	arting to rea to deliver s me 6-10	cover. This sites in the
The market uncertainty short/mediu Future pot 50dph 22 Summary	ity is currently uncer could impact on t im term. ential housing ca 40dph	rtain although h he viability of s pacity 30dph 13	nouse pri ites and 20dph 9	ces are sta the ability Timefra 1-5 years	arting to rea to deliver s me 6-10	cover. This sites in the 11-15
The market uncertainty short/mediu Future pot 50dph 22 Summary	ity is currently uncer could impact on t im term. ential housing ca 40dph 17	rtain although h he viability of s pacity 30dph 13	nouse pri ites and 20dph 9	ces are sta the ability Timefra 1-5 years	arting to rea to deliver s me 6-10	cover. This sites in the 11-15
The market uncertainty short/mediu Future pot 50dph 22 Summary	ity is currently uncer could impact on t im term. ential housing ca 40dph 17	rtain although h he viability of s pacity 30dph 13	nouse pri ites and 20dph 9	ces are sta the ability Timefra 1-5 years	arting to rea to deliver s me 6-10	cover. This sites in the
The market uncertainty short/mediu Future pot 50dph 22 Summary	ity is currently uncer could impact on t im term. ential housing ca 40dph 17 Id potentially yield	rtain although h he viability of s pacity 30dph 13	nouse pri ites and 20dph 9	ces are sta the ability Timefra 1-5 years	arting to rea to deliver s me 6-10	cover. This sites in the 11-15

Site Ref	Address	Settlem	ent	Size		
HDC/WR/16		West Ro	W	3.16 ha		
	Ferry Lane					
Source						
ocal Develo	oment Framework Site,	(Included	in 2006 (Consultatio	n).	
Description						
-	field/brownfield. Currer	ntlv a field	l/open arc	ound. Part	of the site	e has beer
developed.		5	1 0			
Background						
Suitability						
	utside of the settleme	nt bounda	ry as def	ned by th	ne Local Pla	ın, (1995)
	ges which provide only					
scale housing	g growth to meet local r	needs.				
A						
NVallability						
-	recent evidence to su	indest wh	en this s	ite might	become av	vailable fo
There is no	recent evidence to su	iggest wh	en this s	ite might	become av	vailable fo
There is no		iggest wh	en this s	ite might	become av	vailable fo
There is no		uggest wh	en this s	ite might	become av	vailable fo
There is no		uggest wh	en this s	ite might	become av	vailable fo
There is no development		uggest wh	en this s	ite might	become av	vailable fc
There is no development Achievabilit	: y					
There is no development Achievabilit The market	Y is currently uncertain a	although f	nouse pric	es are sta	arting to rea	cover. Thi
There is no development Achievabilit The market uncertainty o	Y is currently uncertain a could impact on the via	although f	nouse pric	es are sta	arting to rea	cover. Thi
There is no development Achievabilit The market uncertainty o	Y is currently uncertain a could impact on the via	although f	nouse pric	es are sta	arting to rea	cover. Thi
There is no development Achievabilit The market uncertainty of short/mediur	is currently uncertain a could impact on the via m term.	although h ability of s	nouse pric	es are sta he ability	arting to rea to deliver s	cover. Thi
There is no development Achievabilit The market uncertainty of short/mediur	Y is currently uncertain a could impact on the via	although h ability of s	nouse pric	es are sta	arting to rea to deliver s	cover. Thi
There is no development Achievabilit The market uncertainty of short/mediur Future pote	is currently uncertain a could impact on the via m term.	although h ability of s	nouse pric	es are sta he ability	arting to rea to deliver s	cover. Thi
There is no development Achievabilit The market uncertainty of short/mediur Future pote 50dph	y is currently uncertain a could impact on the via n term. ntial housing capacit	although h ability of s y 30dph	nouse pric ites and t 20dph	es are sta he ability	The second secon	cover. Thi sites in th
There is no development Achievabilit The market uncertainty of short/mediur Future pote 50dph 158	y is currently uncertain a could impact on the via n term. ntial housing capacit	although f ability of s	nouse pric ites and t	es are sta he ability Timefra 1-5	arting to reated to deliver some	cover. Thi sites in th
There is no development Achievabilit The market uncertainty of short/mediur Future pote 50dph 158 Summary	y is currently uncertain a could impact on the via n term. ntial housing capacit 40dph 126	although h ability of s y 30dph 95	nouse pric ites and t 20dph 63	es are sta he ability Timefra 1-5	The second secon	cover. Thi sites in the 11-15
development Achievabilit The market uncertainty o short/mediur Future pote 50dph 158 Summary	is currently uncertain a could impact on the via n term. ntial housing capacit 40dph	although h ability of s y 30dph 95	nouse pric ites and t 20dph 63	es are sta he ability Timefra 1-5	The second secon	cover. Thi sites in the 11-15
There is no development Achievabilit The market uncertainty of short/mediur Future pote 50dph 158 Summary	y is currently uncertain a could impact on the via n term. ntial housing capacit 40dph 126	although h ability of s y 30dph 95	nouse pric ites and t 20dph 63	es are sta he ability Timefra 1-5	The second secon	cover. Thi sites in the 11-15
There is no development Achievabilit The market uncertainty of short/mediur Future pote 50dph 158 Summary	y is currently uncertain a could impact on the via n term. ntial housing capacit 40dph 126	although h ability of s y 30dph 95	nouse pric ites and t 20dph 63	es are sta he ability Timefra 1-5	The second secon	cover. Thi sites in th
There is no development Achievabilit The market uncertainty of short/mediur Future pote 50dph 158 Summary	y is currently uncertain a could impact on the via n term. ntial housing capacit 40dph 126	although h ability of s y 30dph 95	nouse pric ites and t 20dph 63	es are sta he ability Timefra 1-5	The second secon	cover. Thi sites in the 11-15
There is no development Achievabilit The market uncertainty of short/mediur Future pote 50dph 158 Summary This site coul	y is currently uncertain a could impact on the via n term. ntial housing capacit 40dph 126 d potentially yield 95 d	although h ability of s y 30dph 95	nouse pric ites and t 20dph 63	es are sta he ability Timefra 1-5	The second secon	cover. Thi sites in th
There is no development Achievabilit The market uncertainty of short/mediur Future pote 50dph 158 Summary	y is currently uncertain a could impact on the via n term. ntial housing capacit 40dph 126 d potentially yield 95 d	although h ability of s y 30dph 95	nouse pric ites and t 20dph 63	es are sta he ability Timefra 1-5	The second secon	cover. Thi sites in the 11-15

FHDC/WR/17	Address	Settlem	ent	Size		
FHUC/VVK/I/	Access between 114 & 118 Eldo Road	West Ro	N	0.62 ha		
Source						
SHLAA Call for	r Sites, (October 2008)).				
Description						
	Current use is a field w	with a pat	h, (used a	as a `walk	-through').	The site i
surrounded by	v other fields and dwell	lings. The	site is to	the South	of West Ro	W.
Background						
background						
Culter bill'						
Suitability	toido of the actilence	at bounds	nu oc def	had by the		20 (100F)
	itside of the settlemer es which provide only					
	growth to meet local r		I SEI VICES	SHOULD OF	Ty accommo	ouale sina
scale nedsing	growth to meet local r	10003.				
Availability						
, coording to	the agent, the lando	wner will	sell to a	develope	er on the	granting o
	the agent, the lando ission and there are ne					
planning perm	hission and there are no					
planning perm	nission and there are no	o ownersh	ip constra	aints relati	ng to the si	te.
planning perm Achievability The market is	hission and there are no s currently uncertain a	o ownersh	ip constra	aints relati	ng to the si	te.
planning perm Achievability The market is	hission and there are no s currently uncertain a build impact on the via	o ownersh	ip constra	aints relati	ng to the si	te.
planning perm Achievability The market is uncertainty co	hission and there are no s currently uncertain a build impact on the via	o ownersh	ip constra	aints relati	ng to the si	te.
planning perm Achievability The market is uncertainty co short/medium	nission and there are no s currently uncertain a puld impact on the via term.	o ownersh although h bility of s	ip constra	aints relati es are sta he ability	ng to the si arting to re to deliver s	te.
planning perm Achievability The market is uncertainty co short/medium	hission and there are no s currently uncertain a build impact on the via	o ownersh although h bility of s	ip constra	aints relati	ng to the si arting to re to deliver s	te.
planning perm Achievability The market is uncertainty co short/medium Future poten	s currently uncertain a buld impact on the via term.	o ownersh although h bility of s y	ip constration	es are sta he ability	ng to the si arting to re to deliver :	te. cover. Thi sites in th
planning perm Achievability The market is uncertainty co short/medium Future poten	nission and there are no s currently uncertain a puld impact on the via term.	o ownersh although h bility of s	ip constra	es are sta he ability Timefra 1-5	arting to re to deliver : ime 6-10	te. cover. Thi sites in th
Planning perm Achievability The market is uncertainty co short/medium Future poten 50dph	ission and there are no s currently uncertain a buld impact on the via term. term. 40dph	o ownersh although r bility of s y 30dph	ip constration nouse pric ites and t	es are sta he ability Timefra 1-5 years	ng to the si arting to re to deliver :	te. cover. Thi sites in th
Achievability The market is uncertainty co short/medium Future poten 50dph 31	s currently uncertain a buld impact on the via term.	o ownersh although h bility of s y	ip constration	es are sta he ability Timefra 1-5	arting to re to deliver : ime 6-10	te. cover. Thi sites in th
Achievability The market is uncertainty co short/medium Future poten 50dph 31 Summary	s currently uncertain a build impact on the via term. 40dph 25	o ownersh although h bility of s 30dph 18	ip constration nouse price ites and t 20dph	es are sta he ability Timefra 1-5 years 18	arting to re to deliver 6-10 years	te. cover. Thi sites in th 11-15 years
Achievability The market is uncertainty co short/medium Future poten 50dph 31 Summary This site would	s currently uncertain a build impact on the via term. 40dph 25 d probably be depende	o ownersh although r bility of s 30dph 18 ent on site	ip constration nouse pricipation ites and t 20dph 12 : WR/16 c	es are sta he ability Timefra 1-5 years 18 oming forv	arting to re to deliver a 6-10 years ward for de	te. cover. Thi sites in th 11-15 years
Achievability The market is uncertainty co short/medium Future poten 50dph 31 Summary This site would	s currently uncertain a build impact on the via term. 40dph 25	o ownersh although r bility of s 30dph 18 ent on site	ip constration nouse pricipation ites and t 20dph 12 : WR/16 c	es are sta he ability Timefra 1-5 years 18 oming forv	arting to re to deliver a 6-10 years ward for de	te. cover. Thi sites in th 11-15 years
Achievability The market is uncertainty co short/medium Future poten 50dph 31 Summary This site would	s currently uncertain a build impact on the via term. 40dph 25 d probably be depende	o ownersh although r bility of s 30dph 18 ent on site	ip constration nouse pricipation ites and t 20dph 12 : WR/16 c	es are sta he ability Timefra 1-5 years 18 oming forv	arting to re to deliver a 6-10 years ward for de	te. cover. Thi sites in th 11-15 years
Achievability The market is uncertainty co short/medium Future poten 50dph 31 Summary This site would	s currently uncertain a build impact on the via term. 40dph 25 d probably be depende	o ownersh although r bility of s 30dph 18 ent on site	ip constration nouse pricipation ites and t 20dph 12 : WR/16 c	es are sta he ability Timefra 1-5 years 18 oming forv	arting to re to deliver a 6-10 years ward for de	te. cover. Thi sites in th 11-15 years
Achievability The market is uncertainty co short/medium Future poten 50dph 31 Summary This site would (due to access	An and there are not the second the second the second the second term.	o ownersh although r bility of s 30dph 18 ent on site	ip constration nouse pricipation ites and t 20dph 12 : WR/16 c	es are sta he ability Timefra 1-5 years 18 oming forv	arting to re to deliver a 6-10 years ward for de	te. cover. Thi sites in th 11-15 years
Achievability The market is uncertainty co short/medium Future poten 50dph 31 Summary This site would	An and there are not the second the second the second the second term.	o ownersh although r bility of s 30dph 18 ent on site	ip constration nouse pricipation ites and t 20dph 12 : WR/16 c	es are sta he ability Timefra 1-5 years 18 oming forv	arting to re to deliver a 6-10 years ward for de	te. cover. Thi sites in th 11-15 years

	Address	Settlem	ent	Size		
FHDC/WR/19	Land at junction of Mildenhall Road	West Ro	W	0.52 ha		
Source	and Jarman's Lane					
	ment Framework Site,	(Submitte	ed to 2006	Consultat	ion).	
Description						
	nfield/greenfield. The	e site is cu	irrently us	ed as a pa	ddock and	is found a
the northern e	end of West Row.					
Background						
Suitability	Itside of the cottleme	at bounda	ny ac daf	nod by th		p (1005)
	utside of the settlement les which provide only					
	growth to meet local r					
	growth to moot local i	100000				
It is understoo	od that this site is unde	er sole ow	nership ar	nd available	e for develo	pment
It is understoo		er sole ow	nership ar	nd available	e for develo	pment
It is understoo		er sole ow	nership ar	nd available	e for develo	pment
It is understoo		er sole ow	nership ar	nd a∨ailable	e for develo	pment
It is understoo		er sole ow	nership ar	nd available	e for develo	pment
It is understoo early in the pl Achievability	an period.					
It is understoo early in the pl Achievability The market is	an period. / s currently uncertain a	although f	nouse pric	es are sta	rting to rec	cover. Thi
It is understoo early in the pl Achievability The market is uncertainty co	an period. s currently uncertain a puld impact on the via	although f	nouse pric	es are sta	rting to rec	cover. Thi
It is understoo early in the pl Achievability The market is uncertainty co	an period. s currently uncertain a puld impact on the via	although f	nouse pric	es are sta	rting to rec	cover. Thi
It is understoo early in the pl Achievability The market is uncertainty co	an period. s currently uncertain a puld impact on the via	although f	nouse pric	es are sta	rting to rec	cover. Thi
It is understoo early in the pl Achievability The market is uncertainty co short/medium	an period. s currently uncertain a puld impact on the via	although h Ibility of s	nouse pric	es are sta	rting to rec to deliver s	cover. Thi
It is understoo early in the pl Achievability The market is uncertainty co short/medium Future poter	an period. / s currently uncertain a puld impact on the via h term. htial housing capacit	although f Ibility of s	nouse pric ites and t	es are sta he ability	rting to rec to deliver s me	cover. Thi ites in th
It is understoo early in the pl Achievability The market is uncertainty co short/medium Future poter	an period. s currently uncertain a puld impact on the via term.	although h Ibility of s	nouse pric	es are sta he ability Timefra 1-5	rting to rea to deliver s me 6-10	cover. Thi ites in the 11-15
It is understoo early in the pl Achievability The market is uncertainty co short/medium Future poter 50dph	an period. s currently uncertain a puld impact on the via term. term. 40dph	although h ibility of s y 30dph	nouse pric ites and t 20dph	es are sta he ability Timefra 1-5 years	rting to rec to deliver s me	cover. This
It is understoo early in the pl Achievability The market is uncertainty co short/medium Future poter 50dph 26	an period. / s currently uncertain a puld impact on the via h term. htial housing capacit	although f Ibility of s	nouse pric ites and t	es are sta he ability Timefra 1-5	rting to rea to deliver s me 6-10	cover. This ites in the 11-15
It is understoo early in the pl Achievability The market is uncertainty co short/medium Future poter 50dph 26 Summary	an period. / s currently uncertain a build impact on the via term. tial housing capacit 40dph 21	although h Ibility of s 30dph 16	nouse pric ites and t 20dph 10	es are sta he ability Timefra 1-5 years	rting to rea to deliver s me 6-10	cover. This ites in the 11-15
early in the pl Achievability The market is uncertainty co short/medium Future poter 50dph 26 Summary	an period. s currently uncertain a puld impact on the via term. term. 40dph	although h Ibility of s 30dph 16	nouse pric ites and t 20dph 10	es are sta he ability Timefra 1-5 years	rting to rea to deliver s me 6-10	cover. This ites in the 11-15
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It is understoo early in the pl Achievability The market is uncertainty co short/medium Future poter 50dph 26 Summary	an period. / s currently uncertain a build impact on the via term. tial housing capacit 40dph 21	although h Ibility of s 30dph 16	nouse pric ites and t 20dph 10	es are sta he ability Timefra 1-5 years	rting to rea to deliver s me 6-10	cover. Thi ites in the 11-15
It is understoo early in the pl Achievability The market is uncertainty co short/medium Future poter 50dph 26 Summary	an period. / s currently uncertain a build impact on the via term. tial housing capacit 40dph 21	although h Ibility of s 30dph 16	nouse pric ites and t 20dph 10	es are sta he ability Timefra 1-5 years	rting to rea to deliver s me 6-10	cover. Thi ites in the 11-15
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Site Ref	Address	Settlem	ent	Size		
FHDC/WR/20	Land to rear 82/84 Church Road	West Ro	W	0.28 ha		
Source						
SHLAA Call fo	r Sites, (October 2008).				
Description						
-	The site constitutes the	e rear gar	dens of dw	ellings on	Church Ro	ad.
Background						
Buckground						
Suitability						
	Itside of the settleme	nt bounda	arv as defi	ined by th	e Local Pla	an. (1995).
	es which provide only					
scale housing	growth to meet local r	needs.				
Availability	he agent the site is ur	dor colo c	wporchin	and is avai	ilabla for b	
According to t	ne agent the site is u	idel sole c	whership a	anu 15 avai		Jusing.
Achievability	,					
	s currently uncertain a	although I	nouse pric	es are sta	rtina to re	cover. This
	ould impact on the via					
short/medium	i term.	-		-		
F				T :		
Future poter	itial housing capacit	.y		Timefra	me	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
p		p		years	years	years
14	11	8	6	8		
Summary						
The site could	potentially yield 8 dw	ellings at	30dph.			
	- F					
Overall yield						
8						

Site Ref	Address		Settlement	Size		
FHDC/WR/25			West Row	5.81 hec	ctares	
	Road					
Source						
	006 Issues and	Ontions (Consultation			
Description						
			to the South of	the settleme	ent surroun	ded almos
completely by	existing reside	ential deve	elopment.			
Background						
Suitability						
	hin the settlem	nent hound	dary as defined	by the Local	Plan (199	5) Primary
			al services show	5	•	, ,
	th to meet loca			5		
<u> </u>						
	boon identifie	d	ataptial davalar			
This site has			otential develop			
This site has landowner/de	veloper within	the cont	ext of a previ	ous iteration	n of the S	HLAA (see
This site has landowner/de source above)	veloper within). No recent ev	the cont idence has		ous iteration (i.e. during	n of the S the prepara	HLAA (see
This site has landowner/de source above) current SHLA	veloper within). No recent ev A, or as part of	the cont idence has any planr	ext of a previ s been provided	ous iteration (i.e. during and/or pre-a	n of the S the prepara	HLAA (see
This site has landowner/de source above) current SHLA to suggest tha	veloper within). No recent evi A, or as part of at development	the cont idence has any planr	ext of a previ s been providec ning application	ous iteration (i.e. during and/or pre-a	n of the S the prepara	HLAA (see ation of the
This site has landowner/de source above current SHLA to suggest tha Achievability	veloper within). No recent evi- A, or as part of at development	the cont idence has any planr t is likely t	ext of a previ s been providec ning application o take place in	ous iteration (i.e. during and/or pre-a years 1-5.	n of the S the prepara application	HLAA (see ation of the discussion)
This site has landowner/de source above current SHLA to suggest that Achievability The market is	veloper within). No recent evi- A, or as part of at development / s currently unc	the cont idence has any plann t is likely t certain alt	ext of a previous been provided ing application o take place in hough house p	ous iteration (i.e. during and/or pre-a years 1-5. rices are sta	n of the S the prepara application rting to rec	HLAA (see ation of the discussion) cover. This
This site has landowner/de source above) current SHLA, to suggest tha Achievability The market is uncertainty co	veloper within). No recent evi- A, or as part of at development s currently unc puld impact on	the cont idence has any plann t is likely t certain alt	ext of a previ s been providec ning application o take place in	ous iteration (i.e. during and/or pre-a years 1-5. rices are sta	n of the S the prepara application rting to rec	HLAA (see ation of the discussion) cover. This
This site has landowner/de source above) current SHLA, to suggest tha Achievability The market is uncertainty co	veloper within). No recent evi- A, or as part of at development s currently unc puld impact on	the cont idence has any plann t is likely t certain alt	ext of a previous been provided ing application o take place in hough house p	ous iteration (i.e. during and/or pre-a years 1-5. rices are sta	n of the S the prepara application rting to rec	HLAA (see ation of the discussion cover. This
This site has landowner/de source above) current SHLA/ to suggest that Achievability The market is uncertainty co short/medium	veloper within). No recent evi- A, or as part of at development s currently unc puld impact on h term.	the cont idence has any planr t is likely t certain alt the viabi	ext of a previous been provided ing application o take place in hough house p	ous iteration (i.e. during and/or pre-a years 1-5. rices are sta the ability	n of the S the prepara application rting to rea to deliver s	HLAA (see ation of the discussion) cover. This
This site has landowner/de source above current SHLA/ to suggest that Achievability The market is uncertainty co short/medium	veloper within). No recent evi- A, or as part of at development s currently unc puld impact on	the cont idence has any planr t is likely t certain alt the viabi	ext of a previous been provided ing application o take place in hough house p	ous iteration (i.e. during and/or pre-a years 1-5. rices are sta	n of the S the prepara application rting to rea to deliver s	HLAA (see ation of the discussion cover. This
This site has landowner/de source above current SHLA to suggest that Achievability The market is uncertainty co short/medium	veloper within No recent evi- A, or as part of at development s currently unc build impact on a term.	the cont idence has any planr t is likely t certain alt the viabi	ext of a previous been provided ning application o take place in hough house p lity of sites and	ous iteration (i.e. during and/or pre-a years 1-5. rices are sta the ability	n of the S the prepara application wrting to rea to deliver s	HLAA (see ation of the discussion) cover. This sites in the
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This site has landowner/de source above current SHLA to suggest that Achievability The market is uncertainty co short/medium	veloper within No recent evi- A, or as part of at development s currently unc build impact on a term.	the cont idence has any planr t is likely t certain alt the viabi	ext of a previous been provided ning application o take place in hough house p lity of sites and	ous iteration (i.e. during and/or pre-a years 1-5. rices are sta the ability	n of the S the prepara application wrting to rea to deliver s	HLAA (see ation of the discussion) cover. This sites in the
This site has landowner/de source above; current SHLA to suggest that Achievability The market is uncertainty ca short/medium Future poter 50dph 291	veloper within No recent evi- A, or as part of at development s currently unc build impact on term. htial housing of 40dph	the cont idence has any planr t is likely t certain alt the viabi capacity 30dph	ext of a previous been provided on the provided of a polication of take place in hough house plity of sites and 20dph	ous iteration (i.e. during and/or pre-a years 1-5. rices are sta the ability Timefra 1-5	n of the S the prepara application application to deliver s me 6-10 years	HLAA (see ation of the discussion) cover. This sites in the 11-15
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This site has landowner/de source above; current SHLA to suggest that Achievability The market is uncertainty ca short/medium Future poter 50dph 291	veloper within No recent evi- A, or as part of at development s currently unc build impact on term. htial housing of 40dph	the cont idence has any planr t is likely t certain alt the viabi capacity 30dph	ext of a previous been provided on the provided of a polication of take place in hough house plity of sites and 20dph	ous iteration (i.e. during and/or pre-a years 1-5. rices are sta the ability Timefra 1-5	n of the S the prepara application application to deliver s me 6-10 years	HLAA (see ation of the discussion) cover. This sites in the 11-15
This site has landowner/de source above; current SHLA to suggest that Achievability The market is uncertainty ca short/medium Future poter 50dph 291	veloper within No recent evi- A, or as part of at development s currently unc build impact on term. htial housing of 40dph	the cont idence has any planr t is likely t certain alt the viabi capacity 30dph	ext of a previous been provided on the provided of a polication of take place in hough house plity of sites and 20dph	ous iteration (i.e. during and/or pre-a years 1-5. rices are sta the ability Timefra 1-5	n of the S the prepara application application to deliver s me 6-10 years	HLAA (see ation of the discussion) cover. This sites in the 11-15
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This site has landowner/de source above; current SHLA to suggest that Achievability The market is uncertainty ca short/medium Future poter 50dph 291	veloper within). No recent evi- A, or as part of at development s currently unc- build impact on term. htial housing of 40dph 232	the cont idence has any planr t is likely t certain alt the viabi capacity 30dph	ext of a previous been provided on the provided of a polication of take place in hough house plity of sites and 20dph	ous iteration (i.e. during and/or pre-a years 1-5. rices are sta the ability Timefra 1-5	n of the S the prepara application application to deliver s me 6-10 years	HLAA (see ation of the discussion cover. This sites in the 11-15

FHDC/WR/26	Address	Se	ttlement	Size		
111DU/ WK/20	Land off Parl	kers We	est Row	0.43 hec	ctares	
	Drove					
Source		I		I		
Submitted po	ost 2009 SHLAA	4				
<u> </u>						
Description	Open grassland	and some (cultivated land	d (arado 2)		
Si cenneid.	open grassianu			u, (grade z).		
Background						
Background						
Suitability						
	utside of the se	ettlement b	oundary as d	lefined by th	ne Local Pla	an, (1995)
	ges which provi			es should on	ly accommo	odate sma
scale housing	growth to mee	t local need	S.			
Availability						
	been identifie					
	veloper within					
). No recent evi					
	A, or as part of at development				application	discussion
	at development	is intery to		years ro.		
io suggest in						
Achievabilit						
Achievabilit The market i	s currently und					
Achievabilit The market i uncertainty c	s currently und ould impact on					
Achievabilit The market i uncertainty c	s currently und ould impact on					
Achievability The market i uncertainty c short/mediun	s currently unc ould impact on n term.	the viabilit		d the ability	to deliver s	
Achievability The market i uncertainty c short/mediun	s currently und ould impact on	the viabilit			to deliver s	
Achievabilit The market i uncertainty c short/mediun Future pote	s currently unc ould impact on n term.	the viabilit		d the ability	to deliver s	
Achievability The market i uncertainty c short/medium Future poter 50dph	s currently unc ould impact on n term. ntial housing (40dph	the viabilit	y of sites and	d the ability	to deliver :	sites in th
Achievabilit The market i uncertainty c short/mediun Future pote 50dph	s currently unc ould impact on n term. ntial housing o	the viabilit	y of sites and	Timefra	to deliver : me 6-10	sites in th
Achievabilit The market i uncertainty c short/medium Future poter 50dph 22 Summary	s currently unc ould impact on n term. ntial housing 40dph 17	the viabilit	y of sites and 20dph 9	Timefra	to deliver s me 6-10 years	sites in th
Achievabilit The market i uncertainty c short/medium Future pote 50dph 22 Summary	s currently unc ould impact on n term. ntial housing (40dph	the viabilit	y of sites and 20dph 9	Timefra	to deliver s me 6-10 years	sites in th
Achievabilit The market i uncertainty c short/medium Future pote 50dph 22 Summary	s currently unc ould impact on n term. ntial housing 40dph 17	the viabilit	y of sites and 20dph 9	Timefra	to deliver s me 6-10 years	sites in th
Achievabilit The market i uncertainty c short/medium Future pote 50dph 22 Summary	s currently unc ould impact on n term. ntial housing 40dph 17	the viabilit	y of sites and 20dph 9	Timefra	to deliver s me 6-10 years	sites in th
Achievabilit The market i uncertainty c short/medium Future pote 50dph 22 Summary	s currently unc ould impact on n term. ntial housing 40dph 17	the viabilit	y of sites and 20dph 9	Timefra	to deliver s me 6-10 years	sites in th
Achievabilit The market i uncertainty c short/medium Future pote 50dph 22 Summary	s currently unc ould impact on n term. ntial housing o 40dph 17 17	the viabilit	y of sites and 20dph 9	Timefra	to deliver s me 6-10 years	sites in th

FHDC/WR/27	Address	Se	ettlement	Size		
	Land South-W of Jarmans La		est Row	0.78 hec	ctares	
Source						
Submitted po	st SHLAA 2009					
Description						
	ite comprises op Part of the site				s, shrubs ar	nd some
Background						
Suitability						(1005)
	utside of the se jes which provide					
	growth to meet					
0	5					
Availability						
This site has	been identified					
This site has landowner/de	veloper within	the conte	xt of a prev	ious iteration	n of the S	SHLAA (see
This site has landowner/de source above)	veloper within). No recent evic	the conte lence has l	xt of a prev been provideo	ious iteration d (i.e. during	n of the S the prepara	HLAA (see ation of the
This site has landowner/de source above) current SHLA/ to suggest tha	veloper within). No recent evic A, or as part of a at development i	the conte lence has l any planni	xt of a prev been provideo ng applicatior	ious iteration d (i.e. during n and/or pre-	n of the S the prepara	HLAA (see ation of the
This site has landowner/de source above) current SHLA/ to suggest that Achievability	veloper within). No recent evic A, or as part of a at development i	the conte lence has l any plannin is likely to	xt of a prev been provideo ng applicatior take place in	ious iteration d (i.e. during and/or pre- years 1-5.	n of the S the prepara application	SHLAA (see ation of the discussion)
This site has landowner/de source above) current SHLA/ to suggest that Achievability The market is	veloper within). No recent evic A, or as part of a at development i f currently uncer	the conte lence has l any planni is likely to tain althou	xt of a prev been provided ng application take place in ugh house prid	ious iteration d (i.e. during and/or pre- years 1-5.	n of the S the prepara application ng to recov	HLAA (see ation of the discussion) er. This
This site has landowner/de source above) current SHLA/ to suggest tha Achievability The market is uncertainty co	veloper within). No recent evic A, or as part of a at development i currently uncer puld impact on th	the conte lence has l any planni is likely to tain althou	xt of a prev been provided ng application take place in ugh house prid	ious iteration d (i.e. during and/or pre- years 1-5.	n of the S the prepara application ng to recov	HLAA (see ation of the discussion) er. This
This site has landowner/de source above) current SHLA/ to suggest tha Achievability The market is uncertainty co	veloper within). No recent evic A, or as part of a at development i currently uncer puld impact on th	the conte lence has l any planni is likely to tain althou	xt of a prev been provided ng application take place in ugh house prid	ious iteration d (i.e. during and/or pre- years 1-5.	n of the S the prepara application ng to recov	HLAA (see ation of the discussion er. This
This site has landowner/de source above) current SHLA/ to suggest tha Achievability The market is uncertainty co short/medium	veloper within). No recent evic A, or as part of a at development i currently uncer build impact on the h term.	the conte lence has any plannin is likely to tain althou ne viability	xt of a prev been provided ng application take place in ugh house prid	ious iteration d (i.e. during n and/or pre- years 1-5. ces are starti the ability to	n of the S the prepara application ng to recov deliver site	HLAA (see ation of the discussion) er. This
This site has landowner/de source above) current SHLA/ to suggest tha Achievability The market is uncertainty co short/medium	veloper within). No recent evic A, or as part of a at development i currently uncer puld impact on th	the conte lence has any plannin is likely to tain althou ne viability	xt of a prev been provided ng application take place in ugh house prid	ious iteration d (i.e. during and/or pre- years 1-5.	n of the S the prepara application ng to recov deliver site	HLAA (see ation of the discussion) er. This
This site has landowner/de source above) current SHLA/ to suggest tha Achievability The market is uncertainty co short/medium	veloper within). No recent evic A, or as part of a at development i currently uncer build impact on the h term.	the conte lence has any plannin is likely to tain althou ne viability	xt of a prev been provided ng application take place in ugh house prid	ious iteration d (i.e. during n and/or pre- years 1-5. ces are starti the ability to	n of the S the prepara application ng to recov deliver site	HLAA (see ation of the discussion) er. This
This site has landowner/de source above) current SHLA/ to suggest tha Achievability The market is uncertainty co short/medium Future poter 50dph	veloper within). No recent evic A, or as part of a at development i / currently uncer build impact on the n term. htial housing ca	the conte lence has any plannin is likely to tain althou tain althou tain althou tain althou apacity apacity 30dph	xt of a prev been provided ng application take place in ugh house prio of sites and	tious iteration d (i.e. during n and/or pre- years 1-5. ces are starti the ability to Timefra	n of the S the prepara application ng to recov deliver site me 6-10 years	HLAA (see ation of the discussion) er. This es in the
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This site has landowner/de source above) current SHLA/ to suggest tha Achievability The market is uncertainty co short/medium Future poter 50dph 39 Summary	veloper within). No recent evic A, or as part of a at development i currently uncer build impact on the term. ntial housing ca 40dph 31	the conte lence has l any plannin is likely to tain althou ne viability apacity 30dph 23	xt of a prev been provided ng application take place in ugh house prio of sites and 20dph 16	ious iteration d (i.e. during and/or pre-a years 1-5. ces are starti- the ability to Timefra 1-5 years	n of the S the prepara application ng to recov deliver site me 6-10 years	HLAA (see ation of the discussion) er. This es in the 11-15
This site has landowner/de source above) current SHLA/ to suggest tha Achievability The market is uncertainty co short/medium Future poter 50dph 39 Summary	veloper within). No recent evic A, or as part of a at development i currently uncer build impact on the n term. htial housing ca 40dph	the conte lence has l any plannin is likely to tain althou ne viability apacity 30dph 23	xt of a prev been provided ng application take place in ugh house prio of sites and 20dph 16	ious iteration d (i.e. during and/or pre-a years 1-5. ces are starti- the ability to Timefra 1-5 years	n of the S the prepara application ng to recov deliver site me 6-10 years	HLAA (see ation of the discussion) er. This es in the 11-15
This site has landowner/de source above) current SHLA/ to suggest tha Achievability The market is uncertainty co short/medium Future poter 50dph 39 Summary	veloper within). No recent evic A, or as part of a at development i currently uncer build impact on the term. ntial housing ca 40dph 31	the conte lence has l any plannin is likely to tain althou ne viability apacity 30dph 23	xt of a prev been provided ng application take place in ugh house prio of sites and 20dph 16	ious iteration d (i.e. during and/or pre-a years 1-5. ces are starti- the ability to Timefra 1-5 years	n of the S the prepara application ng to recov deliver site me 6-10 years	HLAA (see ation of the discussion er. This es in the 11-15
This site has landowner/de source above) current SHLA/ to suggest tha Achievability The market is uncertainty co short/medium Future poter 50dph 39 Summary	veloper within). No recent evic A, or as part of a at development i currently uncer build impact on the term. ntial housing ca 40dph 31	the conte lence has l any plannin is likely to tain althou ne viability apacity 30dph 23	xt of a prev been provided ng application take place in ugh house prio of sites and 20dph 16	ious iteration d (i.e. during and/or pre-a years 1-5. ces are starti- the ability to Timefra 1-5 years	n of the S the prepara application ng to recov deliver site me 6-10 years	HLAA (see ation of the discussion er. This es in the 11-15
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This site has landowner/de source above) current SHLA/ to suggest tha Achievability The market is uncertainty co short/medium Future poter 50dph 39 Summary	veloper within). No recent evic A, or as part of a <u>at development i</u> currently uncer- build impact on the n term. 40dph 31 I potentially yield	the conte lence has l any plannin is likely to tain althou ne viability apacity 30dph 23	xt of a prev been provided ng application take place in ugh house prio of sites and 20dph 16	ious iteration d (i.e. during and/or pre-a years 1-5. ces are starti- the ability to Timefra 1-5 years	n of the S the prepara application ng to recov deliver site me 6-10 years	HLAA (see ation of the discussion er. This es in the 11-15

	Address	Se	ettlement	Size		
FHDC/WR/33	Land at Farm	Popes W	est Row	4.15 hec	tares	
Source						
Submitted by I	andowner post	SHLAA 20	12			
Description						
agricultural/gra	site comprise azing land.	s naru-sta	andings, an	assortment	or output	idings an
Background						
Suitability						
	side of the se					
	es which provid			es should onl	y accommo	odate sma
scale housing (growin to meet	liocal need	15.			
Availability						
It is understoo	d that the sit	e is under	sole ownersh	nip and avail	able for de	evelopmer
early in the Loo						
The market is						
The market is uncertainty co	uld impact on					
The market is uncertainty co	uld impact on					
The market is uncertainty co short/medium	uld impact on term.	the viabilit		d the ability	to deliver s	
The market is uncertainty co short/medium	uld impact on term.	the viabilit			to deliver s	
The market is uncertainty co short/medium Future potent	uld impact on term. tial housing c	the viabilit	ry of sites and	the ability	to deliver s	sites in th
The market is uncertainty co short/medium Future potent	uld impact on term.	the viabilit		d the ability	to deliver s	
The market is uncertainty co short/medium Future potent 50dph 208	uld impact on term. tial housing c	the viabilit	ry of sites and	Timefra	to deliver : me 6-10	sites in th
-	uld impact on term. tial housing c 40dph	the viabilit apacity 30dph	20dph	Timefra 1-5 years	to deliver : me 6-10	sites in th
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The market is uncertainty co short/medium Future potent 50dph 208	uld impact on term. tial housing c 40dph	the viabilit apacity 30dph	20dph	Timefra 1-5 years	to deliver : me 6-10	sites in th
The market is uncertainty co short/medium Future potent 50dph 208	uld impact on term. tial housing c 40dph	the viabilit apacity 30dph	20dph	Timefra 1-5 years	to deliver : me 6-10	sites in th
The market is uncertainty co short/medium Future potent 50dph 208 Summary	uld impact on term. tial housing c 40dph	the viabilit apacity 30dph	20dph	Timefra 1-5 years	to deliver : me 6-10	sites in th
The market is uncertainty co short/medium Future potent 50dph 208	uld impact on term. tial housing c 40dph	the viabilit apacity 30dph	20dph	Timefra 1-5 years	to deliver : me 6-10	sites in th

Site Ref	Address	S	ettlement	Size		
FHDC/WR/3	4 Land a Gables, Road	t the W Chapel	est Row	0.28 hec	ctares	
Source						
Submitted by	y landowner SH	HLAA Spring	2015			
Description						
	lling and outbu	uilding withir	n settlement k	poundary and	l residentia	l curtilage
adjacent to,	(but outside of	f), the existir	ng settlement	boundary.		
Background	1					
0						
Suitability	partly outside	of the cottl	omont bound	any as define	ad by the	
	mary Villages					
	e small scale h				501 11005 51	
		0.0				
Availability						
		site is under	sole owners	hip and avai	lable for de	evelopmen
It is underst	cood that the s		sole owners	hip and avai	lable for de	evelopmen
It is underst	tood that the s		sole owners	hip and avai	lable for de	evelopmen
It is underst	tood that the s		sole owners	hip and avai	lable for de	evelopmen
It is underst	tood that the s		sole owners	hip and avai	lable for de	evelopmen
It is underst early in the L	ood that the s ocal Plan peric		sole owners	hip and avai	lable for de	evelopmen
It is underst early in the L Achievabilit	cood that the s Local Plan perio	od.				
It is underst early in the L Achievabilit The market	ood that the s ocal Plan peric	od.	ough house p	prices are sta	irting to rea	cover. This
It is underst early in the L Achievabilit The market uncertainty o	Local Plan period Local Plan period ty is currently ur could impact o	od.	ough house p	prices are sta	irting to rea	cover. Thi
It is underst early in the L Achievabilit The market uncertainty of	Local Plan period Local Plan period ty is currently ur could impact o	od.	ough house p	prices are sta	irting to rea	cover. This
early in the L Achievabilit The market uncertainty o short/mediur	Local Plan period Local Plan period ty is currently ur could impact o	od. ncertain alth on the viabili	ough house p	prices are sta	irting to rea to deliver s	cover. This
It is underst early in the L Achievabilit The market uncertainty of short/mediur Future pote	cood that the s cocal Plan period is currently ur could impact o m term.	od. ncertain alth on the viabili	ough house p ty of sites an	orices are sta d the ability Timefra	nting to rea to deliver s me	cover. This
It is underst early in the L Achievabilit The market uncertainty of short/mediur Future pote	tood that the s Local Plan period ty is currently ur could impact o m term.	od. ncertain alth on the viabili	ough house p	prices are sta d the ability	irting to rea to deliver s	cover. This
It is underst early in the L Achievabilit The market uncertainty of short/mediur Future pote 50dph	cood that the s cocal Plan period is currently ur could impact o m term.	od. ncertain alth on the viabili	ough house p ty of sites an	orices are sta d the ability Timefra 1-5	rting to red to deliver s me 6-10	cover. This sites in the 11-15
It is underst early in the L Achievabilit The market uncertainty of short/mediur Future pote 50dph 14 Summary	tood that the s local Plan period is currently ur could impact o m term. tential housing 40dph 11	od. ncertain alth on the viabili J capacity 30dph 8	ough house p ty of sites an 20dph 6	Timefra	rting to red to deliver s me 6-10	cover. This sites in the 11-15
It is underst early in the L Achievabilit The market uncertainty of short/mediur Future pote 50dph 14 Summary	tood that the s local Plan period ty is currently ur could impact o m term. ential housing 40dph	od. ncertain alth on the viabili J capacity 30dph 8	ough house p ty of sites an 20dph 6	Timefra	rting to red to deliver s me 6-10	cover. This sites in the 11-15
It is underst early in the L Achievabilit The market uncertainty of short/mediur Future pote 50dph 14 Summary	tood that the s local Plan period is currently ur could impact o m term. tential housing 40dph 11	od. ncertain alth on the viabili J capacity 30dph 8	ough house p ty of sites an 20dph 6	Timefra	rting to red to deliver s me 6-10	cover. Thi sites in the 11-15
It is underst early in the L Achievabilit The market uncertainty of short/mediur Future pote 50dph 14 Summary	tood that the s local Plan period is currently ur could impact o m term. tential housing 40dph 11	od. ncertain alth on the viabili J capacity 30dph 8	ough house p ty of sites an 20dph 6	Timefra	rting to red to deliver s me 6-10	cover. Thi sites in the 11-15
It is underst early in the L Achievabilit The market uncertainty of short/mediur Future pote 50dph 14 Summary	tood that the s local Plan period is currently ur could impact o m term. tential housing 40dph 11	od. ncertain alth on the viabili J capacity 30dph 8	ough house p ty of sites an 20dph 6	Timefra	rting to red to deliver s me 6-10	cover. Thi sites in the 11-15
It is underst early in the L Achievabilit The market uncertainty of short/mediur Future pote 50dph 14 Summary	ty is currently ur could impact o m term. tential housing 40dph 11	od. ncertain alth on the viabili J capacity 30dph 8	ough house p ty of sites an 20dph 6	Timefra	rting to red to deliver s me 6-10	cover. Thi sites in the 11-15

Site Ref	Address	Settlement	Size	
FHDC/W/01	Land North Isleham Road and West of Walnut Grove		10.54 ha	

Source

Local Development Framework Site, (Submitted in respect of 2006 'Sites' LP Consultation).

Description

Greenfield. Agricultural land to the west of the settlement of Worlington.

Background

Suitability

The site lies outside of the settlement boundary as defined by the Local Plan, (1995). Secondary villages contain only a very limited range of facilities and services. It is considered that such settlements should accommodate a limited amount of new development. According to the agent, (SHLAA, Spring 2015), there are no known constraints pertaining to the site that would limit its potential for development.

Availability

According to the agent, the site is within sole ownership and would be available for development early within the plan period, i.e. within the first 5 years. Further, the agent, (SHLAA, Spring 2015), anticipates that an outline planning application will be submitted by the landowner within the next 5 years.

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term. However, the agent, (SHLAA, Spring 2015), considers that development of this site is economically viable.

Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
527	422	316	211	12		
Summary						
purposes o Spatial Stra	condary Village whe f the SHLAA. This ategy, (Policy CS1 using and no urban	is considered), insofar as t	to be cor he Secon	nsistent w dary Villa	ith the Cor <i>ges</i> will pr	re Strategy rovide only
Overall yie	eld					

12

Site Ref	Address	Settlement	Size
FHDC/W/02	Land South of The Street, (Depot and Nursery).	Worlington	0.26 ha
Source			

Local Development Framework Site.

Description

Brownfield. Agricultural buildings in the centre of the settlement but outside of the settlement boundary defined by the Local Plan, (1995).

Background

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Secondary villages contain only a very limited range of facilities and services. It is considered that such settlements should accommodate a limited amount of new development.

Availability

There is a reasonable prospect of the site being made available for housing within the plan period.

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term.

Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
13	10	8	5		8	-
Summary						
	econdary Village and urposes of the SHL Spatial Strategy, (Pc	AA. This is co	nsidered t	o be con	sistent wit	0 1

8

FHDC/W/04	Address	Settlem	ent	Size		
FHDC/W/04	Land North of Manor Farm	Worlingt	on	0.47 ha		
Source						
Submitted 20	06					
Description						
	Agricultural buildings t to the settlement bou					ington and
Background						
<u></u>						
Suitability	outside of the settleme					(100)
	llages contain only a hat such settlements s					
Availability						
Achievabilit The market i uncertainty c	s currently uncertain a ould impact on the via					
Achievabilit The market i uncertainty c short/mediun	s currently uncertain a ould impact on the via	bility of s			to deliver s	
Achievabilit The market i uncertainty c short/mediun Future pote	s currently uncertain a ould impact on the viant term.	bility of s		he ability Timefra 1-5	to deliver s	sites in the 11-15
Achievabilit The market i uncertainty c short/mediun Future pote	s currently uncertain a ould impact on the viant term.	bility of s	ites and t	he ability	to deliver s	sites in the
Achievabilit The market i uncertainty c short/mediun Future poter 50dph 24	s currently uncertain a ould impact on the via term. ntial housing capacit	bility of s y 30dph	20dph	he ability Timefra 1-5	to deliver s me 6-10 years	sites in the 11-15
uncertainty c short/medium Future poter 50dph 24 Summary This is a Secc purposes of Spatial Strate	s currently uncertain a ould impact on the via term. ntial housing capacit	30dph 14 velopmen onsidered sofar as t	20dph 9 t is limite to be cor he Secon	he ability Timefra 1-5 years d to 12 dw sistent w dary Villa	to deliver s me 6-10 years 12 vellings per ith the Cor ges will pr	sites in th 11-15 years site for th e Strateg ovide onl

Site Ref	Address	Settlem	ent	Size		
FHDC/W/05	Land North of the Street, (up to cricket pitch).	Worlingto	on	0.68 ha		
Source	· · ·					
Local Plan, (Si	ubmitted to 2006 Cons	sultation).				
Description						
	gricultural/grazing lar	nd. Site bo	ound by cr	icket pitch	n to the no	rth and the
B1102 to the	south.		5	·		
Background						
Suitability						
	Itside of the settlemen	nt bounda	ry as defi	ined by th	e Local Pla	an, (1995).
	lages contain only a					
	nat such settlements					
development.						
Availability						
-	sonable prospect that	the site v	vould be r	made avai	lable for de	evelopment
within the plar						I
Achievability	1					
	s currently uncertain a	although h	ouse pric	es are sta	rting to re	cover. This
	ould impact on the via					
short/medium	term.					
Future poten	itial housing capacit	У		Timefra	me	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
Souph	400pm	Souph	Zoupii	years	years	
34		20	14	70000		vears
	27	20	14		12	years
Summary	27	20	14		12	years
	27 ondary Village and dev			to 12 dwe		
This is a Seco		elopment	is limited		ellings per	site for the
This is a Seco purposes of t Spatial Strate	ndary Village and dev he SHLAA. This is co egy, (Policy CS1), ins	elopment nsidered sofar as t	is limited to be con he Secon	isistent wi <i>dary Villa</i> g	ellings per th the Cor ges will pr	site for the re Strategy rovide only
This is a Seco purposes of t Spatial Strate	ndary Village and dev he SHLAA. This is co	elopment nsidered sofar as t	is limited to be con he Secon	isistent wi <i>dary Villa</i> g	ellings per th the Cor ges will pr	site for the re Strategy rovide only
purposes of t Spatial Strate nominal housi	ndary Village and dev he SHLAA. This is co egy, (Policy CS1), ins ng and no urban expa	elopment nsidered sofar as t	is limited to be con he Secon	isistent wi <i>dary Villa</i> g	ellings per th the Cor ges will pr	site for the re Strategy rovide only
This is a Seco purposes of t Spatial Strate	ndary Village and dev he SHLAA. This is co egy, (Policy CS1), ins ng and no urban expa	elopment nsidered sofar as t	is limited to be con he Secon	isistent wi <i>dary Villa</i> g	ellings per th the Cor ges will pr	site for the re Strategy rovide only

Site Ref	Address	Settlement	Size	
FHDC/W/14	Land adjacent to Grove Farm	Worlington	0.30 ha	
Source	•	•		

Source

Submitted post SHLAA 2014

Description

Greenfield – The site lies in the centre of Worlington and immediately south of The Street. Grove Farm lies immediately to the south of the site itself. The site comprises a field/grassland.

Background

Suitability

The site is outside of the settlement boundary as defined by the Local Plan, (1995). Secondary villages contain only a very limited range of facilities and services. It is considered that such settlements should accommodate a limited amount of minor new development.

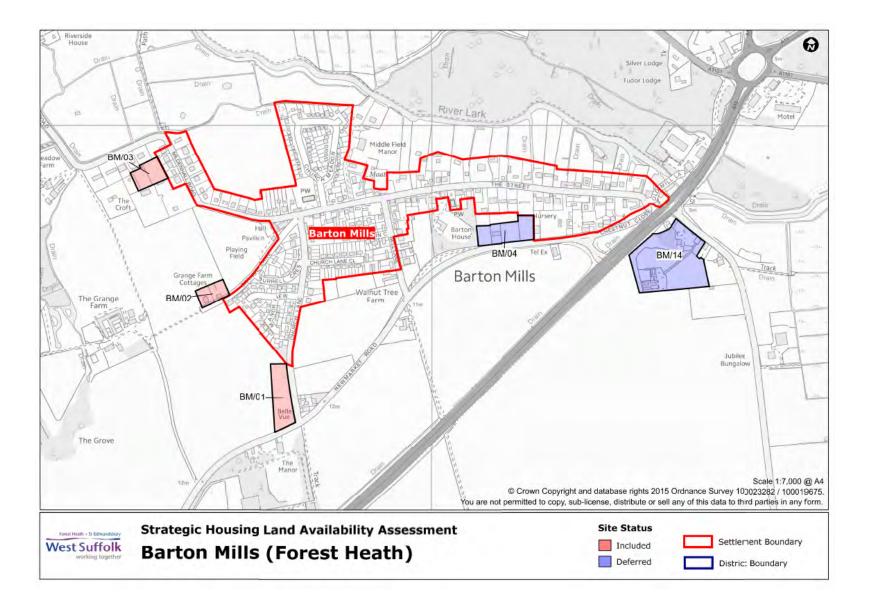
Availability

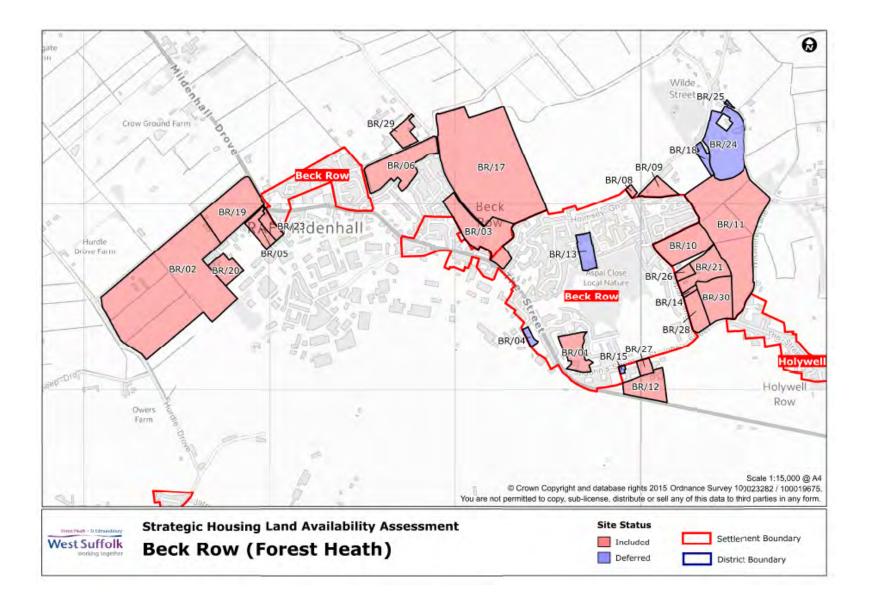
According to the agent there are no ownership or legal constraints to overcome and development would be economically viable.

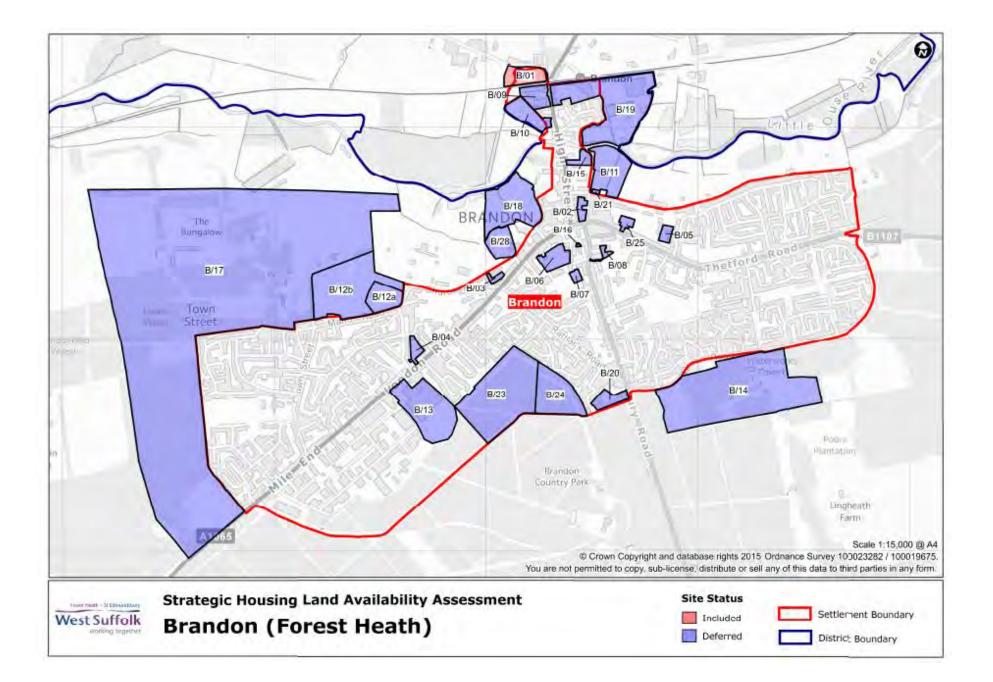
Achievability

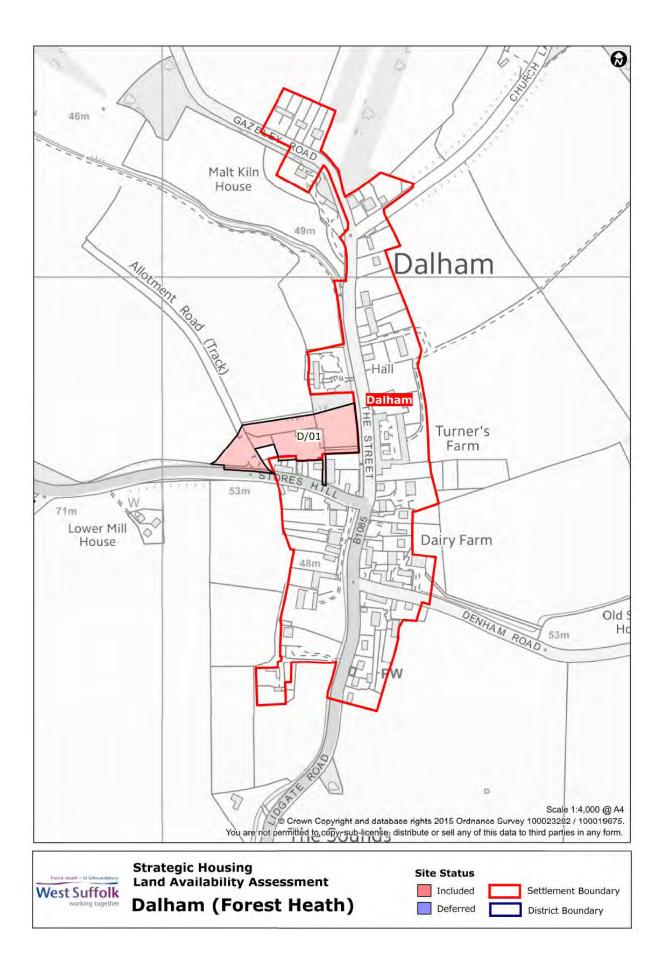
The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term.

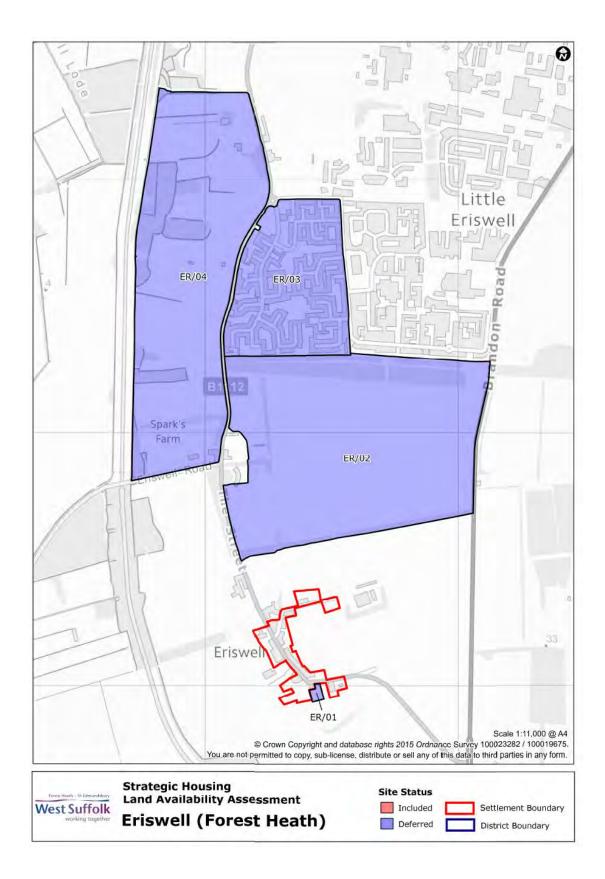
Future potential housing capacity			Timeframe			
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
15	12	9	6	9	-	
Summary						
Overall yi	eld					

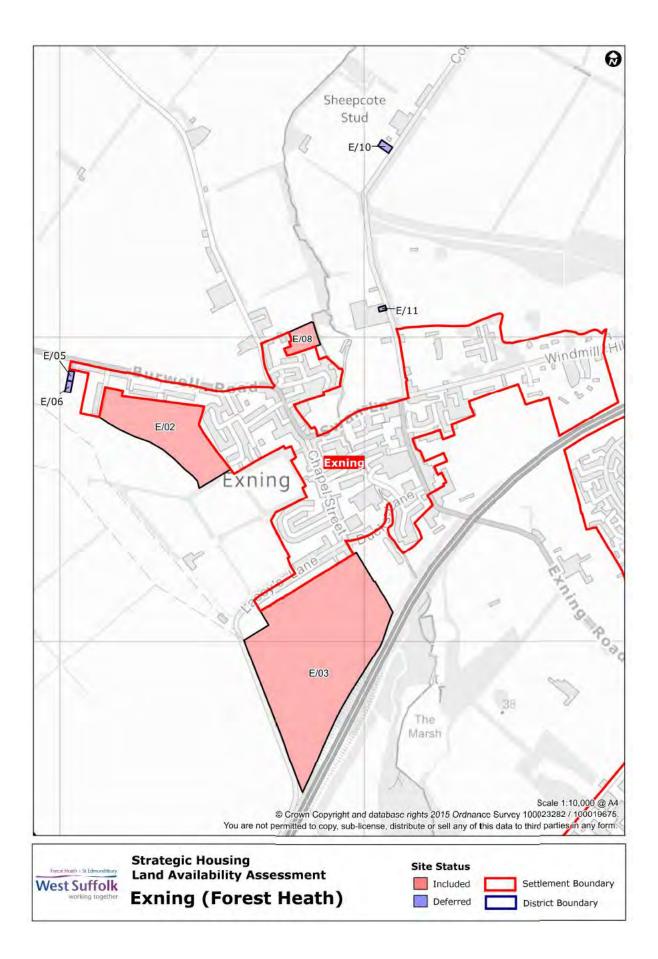


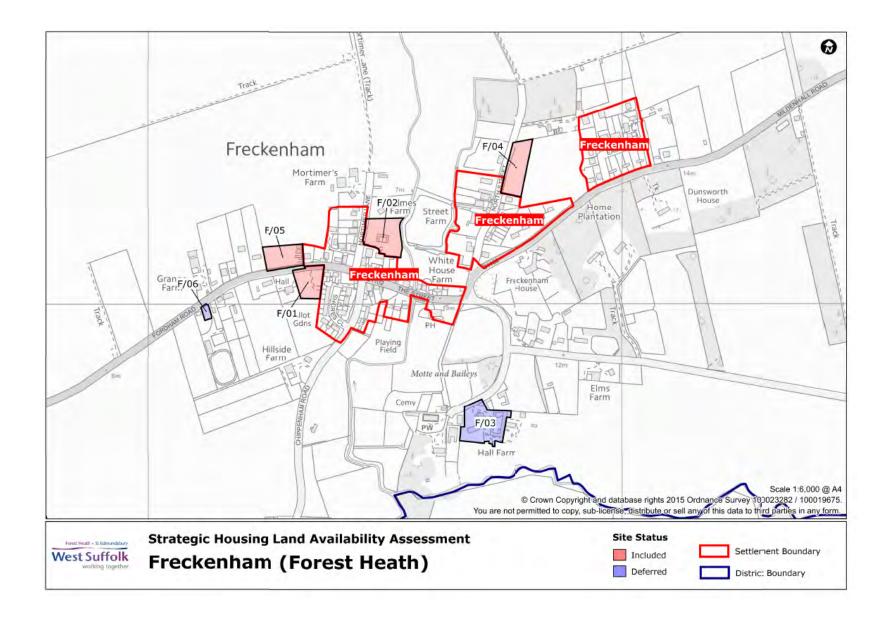


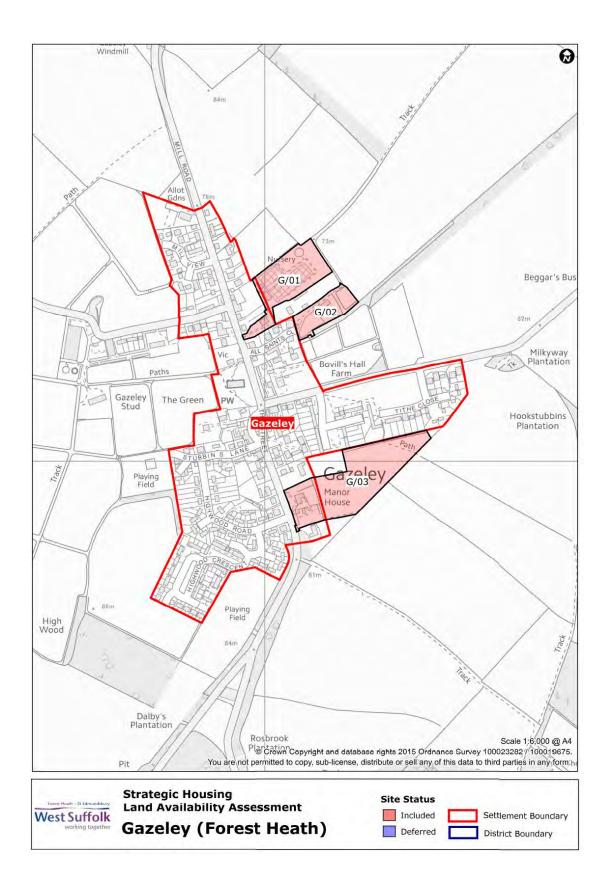


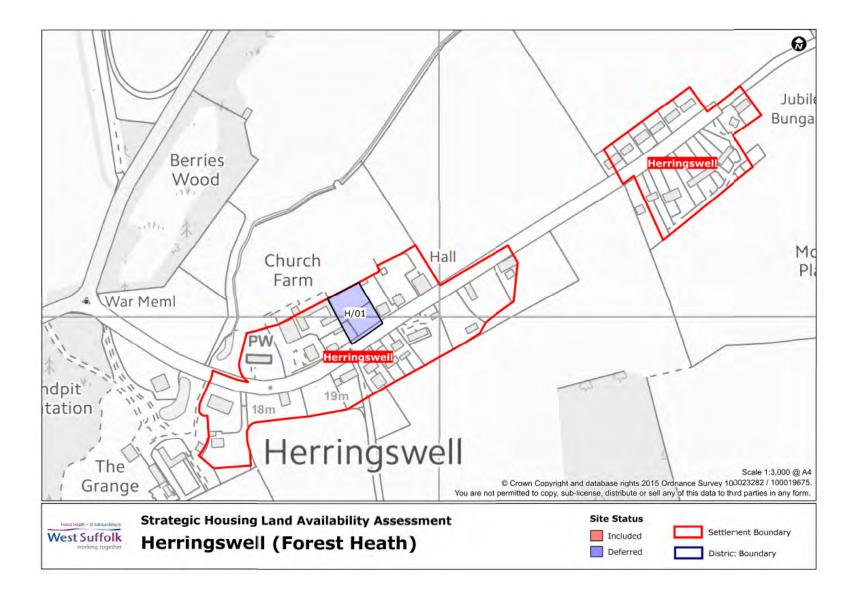


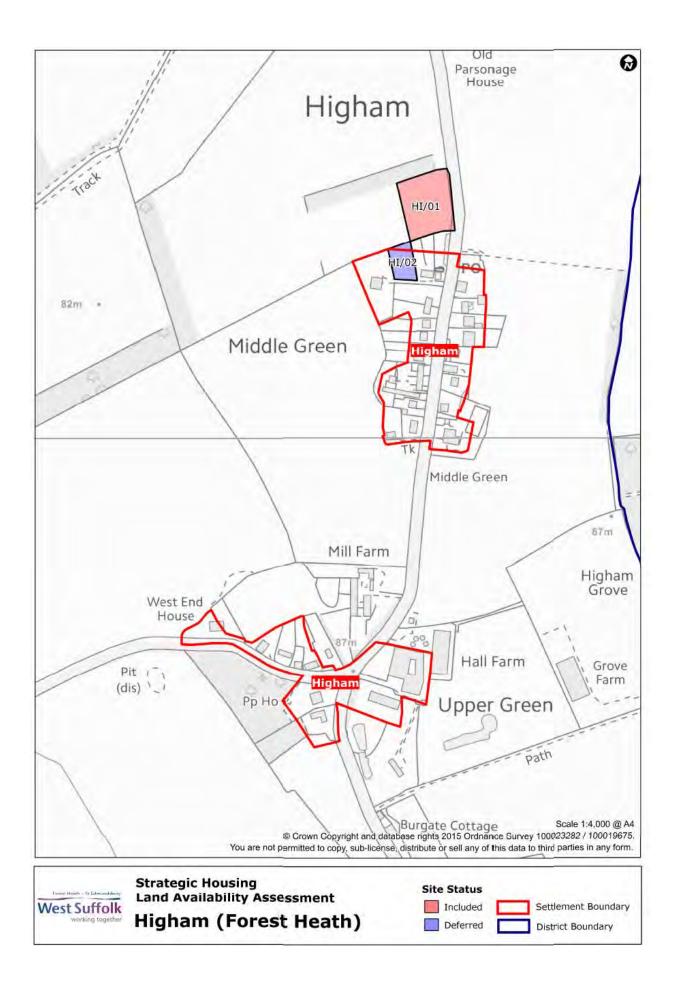


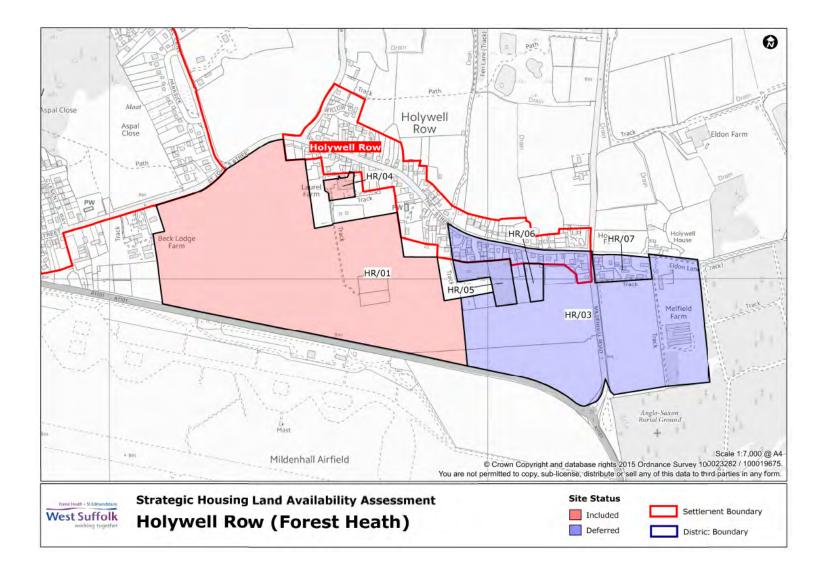


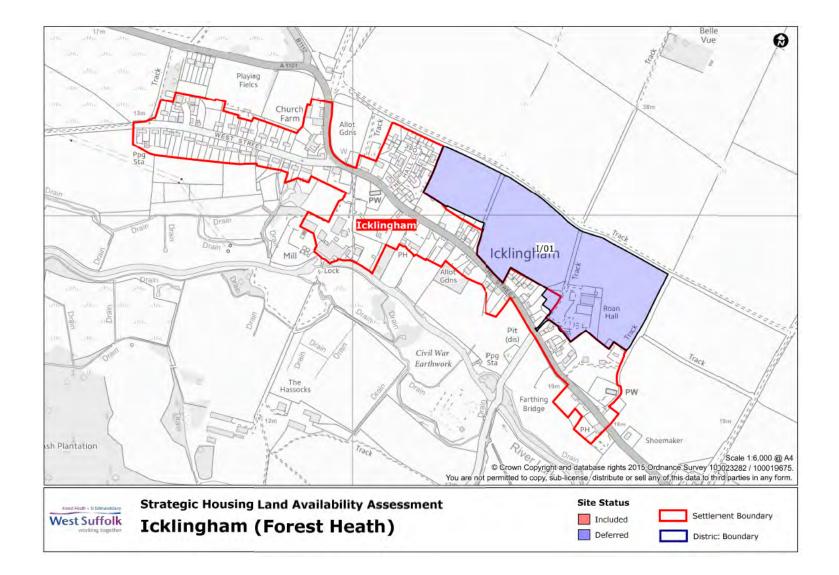


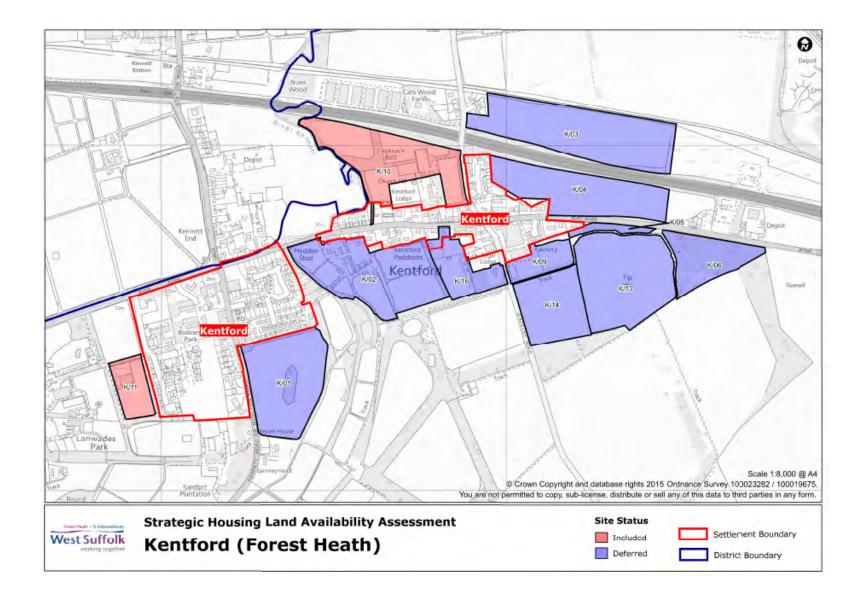


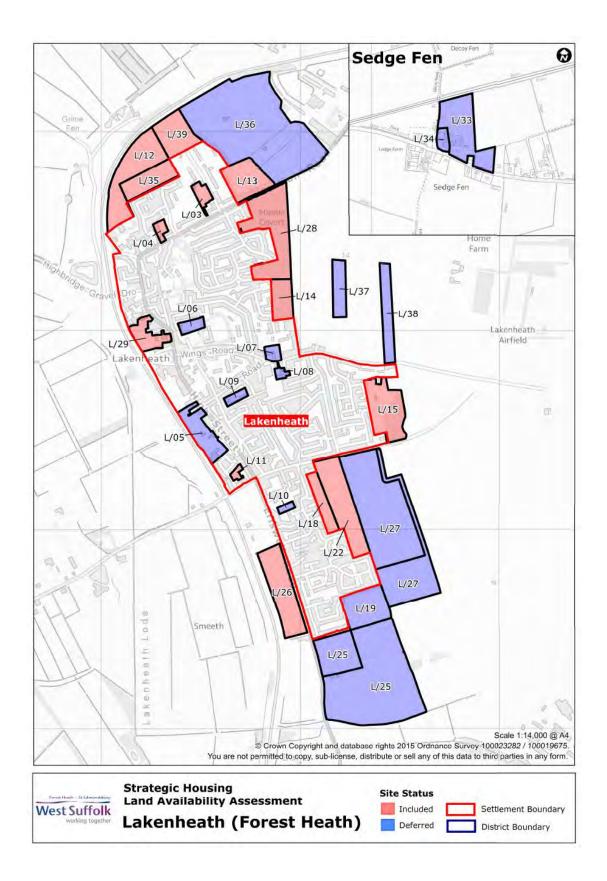


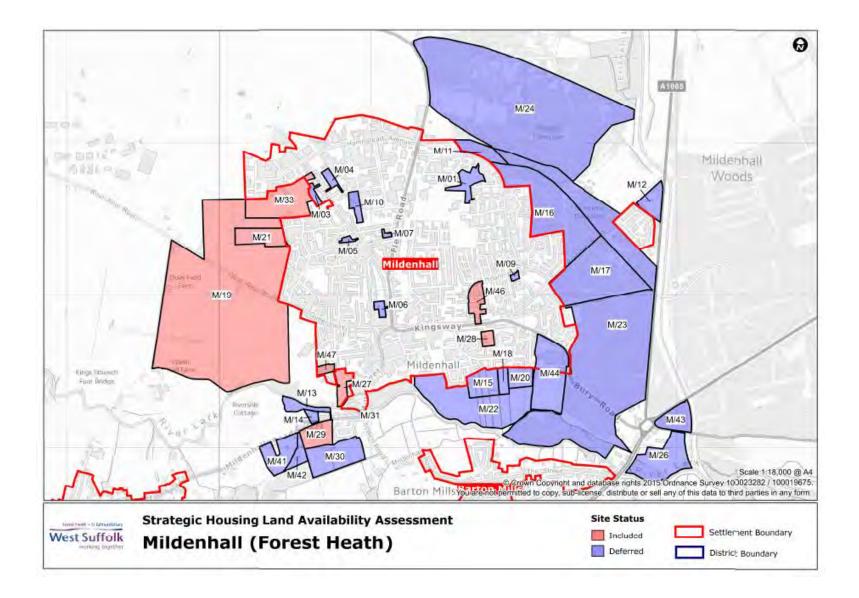


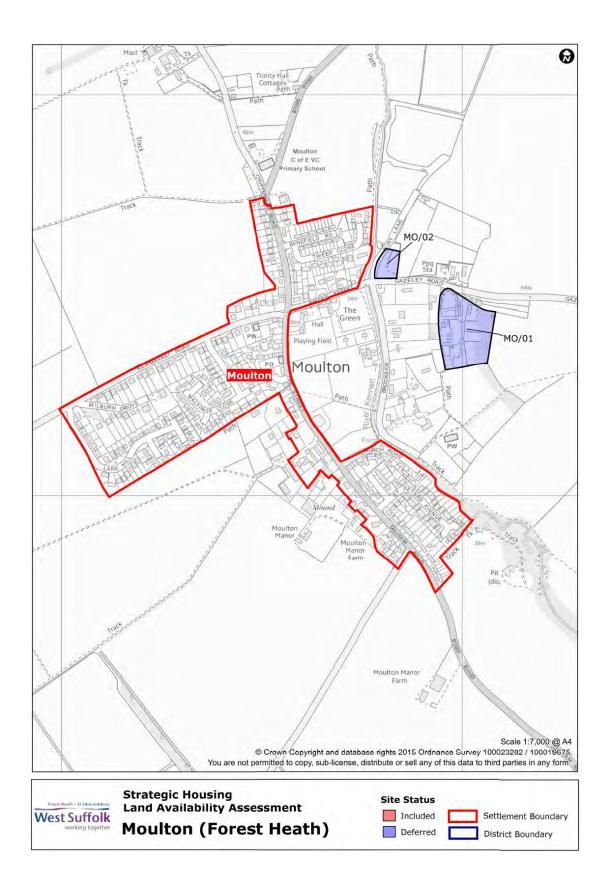


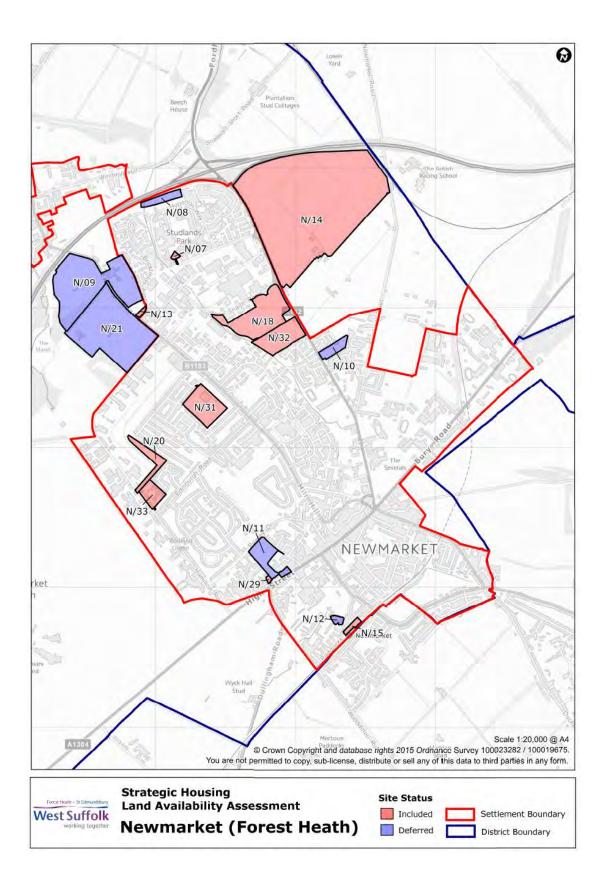


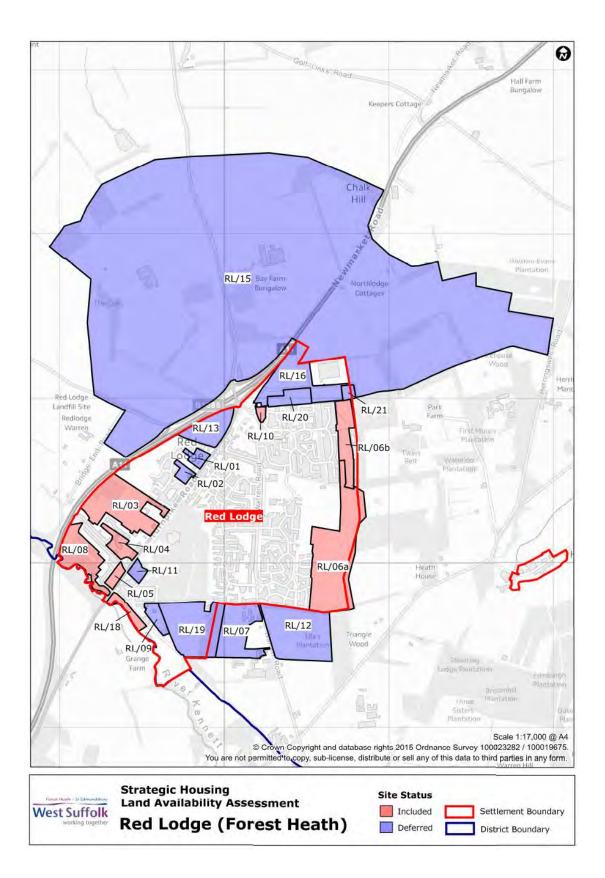


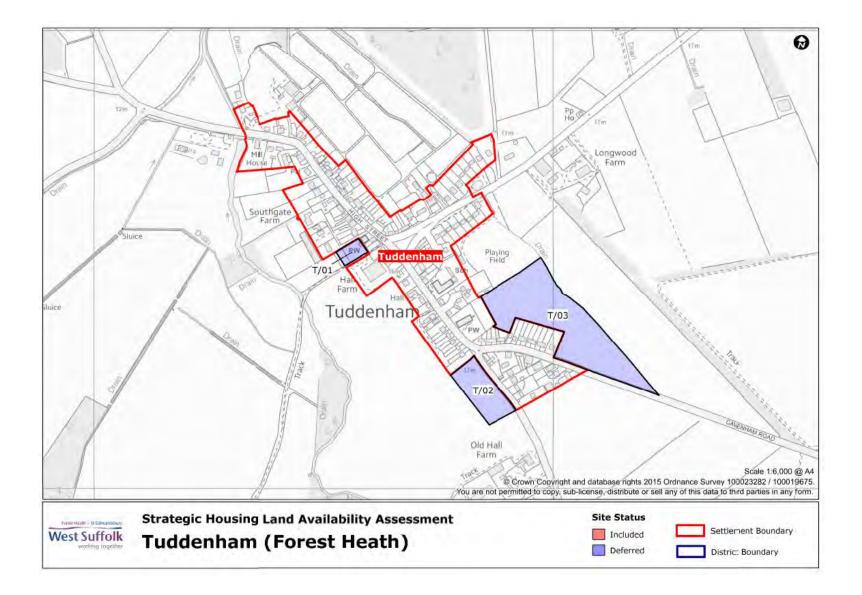


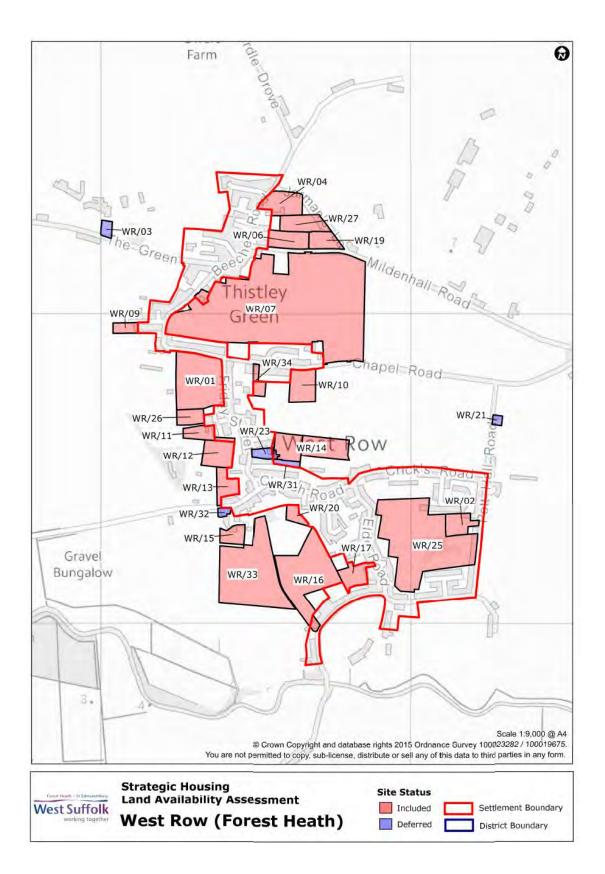


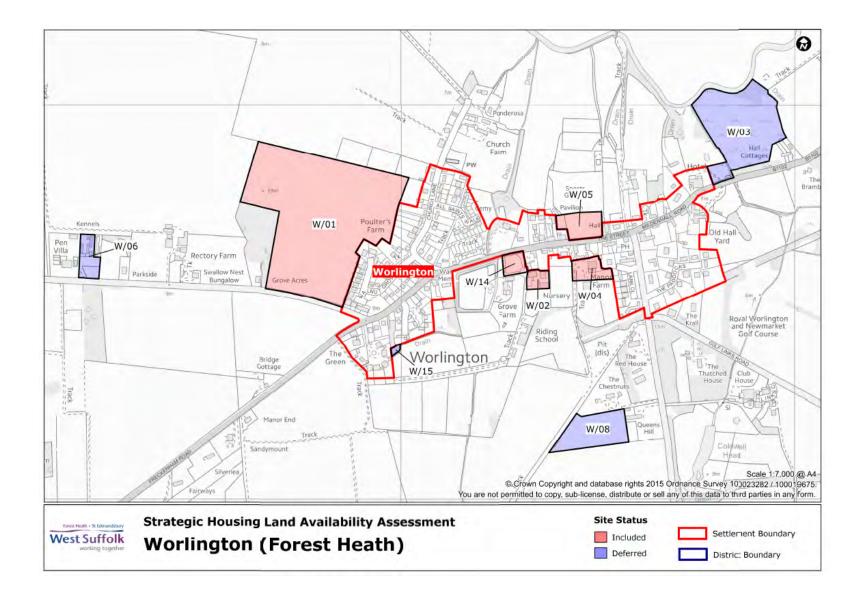












Appendix 4:

Assessment sheets for included sites (for St Edmundsbury Borough only) with site plans

Site Ref	Address	Settlem	ent	Size		
7.1a	Land adjacent to Littlemoor Hal farm			0.3ha		
Source		•				
April 2010. H	previously identified i owever, this allocatic in September 2014.					
	the built up area of th oad which requires fu site.					
Background						
	previously used for a e been adopted for gr				in more re	ecent times
Suitability						
No allocations were sites wit not within the Availability	could accommodate s s were made in Bardy thin the settlement bo e settlement boundary er has expressed a des	well in the undaries w	adopted f ith potent	Rural Visio ial to come	n 2031 pla	an as there
	s currently uncertain	0			0	
short/medium easement. In could also be	ould impact on the vi term. Access across addition there is an adapted for use. The mediately to the wes	the green existing ac ere is also a	is obtaina cess via t a possible	ble subject he farmste access via	t to a payr ad to the Littlemoor	nent for an east which r Bungalow
demolition of two accesses	the bungalow and its mentioned are in t velopment and achiev	redevelopr he control	ment as pa of the o	art of any s wner. The	scheme. Bo	oth the last
Future poter	ntial housing capaci	ty		Timefra	me	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
15	12	9	6	0	0	9
Ownership ar	e at the edge of Ban nd any covenants on en identified in the Vi	grass strij	o require	further inv	estigation/	. Sufficient
9						

	Address	Settlemen	t Size
7.1b	Land behind	The Bardwell	0.4ha
Source	Green		
	proviouely, identifi	ad in the Dural Ci	to Allocations Proferred Options DDD
April 2010. H	lowever, this allo	cation was not car	te Allocations Preferred Options DPD ried forward to the Rural Vision 203
plan adopted Description	in September 201	4.	
-	located around a	areen of the vil	lage. A farm yard and farm buildir
currently occu		green or the vir	lage. A farm yard and farm bundi
Background			
The site is in	use as a grain/far	m machinery store	
Suitability	uithin a Lagal Ca	nden Contra en la	dentification the Come Chartery The
			dentified in the Core Strategy. The sidential or employment developmer
			1 5
			opted Rural Vision 2031 plan as the potential to come forward. This site
	e settlement bound		potential to come forward. This site
Availability		uary.	
	r has expressed a	a desire to bring th	is site forward
The site owne		r desire to bring th	
Achievability	y		
The market is	s currently uncer		se prices are starting to recover. Th
The market is uncertainty c	s currently uncer ould impact on th	ne viability of sites	s and the ability to deliver sites in the
The market is uncertainty co short/medium	s currently uncer ould impact on th n term. This site	ne viability of sites	
The market is uncertainty co short/medium (economically	s currently uncer ould impact on th n term. This site v viable).	ne viability of sites is available for in	and the ability to deliver sites in the nmediate development and achievable
The market is uncertainty co short/medium (economically	s currently uncer ould impact on th n term. This site	ne viability of sites is available for in	s and the ability to deliver sites in the
The market is uncertainty co short/medium (economically	s currently uncer ould impact on th n term. This site v viable).	ne viability of sites is available for in pacity	and the ability to deliver sites in the nmediate development and achievable
The market is uncertainty co short/medium (economically Future poter	s currently uncer ould impact on th n term. This site viable). ntial housing cap	ne viability of sites is available for in pacity	and the ability to deliver sites in the ability to deliver sites in the ability to deliver sites in the same site of the second
The market is uncertainty constant short/medium (economically Future poter 50dph	s currently uncer ould impact on th n term. This site viable). ntial housing cap 40dph	e viability of sites is available for in pacity 30dph 2	and the ability to deliver sites in the ability to deliver sites in the amediate development and achievab Timeframe Odph 1-5 6-10 11-15
The market is uncertainty or short/medium (economically Future poter 50dph 20 Summary	s currently uncer ould impact on th n term. This site viable). ntial housing cap 40dph 16	e viability of sites is available for in pacity 30dph 2 12 8	and the ability to deliver sites in the ability to deliver sites in the second
The market is uncertainty of short/medium (economically Future poter 50dph 20 Summary Brownfield sit	s currently uncer ould impact on th n term. This site viable). ntial housing cap 40dph 16 te at the edge of	e viability of sites is available for in pacity 30dph 2 12 8 Bardwell with no	and the ability to deliver sites in the ability to deliver sites in the amediate development and achievab Timeframe Odph 1-5 6-10 11-15
The market is uncertainty of short/medium (economically Future poter 50dph 20 Summary Brownfield sit	s currently uncer ould impact on th n term. This site viable). ntial housing cap 40dph 16 te at the edge of es have been ide	e viability of sites is available for in pacity 30dph 2 12 8 Bardwell with no	and the ability to deliver sites in the ability of the abil
The market is uncertainty or short/medium (economically Future poter 50dph 20 Summary Brownfield sit Sufficient site	s currently uncer ould impact on th n term. This site viable). ntial housing cap 40dph 16 te at the edge of es have been ide to 2031.	e viability of sites is available for in pacity 30dph 2 12 8 Bardwell with no	and the ability to deliver sites in the ability of the abil

Site Ref	Address	Settlem	ent	Size		
SS72	Street Farm, Lov Street, Bardwell	w Bardwel		0.45ha		
Source		I		1		
	ion in May 2008. The					Vision 2031
plan adopted	September 2014 and	d lies outside	e the settl	ement bo	undary.	
Description						
Boundary. T flood risk ass in a manner properties w Suffolk Wildl		ological valu oduced to d that the rish d. An ecolo d that the s	ue and is emonstrat < of floodi gical asse	partially te that th ng to exi essment h	within flood e site can be sting nearby nas been pro	d zone 2. A e developed / residentia oduced and
Cuitability						
Suitability	within a Local Servic	o Contro -	e Identifi	d in the	Coro Ctrat	ogy These
although the allocated, ne appear incor Street.	r's Report into Rural e Street Farm site co ew development woul ngruous against the l	ontains exis d have pus	ting farm hed out to	buildings build the rea	s, if the site r of them v	e had beer which would
Availability						
	o the agent, (SHLAA hanged and the pro					
Achievabilit	ÿ					
uncertainty of	is currently uncertain could impact on the v	viability of s the agent, (ites and t	the ability	/ to deliver	ecover. This
years and th location havi	ity, the housing marking they are confident that ng regard to the exce intial housing capac	it there wou llent range (improving uld be stre	g at some ong dema	pace over t and for hou ne village.	sites in the 5), In terms he past 2/3
of achievabil years and th location havi Future pote	ity, the housing marke ney are confident tha ng regard to the exce intial housing capac	It there wou Ilent range of City	improving uld be stro of services	g at some ong dem s within th Timefr	pace over t and for hou ne village. ame	sites in the 5), In terms he past 2/3 sing in this
of achievabil years and th location havi Future pote 50dph	ity, the housing marke hey are confident that ng regard to the exce intial housing capac 40dph	it there wou illent range of city 30dph	improving uld be stro of services 20dph	g at some ong dema s within th Timefr 1-5	pace over t and for hou ne village. ame 6-10	sites in the 5), In terms he past 2/3 sing in this 11-15
of achievabil years and the location havi Future pote 50dph 23	ity, the housing marke ney are confident tha ng regard to the exce intial housing capac	It there wou Ilent range of City	improving uld be stro of services	g at some ong dem s within th Timefr	pace over t and for hou ne village. ame	sites in the 5), In terms he past 2/3 sing in this
of achievabil years and the location havi Future pote 50dph 23 Summary Brownfield si cannot be ac carefully mar	ity, the housing marked and regard to the excential housing capace 40dph 18 te at the edge of Barco ddressed or mitigated haged if this site were	at there wou illent range of city 30dph 14 dwell with n . However,	improving uld be stru- of services 20dph 9 o identifie pattern of	y at some ong dema s within th Timefr 1-5 14 d environ f develop	and for houne village. ame 6-10 0 mental conservations ment would	sites in the 5), In terms the past 2/3 sing in this 11-15 0 straints tha
of achievabil years and the location havi Future pote 50dph 23 Summary Brownfield si cannot be action	ity, the housing marked and regard to the excential housing capace 40dph 18 te at the edge of Barco ddressed or mitigated haged if this site were	at there wou illent range of city 30dph 14 dwell with n . However,	improving uld be stru- of services 20dph 9 o identifie pattern of	y at some ong dema s within th Timefr 1-5 14 d environ f develop	and for houne village. ame 6-10 0 mental conservations ment would	sites in th 5), In term he past 2/ sing in thi 11-15 0 straints tha

Site Ref	Address	Settleme	nt	Size		
WS20	Land	Barningha	m	2.8ha		
	adjoining					
	Millfields					
Source						
						the Rural Visior
	dopted Septem	ber 2014 an	d lies ou	itside the setti	ement bou	ndary.
Description		that would	hoold on	to duvellinge o		a weat and north
west bound		that would	DACK ON	to awenings o	n the south	n west and north
west bounda	arres.					
Backgroun	d					
		il as a De	ecember	2008 site	submission	for residentia
developmen				2000 5110	300111331011	
Suitability						
	ocated adjacen	t to a Local	Service	Centre as ider	ntified in th	e Core Strategy
	5					or employmen
developmen	t. The site ha	s not been	allocated	d in the Rural	Vision 20	31 plan adopted
September	2014 and lies	outside the	settleme	ent boundary.	The owner	, (SHLAA Spring
2015), cons	iders the site	suitable for	a range	of residential	units to ir	nclude affordable
homes. Furt	her, any devel	opment wou	ld also p	provide ameni	ties for the	village. The site
is co nsidere	d to be within `	easy' walkin	g distan	ce of all the vi	llage facilit	ies: Post office 8
	hool, public ho	use and villa	ge hall.			
Availability						
						ingle ownership
						ll available. The
		0	•	ion and the ov	vner believ	es that that thei
site could be	e an appropriat	e extension	to this.			
Achievabili	tv					
		ncertain alth	nouah h	ouse prices a	e starting	to recover. This
						liver sites in the
short/mediu			11.9 01 31			
Short/mean						
Short/medic						
Short/medic						
	ential housing	, capacity		Timeframe		
Future pot	ential housing 40dph		20dph	Timeframe 1-5	6-10	11-15
Future pot 50dph		30dph	20dph 56		6-10	11-15 20
Future pot 50dph 140	40dph	30dph		1-5		
Future pote 50dph 140 Summary	40dph 112	30dph 84	56	1-5 O	0	20
Future poto 50dph 140 Summary The site ab	40dph 112 uts the Housin	30dph 84 g Settlemen	56 It Bound	1-5 O lary of a Loca	0 I Service (20 Centre. Sufficien
Future poto 50dph 140 Summary The site ab	40dph 112 uts the Housin	30dph 84 g Settlemen	56 It Bound	1-5 O lary of a Loca	0 I Service (
Future pote 50dph 140 Summary The site ab sites have b	40dph 112 uts the Housin been identified	30dph 84 g Settlemen	56 It Bound	1-5 O lary of a Loca	0 I Service (20 Centre. Sufficien

Site Ref	Address	Settle	ment	Size		
WS41	Pentland Nursery,	Barnin	gham	1.75ha		
	Coney Weston Road		-			
Source						
Site submis	ssion December 2008. The	e site ha	as not be	een allocat	ed in the	Rural Visio
	adopted September 2014 a	and lies	outside	the settlen	nent bour	ndary.
Descriptio						
	nd that fronts onto the C	oney We	eston Ro	ad located	l on the v	vestern edg
of the villag	je					
	•					
Backgrour			2000	- 14		
	to the council as a De	ecember	2008	site subm	ission to	r residentia
developmer	11.					
Suitability						
	located adjacent to a l	ocal Se	ervice C	entre as i	dentified	in the Cor
	These settlements coul					sidential o
00	it development. The site					
1 5	ed September 2014 and lie					101011 200
Availabilit	Y					
The site is I	peing promoted for reside	ntial dev	elopmer/	nt and is in	single ov	vnership.
	-					
Achievabil						
	is currently uncertain alt					
	could impact on the viab	ility of s	ites and	the ability	to delive	r sites in the
short/medi	um term.					
Future not	ential housing capacity	,		Timefra	me	
50dph	40dph	30dp	20dp	2014-	2020-	2026-
Soubu	Foupin	h	h	2019	2025	2020
88	70	53	35	0	0	20
Summary				<u> </u>		
	uts the Housing Settleme	nt Boun	darv of a	a Local Ser	vice Cen	tre. Howeve
	ites, including RV11a at					
	to meet the housing requ	0				
Overall vie						

Overall yield

Site Ref	Address		Settle	ment	Size		
SEBARN01	Land south	Hopton	Barnin	gham	1.66		
	Road						
Source							
SHLAA CFS	Spring 2015						
Descriptio	n						
	- Agricultural la						
residential	development to	the west	. The s	ite is bo	ound on 2	2 sides by	open field
(countrysid	,						
Backgrour							
	Spring 2015						
Suitability							
	located adjacent						
	n the Core Strat						
	or employment c						
Vision 2031	plan adopted Se	eptember	2014 ar	nd lies o	utside the	settlemer	nt boundary
Availabilit	y						
The site is I	peing promoted f	or resider	ntial dev	relopmer	nt.		
Achievabil							
	is currently unc						
	could impact on	the viabi	lity of si	ites and	the ability	/ to delive	r sites in th
short/medi	um term.						
	ential housing	capacity		-	Timefra		1
50dph	40dph		30dp h	20dp h	2014- 2019	2020- 2025	2026- 2031
83	66		50	33	2017		2031
Summary	•					•	•
	uts the Housing	Settlemer	nt Bound	dary of a	a Local Se	rvice Cent	tre. Howeve
	ites, including R						
	to meet the hour		0				
Overall vie							
Overall yie	eia						

Site Ref	Address	Settle	ment	Size		
BARN02	Land north of	Barnin	gham	0.95		
	Hepworth Road					
Source						
SHLAA CFS	Spring 2015					
Descriptio	n					
Greenfield	 Agricultural land bound 	by exist	ing resid	dential dev	elopment	and housing
developme	nt to the north and open	fields on	3 sides,	(countrys	ide).	
Backgrou						
SHLAA CFS	Spring 2015					
Suitability	,					
The site is	s located adjacent to a	Local Se	ervice C	entre as	identified	in the Core
05	These settlements cou		mmodat			esidential or
	nt development. The site					Vision 2031
plan adopte	ed September 2014 and I	ies outsic	le the se	ettlement k	boundary.	
Availabilit	Y					
The site is	being promoted for reside	ential dev	relopmei	nt.		
Achievabi	lity					
	t is currently uncertain al					
	could impact on the viat	oility of si	ites and	the ability	to delive	r sites in the
short/medi	um term.					
Future po	tential housing capacit	у		Timefra	me	
50dph	40dph	30dp	20dp	2014-	2020-	2026-
		h	h	2019	2025	2031
48	38	29	19			20
~						
Summary						
The site ab	uts the Housing Settleme					
The site ab	uts the Housing Settleme ites, including RV11a at					
The site ab sufficient s 2031 plans	ites, including RV11a at to meet the housing requ	Barningh	nam, ha	ve been i		
The site ab sufficient s	ites, including RV11a at to meet the housing requ	Barningh	nam, ha	ve been i		

	Address	Settlement	Size		
SS11.1	Land on the corner of	Barrow	0.76ha		
	Stoney Lane and Bury				
	Road				
Source					
Site submi	ssion in 2011. The site h	as not been a	llocated in th	ne Rural	Vision 203
plan adopt	ed September 2014 and lie	es outside the	settlement bo	oundary.	
Descriptio	on				
	parcel of land that is at th	e entrance of	the village wl	hen appr	oached fror
Bury St Ed	munds.				
Backgrou					
Submitted	to the council as a site sub	omission for re	sidential deve	elopment	
Suitability					
The site is	s located adjacent to a	Key Service	Centre as id	entified	in the Cor
Strategy.	These settlements could	l accommoda	e medium	scale re	esidential c
employme	nt development. The site I	has not been	لا ما ام ملام م ما ا		
chipid yillo	it development. The site i	las nut been	anocated in t	he Rural	Vision 203
					Vision 203
	ed September 2014 and lie				Vision 203
plan adopt	ed September 2014 and lie				Vision 203
plan adopt Availabilit	ed September 2014 and lie	es outside the	settlement bo	oundary.	
plan adopt Availabilit	ed September 2014 and lie	es outside the	settlement bo	oundary.	
plan adopt Availabilit The site is	ed September 2014 and lie Y being promoted for resider	es outside the	settlement bo	oundary.	
plan adopt Availabilit The site is Achievabi	ed September 2014 and lie Y being promoted for resider	es outside the ntial developm	settlement bo ent and is in	single ov	vnership.
plan adopt Availabilit The site is Achievabi The marke	ed September 2014 and lie y being promoted for resider lity	es outside the ntial developm hough house p	ent and is in	single ov	vnership. recover. Thi
plan adopt Availabilit The site is Achievabi The marke uncertainty	ed September 2014 and lie y being promoted for resider lity t is currently uncertain alt could impact on the viable	es outside the ntial developm hough house p	ent and is in	single ov	vnership. recover. Thi
plan adopt Availabilit The site is Achievabi The marke uncertainty	ed September 2014 and lie y being promoted for resider lity t is currently uncertain alt could impact on the viable	es outside the ntial developm hough house p	ent and is in	single ov	vnership. recover. Thi
plan adopt Availabilit The site is Achievabi The marke uncertainty short/medi	ed September 2014 and lie being promoted for resider lity t is currently uncertain alt could impact on the viabi um term.	htial developm hough house p	ent and is in	single ov rting to r to delive	vnership. recover. Thi
plan adopt Availabilit The site is Achievabi The marke uncertainty short/medi Future po	ed September 2014 and lie y being promoted for resider lity t is currently uncertain alt could impact on the viable	htial developm hough house p	ent and is in prices are sta d the ability Timefran	single ov rting to r to delive	vnership. recover. Thi
plan adopt Availabilit The site is Achievabi The marke uncertainty short/medi Future po	ed September 2014 and lie y being promoted for resider lity t is currently uncertain alt y could impact on the viabi um term. tential housing capacity	hough house p	ent and is in prices are sta d the ability Timefran	single ov rting to r to deliver	vnership. recover. Thi r sites in th
plan adopt Availabilit The site is Achievabi The marke uncertainty short/medi Future po 50dph	ed September 2014 and lie y being promoted for resider lity t is currently uncertain alt y could impact on the viabi um term. tential housing capacity	ntial developm hough house p ility of sites ar 30dp 20d	ent and is in orices are sta d the ability Timefran 2014-	single ov rting to r to deliver ne 2020-	vnership. recover. Thi r sites in th 2026-
plan adopt Availabilit The site is Achievabi The marke uncertainty short/medi	ed September 2014 and lie being promoted for resider lity t is currently uncertain alt y could impact on the viabi um term. tential housing capacity 40dph 30	es outside the ntial developm hough house p ility of sites ar 30dp 20dp h h	ent and is in orices are sta d the ability Timefran 2014- 2019	single ov rting to r to deliver 2020- 2025	vnership. recover. Thi r sites in th 2026- 2031
plan adopt Availabilit The site is Achievabi The marke uncertainty short/medi Future po 50dph 38 Summary	ed September 2014 and lie being promoted for resider lity t is currently uncertain alt y could impact on the viabi um term. tential housing capacity 40dph 30	hough house p hough house p llity of sites ar 30dp 20d h h h 15	ent and is in orices are sta d the ability Timefran 2014- 2019 0	single ov rting to r to deliver 2020- 2025 0	vnership. recover. Thi r sites in th 2026- 2031 23
plan adopt Availabilit The site is Achievabi The marke uncertainty short/medi Future po 50dph 38 Summary The site at	ed September 2014 and lie being promoted for resider lity t is currently uncertain alt could impact on the viabi um term. tential housing capacity 40dph 30	es outside the ntial developm hough house p ility of sites ar 30dp 20d h h 23 15	ent and is in orices are sta d the ability Timefran 2014- 2019 0 of a Key Serv	single ov rting to r to deliver 2020- 2025 0 vice Cent	vnership. recover. Thi r sites in th 2026- 2031 23 re. Howeve
plan adopt Availabilit The site is Achievabi The marke uncertainty short/medi Future po 50dph 38 Summary The site at	ed September 2014 and lie being promoted for resider lity t is currently uncertain alt could impact on the viabi um term. tential housing capacity 40dph 30 buts the Housing Settlement sites have been identified	es outside the ntial developm hough house p ility of sites ar 30dp 20d h h 23 15	ent and is in orices are sta d the ability Timefran 2014- 2019 0 of a Key Serv	single ov rting to r to deliver 2020- 2025 0 vice Cent	vnership. recover. Thi r sites in th 2026- 2031 23 re. Howeve

Site Ref	Address	Settlem	ent	Size		
6.1b, SS117	Land to the south	Barrow		10.22h	а	
	of Bury Road,					
	Barrow					
Source						
Site submission	on in May 2008 and	identified	l in the F	Rural Sit	e Allocation	s Preferred
Options DPD	- April 2010. Howeve	er not incl	uded in tl	he Rural	Vision 203	1 preferred
options docum	nent as another site v	was consid	lered mor	e sustair	hable. The s	site has no
been allocated	in the Rural Vision 2	031 plan a	adopted S	eptembe	r 2014 and	lies outside
the settlement	t boundary.					
Description						
Agricultural la	nd bounded by Bury R	oad to the	e north and	d residen	tial develop	ment to the
west. Agricultu	ural land bounds the la	and to the	east and s	south.		
0						
Background						
-	he Council as a May 2	008 site fo	nr resident	ial devel	onment	
	The obtainen as a may z				opment	
Suitability						
	ithin a Kay Candaa	Contro oo	idoptifica	d in the	Cara Ctrat	
	ithin a Key Service					
	ill provide the focus f					
	e site has not been					
)14 and lies outside					the agent
(SHLAA, Sprin	g 2015), the site is su	nable, ava	maple and	achieva	DIE.	
Availability						
Available for re	esidential developmen	t. Landowi	ner interes	st in deve	eloping site.	
Achievability						
The market is	currently uncertain a	although h	nouse price	es are st	tarting to re	ecover. This
	ould impact on the via					
	term. According to th					
	n Barrow demonstrate					
accommodatin	ig growth. Further, the	ere are no	constrair	nts to de	velopment d	or abnorma
costs associate	ed with bringing this s	ite forwar	d. A start	date of 2	2020 is antio	cipated with
a build out rat	e of approx. 50 dwellir	ngs per an	num.	_		
Future poten	tial housing capacit	у		Timefr	ame	
		•	•		1	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
511	409	307	204	0	0	307
Summary						
Greenfield site	e at the edge of Ba	rrow with	no ident	ified env	/ironmental	constraints
	llocated in the adopted					
	d in the Vision 2031 pla					
	ľ			5 1		
Overall yield						
307	1					

Site Ref	Address	Settle	ment	Size		
SS11.2,	Land south of Stoney	Barrow	/	0.4ha		
WS50	Lane					
Source						
	ssion originally in Decemi					
	(site boundary used) is sl	ightly lai	rger tha	n the orig	inal subm	ISSION
Descriptio			- Devie			
	and that fronts onto Stor o the south on Bury Road	ney Lan	e. Deve	iopment i	here wou	id back onto
uwenings to	S the south off bury Roau					
Backgrou	nd					
	to the council as a site sub	mission	for resid	dential de	velopmen	t
Submitted		111331011	101 1051		velopinen	
Suitability	,					
	s located adjacent to a	Key Se	rvice Ce	entre as	identified	in the Core
	These settlements could					
employmer	nt development. The site h	nas not	been all	ocated in	the Rura	l Vision 2031
plan adopte	ed September 2014 and lie	es outsic	de the se	ettlement	boundary	. Other sites
considered	more suitable are allocate	d within	Barrow			
Availabilit						
The site is	being promoted for resider	ntial dev	elopmer	nt and is ii	n single ov	wnership.
Achievabi	lity					
The marke	t is currently uncertain alt	hough h	ouse pri	ces are st	arting to	recover. This
	could impact on the viabi	lity of si	tes and	the ability	/ to delive	er sites in the
short/medi	um term.					
Future po	tential housing canacity	,		Timefra	me	
	tential housing capacity		20dn	Timefra		11-15
Future po 50dph	tential housing capacity 40dph	30dp	20dp h	Timefra 1-5	me 6-10	11-15
50dph			20dp h 8			11-15
50dph 20	40dph	30dp h	h	1-5	6-10	_
50dph 20 Summary	40dph 16	30dp h 12	h 8	1-5 0	6-10 0	12
50dph 20 Summary The site ab	40dph 16 outs the Housing Settleme	30dp h 12 nt Bound	h 8 dary of	1-5 0 a Key Ser	6-10 0 vice Cent	12 re. However,
50dph 20 Summary The site ab sites have to 2031.	40dph 16 buts the Housing Settleme been identified in the Visio	30dp h 12 nt Bound	h 8 dary of	1-5 0 a Key Ser	6-10 0 vice Cent	12 re. However,
50dph 20 Summary The site ab sites have	40dph 16 buts the Housing Settleme been identified in the Visio	30dp h 12 nt Bound	h 8 dary of	1-5 0 a Key Ser	6-10 0 vice Cent	12 re. However,

Site Ref	Address	Settle	ment	Size			
RV10b	Land to the east of	Barrow	/	4.2ha			
Was RV6,	Barrow Hill						
SP3							
Source							
Site submiss							
Description							
	nd that is predominantly currently has some generation				ption of a	former farr	n
Backgroun							
Submitted t	o the council as a site sub	mission	for resi	dential de	velopment	-	
Suitability							
The site is	located within a Key Ser	vice Ce	ntre as	identified	in the Co	ore Strategy	<i>'</i> .
	ements could accommod						
	t. The site is allocated						
	and employment use, und	der polic	y RV10k	o with del	ivery expe	ected to take	е
	medium term.						
Availability							
The site is b	eing promoted for resider	ntial dev	elopmer	nt and is ir	n single ov	vnership.	
Achievabili	ty						
The market	is currently uncertain alt	hough h	ouse pri	ces are st	arting to r	recover. Thi	S
	could impact on the viabi	lity of s	ites and	the ability	y to delive	r sites in th	е
short/mediu	ım term.						
Future pot	ential housing capacity			Timefra	me		
50dph	40dph	30dp h	20dp h	2014- 2019	2020- 2025	2026- 2031	
210	168	126	84	25	50	0	
Summary							
	uts the Housing Settlemer	nt Bound	dary of a	a Key Serv	vice Centr	e and is we	
placed to ac	ccess the services and fa	cilities n	iearby. 1	The site w	as an allo	cated site in	n
	l Rural Vision 2031 plan,				nectare of	B1 busines	S
	livery expected to take p	lace in t	he medi	um term.			
Overall yie	ld						

Site Ref	Address	Settle	ment	Size		
SEBAR01	Land to rear of 2	Barrow	/	3.98		
	Stoney Lane, Barrow					
Source						
SHLAA CFS	Spring 2015					
Descriptio	n					
Mixed -	Existing dwelling house	e with	substa	intial resi	dential	curtilage c
approximat	ely 0.5ha, with a furthe	r 3.25	ha of a	gricultural	land in	the easter
portion.						
Backgrou	nd					
Suitability	,					
	located on the edge of a					
	These settlements could					
	nt development. There are	e no kno	own con	straints to	developr	ment on thi
site.						
Availabilit	У					
	peing promoted for resider	ntial dev	elopmer	nt and is in	single ov	vnership.
Achievabi						
	is currently uncertain alth					
	could impact on the viabi					
	um term. According to					
0	site in a sustainable location				th the ach	nievement c
	cally viable residential dev		nt on th			
	tential housing capacity			Timefra		
50dph	40dph	30dp	20dp	2014-	2020-	2026-
100	150	h	h	2019	2025	2031
199	159	119	80			119
Summary						
	s adjacent to the Housing					
	placed to access the ser					
	been identified in the Visio	on 2031	plans to	o meet the	nousing	requiremen
to 2031.	••					
	אר האר					
Overall yie 119						

	Address	Settlement	Size	
SEBAR02	Further land west of Barrow Hill	Barrow	4.18ha	
Source				
SHLAA CFS	Spring 2015			
Descriptio	n			
Greenfield	site to the south of t	he settlement	of Barrow and ad	jacent to the
	boundary as formed by B'	V10(b).		
Backgrou				
SHLAA CFS	Spring 2015			
Suitability				
The site is	located on the edge of	a Key Service	Centre as identifie	d in the Core
	These settlements could			
	nt development. There ar	e no known coi	nstraints to develop	oment on this
site.				
Availabilit				
	is currently promoting	this site for	mixed-use develo	nmont It ic
anticipated				
	that in the region of 20	0-25 new home	es could be provid	ed through a
configuration	that in the region of 20 on of development that in	0-25 new home corporated a cri	es could be provid cket pitch. Further,	ed through a development
configuration of the site	that in the region of 20	0-25 new home corporated a cri	es could be provid cket pitch. Further,	ed through a development
configuration of the site 2015).	that in the region of 20 on of development that in could be completed within	0-25 new home corporated a cri	es could be provid cket pitch. Further,	ed through a development
configuration of the site 2015).	that in the region of 20 on of development that in could be completed within	0-25 new home corporated a cri n 5 years accord	es could be provid cket pitch. Further, ing to the agent, (S	ed through a development SHLAA, Spring
configuration of the site 2015). Achievabi The marke	that in the region of 20 on of development that in could be completed within lity t is currently uncertain alt	0-25 new homo corporated a cri 5 years accord hough house pr	es could be provid icket pitch. Further, ing to the agent, (S rices are starting to	ed through a development SHLAA, Spring recover. This
configuration of the site 2015). Achievabi The marke uncertainty	that in the region of 20 on of development that in could be completed within lity t is currently uncertain alt could impact on the viab	0-25 new homo corporated a cri 5 years accord hough house pr	es could be provid icket pitch. Further, ing to the agent, (S rices are starting to	ed through a development SHLAA, Spring recover. This
configuration of the site 2015). Achievabi The marke uncertainty short/medi	that in the region of 20 on of development that in could be completed within lity t is currently uncertain alt could impact on the viab um term.	0-25 new home corporated a cri 5 years accord hough house pr ility of sites and	es could be provid icket pitch. Further, ing to the agent, (S rices are starting to	ed through a development SHLAA, Spring recover. This
configuration of the site 2015). Achievabi The marke uncertainty short/medi	that in the region of 20 on of development that in could be completed within lity t is currently uncertain alt could impact on the viab	0-25 new home corporated a cri 5 years accord hough house pr ility of sites and	es could be provid cket pitch. Further, ing to the agent, (S rices are starting to the ability to deliv	ed through a development SHLAA, Spring recover. This er sites in the
configuration of the site 2015). Achievabi The marke uncertainty short/medi Future po	that in the region of 20 on of development that in could be completed within lity t is currently uncertain alt could impact on the viab um term. tential housing capacity	0-25 new home corporated a cri 5 years accord hough house pr ility of sites and	es could be provid cket pitch. Further, ing to the agent, (S rices are starting to I the ability to deliv Timeframe	ed through a development SHLAA, Spring recover. This er sites in the
configuration of the site 2015). Achievabi The marke uncertainty short/medi Future po	that in the region of 20 on of development that in could be completed within lity t is currently uncertain alt could impact on the viab um term. tential housing capacity	0-25 new home corporated a cri 5 years accord hough house pr ility of sites and 30dp 20dp	es could be provid cket pitch. Further, ing to the agent, (S rices are starting to the ability to deliv Timeframe 2014- 2020-	ed through a development SHLAA, Spring recover. This er sites in the 2026-
configuration of the site 2015). Achievabi The marke uncertainty short/medi Future po 50dph	that in the region of 20 on of development that in could be completed within t is currently uncertain alt could impact on the viab um term. tential housing capacity 40dph	0-25 new home corporated a cri 5 years accord hough house pr ility of sites and 30dp 20dp h h	es could be provid cket pitch. Further, ing to the agent, (S rices are starting to the ability to deliv Timeframe 2014- 2020-	ed through a development SHLAA, Spring recover. This er sites in the 2026- 2031
configuration of the site 2015). Achievabi The marke uncertainty short/medi Future por 50dph 209 Summary	that in the region of 20 on of development that in could be completed within t is currently uncertain alt could impact on the viab um term. tential housing capacity 40dph	0-25 new home corporated a cri 5 years accord hough house pr ility of sites and 30dp 20dp h h h 125 84	es could be provid cket pitch. Further, ing to the agent, (S rices are starting to the ability to deliv Timeframe 2014- 2019 2025	ed through a development SHLAA, Spring recover. This er sites in the 2026- 2031 125
configuration of the site 2015). Achievabi The marke uncertainty short/medi Future por 50dph 209 Summary The site lie	that in the region of 20 on of development that in could be completed within iity t is currently uncertain alt could impact on the viab um term. tential housing capacity 40dph 167	0-25 new home corporated a cri 5 years accord though house pr illity of sites and 30dp 20dp h 1 25 84 g Settlement Bo	es could be provid cket pitch. Further, ing to the agent, (S rices are starting to the ability to deliv Timeframe 2014- 2019 2025	ed through a development SHLAA, Spring recover. This er sites in the 2026- 2031 125 ervice Centre.
configuration of the site 2015). Achievabi The marke uncertainty short/medi Future por 50dph 209 Summary The site life However, sing real	that in the region of 20 on of development that in could be completed within lity t is currently uncertain alt could impact on the viab um term. tential housing capacity 40dph 167 s adjacent to the Housing sufficient sites have been quirement to 2031.	0-25 new home corporated a cri 5 years accord though house pr illity of sites and 30dp 20dp h 1 25 84 g Settlement Bo	es could be provid cket pitch. Further, ing to the agent, (S rices are starting to the ability to deliv Timeframe 2014- 2019 2025	ed through a development SHLAA, Spring recover. This er sites in the 2026- 2031 125 ervice Centre.
configuration of the site 2015). Achievabi The marke uncertainty short/medi Future po 50dph 209 Summary The site life However, s	that in the region of 20 on of development that in could be completed within lity t is currently uncertain alt could impact on the viab um term. tential housing capacity 40dph 167 s adjacent to the Housing sufficient sites have been quirement to 2031.	0-25 new home corporated a cri 5 years accord though house pr illity of sites and 30dp 20dp h 1 25 84 g Settlement Bo	es could be provid cket pitch. Further, ing to the agent, (S rices are starting to the ability to deliv Timeframe 2014- 2019 2025	ed through a development SHLAA, Spring recover. This er sites in the 2026- 2031 125 ervice Centre.
configuration of the site 2015). Achievabi The marke uncertainty short/medi Future por 50dph 209 Summary The site life However, si housing reco	that in the region of 20 on of development that in could be completed within lity t is currently uncertain alt could impact on the viab um term. tential housing capacity 40dph 167 s adjacent to the Housing sufficient sites have been quirement to 2031.	0-25 new home corporated a cri 5 years accord though house pr illity of sites and 30dp 20dp h 1 25 84 g Settlement Bo	es could be provid cket pitch. Further, ing to the agent, (S rices are starting to the ability to deliv Timeframe 2014- 2019 2025	ed through a development SHLAA, Spring recover. This er sites in the 2026- 2031 125 ervice Centre

Site Ref	Address	Settle	ment	Size		
SEBAR03	Further land east of Barrow Hill	Barrow	,	1.41ha		
Source				1		
SHLAA CFS	Spring 2015					
Descriptio	n					
	site to the south of th boundary as formed by BV		ement c	of Barrow	and adja	acent to the
Backgroun						
SHLAA CFS	Spring 2015					
Suitability						
Strategy.	located on the edge of a These settlements could t development. There are	accom	modate	medium	scale re	esidential or
Availabilit	V					
	is currently promoting it of the site could be con ring 2015).					
Achievabil	ity					
	is currently uncertain alth could impact on the viabi um term					
	ential housing capacity			Timefra	me	
50dph	40dph	30dp h	20dp h	2014- 2019	2020- 2025	2026- 2031
71	56	42	28			42
Summary				1		•
However, s housing req	s adjacent to the Housing ufficient sites have been uirement to 2031.					
Overall yie 42						

Site Ref	Address	Settle	ment	Size		
SE/08/0143	5a Kings Road	Bury S ⁻ Edmun		0.077h	а	
Source						
Planning App	lication					
Description						
Small brownf	field parcel of land loc	cated in a ce	entral lo	cation w	ithin the to	own
Background						
Planning App	lication granted					
Suitability						
	nas been assessed a					ng policy and
been granted	planning permission	by the Loca	al Planni	ing Auth	ority	
Availability						
The site is be	eing promoted for res	idential dev	elopmer	nt and is	in single o	wnership.
Achievabilit	.y					
	s currently uncertain					
	could impact on the v	iability of si	tes and	the abili	ty to delive	er sites in the
short/mediur	n term.					
	ntial housing capac	city		Timef		
50dph	40dph	30dp	20dp	1-5	6-10	11-15
		h	h			
4	3	2	1	19	0	0
Summary						
	mission granted. The	e owner ma	y be wa	aiting for	r the mark	et to pick up
perore comm	encing development.					
Overall viel	d					
Overall yiel						
13]					

Site Ref	Address	Settle	ment	Size		
BV10g	Almoners Barn	Bury	St	0.24ha		
-		Edmun	ds			
Source						
Site submis	ssion 2011 and an alloca	tion in the	e adopte	ed Bury S	St Edmund	s Vision 2031
plan.						
Descriptio	n					
Small brow	nfield parcel of land loca	ted in a ce	entral lo	cation wi	thin the to	wn
Backgrou						
Submitted	to the council as a site su	ubmission	for resid	dential d	evelopmen	it.
Suitability						
	located within a town as					
	mmodate residential or e					
	development in the add				'ision 2031	plan, policy
reference E	<u>8V10 g, with an indicative</u>	e capacity	of 12 d	wellings.		
Availabilit						
The site is	being promoted for resid	ential dev	elopmer	nt and is	in single o	wnership.
Achievabi						
	t is currently uncertain a					
	could impact on the via	bility of si	tes and	the abili	ty to delive	er sites in the
short/medi	um term.					
	Future potential housing capacity Timeframe					
Future po	tential housing capacit			Timefr	ame	
Future po 50dph	tential housing capacit 40dph	30dp	20dp	Timefr 1-5	ame 6-10	11-15
50dph	40dph	30dp h	h	1-5	6-10	_
50dph		30dp		-		11-15 0
50dph 12 Summary	40dph 10	30dp h 7	h 5	1-5 12	6-10 0	0
50dph 12 Summary This site is	40dph	30dp h 7	h 5	1-5 12	6-10 0	0
50dph 12 Summary	40dph 10 allocated for residential	30dp h 7	h 5	1-5 12	6-10 0	0

Site Ref	Address	Settle	ment	Size		
BV10a	Bury St Edmunds	Bury	St	1.75ha		
	Garden centre	Edmun	ds			
Source						
	ssion 2011 and allocated		ury St E	Edmunds	Vision 20	31 plan, with
	e capacity of 30 dwellings					
Descriptio						
Currently b	eing used as a Garden Cer	ntre and	a car pa	ark.		
Backgrour	nd					
	to the council as a site sub	mission	for resid	dential d	evelopmer	nt.
Suitability						
	ocated within a town as id					
	mmodate residential or e					
	od zone. However the Env					
	oped without out increas					
	or residential developmer					
	ovements to Rougham Hi					
	pre this development com					
developmer		u then	they m	ay be i	equireu as	part or the
Availabilit						
	peing promoted for resider	ntial dev	elopmer	nt and is	in single o	wnership.
	01		I		5	I.
Achievabi						
	is currently uncertain alth					
	could impact on the viabi	lity of si	tes and	the abili	ty to delive	er sites in the
short/medi	um term.					
Future pot	ential housing capacity	,		Timefr	ame	
50dph	40dph	30dp	20dp	1-5	6-10	11-15
		h	h			
88	70	53	35	0	0	30
Summary						
	located to the centre of					
	l plan for residential deve	elopmen	t under	policy B	villa with	an indicative
	30 dwellings.					
Overall yie						
50						

	Address	Settleme	ent	Size		
	Farmers Club car	_				
UCS034	park, Pump Lane	Bury St E	dmunds	0.21ha		
Source						
	city Study 2005					
Description						
Car Park adj	acent to the Farmers C	lub, Pump L	ane.			
	•					
Backgroun	a n the 2005 Urban Cap	acity Study		able for	dovolonmor	t Dwolling
capacity 10.	•	acity study	as suite		Jevelopinei	n. Dwennių
capacity ro.						
Suitability						
	well placed brownfield					
	for the Farmers Club.					
	development. Site with					
	Orders within vicinity	of site. The	site is n	ot allocate	ed in the ac	dopted Burg
	Vision 2031 plan.					
Availability						
	recidential development	nt				
Available for	residential developme	nt.				
Available foi	residential developme	nt.				
	·	nt.				
Achievabili	·		ouse pric	es are st	arting to re	ecover. This
Achievabili The market	ty	although he				
Achievabili The market	ty is currently uncertain could impact on the vi	although he				
Achievabili The market uncertainty	ty is currently uncertain could impact on the vi	although he				
Achievabili The market uncertainty short/mediu	ty is currently uncertain could impact on the vi m term.	although he ability of si		he ability	to deliver	
Achievabili The market uncertainty short/mediu Future pot	ty is currently uncertain could impact on the vi m term. ential housing capaci	although he ability of si	tes and t		to deliver	
Achievabili The market uncertainty short/mediu	ty is currently uncertain could impact on the vi m term.	although he ability of si		he ability	to deliver	sites in the
Achievabili The market uncertainty short/mediu Future pote 50dph 11	ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph	although he ability of si ty 30dph	tes and t	he ability Timefr 1-5	to deliver	sites in the 11-15
Achievabili The market uncertainty short/mediu Future poto 50dph 11 Summary	ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph	although ho ability of si ty 30dph 6	20dph 4	he ability Timefr 1-5 0	to deliver	sites in the 11-15 10
Achievabili The market uncertainty short/mediu Future pote 50dph 11 Summary The site is	ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph 8	although he ability of si ty 30dph 6 site within	20dph 4 Bury St	he ability Timefr 1-5 0 Edmunds.	to deliver	sites in the 11-15 10 sites have
Achievabili The market uncertainty short/mediu Future pote 50dph 11 Summary The site is been identif	ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph 8 well placed brownfield	although ha ability of si ty 30dph 6 site within I plans to r	20dph 4 Bury St	he ability Timefr 1-5 0 Edmunds.	to deliver	sites in the 11-15 10 sites have
Achievabili The market uncertainty short/mediu Future pote 50dph 11 Summary The site is been identif	ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph 8 well placed brownfield fied in the Vision 2031	although ha ability of si ty 30dph 6 site within I plans to r	20dph 4 Bury St	he ability Timefr 1-5 0 Edmunds.	to deliver	sites in the 11-15 10 sites have
Achievabili The market uncertainty short/mediu Future pote 50dph 11 Summary The site is been identif however it c	ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph 8 well placed brownfield fied in the Vision 2031 could come forward as a	although ha ability of si ty 30dph 6 site within I plans to r	20dph 4 Bury St	he ability Timefr 1-5 0 Edmunds.	to deliver	sites in the 11-15 10 sites have
Achievabili The market uncertainty short/mediu Future pote 50dph 11 Summary The site is been identif	ty is currently uncertain could impact on the vi m term. ential housing capaci 40dph 8 well placed brownfield fied in the Vision 2031 could come forward as a	although ha ability of si ty 30dph 6 site within I plans to r	20dph 4 Bury St	he ability Timefr 1-5 0 Edmunds.	to deliver	sites in the 11-15 10 sites have

UCS 081 Source	Former Moreton		ent	Size		
	Hall Community Centre Site	Bury St	Edmunds	0.23ha		
Urhan Canacity						
orbari capacity	y Review 2005					
Description						
however this v	usly developed site wh vas deemed surplus to of the road called Laws	o requirem				
Background						
Identified in t capacity 20.	he 2005 Urban Capa	acity Stud	y as suita	able for (developmer	nt. Dwelling
location justif	suitable for housing ies higher density of undary of the adopted	developme	ent. The	site lies	s within t	
Availability		5				
Available for re	esidential developmen	t. Single la	andowner	(SEBC)		
The market is	currently uncertain a uld impact on the via			ne ability	to deliver	
Future poten	tial housing capacity	y		Timefra	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
12	9	7	5	0	0	20
Summary						
	been previously deve	eloped and ess to the to the res				sition withir

Site Ref	Address	Settleme	nt	Size		
BV10h	Garages and Bus					
Was BV10k	Dept, Cotton Lane	Bury St Ed	dmunds	0.7ha		
Source						
2006 Replacer	ment Local Plan Alloca	ation and al	located in	n Bury S	t Edmunds	Vision 2037
(2014).						
Description						
0	buildings for Car repair	airs, bus d	epot and	offices	and car de	ealership. Al
appear to still	be in use.					
Background						
Allocated as a	brownfield site under	Policy BSE1	in the 20	006 Rep	lacement Lo	ocal Plan.
<u> </u>						
Suitability	tod in the town is	rao 07005	of the -	lto ora	within fla	ad Jacob
	ited in the town, la Agency have reviewe					
	have no objection. T					
	residential developme					
	s. Relocation of the e					
the developme		existing em	pioyment			erequisite t
Availability						
	esidential developmen	t, subject t	o relocatio	on of the	e existina b	usiness use
Landownershi	•				0	
Achievability	1					
The market is	currently uncertain a	although ho	ouse price	es are st	tarting to r	ecover. This
uncertainty co	ould impact on the via	ability of sit	es and th	ne ability	, to deliver	sites in the
short/medium	term.					
F				T :6		
50dph	tial housing capacit	y 30dph	20dph	Timefr 1-5	6-10	11-15
35	28	21	14	0	0-10	50
	20		14	U	U	50
Summary	well placed brownfiel	d cito with	in Runy 9	St Edmi	inde Land	ownorshin
THE SHE IS A	wen placed blowline					Jwinership I
	site could accommede	ato a cianifi	canthy big	nhor don	isity of dwo	llings due +
unknown. The	site could accommodation within the town					
unknown. The its central loca	ation within the town	and access	s to good	public 1		
unknown. The its central loca	ation within the town ated with an indicative	and access	s to good	public 1		

Site Ref	Address	Settleme	ent	Size		
BV10c	Hospital Site, Hospital Road	Bury St E	dmunds	1.5ha		
Source				•		
	ity Study 2005, S ry St Edmunds Visio			9		ment Local Plar
Description						
Brownfield sit dwellings.	e accessed off Hospi	tal Road. A	llocated i	n Bury S	t Edmunds \	/ision 2031 for 45
Background						
	te well located to ex d in the 2005 Urbar munity uses.					
Suitability						
and has good development	identified constraint d links with the loca in the adopted Bur pacity of 45 dwellings	al transport y St Edmu	t network	k. The si	te is allocat	ed for residentia
Availability						
	residential developm ation with land to the	0				eveloped to allow
Achievabilit	V					
	is currently uncerta ould impact on the n term.	0			0	
Future pote	ntial housing capa	city		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
75	60	45	30	40	5	
Summary	•	L		•	1	
	nfield site well locat llocated for resident	ial develop	ment in	the adop	oted Bury St	t Edmunds Visio

Overal	yield
45	

SS56	Address	Settlem	ent	Size		
3300	Land at Hollow Road Farm, Barton Hill	Bury St I	Edmunds	5.9ha		
Source						
Site submissic	on in May 2008					
Description						
	field agricultural land l ompiegne Way bounds				and Barton	Hill estate
Background						
Submitted to	the council in May 200	8 as a site	e for reside	ential devel	opment.	
Suitability						
site lies outsid the adopted B Availability Available for	o residential area to the de the housing settler ury St Edmunds Vision residential developm g 2015), the site is av	nent boun 1 2031 plat ent. Sing	dary and n. Ile owners	is designa [.] ship. Acco	ted as countries the second seco	htryside in
Achievability	1					
		lthough h				
The market is uncertainty co short/medium economically	s currently uncertain a buld impact on the via term. According to viable. tial housing capacit	bility of s the age	ites and t	he ability t	o deliver s 2015), tl	ites in the
The market is uncertainty co short/medium economically Future poten	ould impact on the via term. According to viable.	bility of s the age	ites and t nt, (SHL)	he ability t AA Spring Timefrai	o deliver s 2015), ti ne	ites in the ne site is
The market is uncertainty co short/medium economically	ould impact on the via term. According to viable.	bility of s the age	ites and t	he ability t AA Spring	o deliver s 2015), tl	ites in the
The market is uncertainty co short/medium economically Future poten	ould impact on the via term. According to viable.	bility of s the age	ites and t nt, (SHL)	he ability t AA Spring Timefrai 2014-	o deliver s 2015), ti ne 2020-	ites in the ne site is

Site Ref	Address	Settlem	ent	Size		
BV10b	Land a Jacqueline Close	t Bury St	Edmunds	2.0ha		
Source		I		1		
allocation. Al adopted plan Description		tial develop	ment in th	ne Bury S	t Edmunds	Vision 2031
	te accessed off Hc for 50 dwellings.	ospital Road	. Allocated	d in the f	Replacemen	t Local Plar
Background						
facilities. Site	te well located to e identified in the hixed housing/com	e 2005 Urb	an Capaci	ty Study	as being	suitable for
Suitability						
overcome be facilities and Availability	edged that there fore development has good links with residential develop	could proc n the local t	eed. It is	close to		
Achievabilit	v					
The market i	s currently uncerta ould impact on the n term.	e viability of			y to deliver	
Future note	ntial housing car					
Future pote	ntial housing cap					
Future pote 50dph	40dph	30dph	20dph	1-5	6-10	11-15
•		-	20dph 40		1	11-15 0

Site Ref	Address		Settlem	ent	Size		
BV11,	Land at	Ram	Bury St	Edmunds	3.84ha		
was BV10	j, Meadow						
SS119,							
SS126 Source							
	ion in May 2008						
Description							
Car Park, Foo	otball ground, m	eadow I	and				
Background	1						
	the council in M	lay 200	8 as a site	e for reside	ential deve	lopment.	
Suitability							
	cated in the to	wn, la	rge areas	s of the	site are	within floo	d zone 2.
Environment	Agency have re	eviewed	a Flood	Risk Analy	vsis submi [.]	tted by the	developer
	objection. This						
	ted Bury St Ec						residential
	, commercial us	es, pub	lic open sp	bace and c	ar parking		
Availability			Collor	la a tha		- C - H C	
	^r residential de Edmundsbury E			ling the r	elocation	or the roc	ititali ciup.
Owned by St		borougn	council.				
Achievabilit	y						
The market	is currently unc	ertain a	although h	nouse pric	es are sta	rting to rea	cover. This
	could impact on						
short/mediur	m term.						
Future pote	ntial housing o	capacit	У		Timefra	me	
50dph	40dph		30dph	20dph	2014-	2020-	2026-
Souph	400pm		Souph	Zoupii	2014-	2020-	2020-
192	154		115	77	84		0
Summary							
	ell placed brown						
	nsive FRA which						
	ogical survey an						
	or mixed use de						
	plan. This may	include	e resident	ial develo	pment, co	mmercial u	ses, public
open space a Overall yiel	and car parking.						
	<u>u</u>						

Site Ref	Address	Settlem	nent	Size		
SS36	Land at the corner of	Bury	St	11.21ha		
	Symonds Road	Edmund	s			
Source						
Site submis	ssion in May 2008					
Descriptio						
Arable land	I that sits between Moretor	n Hall and	Bury S	St Edmun	ds town ce	entre
Backgrou	nd					
Submitted	to the council as a site sub	omission f	for resid	dential de	velopmen	t.
Suitability	1					
	nousing settlement bounda					
	l plan but forms part of th					
	Imunds which are protect	ed by po	olicy B\	/25. The	site is de	signated a
countryside						
Availabilit	V					
The site is	being promoted for resider	ntial deve	lopmer	nt and is i	n single ov	wnership.
	being promoted for resider	ntial deve	lopmer	nt and is i	n single ov	wnership.
Achievabi	being promoted for resider				0	•
Achievabi The marke	being promoted for resider lity t is currently uncertain alti	hough ho	use pri	ces are st	arting to	recover. Th
Achievabi The marke uncertainty	being promoted for resider lity t is currently uncertain alth could impact on the viabi	hough ho	use pri	ces are st	arting to	recover. Th
Achievabi	being promoted for resider lity t is currently uncertain alth could impact on the viabi	hough ho	use pri	ces are st	arting to	recover. Th
Achievabi The marke uncertainty short/medi	being promoted for resider lity t is currently uncertain alth could impact on the viabi um term.	hough ho lity of site	use pri	ces are st the ability	arting to y to delive	recover. Th
Achievabi The marke uncertainty short/medi	being promoted for resider lity t is currently uncertain alth could impact on the viabi	hough ho lity of site	use pri	ces are st	arting to y to delive	recover. Th
Achievabi The marke uncertainty short/medi Future po	being promoted for resider lity t is currently uncertain alth could impact on the viabi um term. tential housing capacity	hough ho lity of site	use pri es and	ces are st the ability Timefra	arting to y to delive	recover. Th er sites in th
Achievabi The marke uncertainty short/medi Future po	being promoted for resider lity t is currently uncertain alth could impact on the viabi um term. tential housing capacity	hough ho lity of site , 30dp h	use pri es and 20dp	ces are st the ability Timefra	arting to y to delive	recover. Th er sites in th
Achievabi The marke uncertainty short/medi Future por 50dph 560 Summary	being promoted for resider lity t is currently uncertain alth could impact on the viabi um term. tential housing capacity 40dph 448	hough ho lity of site , 30dp h 336	use pri es and 20dp h 224	ces are st the ability Timefra 1-5 0	arting to y to delive me 6-10 0	recover. Ther sites in the 11-15
Achievabi The marke uncertainty short/medi Future por 50dph 560 Summary Although it	being promoted for resider lity t is currently uncertain alth could impact on the viabi um term. tential housing capacity 40dph 448 is a site which abuts the B	hough ho lity of site , 30dp h 336 Bury St Ec	use pri es and 20dp h 224 dmund	ces are st the ability Timefra 1-5 0 s Housing	arting to y to delive me 6-10 0 Settleme	recover. Ther sites in the 11-15
Achievabi The marke uncertainty short/medi Future por 50dph 560 Summary Although it	being promoted for resider lity t is currently uncertain alth could impact on the viabi um term. tential housing capacity 40dph 448	hough ho lity of site , 30dp h 336 Bury St Ec	use pri es and 20dp h 224 dmund	ces are st the ability Timefra 1-5 0 s Housing	arting to y to delive me 6-10 0 Settleme	recover. Ther sites in the 11-15
Achievabi The marke uncertainty short/medi Future por 50dph 560 Summary Although it and is loca	being promoted for resider lity t is currently uncertain alth could impact on the viabi um term. tential housing capacity 40dph 448 is a site which abuts the B	hough ho lity of site 30dp h 336 Bury St Ec se to the	use pri es and 20dp h 224 dmund town c	ces are st the ability Timefra 1-5 0 s Housing entre, it c	arting to y to delive me 6-10 0 Settleme creates a	recover. Ther sites in the 11-15 336 nt Boundary
Achievabi The marke uncertainty short/medi Future por 50dph 560 Summary Although it and is loca between th views from	being promoted for resider lity t is currently uncertain alth could impact on the viabi um term. tential housing capacity 40dph 448 is a site which abuts the E ted within walking distance te town centre and Moret the historic core of Bu	hough ho lity of site 30dp h 336 Bury St Eo ce to the con Hall a ury St Eo	use pri es and 20dp h 224 dmund town c and for dmund	ces are st the ability Timefra 1-5 0 s Housing entre, it c ms part o s. The si	arting to y to delive me 6-10 0 Settleme creates a of the implite is des	recover. Ther sites in the site site site site site site site sit
Achievabi The marke uncertainty short/medi Future por 50dph 560 Summary Although it and is loca between th views from countryside	being promoted for resider lity t is currently uncertain alth could impact on the viabi um term. tential housing capacity 40dph 448 is a site which abuts the find ted within walking distance the town centre and Moret the historic core of Bu e in the adopted Bury St E	hough ho lity of site 30dp h 336 Bury St Ed to the ton Hall a ury St Ed Edmunds	use pri es and 20dp h 224 dmund town c and for dmund Vision	ces are st the ability Timefra 1-5 0 s Housing entre, it c ms part o s. The si 2031 plar	arting to y to delive 6-10 0 Settleme creates a of the implite is des n. Sufficie	recover. Ther sites in the sites have been signated and sites have been signated and sites have been signated been signated been sites have been signated been sin the signated been sin the signated been signated been
Achievabi The marke uncertainty short/medi Future por 50dph 560 Summary Although it and is loca between th views from countryside	being promoted for resider lity t is currently uncertain alth could impact on the viabi um term. tential housing capacity 40dph 448 is a site which abuts the E ted within walking distance te town centre and Moret the historic core of Bu	hough ho lity of site 30dp h 336 Bury St Ed to the ton Hall a ury St Ed Edmunds	use pri es and 20dp h 224 dmund town c and for dmund Vision	ces are st the ability Timefra 1-5 0 s Housing entre, it c ms part o s. The si 2031 plar	arting to y to delive 6-10 0 Settleme creates a of the implite is des n. Sufficie	recover. Ther sites in the sites have been signated and sites have been signated and sites have been signated been signated been sites have been signated been sin the signated been sin the signated been signated been
Achievabi The market uncertainty short/medi Future por 50dph 560 Summary Although it and is loca between th views from countryside been identi	being promoted for resider lity t is currently uncertain alth r could impact on the viabi um term. tential housing capacity 40dph 448 is a site which abuts the E ted within walking distance ted within walking distance to the historic core of Bu e in the adopted Bury St E fied in the Vision 2031 pla	hough ho lity of site 30dp h 336 Bury St Ed con Hall a ury St Ed Edmunds	use pri es and 20dp h 224 dmund town c and for dmund Vision	ces are st the ability Timefra 1-5 0 s Housing entre, it c ms part o s. The si 2031 plar	arting to y to delive 6-10 0 Settleme creates a of the implite is des n. Sufficie	recover. Ther sites in the sites have been signated and sites have been signated and sites have been signated been signated been sites have been signated been sin the signated been sin the signated been signated been
Achievabi The marke uncertainty short/medi Future por 50dph 560 Summary Although it and is loca between th views from countryside	being promoted for resider lity t is currently uncertain alth r could impact on the viabi um term. tential housing capacity 40dph 448 is a site which abuts the E ted within walking distance ted within walking distance to the historic core of Bu e in the adopted Bury St E fied in the Vision 2031 pla	hough ho lity of site 30dp h 336 Bury St Ed con Hall a ury St Ed Edmunds	use pri es and 20dp h 224 dmund town c and for dmund Vision	ces are st the ability Timefra 1-5 0 s Housing entre, it c ms part o s. The si 2031 plar	arting to y to delive 6-10 0 Settleme creates a of the implite is des n. Sufficie	recover. Ther sites in the sites have been signated and sites have been signated and sites have been signated been signated been sites have been signated been sin the signated been sin the signated been signated been

Site Ref	Address	Settlem	ent	Size		
SS107	Land north of Barton Hill and to the west of the A134	Bury St	Edmunds	11.24ha	3	
Source						
Site submissi	on May 2008					
Description						
	field agricultural land st. South western part					
Background						
Submitted to	the council in May 200	8 as a site	e for reside	ential dev	elopment.	
Suitability						
designated co	site bounded on one ountryside, adjacent to inds Vision 2031 plan.					
Availability	I					
	residential developme could be completed wi					
	s currently uncertain a ould impact on the via					
				Timefr	amo	
	ntial housing capacit	У		Timetra	ame	
Future pote		-	20dph	1-5	6-10	11-15
	ntial housing capacit 40dph 450	y 30dph 337	20dph 225			11-15 337

Site Ref	Address	Settlem	ent	Size		
SS73	Land to the north of Mount Road, south of Cattishall and east of Cherry trees	Bury St I	Edmunds	7.98ha		
Source						
Site submissic	on in May 2008					
Description						
Area of agricu	Iltural land bounded b Road to the south. Th e.					
Background						
This site was western part	the council as a May considered as part of of the site was alloc on 2031 plan under pol	CS11/SS9 cated for	4 which is residentia	s allocate al develo	ed for 500 h pment in t	nomes. The
be suitable for Availability	al area lies to the west mixed use strategic s esidential development	ite develo	oment.		nd facilities.	Site would
		ti enigie k				
Achievability						
The market is	s currently uncertain a buld impact on the via					
The market is uncertainty co short/medium	s currently uncertain a buld impact on the via	bility of s			y to deliver	
The market is uncertainty co short/medium	s currently uncertain a buld impact on the via term.	bility of s		he ability	y to deliver	
The market is uncertainty co short/medium Future poten	s currently uncertain a buld impact on the via term. I term.	bility of s	ites and t	he ability	y to deliver	sites in the

Site Ref	Address	Settlement	Size
SS122	Land to the south of Westley Road and west of Bury St Edmunds	Bury St Edmunds	62.31ha

Source

Site submission in May 2008. Site area amended – SHLAA CFS Spring 2015

Description

A large greenfield site located to the south east of Westley village. Bounded on the north by Westley Road and to the east by Horringer Court Estate. The western edge of the site abuts Westley Lane. The majority of the site is surrounded by open countryside.

Background

Submitted to the council as a May 2008 site submission for residential development. Site area amended – SHLAA CFS Spring 2015

Suitability

This site lies within a designated special landscape area, and part flood zone 3. Protected, Notable and Biodiversity Action Plan species have been identified from wildlife studies. The site lies close to existing residential development and its' associated facilities. The site is designated as countryside in the adopted Bury St Edmunds Vision 2031 plan.

Availability

Available for residential development. Confirmation that the land is available for new residential development, (SHLAA Spring 2015).

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term. Confirmation that it would be viable having regard to the freehold nature of the site and the level and type of residential development being proposed, (SHLAA Spring 2015).

Future pote	ntial housing	capacity		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
3116	2492	1869	1246	0	0	1869
Summary	·	·				
	o large that it v been selected					
adopted Bur	y St Edmunds \ the Vision 2031	/ision 2031 p	lan docun	nent. Suf	ficient sites	have been

Overall	yield
1869	

Site Ref	Address	Settlem	ent	Size		
SS12.9	Land to the west of 38 Horsecroft Road		Edmunds	0.384h	а	
Source						
Site submiss	ion in 2012.					
Description	l					
Road. The si		s a Special	Landscap	e and ab	uts the Hou	ce onto Horsecroft sing Settlement of 31 plan.
Background	d					
	ion, no other plan	5 5	,			
Suitability						
here howeve would be cau Availability The site was Achievabili The site is of	submitted and it i ty utside of a Housing	ents would s considere g Settlemer	d need to	demonsti vailable. Ty so is co	ontrary to P	uld sit comfortably b harm to the SLA lanning Policy.
Future pote	ential housing ca	pacity		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
	τυαρπ	-		-		
19	15	12	8	0	0	12
19 Summary	15					12
19 Summary The site is o been identifi application w harm the Sp	15 putside of the Hou ed in the Vision 2 vould need to dem pecial Landscape a hority have not be	sing Settle 2031 plans honstrate h Area. High	ement Bou to meet t low develo ways mat	ndary of he housi	a town. Su ng requiren f this site d	

Site Ref	Address	Settlen	nent	Size		
SS12.10	Land to the west of Staple Cottage, Horsecroft Road		Edmunds	0.2ha		
Source	Roud					
Site submiss	ion in 2012.					
Description						
site is desig	behind some dwe nated as a Spec Bury St Edmunds	ial Landsca	ape Area	and abu	ts the Hou	sing Settlement
Background						
Sile Submiss	ion, no other plan	ning histor	У			
Suitability						
which leads would sit cor	t has submitted onto Horsecroft R nfortably here. Ho to the SLA would	oad. It app owever, fur	pears from ther asses	n a deskt	op approad	h that dwellings
	submitted and it i	is considere	ed to be av	vailable		
Achievabilit	ÿ					
The site is ou	itside of a Housing	g Settlemei	nt Boundai	ry so is c	ontrary to P	lanning Policy.
Future pote	ntial housing ca	pacity		Timefi	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
10	8	6	4	0	0	6
Summary	L			1	1	
The site is our been identified application of materially h acceptable be Overall yiel	utside of the Hous ed in the Vision 20 would need to o arm the Specia ut the highway au d	031 plans t demonstrat I Landscaj	to meet th te how de pe Area.	e housing evelopme Highway	g requireme ent of this /s matters	nt to 2031. Any site does not
6						

Site Ref	Address	Settlem	ent	Size		
BV4 Was BV3 and part of SS73 & SS94	Moreton Hall Bury St Edmunds	Bury St	Edmunds	34.1ha		
Source	1					
Site submissic Local Plan und	n in May 2008. Alloc er Policy BV4.	ated in th	ne adopted	d Bury St	Edmunds	ision 2031/
Description						
	Itural land bounded b Road to the south a a.					
Background						
Formed part of	the council as a May of a strategic site in t y St Edmunds Vision 2	he Core S	Strategy. A	Allocated		
Suitability						
be suitable for Availability	I area lies to the wes mixed use strategic s esidential developmen	ite develo	pment.		nd facilities.	Site would
Achievability						
The site is des	ignated as an area fo nds Vision 2031 plan d		c growth w	vithin the	Core Strate	egy and the
Future poten	tial housing capacit	у		Timefra	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
1705	1364	1023	682	250	250	0
Summary	•	•				
Overall yield	rge greenfield site on	ine eage	u bury St	Earnands	s. Single ow	nersnip.

	Address	Settlem	ent	Size		
BV6	North East Bury St	Bury St I	Edmunds	89.5ha		
Was BV5	, Edmunds					
SS48						
Source		the the end of the				0001
Plan under Po	on in 2008. Allocated blicy BV6.	In the ado	ptea Bury	/ St Eamu	nas vision	2031 Loca
Description						
	of agricultural land pswich railway lane. T					
Background						
policy BV6.	a strategic housing si		5			
Suitability						
	large area of greenfie	eld land ad	jacent to	Bury St E	dmunds. T	he Moreto
Hall residenti	al area lies to the sou	th with a r	ange of se	ervices an	d facilities.	Site woul
be suitable fo	or mixed use strategic s	site develo	oment.			
Availability						
	residential developmer					
		11.				
	У					
Achievabilit						
The site is id	entified in the Core St				c growth, u	nder polic
The site is id	entified in the Core S icy BV6 of the Bury St				: growth, u	nder polic
The site is id CS11 and pol	icy BV6 of the Bury St	Edmunds		1 plan.		nder polic
The site is id CS11 and pol		Edmunds				nder polic
The site is id CS11 and pol Future pote	icy BV6 of the Bury St	Edmunds		Timefra	me 2020-	2026-
The site is id CS11 and pol Future pote 50dph	icy BV6 of the Bury St	Edmunds ^v ty 30dph	vision 203	Timefra	me	
The site is id CS11 and pol Future pote 50dph 4475	icy BV6 of the Bury St ntial housing capacit 40dph	Edmunds \	Vision 203	Timefra 2014- 2019	2020- 2025	2026- 2031
CS11 and pol Future poter 50dph 4475 Summary The site is a Strategic Site	icy BV6 of the Bury St ntial housing capacit 40dph 3580 large greenfield site e in the Core Strategy	Edmunds V ty 30dph 2685 on the edg Allocated	Vision 203 20dph 1790 ge of Bury as a stra	Timefra 2014- 2019 350 y St Edmu ategic site	2020- 2025 650 unds. Form under Poli	2026- 2031 250 s part of cy CS11 c
The site is id CS11 and pol Future poter 50dph 4475 Summary The site is a Strategic Site the Core Stra	icy BV6 of the Bury St ntial housing capacit 40dph 3580 large greenfield site in the Core Strategy ategy. A wider site are	Edmunds V ty 30dph 2685 on the edg Allocated	Vision 203 20dph 1790 ge of Bury as a stra	Timefra 2014- 2019 350 y St Edmu ategic site	2020- 2025 650 unds. Form under Poli	2026- 2031 250 s part of cy CS11 c
The site is id CS11 and pol Future poter 50dph 4475 Summary The site is a Strategic Site the Core Stra	icy BV6 of the Bury St ntial housing capacit 40dph 3580 large greenfield site e in the Core Strategy	Edmunds V ty 30dph 2685 on the edg Allocated	Vision 203 20dph 1790 ge of Bury as a stra	Timefra 2014- 2019 350 y St Edmu ategic site	2020- 2025 650 unds. Form under Poli	2026- 2031 250 s part of cy CS11 (

	Address	Settlem	ent	Size		
BV3,	North Wes	t Bury St	Edmunds	76.5ha		
SS3	5	st				
Was BV2	Edmunds					
Source						
	ion in May 2008.	Allocated in	n the ado	pted Bury	St Edmun	ds Vision 203
	der policy BV3.					
Description						
	te located north of					
	astern edge of th		nds the A	TTOT MIID	enhall Road	d, the weste
eage of the s	ite bounds Tut Hil	1.				
Background						
	the council as a N	May 2008 si	te submis	sion for re	sidential de	evelopment.
		5				
	benefits from pla					
	permission for					
	and to informal co					permission f
residential de	evelopment, local	centre, scho	ool site an	a public of	pen space.	
There is a	submission of	details ann	lication f	or the fi	rst nhase	of residenti
	for 126 dwellings					
	recommendation			00110100100		intega
Suitability						
There are no	known environm	ental constr				
to existing se	ervices and faciliti	es and has	good links	s to the lo	cal transpo	rt network ar
to existing se A14. The site	ervices and faciliti e is identified in th	es and has ne Core Stra	good links ategy for s	s to the lo strategic g	cal transpo	rt network ar
to existing se A14. The site and policy B\	ervices and faciliti	es and has ne Core Stra	good links ategy for s	s to the lo strategic g	cal transpo	rt network ar
to existing se A14. The site and policy B\ Availability	ervices and faciliti e is identified in th /3 of the Bury St I	es and has ne Core Stra Edmunds Vi	good links ategy for s	s to the lo strategic g	cal transpo	rt network ar
to existing se A14. The site and policy B\ Availability	ervices and faciliti e is identified in th	es and has ne Core Stra Edmunds Vi	good links ategy for s	s to the lo strategic g	cal transpo	rt network ar
to existing se A14. The site and policy B\ Availability	ervices and faciliti e is identified in th /3 of the Bury St I	es and has ne Core Stra Edmunds Vi	good links ategy for s	s to the lo strategic g	cal transpo	rt network ar
to existing se A14. The site and policy B\ Availability Available for	ervices and faciliti e is identified in th /3 of the Bury St residential develo	es and has ne Core Stra Edmunds Vi	good links ategy for s	s to the lo strategic g	cal transpo	rt network ar
to existing se A14. The site and policy BV Availability Available for Achievabilit	ervices and faciliti e is identified in th /3 of the Bury St I residential develo	es and has ne Core Stra Edmunds Vi pment.	good links ategy for s sion 2031	s to the lo strategic g plan.	cal transpo prowth, und	rt network ar ler policy CS ²
to existing se A14. The site and policy B\ Availability Available for Achievabilit The site is id	ervices and faciliti e is identified in th /3 of the Bury St residential develo y lentified in the Cc	es and has ne Core Stra Edmunds Vi pment. pre Strategy	good links ategy for s sion 2031	s to the lo strategic <u>c</u> plan. egic growt	cal transpo prowth, und	rt network ar ler policy CS ²
to existing se A14. The site and policy B\ Availability Available for Achievabilit The site is id	ervices and faciliti e is identified in th /3 of the Bury St I residential develo	es and has ne Core Stra Edmunds Vi pment. pre Strategy	good links ategy for s sion 2031	s to the lo strategic <u>c</u> plan. egic growt	cal transpo prowth, und	rt network ar ler policy CS ²
to existing se A14. The site and policy B\ Availability Available for Achievabilit The site is ic policy BV6 of	ervices and faciliti e is identified in th /3 of the Bury St I residential develo y lentified in the Co the Bury St Edmi	es and has ne Core Stra Edmunds Vi pment. pment. ore Strategy unds Vision	good links ategy for s sion 2031	s to the lo strategic <u>g</u> plan. egic growt	cal transpo prowth, und	rt network ar ler policy CS ²
to existing se A14. The site and policy B\ Availability Available for Achievabilit The site is ic policy BV6 of	ervices and faciliti e is identified in th /3 of the Bury St residential develo y lentified in the Cc	es and has ne Core Stra Edmunds Vi pment. pment. ore Strategy unds Vision	good links ategy for s sion 2031	s to the lo strategic <u>c</u> plan. egic growt	cal transpo prowth, und	rt network ar ler policy CS ²
to existing se A14. The site and policy B\ Availability Available for Achievabilit The site is id policy BV6 of Future pote	ervices and faciliti e is identified in th /3 of the Bury St I residential develo y lentified in the Co the Bury St Edmo ntial housing ca	es and has ne Core Stra Edmunds Vi pment. pre Strategy unds Vision pacity	good links ategy for s sion 2031 / for strate 2031 plar	s to the lo strategic <u>g</u> plan. egic growt	cal transpo prowth, und	rt network ar ler policy CS ²
to existing se A14. The site and policy B\ Availability Available for Achievabilit The site is id policy BV6 of Future pote	ervices and faciliti e is identified in th /3 of the Bury St I residential develo y lentified in the Co the Bury St Edmi	es and has ne Core Stra Edmunds Vi pment. pment. ore Strategy unds Vision	good links ategy for s sion 2031	s to the lo strategic g plan. egic growt	cal transpo prowth, und h, under po me	rt network ar ler policy CS ² olicy CS11 ar
to existing se A14. The site and policy BV Availability Available for Available for Available for Etture pote 50dph	ervices and faciliti e is identified in th /3 of the Bury St I residential develo y lentified in the Co the Bury St Edmo ntial housing ca	es and has ne Core Stra Edmunds Vi pment. pre Strategy unds Vision pacity	good links ategy for s sion 2031 / for strate 2031 plar	s to the lo strategic g plan. egic growt a. Timefra 2014-	cal transpo prowth, und h, under po me 2020-	rt network ar ler policy CS ² olicy CS11 ar
to existing se A14. The site and policy B\ Availability Available for Achievabilit The site is ic policy BV6 of	ervices and faciliti e is identified in the <u>/3 of the Bury St l</u> residential develo y lentified in the Co the Bury St Edmi ntial housing ca 40dph	es and has ne Core Stra Edmunds Vi pment. ore Strategy unds Vision pacity 30dph	good links ategy for s sion 2031 for strate 2031 plan 20dph	s to the lo strategic g plan. egic growt Timefra 2014- 2019	cal transpo prowth, und h, under po me 2020- 2025	rt network ar ler policy CS olicy CS11 ar 2026-203
to existing set A14. The site and policy B\ Availability Available for Available for Achievabilit The site is ic policy BV6 of Future pote 50dph 3825 Summary	ervices and faciliti e is identified in th /3 of the Bury St I residential develo y lentified in the Co the Bury St Edmo ntial housing ca 40dph 3060	es and has ne Core Stra Edmunds Vi pment. pre Strategy unds Vision pacity 30dph 2295	good links ategy for s sion 2031 for strate 2031 plar 20dph 1530	s to the lo strategic g plan. egic growt Timefra 2014- 2019 845	cal transpo prowth, und h, under po me 2020- 2025 105	rt network ar ler policy CS ² olicy CS11 ar 2026-203 0
to existing se A14. The site and policy B\ Availability Available for Available for Available for Future pote 50dph 3825 Summary The site is a	ervices and faciliti e is identified in the <u>/3 of the Bury St l</u> residential develo y lentified in the Co the Bury St Edmi ntial housing ca 40dph	es and has ne Core Stra Edmunds Vi pment. ore Strategy unds Vision pacity 30dph 2295 tegic site in	good links ategy for s sion 2031 for strate 2031 plan 20dph 1530	s to the lo strategic g plan. egic growt Timefra 2014- 2019 845	cal transpo prowth, und h, under po me 2020- 2025 105	rt network ar ler policy CS ² olicy CS11 ar 2026-203 0
to existing set A14. The site and policy BV Availability Available for Available for Available for Future pote 50dph 3825 Summary The site is al	ervices and faciliti e is identified in th /3 of the Bury St I residential develo y lentified in the Co the Bury St Edmo ntial housing ca 40dph 3060 located as a stra	es and has ne Core Stra Edmunds Vi pment. ore Strategy unds Vision pacity 30dph 2295 tegic site in	good links ategy for s sion 2031 for strate 2031 plan 20dph 1530	s to the lo strategic g plan. egic growt Timefra 2014- 2019 845	cal transpo prowth, und h, under po me 2020- 2025 105	rt network ar ler policy CS ² olicy CS11 ar 2026-203 0
to existing se A14. The site and policy B\ Availability Available for Available for Available for Future pote 50dph 3825 Summary The site is a	ervices and faciliti e is identified in the /3 of the Bury St I residential develo y lentified in the Co the Bury St Edmi ntial housing ca 40dph 3060 located as a stratury St Edmunds V	es and has ne Core Stra Edmunds Vi pment. ore Strategy unds Vision pacity 30dph 2295 tegic site in	good links ategy for s sion 2031 for strate 2031 plan 20dph 1530	s to the lo strategic g plan. egic growt Timefra 2014- 2019 845	cal transpo prowth, und h, under po me 2020- 2025 105	rt network ar ler policy CS ² olicy CS11 ar 2026-203 0

Site Ref	Address	Settlem	ent	Size		
SS87	Rathkeltair Lodg Barton Hill	e, Bury St	Edmunds	6.2ha		
Source						
Site submiss	ion in May 2008					
Description						
area is bour	of 5.15 ha of green ided by Thetford Ro part of the site abuts	ad to the w	est and gr	reenfield		
Background	1					
Submitted to	the council in May 2	008 as a site	e submissio	on for res	sidential dev	/elopment.
Suitability						
	site bounded on one	side by Thet	ford Road.			
Availability						
	residential developm	ent. Single d	wnership.			
Achievabilit	:y					
	is currently uncertai could impact on the m term.					
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5	6-10	11-15
310	248	186	124	0	0	186
Summary						
	n the edge of Bury St her sites better rela					
Overall yiel 186	d					

Site Ref	Address	Settlem	ent	Size		
BV10(f)	School Yard	Bury St	Edmunds	0.64ha		
Source	•	ł				
Urban Capaci	ty Study 2005					
Description						
Site made up	of Car Park and oth	er land assoc	clated with	auctione	eers.	
Background						
Identified in 1	he 2005 Urban Capa	acity Study a	s suitable	for devel	opment.	
Suitability						
	well placed brownfie					
	ng facilities and as					
	high density reside					
dwellings.	development within	n the Bury V	/ISIONS 20.	31 Local	Plan docur	nent for 3∠
uwennigs.						
Availability						
Available for	residential developm	nent.				
Achievabilit	v					
	z cated within the Hou	ising Settlem	nent Bound	harv and	accords wit	h Local and
National Plan		using Settien	ICHT DOUND			
	0 9					
Future pote	ntial housing capa	city		Timefr	ame	
	40dph	30dph	20dph	1-5	6-10	11-15
50dph			-			
50dph 32	26	19	13	32	0	0
-	-	19	13	32	0	0
32 Summary	-			_	Ŭ	
32 Summary The site is w	26	d site within		_	Ŭ	
32 Summary The site is w	26 ell placed brownfield	d site within		_	Ŭ	
32 Summary The site is w	26 ell placed brownfield	d site within		_	Ŭ	
32 Summary The site is w	26 Tell placed brownfiel unds Vision 2031 Loo	d site within		_	Ŭ	

Site Ref	Address	Settlem	ent	Size		
BV10d	Shire Hall	Bury St	Edmunds	1.3ha		
Source		·				
Council Ider	tified					
Descriptior	I					
	ite which is locate ncil relocating staff		tre of tow	n which ha	as become	vacant due to
Backgroun	d					
	Council have va t brief was adopted		ite and h	nave brou	ght the si	te forward. A
Suitability						
buildings, A required. Th with an indic Availability		nservation A in policy BV1 25 dwellings.	rea and f IOd of the	flood zone Bury St E	e. Transpo	rt Assessment
Available for	residential develc	pment. Singi	e landown	er.		
Achievabili	ty					
The market	is currently unce could impact on t					
		nacity		Timefra	me	
Future pote	ential housing ca	pacity				
Future poto	ential housing ca 40dph	30dph	20dph	2014-	2020-	2026-2031
			20dph			2026-2031 0
50dph 65 Summary	40dph 52	30dph 39	26	2014- 2019 25	2020- 2025 O	0
50dph 65 Summary A small brov	40dph 52 vnfield site well loc	30dph 39 ated to existi	26 ing service	2014- 2019 25	2020- 2025 0 ities in Bur	0 ry St Edmunds.
50dph 65 Summary A small brov The site is a	40dph 52	30dph 39 ated to existi BV10d of the	26 ing service	2014- 2019 25	2020- 2025 0 ities in Bur	0 ry St Edmunds.
50dph 65 Summary A small brov The site is a	40dph 52 vnfield site well loc allocated in policy pacity for 25 dwel	30dph 39 ated to existi BV10d of the	26 ing service	2014- 2019 25	2020- 2025 0 ities in Bur	0 ry St Edmunds.

Site Ref	Address	5	Settlement	Size
BV7, Was SS95, BV6	South Bury Edmunds	East St	Bury St Edmunds	74.9ha
Source				
Site submission	on in May 2	2008		

Description

A large greenfield site on the south-eastern edge of Bury St Edmunds located between the A14 and the A134. The site is largely bordered by open countryside, with an industrial area to the north.

Background

Submitted to the council in May 2008 as a site for mixed use development. Allocated under Policy BV7 of the Bury St Edmunds Vision 2031 Local Plan. Consultation on a draft masterplan took place in May/June 2015.

Suitability

The site offers potential for mixed use development including residential, leisure and employment. Known constraints on the site are flood risk, and protected and notable species. The site is also designated as a special landscape area.

Availability

Available for residential development

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term.

Future potential housing capacity			
h	1-5 6-10 11-		
	0 525 725		
	0		

The site is a large greenfield site allocated in the Bury St Edmunds Vision 2031 Local Plan. Single ownership.

Overall yield 1250

Site Ref	Address	Settlem	ent	Size		
BV8	Station Hill	Bury St	Edmunds	6.9ha		
Was BV10						
Source						
	he Bury St Edmur	nds Vision 2031	Local Plar	under Po	olicy BV8	
/			200011101			
Description						
	site comprising u					
	oremises. Site is l		d Northga	te Street	Tayfen Ro	ad and the
Ipswich/Cam	bridge railway line	Э.				
Background	1					
	■ cated in the form	ner Renlacemer	nt Local P	lan for m	nived use d	evelonmen
	perseded by the					
	pproved. Master					
	lanning applicatior					
	5			. (. ,	. ,
Suitability						
	well placed brown					
	ntial but offers sig					
	etail and business					
notable spec		c_{11} archadologic				
Zones 2 and	3. The operational	al railway siding	gs would r	need to be	ecome avai	lable before
Zones 2 and the site coul	3. The operational d be developed co	al railway siding omprehensively	gs would r 7. The site	need to be forms p	ecome avai art of the a	lable before allocation ir
Zones 2 and the site coul the Bury St	3. The operationa d be developed of Edmunds Vision 2	al railway siding omprehensively 2031 plan for a	gs would r 7. The site a resident	forms p ial-led m	ecome avai art of the a ixed use de	lable before allocation ir
Zones 2 and the site coul the Bury St	3. The operational d be developed co	al railway siding omprehensively 2031 plan for a	gs would r 7. The site a resident	forms p ial-led m	ecome avai art of the a ixed use de	lable before allocation ir
Zones 2 and the site coul the Bury St under allocat	3. The operationa d be developed of Edmunds Vision 2	al railway siding omprehensively 2031 plan for a	gs would r 7. The site a resident	forms p ial-led m	ecome avai art of the a ixed use de	lable before allocation ir
Zones 2 and the site coul the Bury St under allocat Availability	3. The operationa d be developed of Edmunds Vision 2 ion BV8, (indicativ	al railway siding omprehensively 2031 plan for a ve capacity of 3	gs would r /. The site a resident 00 resider	need to be forms p ial-led m ntial units	ecome avai art of the a ixed use de).	lable before allocation ir evelopment
Zones 2 and the site coul the Bury St under allocat Availability Partly availa	3. The operational d be developed of Edmunds Vision 2 ion BV8, (indicativ ble for residentia	al railway siding omprehensively 2031 plan for a ve capacity of 3 al development	gs would r 7. The site a resident 00 resider	eed to be forms p ial-led m itial units per of la	ecome avai art of the a ixed use de). ndownershi	lable before allocation in evelopment
Zones 2 and the site coul the Bury St under allocat Availability Partly availa Borough Cou	3. The operationa d be developed of Edmunds Vision 2 ion BV8, (indicativ	al railway siding omprehensively 2031 plan for a ve capacity of 3 al development	gs would r 7. The site a resident 00 resider	eed to be forms p ial-led m itial units per of la	ecome avai art of the a ixed use de). ndownershi	allocation in evelopment
Zones 2 and the site coul the Bury St under allocat Availability Partly availa Borough Cou via the maste	3. The operational d be developed of Edmunds Vision 2 ion BV8, (indicativ ble for residentia incil is seeking a erplan approach.	al railway siding omprehensively 2031 plan for a ve capacity of 3 al development	gs would r 7. The site a resident 00 resider	eed to be forms p ial-led m itial units per of la	ecome avai art of the a ixed use de). ndownershi	lable before allocation ir evelopment
Zones 2 and the site coul the Bury St under allocat Availability Partly availa Borough Cou via the maste Achievabilit	3. The operational d be developed of Edmunds Vision 2 ion BV8, (indicative ble for residential incil is seeking a erplan approach.	al railway siding omprehensively 2031 plan for a ze capacity of 3 al development coordinated ap	gs would r 7. The site a resident 00 resider A numb proach to	peed to be forms p ial-led m ntial units per of lan the rede	ecome avai art of the a ixed use de). ndownershi velopment	lable before allocation in evelopment os and the of the area
Zones 2 and the site coul the Bury St under allocat Availability Partly availa Borough Cou via the maste Achievabilit The market	3. The operational d be developed of Edmunds Vision 2 ion BV8, (indicative ble for residential incil is seeking a erplan approach.	al railway siding omprehensively 2031 plan for a ve capacity of 3 al development coordinated ap	gs would r 7. The site a resident 00 resider A numb proach to nouse pric	eed to be forms p ial-led m itial units per of lan the rede	ecome avai art of the a ixed use de). ndownershi velopment arting to re	able before allocation in evelopment os and the of the area
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Zones 2 and the site coul the Bury St under allocat Availability Partly availa Borough Cou via the maste Achievabilit The market uncertainty of short/mediur	3. The operational d be developed of Edmunds Vision 2 ion BV8, (indicative ble for residential incil is seeking a erplan approach.	al railway siding omprehensively 2031 plan for a ze capacity of 3 al development coordinated ap tain although h ne viability of s sidings would r	gs would r . The site a resident 00 resider . A numb proach to nouse pric sites and t need to be	eed to be forms p ial-led m itial units per of lan the rede es are st he ability	ecome avai art of the a ixed use de). ndownershi velopment arting to re to deliver	lable before allocation in evelopment os and the of the area ecover. This sites in the
Zones 2 and the site coul the Bury St under allocat Availability Partly availa Borough Cou via the master Achievabilit The market uncertainty of short/medium commences	3. The operational d be developed of Edmunds Vision 2 ion BV8, (indicative ble for residential incil is seeking a erplan approach.	al railway siding omprehensively 2031 plan for a /e capacity of 3 al development coordinated ap tain although h ne viability of s sidings would ra	gs would r . The site a resident 00 resider . A numb proach to nouse pric sites and t need to be	eed to be forms p ial-led m itial units per of lan the rede es are st he ability	ecome avai art of the a ixed use de). ndownershi velopment arting to re to deliver ed before d	lable before allocation in evelopment os and the of the area ecover. This sites in the
Zones 2 and the site coul the Bury St under allocat Availability Partly availa Borough Cou via the maste Achievabilit The market uncertainty of short/medium commences of Future pote	3. The operational d be developed of Edmunds Vision 2 ion BV8, (indicativ ble for residential incil is seeking a erplan approach. Y is currently uncer could impact on the m term. The rail so which impacts upon intial housing ca	al railway siding omprehensively 2031 plan for a ze capacity of 3 al development coordinated ap tain although the viability of s sidings would r on the sites viab pacity	gs would r 7. The site a resident 00 resider A numb proach to nouse price sites and t need to be bility.	eed to be forms p ial-led m itial units per of lai the rede es are st he ability e relocate	ecome avai art of the a ixed use de). ndownershi velopment arting to re to deliver ed before d ame	lable before allocation in evelopment os and the of the area ecover. This sites in the evelopmen
Zones 2 and the site coul the Bury St under allocat Availability Partly availa Borough Couvia the master via the master Achievabilit The market uncertainty of short/medium commences of Future pote	3. The operational d be developed of Edmunds Vision 2 ion BV8, (indicative ble for residential incil is seeking a erplan approach.	al railway siding omprehensively 2031 plan for a ze capacity of 3 al development coordinated ap tain although h ne viability of s sidings would r on the sites viab pacity 30dph	gs would r 7. The site a resident 00 resider A numb proach to nouse price sites and t heed to be pility. 20dph	eed to be forms p ial-led m itial units per of lai the rede es are st he ability e relocate Timefr 1-5	ecome avai art of the a ixed use de). ndownershi velopment arting to re to deliver ed before d	able before allocation in evelopment os and the of the area ecover. This sites in the evelopment 11-15
Zones 2 and the site coul the Bury St under allocat Availability Partly availa Borough Couvia the master via the master Achievabilit The market uncertainty of short/medium commences Future pote 50dph 345	3. The operational d be developed of Edmunds Vision 2 ion BV8, (indicativ ble for residential incil is seeking a erplan approach. Y is currently uncer could impact on the m term. The rail so which impacts upon intial housing ca	al railway siding omprehensively 2031 plan for a ze capacity of 3 al development coordinated ap tain although the viability of s sidings would r on the sites viab pacity	gs would r 7. The site a resident 00 resider A numb proach to nouse price sites and t need to be bility.	eed to be forms p ial-led m itial units per of lai the rede es are st he ability e relocate	ecome avai art of the a ixed use de). ndownershi velopment arting to re to deliver ed before d ame	lable before allocation in evelopment os and the of the area ecover. This sites in the evelopmen
Zones 2 and the site coul the Bury St under allocat Availability Partly availa Borough Cou via the master Achievabilit The market uncertainty of short/medium commences v Future pote 50dph 345 Summary	3. The operational d be developed of Edmunds Vision 2 ion BV8, (indicative indicative inciding the seeking a serplan approach.	al railway siding omprehensively 2031 plan for a ze capacity of 3 al development coordinated ap tain although the viability of s sidings would r on the sites viab pacity 30dph 207	gs would r 7. The site a resident 00 resider A numb proach to nouse prices sites and t need to be pility. 20dph 138	eed to be forms p ial-led m itial units ber of lan the rede es are st he ability e relocate Timefr 1-5 130	ecome avai art of the a ixed use de). ndownershi velopment arting to re to deliver ed before d ame 6-10	able before allocation in evelopment os and the of the area ecover. This sites in the evelopment 11-15 170
Zones 2 and the site coul the Bury St under allocat Availability Partly availa Borough Couvia the master Via the master athe market uncertainty of short/medium commences v Future pote 50dph 345 Summary The site is a	3. The operational d be developed of Edmunds Vision 2 ion BV8, (indicative ble for residential incil is seeking a erplan approach.	al railway siding omprehensively 2031 plan for a ze capacity of 3 al development coordinated ap tain although h ne viability of s sidings would r on the sites viab pacity 30dph 207	gs would r 7. The site a resident 00 resider A numb proach to nouse price sites and t need to be bility. 20dph 138 in Bury Si	eed to be forms p ial-led m itial units per of lai the rede es are st he ability e relocate Timefr 1-5 130	ecome avai art of the a ixed use de). Indownershi velopment arting to re to deliver ed before d ame 6-10 s which is	able before allocation in evelopment os and the of the area ecover. This sites in the evelopment 11-15 170 allocated in
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Zones 2 and the site coul the Bury St under allocat Availability Partly availa Borough Cou- via the master Achievabilit The market uncertainty of short/medium commences of Future pote 50dph 345 Summary The site is a the adopted	3. The operational d be developed of Edmunds Vision 2 ion BV8, (indicative ble for residential incil is seeking a erplan approach.	al railway siding omprehensively 2031 plan for a ze capacity of 3 al development coordinated ap tain although h ne viability of s sidings would r on the sites viab pacity 30dph 207	gs would r 7. The site a resident 00 resider A numb proach to nouse price sites and t need to be pility. 20dph 138 in Bury Si pment. W	eed to be forms p ial-led m itial units per of lai the rede es are st he ability e relocate Timefr 1-5 130	ecome avai art of the a ixed use de). ndownershi velopment arting to re to deliver ed before d ame 6-10	able before allocation in evelopment os and the of the area ecover. This sites in the evelopmen 11-15 170 allocated in vnfield land

Site Ref	Address	Settlemen	t	Size		
BV9,	Tayfen Road	Bury St Edr	nunds	3.8ha		
Was SS84	1	-				
SS11.10						
Source						
Allocated in th	ne Bury St Edmunds '	Vision 2031 Lo	cal Plan i	under Po	licy BV9.	
Description						
Description	to located on the me			ata tha t	our contra	
	te located on the ma uses along the frontage					
and Transco c	8	ge merdaning ti		matcu	Site of the	gas noidei
Background						
	d in the Replacemer	nt Local Plan	for mixe	ed use d	levelopmer	nt and now
	y the Bury St Edmu					
likely to be 10						
Cuitabilitu						
Suitability		field ofto with			undo Tho	olto offoro
	a well placed brown					
	tential for mixed use traints on site incluc					
	falls within Flood Zc					
	ion 2031 plan for m					5
	n indicative capacity					
	cies present and an e					
Availability						
	residential developr					
Borough Cour	ncil is seeking a coord	linated approa	ch to the	redevel	opment of	the area.
Achievehilit						
Achievability		although hou	co pricor	aro eta	urting to re	nover This
	s currently uncertain ould impact on the v					
short/medium		lability of sites		e abiiity	to deriver	Sites in the
Future poter	ntial housing capac	ity		Timefra	me	
•		-				
50dph	40dph	30dph 2	0dph	1-5	6-10	11-15
190	152	114 7	6	100		
Summary			•			
-	well placed brownfield	d site within Bu	ury St Ec	dmunds \	which is no	w allocated
	t Edmunds Vision 203		9			
	nd there are constrai					
	nt it is considered t	hat this can	pe achie	eved with	n a well t	hought out
scheme.	_ 1					
Overall vield						

Overall	yield
100	

	Address	Settlem	nent	Size			
BV5, Was BV	West Bury S 4, Edmunds	St Bury St	Edmunds	54.3ha			
SS5	4, Eurianas						
Source	1						
Site submis Plan under F	sion in May 2008 Policy BV5.	B. Allocated	in the B	ury St Ec	lmunds Vis	ion 2031	Loca
Description	-						
	and that lies betw nds the A14.	een the We	stley esta	te and We	estley villag	ge. The no	orth of
Backgroun	d						
Anocated in	the Bury St Edmi		2031 LUCA	I FIAIT UII	uer Policy E	SV 5.	
Suitability							
	Action Plan speci		en identifie	ed at this	site which	is located	clos€
to existing s	onvicos and facilit	loc					
		.163.					
		.103.					
Availability	1			wpor			
Availability			ngle lando	wner.			
Availability	1		ngle lando	wner.			
Availability Available for	residential devel		ngle lando	wner.			
Availability Available for Achievabili The market	residential devel ty is currently unce	opment. Sir rtain althou	igh house	prices ar			
Availability Available for Achievabili The market uncertainty	r residential devel ty is currently unce could impact on t	opment. Sir rtain althou	igh house	prices ar			
Availability Available for Achievabili The market uncertainty	r residential devel ty is currently unce could impact on t	opment. Sir rtain althou	igh house	prices ar			
Availability Available for Achievabili The market uncertainty short/mediu	r residential devel ty is currently unce could impact on t	opment. Sir rtain althou the viability	igh house	prices ar	oility to deli		
Availability Available for Achievabili The market uncertainty short/mediu	residential devel ty is currently unce could impact on m term.	opment. Sir rtain althou the viability	igh house	prices ar nd the at	oility to deli		
Availability Available for Achievabili The market uncertainty short/mediu Future pote 50dph	residential devel ty is currently unce could impact on m term. ential housing c 40dph	opment. Sir rtain althou the viability apacity 30dph	of sites a	prices ar nd the at Timefr 1-5	ame 6-10	ver sites	in th∈
Availability Available for Achievabili The market uncertainty short/mediu Future pot 50dph	residential devel ty is currently unce could impact on m term. ential housing c	opment. Sir rtain althou the viability apacity	igh house of sites a	prices ar nd the at	ame	ver sites	in th€
Availability Available for Achievabili The market uncertainty short/mediu Future pote 50dph 2715 Summary	residential devel ty is currently unce could impact on m term. ential housing c 40dph 2172	opment. Sir rtain althou the viability apacity 30dph 1629	igh house of sites a 20dph 1086	prices ar nd the at Timefr 1-5 450	ame 6-10 0	ver sites 11-15 0	in the
Availability Available for Achievabili The market uncertainty short/mediu Future pote 50dph 2715 Summary Greenfield s	residential devel ty is currently unce could impact on m term. ential housing c 40dph 2172 ite between West	opment. Sir rtain althou the viability apacity 30dph 1629	agh house of sites a 20dph 1086 and Westle	prices ar nd the at Timefr 1-5 450 ey Estate	ame 6-10 0 . The site is	11-15 0 s allocated	in the
Availability Available for Achievabili The market uncertainty short/mediu Future pote 50dph 2715 Summary Greenfield s Strategic Sir	r residential devel ty is currently unce could impact on im term. ential housing c 40dph 2172 ite between West te within the Core	opment. Sir ertain althou the viability apacity 30dph 1629 Eley Village a Strategy fo	agh house of sites a 20dph 1086 and Westle	prices ar nd the at Timefr 1-5 450 ey Estate	ame 6-10 0 . The site is	11-15 0 s allocated	in the
Availability Available for Achievabili The market uncertainty short/mediu Future pote 50dph 2715 Summary Greenfield s Strategic Si	residential devel ty is currently unce could impact on m term. ential housing c 40dph 2172 ite between West	opment. Sir ertain althou the viability apacity 30dph 1629 Eley Village a Strategy fo	agh house of sites a 20dph 1086 and Westle	prices ar nd the at Timefr 1-5 450 ey Estate	ame 6-10 0 . The site is	11-15 0 s allocated	in the
Availability Available for Achievabili The market uncertainty short/mediu Future pote 50dph 2715 Summary Greenfield s Strategic Si	r residential devel ty is currently unce could impact on im term. ential housing c 40dph 2172 ite between West te within the Core	opment. Sir ertain althou the viability apacity 30dph 1629 Eley Village a Strategy fo	agh house of sites a 20dph 1086 and Westle	prices ar nd the at Timefr 1-5 450 ey Estate	ame 6-10 0 . The site is	11-15 0 s allocated	in the
Availability Available for Achievabili The market uncertainty short/mediu Future pote 50dph 2715 Summary Greenfield s Strategic Si	residential devel ty is currently unce could impact on m term. ential housing c 40dph 2172 ite between West te within the Core Vision 2031 plan	opment. Sir ertain althou the viability apacity 30dph 1629 Eley Village a Strategy fo	agh house of sites a 20dph 1086 and Westle	prices ar nd the at Timefr 1-5 450 ey Estate	ame 6-10 0 . The site is	11-15 0 s allocated	in the

Site Ref	Address	Settlement		Size		
BV10e	Weymed Site	Bury St Edm	unds	0.27ha		
Source						
Council Ider	ntified but plannin	g application s	ubmit	ted 27.3	3.12. Alloca	ted in th
	y St Edmunds Visior					
Description	l					
Brownfield s	ite which is located	I to the centre of	of tow	n which	has become	e vacant b
the County (Council relocating st	aff.				
Background	1					
	Council have vaca	ted the site an	d hav	e broug	ht the site	forward. /
	t brief was adopted			0		
Suitability						
This site is	very close to the to	own centre of B	ury St	t Edmun	ds. Constra	ints includ
	ings, Archaeologica				Transport	
required. Th	e site is allocated in	the Bury St Edr	nunds	Vision 2	031 plan, (I	3V10e).
Availability						
	residential develop	ment. Single lar	downe	er.		
	I	0				
Achievabili	tv					
	is currently uncerta	in although hou	se prid	ces are s	tarting to re	The
						ecover. Ini
	could impact on the		s and t		y to deliver	
		viability of sites	s and t		y to deliver	
uncertainty (viability of sites	s and t		y to deliver	
uncertainty o short/mediu	m term.		s and t			
uncertainty of short/mediu	m term. ential housing cap	acity		Timefr	ame	sites in th
uncertainty short/mediu Future pote 50dph	m term. ential housing cap 40dph	acity 30dph 20	and f	Timefr 1-5	ame 6-10	sites in th 11-15
uncertainty of short/mediu Future pote 50dph 14	m term. ential housing cap	acity		Timefr	ame	sites in th
uncertainty of short/mediu Future pote 50dph 14 Summary	m term. ential housing cap 40dph 11	acity 30dph 20 8 5	dph	Timefr 1-5 14	ame 6-10 0	sites in th 11-15 0
uncertainty of short/mediu Future pote 50dph 14 Summary A small bro	m term. ential housing cap 40dph 11 wnfield site well lo	acity 30dph 20 8 5 ocated to existir	dph ng ser	Timefr 1-5 14 vices ar	ame 6-10 0 nd facilities	sites in th 11-15 0 in Bury S
uncertainty of short/mediu Future pote 50dph 14 Summary A small bro Edmunds. S	m term. ential housing cap 40dph 11 wnfield site well lo Guitable for higher	acity 30dph 20 8 5 pocated to existing density develop	dph ng ser	Timefr 1-5 14 vices ar it given	ame 6-10 0 nd facilities location.	sites in th 11-15 0 in Bury S The site i
Future pote 50dph 14 A small bro Edmunds. S allocated in	m term. ential housing cap 40dph 11 wnfield site well lo Guitable for higher the Bury St Edmund	acity 30dph 20 8 5 bcated to existing density develor ds Vision 2031 p	dph ng ser	Timefr 1-5 14 vices ar it given	ame 6-10 0 nd facilities location.	sites in th 11-15 0 in Bury S The site i
uncertainty of short/mediu Future pote 50dph 14 Summary A small bro Edmunds. S allocated in residential u	m term. ential housing cap 40dph 11 wnfield site well lo Guitable for higher the Bury St Edmuno nits, under allocatio	acity 30dph 20 8 5 bcated to existing density develor ds Vision 2031 p	dph ng ser	Timefr 1-5 14 vices ar it given	ame 6-10 0 nd facilities location.	sites in th 11-15 0 in Bury S The site i
Future pote 50dph 14 A small bro Edmunds. S allocated in	m term. ential housing cap 40dph 11 wnfield site well lo Guitable for higher the Bury St Edmuno nits, under allocatio	acity 30dph 20 8 5 bcated to existing density develor ds Vision 2031 p	dph ng ser	Timefr 1-5 14 vices ar it given	ame 6-10 0 nd facilities location.	sites in th 11-15 0 in Bury S The site i

	Address	Settlement	Size	
	Land to south of	,		
SS061	Rougham Road	Bury St Edmunds	39.40	
Source	Rougham Roud	Bury of Edmands	07.10	
SHLAA CFS S	Spring 2015			
Description				
	The site is located to the			
5	ct of Bury St Edmunds	1 5	. 8	nsion of th
town). The s	ite is bound by the A14	I TUNK TOAD TO THE H	orth.	
Background				
Submitted du	uring a SHLAA `call for	sites' in spring 2015		
				
Suitability		leasting of the star		
	the agent, given the			
	which integrates with a link to the Suffolk Bu			
	Business Park to the			
	e extension of and gate		11 3	
Availability	0			
	the agent, (SHLAA Sp	ring 2015), given th	e size and character	
According to	the agent, (SHLAA Sp to be deliverable with			
According to it is expected	to be deliverable with			
According to it is expected Achievabilit	I to be deliverable with	in a 6-10 year time	frame.	r of the site
According to it is expected Achievabilit The market	to be deliverable with Y is currently uncertain	in a 6-10 year time although house price	frame. es are starting to re	r of the site
According to it is expected Achievabilit The market uncertainty of	to be deliverable with y is currently uncertain could impact on the vi	in a 6-10 year time although house price	frame. es are starting to re	r of the site
According to it is expected Achievabilit The market uncertainty of	to be deliverable with y is currently uncertain could impact on the vi	in a 6-10 year time although house price	frame. es are starting to re	r of the site
According to it is expected Achievabilit The market uncertainty of	to be deliverable with y is currently uncertain could impact on the vi	in a 6-10 year time although house price	frame. es are starting to re	r of the site
According to it is expected Achievabilit The market uncertainty of short/mediur	to be deliverable with y is currently uncertain could impact on the vi- m term.	in a 6-10 year time although house pric ability of sites and t	frame. es are starting to re	r of the site
According to it is expected Achievabilit The market uncertainty of short/mediur Future pote	to be deliverable with y is currently uncertain could impact on the vi	in a 6-10 year time although house pric ability of sites and t	frame. tes are starting to re the ability to deliver	r of the site
According to it is expected Achievabilit The market uncertainty of short/mediur Future pote 50dph	to be deliverable with y is currently uncertain could impact on the vi- n term. ntial housing capaci	in a 6-10 year time although house pric ability of sites and t	frame. tes are starting to re the ability to deliver Timeframe	r of the site ecover. Th sites in th
According to it is expected The market uncertainty of short/mediur Future pote 50dph 1970	to be deliverable with viscourrently uncertain could impact on the vi- m term. ntial housing capacit 40dph	in a 6-10 year time although house pric ability of sites and t ty 30dph 20dph	frame. tes are starting to re the ability to deliver Timeframe	r of the site ecover. Th sites in th 11-15
According to it is expected The market uncertainty of short/mediur Future pote 50dph 1970 Summary	to be deliverable with viscourrently uncertain could impact on the vi- m term. ntial housing capacit 40dph	in a 6-10 year time although house pric ability of sites and t ty 30dph 20dph 1182 788	frame. tes are starting to re the ability to deliver Timeframe 1-5 6-10	r of the site ecover. Th sites in th 11-15 1182
According to it is expected The market uncertainty of short/mediur Future pote 50dph 1970 Summary	to be deliverable with y is currently uncertain could impact on the vi- m term. ntial housing capacit 40dph 1576 es have been identifi	in a 6-10 year time although house pric ability of sites and t ty 30dph 20dph 1182 788	frame. tes are starting to re the ability to deliver Timeframe 1-5 6-10	r of the site ecover. Th sites in th 11-15 1182
According to it is expected The market uncertainty of short/mediur Future pote 50dph 1970 Summary Sufficient sit	to be deliverable with y is currently uncertain could impact on the vi- m term. ntial housing capacit 40dph 1576 es have been identifi	in a 6-10 year time although house pric ability of sites and t ty 30dph 20dph 1182 788	frame. tes are starting to re the ability to deliver Timeframe 1-5 6-10	r of the site ecover. Th sites in th 11-15 1182
According to it is expected The market uncertainty of short/mediur Future pote 50dph 1970 Summary Sufficient sit	to be deliverable with y is currently uncertain could impact on the vi- m term. ntial housing capacit 40dph 1576 es have been identifi	in a 6-10 year time although house pric ability of sites and t ty 30dph 20dph 1182 788	frame. tes are starting to re the ability to deliver Timeframe 1-5 6-10	r of the site ecover. Th sites in th 11-15 1182
According to it is expected The market uncertainty of short/mediur Future pote 50dph 1970 Summary Sufficient sit	to be deliverable with is currently uncertain could impact on the vi- n term. ntial housing capacit 40dph 1576 es have been identifi to 2031.	in a 6-10 year time although house pric ability of sites and t ty 30dph 20dph 1182 788	frame. tes are starting to re the ability to deliver Timeframe 1-5 6-10	r of the site ecover. Th sites in th 11-15 1182

Site Ref	Address	Settlem	ent	Size		
RV16a	Land at end	Cavendis	sh	0.4 ha		
Was RV12a	of Nether					
	Road					
Source						
Council Iden	tified.					
Description	l					
Greenfield s	ite that lies to the	east of N	Nether Ro	ad. The	site is situa	ted in a central
position with	in the village.					
Background	4					
	tified site for the f	Qural Site	Allocation	s Preferr	red Ontions	Document 2010
	sequently allocate					
	olicy RV16a. The e					
	illage and would ne			I		
Suitability						
5	Action Plan specie					
	vices and facilities.			d for res	idential dev	elopment in the
	2031 plan under p	olicy RV16	a.			
Availability						
Available for	residential develop	oment.				
Achievabili	ty					
	is currently uncert	tain althou	igh house	prices a	re starting	to recover. This
	could impact on th	ne viability	of sites a	and the a	ability to de	liver sites in the
short/mediu	m term.					
Future pote	ential housing ca	pacity		Timefr	ame	
_		-	T			
50dph	40dph	30dph	20dph	1-5	6-10	11-15
20	16	12	8	10	0	0
Summary						
	field residential s					
	dable and market	0				
	would be to impro					
	allocated for reside a with an indicative				ual vision ₂	2031 plan under
Overall yiel		capacity (JI TO UWEI	mys.		
10	<u> </u>					
10						

Site Ref	Address	Settlem	ent	Size		
SS29	Land north of Bury Road	Chedbur	gh	2.63ha		
Source						
Site submiss	sion May 2008.					
Description						
A predomin factory.	ately greenfield sit	e that is	located t	o the ea	st of the f	ormer fireworks
Backgroun	d					
Submitted to	o the council as a M	lay 2008 s	ite submis	ssion for I	residential o	development.
Suitability						
The site is a	djacent to a Local					05
	could accommodat					
	e site was not alloca					
	plan, as an alternat attlements will be c					
	ement. Good acces					iucture capacity
Availability		5 10 0/1511	ng service		intico.	
	residential develop	oment.				
Achievabili	ty					
	is currently uncert	ain althou	igh house	prices a	re starting	to recover. This
	could impact on th					
short/mediu	m term.					
Future pote	ential housing cap	pacity		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
132	105	79	53	0	0	20
Summary						
Summary						
-	d in the adopted Ru	ural Visior	n 2031 do	cument a	as a more s	suitable site was
Not included available wi	thin the village. S	ufficient s	ites have			
Not included available wi		ufficient s	ites have			
Not included available wi	thin the village. So et the housing requ	ufficient s	ites have			

Site Ref	Address	Settlem	ent	Size		
SS47	Land to the north o		gh	4.34ha		
	Elizabeth					
Source	Drive					
Site submis	sion in May 2008.					
Descriptio	n					
0	d site that is loc rive. Currently and			a cluste	er of dwell	ings that forms
Backgroun	d					
-	o the council, (Ma	y 2008), foi	r residenti	al develo	oment.	
Suitability						
	within a Local S	ervice Cent	tre as ide	ntified in	the Core	Strategy, These
	could accommod					
	owth in individua					
	re capacity of ea					
	development in th					
	nsidered better sui					
Availability				0		
	r residential devel	opment.				
		-				
Achievabil	•					
	is currently unce					
	could impact on t	the viability	of sites a	and the a	bility to de	liver sites in the
short/mediu	um term.					
Future pot	ential housing ca	apacity		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
217	174	130	87	0	0-10	20
Summary		100				
-	d in the adopted	Rural Vision	ר 2031 do	cument a	as a more s	suitable site was
	ithin the village.					the Vision 2031
	et the housing rec					
Overall yie		•				
20						
20						

	Address	Settlem	ent	Size		
SS30	Land to th west Elizabeth Drive	ne Chedbur of	gh	2.82ha		
Source	DIIVE					
	sion May 2008.					
Description	1					
0	I site that is lo ive. Currently ar			a cluste	r of dwell	ings that forms
Background	d					
	- o the council, (M	ay 2008), for	residenti	al develop	ment.	
		5		I		
Suitability						
						Strategy. These
						nt development.
						vironmental and
infrastructur	e capacity of e	ach settlem	ent. Howe	ever the s	site was n	ot allocated for
residential d	levelopment in	the subseque	ent Rural	Vicion 20	31 nlan a	
				VISIOII 20,	ס בי סומו, מ	is an alternative
site was con						s an alternative facilities.
Availability	sidered better su					
Availability	sidered better su	uited. Good a				
Availability	sidered better su	uited. Good a				
Availability	sidered better su	uited. Good a				
Availability Available for	sidered better su residential deve	uited. Good a				
Availability Available for Achievabilit	sidered better su residential deve	uited. Good a	iccess to e	xisting ser	vices and	facilities.
Availability Available for Achievability The market	sidered better su residential deve ty is currently unc	elopment.	iccess to e	xisting ser	e starting	facilities. to recover. This
Availability Available for Achievabili The market uncertainty	sidered better su residential deve ty is currently unc could impact on	elopment.	iccess to e	xisting ser	e starting	facilities.
Availability Available for Achievability The market	sidered better su residential deve ty is currently unc could impact on	elopment.	iccess to e	xisting ser	e starting	facilities. to recover. This
Availability Available for Achievability The market uncertainty short/mediu	sidered better su residential deve ty is currently unc could impact on m term.	elopment. elopment. eertain althou the viability	iccess to e	xisting ser	e starting	facilities. to recover. This
Availability Available for Achievability The market uncertainty short/mediu	sidered better su residential deve ty is currently unc could impact on	elopment. elopment. eertain althou the viability	iccess to e	prices and the ab	e starting	facilities. to recover. This
Availability Available for Achievability The market uncertainty short/mediu	sidered better su residential deve ty is currently und could impact on m term.	elopment. ertain althouthe viability	igh house of sites a	prices and the ab	e starting	facilities. to recover. This
Availability Available for Achievability The market uncertainty short/mediu	sidered better su residential deve ty is currently unc could impact on m term.	elopment. elopment. eertain althou the viability	iccess to e	prices and the ab	e starting ility to de me	facilities. to recover. This liver sites in the
Availability Available for Achievability The market uncertainty short/mediu Future pote 50dph 141	sidered better su residential deve ty is currently unc could impact on m term. ential housing 40dph	elopment. eertain althout the viability capacity 30dph	ugh house of sites a	prices and and the ab Timefra 1-5	e starting bility to de me 6-10	facilities. to recover. This liver sites in the 11-15
Availability Available for Achievability The market uncertainty short/mediu Future pote 50dph 141 Summary	sidered better sub- residential development is currently unc could impact on m term. ential housing of 40dph 113	elopment. ertain althout the viability capacity 30dph 85	ugh house of sites a 20dph 56	prices are and the ab Timefra 0	e starting bility to de me 6-10 0	facilities. to recover. This liver sites in the 11-15 20
Availability Available for Achievability The market uncertainty short/mediu Future pote 50dph 141 Summary Not includeo	sidered better su residential deve ty is currently und could impact on m term. ential housing 40dph 113	uited. Good a elopment. eertain althou the viability capacity 30dph 85 Rural Visior	agh house of sites a 20dph 56	prices and and the ab Timefra 0 cument as	e starting ility to de me 6-10 0 s a more s	facilities. to recover. This liver sites in the 11-15 20 suitable site was
Availability Available for Achievability The market uncertainty short/mediu Future pote 50dph 141 Summary Not included available with	sidered better su residential deve ty is currently unc could impact on m term. ential housing of 40dph 113 d in the adopted thin the village.	elopment. eertain althout the viability capacity 30dph 85 Rural Vision Sufficient	ugh house of sites a 20dph 56 2031 do sites have	prices and and the ab Timefra 0 cument as	e starting ility to de me 6-10 0 s a more s	facilities. to recover. This liver sites in the 11-15 20
Availability Available for Achievability The market uncertainty short/mediu Future pote 50dph 141 Summary Not includec available with plans to mee	sidered better survey residential deve ty is currently unc could impact on m term. ential housing of 40dph 113 d in the adopted thin the village. et the housing re	elopment. elopment. the viability capacity 30dph 85 Rural Visior Sufficient	ugh house of sites a 20dph 56 2031 do sites have	prices and and the ab Timefra 0 cument as	e starting ility to de me 6-10 0 s a more s	facilities. to recover. This liver sites in the 11-15 20 suitable site was
Availability Available for Achievability The market uncertainty short/mediu Future pote 50dph 141 Summary Not included available with	sidered better survey residential deve ty is currently unc could impact on m term. ential housing of 40dph 113 d in the adopted thin the village. et the housing re	elopment. elopment. the viability capacity 30dph 85 Rural Visior Sufficient	ugh house of sites a 20dph 56 2031 do sites have	prices and and the ab Timefra 0 cument as	e starting ility to de me 6-10 0 s a more s	facilities. to recover. This liver sites in the 11-15 20 suitable site was

Site Ref	Address	Settlem	ent	Size		
RV17a, Was RV13a, SS49	Queens Lane	Chedbur	gh	0.7ha		
Source		1				
Site submissic	on in May 2008.					
Description						
located off the	site that is locat e west side of Qu he Policies Map k	leens Lane				
Background						
	the council, (M allocated in the a					
Suitability						
settlements co Scale of grow infrastructure adopted Rural dwellings. Goo Availability Available for re Achievability The market is	currently uncer ould impact on th	ate small s settlemen n settlemen n for long t ting service pment. tain althou	cale resid nts will be nt. The sit erm provi es and fac	ential or e depende e was sub sion with a litities. prices ar	employment ent on envo osequently an indicativ e starting	nt development vironmental and allocated in th ve capacity of 10 to recover. Thi
Future poten	tial housing ca	pacity		Timefra	ime	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
35	28	21	14	0	0	10
Summary	-	1		1 -	-	
This site was	allocated for res vision of 10 dwel		evelopmer	nt in the	Rural Visio	n 2031 plan fo
Overall yield 10	_					

Site Ref	Address	Settlem	ent	Size			
SECHED01	Land south-	Chedbur	gh	1.41ha			
	west of						
	Chevington						
Source	Rd.						
SHLAA CFS S	oring 2015						
SHLAA CES S	Jing 2015						
Description							
	Agricultural land b		Chevington	Road to	the north a	nd adjoining	g the
settlement bo	undary to the eas	st.					
Background							
SHLAA CFS S	oring 2015						
Suitability							
-	the periphery of		nuico Cont	ro oc idor	tified in the	o Coro Strat	
	ments could ac						
	Scale of grow						
	I and infrastructu						
services and f		I	5				
Availability							
Available for r	esidential develo	oment.					
A . I. I I. III.	_						
Achievability	s currently uncer	tain altha	iah houso	pricos or	o starting	to rocovor	Thic
	ould impact on th						
short/medium		ie viability			Jinty to dei		
Future poter	ntial housing ca	pacity		Timefra	ime		
50dph	40dph	30dph	20dph	1-5	6-10	11-15	
71	56	42	28			20	
Summary			1		•		
-	es have been ide	entified in	the Visio	n 2031 r	lans to me	eet the hou	isina
requirement t				-			2
Overall yield							
20							

Site Ref	Address	Settlement	Size	
SECHED03	Land west of RV17A Queens Lane	Chedburgh	1.89ha	

Source

SHLAA CFS Spring 2015

Description

Greenfield – Agricultural land bound to the north of the settlement bound by site RV17a to the east and existing residential development to the south. The site is adjacent to public open space, (playing fields to the west).

Background

SHLAA CFS Spring 2015

Suitability

The site is on the periphery of a Local Service Centre as identified in the Core Strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Good access to existing services and facilities. According to the agent, (SHLAA CFS Spring 2015), the allocation of this site will complement site allocation ref RV17a Queens Lane, and together could make a significant contribution to the housing delivery in the rural area as set out in Aspiration 1 of the Rural Vision 2031.

Availability

Available for residential development.

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term.

Future potential housing capacity				Timeframe		
40dph	30dph	20dph	1-5	6-10	11-15	
76	57	38			20	
	-	40dph 30dph	40dph 30dph 20dph	40dph 30dph 20dph 1-5	40dph 30dph 20dph 1-5 6-10	

Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.

Overall yield

Site Ref	Address	Settlement	Size	
SS90	Fields known as Cricketers & Lutus- Daneum, north of Stoke Road	Clare	23.6ha	

Site submission in May 2008

Description

Arable field that abuts the Housing Settlement Boundary of Clare.

Background

Submitted to the Council as a May 2008 site for residential development.

Suitability

Clare is Key Service Centre as set out in the adopted Core Strategy where growth is appropriate. However the site is not allocated for development within the Rural Vision 2031 plan as alternative sites were considered better suited and more appropriate in scale. According to the agent, (SHLAA, Spring 2015), there are no known constraints to development or abnormal costs associated with bringing the site forward.

Availability

Available for residential development. According to the agent, 9Spring 2015), a start date of 2020 is anticipated with a build out rate of approx. 50 dwellings per annum.

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term.

Future potential housing capacity				Timeframe			
50dph	40dph	30dph	20dph	1-5	6-10	11-15	
1180	944	708	472	0	0	75	
Summary				·			
should com been alloca	e forward before ted in the Rural V ites have been	any part of ision 2031 pl	this site i Ian to com	s conside ne forware	ered. Alteri d in the plai	are available and native sites have n period to 2031. neet the housing	

Overall yield

	Address	Settlem	ent	Size		
RV11b, Was RV7c WS29	Land off Cavendish Road	Clare		2.2ha		
Source	Rodu					
	on August 2009. A	Allocation in	the Rural	Vision 203	31 Local Pla	an.
Description						
School. Access	the east of Clare s would be taken nly partly in use	off the Cave	endish Roa	ad (A1092		
Background						
Allocated for	the council as a A residential develo 031 adopted plar	opment, wit				
Suitability						
within a Key S residential dev <u>Vision 2031 ac</u> Availability Available for r Achievability The market is	esidential develo s currently uncer ould impact on th	identified ir an indicative pment. tain althoug	n the adop e capacity Jh house p	ted Core S for 64 un	Strategy an its dwelling starting to	d allocated fo gs in the Rura
short/medium						
	tial housing ca	pacity		Timefra	me	
	tial housing ca	pacity 30dph	20dph	Timefra 2014- 2019	me 2020- 2025	2026- 2031
			20dph	2014-	2020-	

	Address	Settlem	ent	Size		
SS91, WS05	Land to the	Clare		3ha		
	rear of					
	Nethergate					
Source	Street					
Site submission	n May 2008					
Site submissit	on May 2006.					
Description						
A greenfield s	ite that abuts the	e west of Ne	thergate S	treet in the	e centre o	f Clare village
	nds out behind					
The south-eas	stern edge of the	site abuts th	ne current	housing se	ettlement	boundary.
Declement						
Background	the equipal of a			on for rool	donation do	valannant
Submitted to	the council as a N	/ay 2008 Sit	e suomissi	on for resi	dential de	velopment.
Suitability						
	ental constraints	have been	identified a	at this loca	ation. Goo	od connections
	entre services ar					
provision. The	e site is within a	Key Service	e Centre as	dentified	in the	Core Strategy
	ents will provide					
	I. Scale of grov					
	l and infrastructu					
allocated for	development with	nin the Rura	al Vision 20	031 plan a	ns alterna	tive sites were
considered be	tter suited.					
Availability						
Available for r	esidential develo	pment.				
Available for r	esidential develo	pment.				
		pment.				
Achievability	1		h house n	ricos aro d	starting to	n rocovor Thi
Achievability The market is	s currently uncer	tain althoug				
Achievability The market is uncertainty co	r s currently uncer buld impact on th	tain althoug				
Achievability The market is uncertainty co short/medium	currently uncer build impact on th term.	tain althoug ne viability d		d the abilit	to deliv	
Achievability The market is uncertainty co short/medium	r s currently uncer buld impact on th	tain althoug ne viability d			to deliv	
Achievability The market is uncertainty co short/medium	currently uncer build impact on th term.	tain althoug ne viability d		d the abilit	to deliv	
Achievability The market is uncertainty co short/medium Future poter	currently uncer buld impact on th term. build housing ca	tain althoug ne viability o pacity	of sites and	d the abilit	to deliv	ver sites in the
Achievability The market is uncertainty co short/medium Future poter 50dph	currently uncer buld impact on th term. btial housing ca 40dph	tain althoug ne viability o pacity 30dph	20dph	d the abilit Timefrar 1-5	y to deliv ne 6-10	ver sites in the 11-15
Achievability The market is uncertainty co short/medium Future poter 50dph 150 Summary	currently uncer buld impact on th term. btial housing ca 40dph	tain althoug ne viability o pacity 30dph 90	20dph 60	d the abilit Timefrar 1-5 0	y to deliv ne 6-10 0	ver sites in the 11-15 75
Achievability The market is uncertainty co short/medium Future poter 50dph 150 Summary	s currently uncer build impact on th term. Itial housing ca 40dph 120 s have been ide	tain althoug ne viability o pacity 30dph 90	20dph 60	d the abilit Timefrar 1-5 0	y to deliv ne 6-10 0	ver sites in the 11-15 75
Achievability The market is uncertainty co short/medium Future poter 50dph 150 Summary Sufficient site requirement t	s currently uncer ould impact on the term. Itial housing ca 40dph 120 s have been ide o 2031.	tain althoug ne viability o pacity 30dph 90	20dph 60	d the abilit Timefrar 1-5 0	y to deliv ne 6-10 0	ver sites in the 11-15 75
Achievability The market is uncertainty co short/medium Future poter 50dph 150 Summary Sufficient site	s currently uncer ould impact on the term. Itial housing ca 40dph 120 s have been ide o 2031.	tain althoug ne viability o pacity 30dph 90	20dph 60	d the abilit Timefrar 1-5 0	y to deliv ne 6-10 0	ver sites in the 11-15 75

Site Ref	Address	Settlem	ent	Size			
WS2	Land to t south east Chiltern Stre Business Par	of eet		2.5ha			
Source	-			1			
Site submiss	sion						
Description	<u> </u>						
	s with housing to site to the north		open cou	ntryside	to the wes	t and a gene	eral
Background	d						
Submitted to	o the council as a	a May 2008 s	ite sudmis	sion tor i	residential d	levelopment.	
Suitability							
and infrastru 2031 plan a considered b Availability		of each settle ive sites for	ement. Ho	wever th	ne subseque	ent Rural Vis	sion
Achievabili	tv						
The market uncertainty short/mediu	is currently unc could impact on m term.	the viability		nd the a	bility to del		
ruture pote	ential housing o	capacity		Timefr	ame		
50dph	40dph	30dph	20dph	1-5	6-10	11-15	
125	100	75	50	0	0	75	
Rural Vision Overall yiel	ousing settlemer 2031 Local Plan					identified in	the
75							

the existing Ho The site is adja Background Council Identifi DPD April 2010 2031 plan.	Land adjacent to Free Church Mill Lane ed enfield agricultura pusing Settlement cent to the Free C ied Site and was D. This allocation	al land wit Boundary Church and	h the sou y. To the	north an			tipo
Council Identifi Description The site is gre the existing Ho The site is adja Background Council Identifi DPD April 2010 2031 plan.	enfield agricultura busing Settlement cent to the Free C led Site and was	: Boundary Church and	y. To the	north an			tipo
Description The site is gre the existing Ho The site is adja Background Council Identifi DPD April 2010 2031 plan.	enfield agricultura busing Settlement cent to the Free C led Site and was	: Boundary Church and	y. To the	north an			tipe
The site is gre the existing Ho The site is adja Background Council Identifi DPD April 2010 2031 plan.	ousing Settlement cent to the Free C led Site and was	: Boundary Church and	y. To the	north an			tinc
the existing Ho The site is adja Background Council Identifi DPD April 2010 2031 plan.	ousing Settlement cent to the Free C led Site and was	: Boundary Church and	y. To the	north an			ting
Council Identifi DPD April 2010 2031 plan.				a ott iviiii I			
DPD April 2010 2031 plan.							
Suitability							
development. T it has not been Availability Available for re Achievability The market is	nents could acc The site is well rel <u>allocated for deve</u> sidential developm courrently weak uld impact on the term.	ated to al elopment ment and o although	I services in the Run owned by house p	and facil al Vision Suffolk C	ities in the 2031 plan. county Coun e starting t	village. Howe	This
Future potent	ial housing capa	acity		Timefr	ame		
50dph	40dph	30dph	20dph	1-5	6-10	11-15	
40	32	24	16	0	0	20	
Summary							
	ew planning const as a Local Servic ite may be permit	e Centre i	n the Core ever it has	e Strateg s not bee	y, where a	small numbe	er o

Site Ref	Address	Settlem	ent	Size			
SS103	Land to th west c Livermere Road		arton	8.5ha			
Source							
Site submissi	on May 2008.						
Description							
borders Forn	nd western edges ham Road and to evelopment/the se	the east L	ivermere				
Background							
	the council, (May hin the context of						been
Scale of gro	could accommod wth in individua capacity of each	I settleme	nts will b		1 5		
Availability Available for	residential develo	pment.					
Available for		pment.					
Available for Achievabilit The market	y is currently wea could impact on t	ak althougi					
Available for Achievabilit The market uncertainty of short/medium	y is currently wea could impact on t	ak although he viability			ability to d		
Available for Achievabilit The market uncertainty of short/medium Future pote	y is currently wea could impact on t n term.	ak althougi he viability pacity	of sites	and the	ability to d		
Available for Achievabilit The market uncertainty of short/medium Future pote 50dph 425	y is currently wea could impact on t n term. ntial housing ca	ak although he viability		and the	ability to o	deliver sites i	
Available for Achievabilit The market uncertainty of short/medium Future pote 50dph 425 Summary The site has village's state dwellings per in the Rural	y is currently wea could impact on t n term. ntial housing ca 40dph 340 few planning co us as a Local Server site may be pern Vision 2031 plan een identified in t	ak although he viability pacity 30dph 255 nstraints ar vice Centre mitted. How as alternati	of sites 20dph 170 nd is suita in the Co vever it have ve sites a	Timefr 1-5 0 able for o re Strate as not be re consid	ability to c ame 6-10 0 developmer gy, where en allocate dered bette	11-15 20 nt in line wit a small numb of for develop r suited. Suff	h the ber of oment ficient

RV18 Land at School Great Barton 12.4ha Former RV14 Road Source Source Council Identified site was for a smaller parcel of land around the school. This parcel and was submitted by the Parish Council and its development is a long term aspira The site would not be completely residential and may also include a post office ar other village facilities. Description The site is greenfield agricultural land and the south, west and eastern boundaries the existing Housing Settlement Boundary. To the north is open countryside. Background Council Identified Site and was included within Rural Site Allocations Preferred Op DPD April 2010. Also included in the Rural Vision 2031 preferred options document. has been allocated within the adopted Rural Vision 2031 Local Plan. Suitability The site is within a Local Service Centre as identified in the adopted Core Strat These settlements could accommodate small scale residential or employi development. The site is well related to all services and facilities in the village. Availability Availabile for residential development and owned by Suffolk County Council. Future potential housing capacity Timeframe Sodph 40dph 30dph 20dph 1-5 6-10 11-15 620 496 372 248 20 0 0 Summary The site has few planning constraints and is suitable for de	Site Ref	Address	Settlem	ent	Size		
Source Council Identified site was for a smaller parcel of land around the school. This parcel land was submitted by the Parish Council and its development is a long term aspirar the site would not be completely residential and may also include a post office arother village facilities. Description The site is greenfield agricultural land and the south, west and eastern boundaries the existing Housing Settlement Boundary. To the north is open countryside. Background Council Identified Site and was included within Rural Site Allocations Preferred Op DPD April 2010. Also included in the Rural Vision 2031 preferred options document. has been allocated within the adopted Rural Vision 2031 Local Plan. Suitability The site is within a Local Service Centre as identified in the adopted Core Strat These settlements could accommodate small scale residential or employin development. The site is well related to all services and facilities in the village. Availability The market is currently weak although house prices are starting to recover. uncertainty could impact on the viability of sites and the ability to deliver sites ir short/medium term. Future potential housing capacity Timeframe 50dph 49dph 30dph 20dph 1-5 6-10 11-15 620 496 372 248 20 0	RV18	Land at School	Great Ba	irton	12.4ha		
Council Identified site was for a smaller parcel of land around the school. This parc land was submitted by the Parish Council and its development is a long term aspira The site would not be completely residential and may also include a post office ar other village facilities. Description The site is greenfield agricultural land and the south, west and eastern boundaries the existing Housing Settlement Boundary. To the north is open countryside. Background Council Identified Site and was included within Rural Site Allocations Preferred Op DPD April 2010. Also included in the Rural Vision 2031 preferred options document. has been allocated within the adopted Rural Vision 2031 Local Plan. Suitability The site is within a Local Service Centre as identified in the adopted Core Strat These settlements could accommodate small scale residential or employ development. The site is well related to all services and facilities in the village. Availabile for residential development and owned by Suffolk County Council. Achievability The market is currently weak although house prices are starting to recover. uncertainty could impact on the viability of sites and the ability to deliver sites ir short/medium term. Future potential housing capacity Timeframe Sodph 40dph 30dph 20dph 1-5 6-10 11-15 620 496 372 248 20 20 0 Summary The site has few planning constraints and is suitable for development in line with village's status as a Local Service Centre in the Core Strategy.	Former RV14	Road					
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Description The site is greenfield agricultural land and the south, west and eastern boundaries the existing Housing Settlement Boundary. To the north is open countryside. Background Council Identified Site and was included within Rural Site Allocations Preferred Op DPD April 2010. Also included in the Rural Vision 2031 preferred options document. has been allocated within the adopted Rural Vision 2031 Local Plan. Suitability The site is within a Local Service Centre as identified in the adopted Core Stral These settlements could accommodate small scale residential or employs development. The site is well related to all services and facilities in the village. Availability Availabile for residential development and owned by Suffolk County Council. Achievability The market is currently weak although house prices are starting to recover. uncertainty could impact on the viability of sites and the ability to deliver sites ir short/medium term. Future potential housing capacity Timeframe Sodph 40dph 30dph 20dph 1-5 6-10 11-15 620 496 372 248 20 0 0 Summary The site has few planning constraints and is suitable for development in line with village's status as a Local Service Centre in the Core Strategy.	land was subi The site woul	mitted by the Paris d not be complete	h Council	and its de	evelopme	nt is a long	term aspiratior
the existing Housing Settlement Boundary. To the north is open countryside. Background Council Identified Site and was included within Rural Site Allocations Preferred Op DPD April 2010. Also included in the Rural Vision 2031 preferred options document. has been allocated within the adopted Rural Vision 2031 Local Plan. Suitability The site is within a Local Service Centre as identified in the adopted Core Strat These settlements could accommodate small scale residential or employ development. The site is well related to all services and facilities in the village. Availability Available for residential development and owned by Suffolk County Council. Achievability The market is currently weak although house prices are starting to recover. uncertainty could impact on the viability of sites and the ability to deliver sites in short/medium term. Future potential housing capacity Timeframe Sodph 40dph 30dph 20dph 1-5 6-10 11-15 620 496 372 248 20 0 0 Summary The site has few planning constraints and is suitable for development in line with village's status as a Local Service Centre in the Core Strategy.							
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The site is within a Local Service Centre as identified in the adopted Core Strat These settlements could accommodate small scale residential or employ development. The site is well related to all services and facilities in the village. Availability Available for residential development and owned by Suffolk County Council. Achievability The market is currently weak although house prices are starting to recover. uncertainty could impact on the viability of sites and the ability to deliver sites ir short/medium term. Future potential housing capacity Timeframe 50dph 40dph 372 248 20 0 Summary The site has few planning constraints and is suitable for development in line with village's status as a Local Service Centre in the Core Strategy.			•				
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Achievability The market is currently weak although house prices are starting to recover. uncertainty could impact on the viability of sites and the ability to deliver sites ir short/medium term. Future potential housing capacity Timeframe 50dph 40dph 30dph 20dph 1-5 6-10 11-15 620 496 372 248 20 0 Summary The site has few planning constraints and is suitable for development in line with village's status as a Local Service Centre in the Core Strategy.	Availability						
uncertainty could impact on the viability of sites and the ability to deliver sites in short/medium term. Future potential housing capacity Timeframe 50dph 40dph 30dph 20dph 1-5 6-10 11-15 620 496 372 248 20 0 Summary The site has few planning constraints and is suitable for development in line with village's status as a Local Service Centre in the Core Strategy.	Achievability	/					
short/medium term. Timeframe Future potential housing capacity Timeframe 50dph 40dph 30dph 20dph 1-5 6-10 11-15 620 496 372 248 20 20 0 Summary The site has few planning constraints and is suitable for development in line with village's status as a Local Service Centre in the Core Strategy.							
Timeframe 50dph 40dph 30dph 20dph 1-5 6-10 11-15 620 496 372 248 20 20 0 Summary The site has few planning constraints and is suitable for development in line with village's status as a Local Service Centre in the Core Strategy.			e viability	of sites a	nd the a	bility to de	liver sites in th
50dph40dph30dph20dph1-56-1011-1562049637224820200SummaryThe site has few planning constraints and is suitable for development in line with village's status as a Local Service Centre in the Core Strategy.					T :		
620 496 372 248 20 20 0 Summary The site has few planning constraints and is suitable for development in line with village's status as a Local Service Centre in the Core Strategy.	Future poter	itial nousing capa	acity		Timetr	ame	
620 496 372 248 20 20 0 Summary Image: Status as few planning constraints and is suitable for development in line with village's status as a Local Service Centre in the Core Strategy. Image: Status as a Local Service Centre in the Core Strategy.	50dph	40dph	30dph	20dph	1-5	6-10	11-15
Summary The site has few planning constraints and is suitable for development in line with village's status as a Local Service Centre in the Core Strategy.				_			
The site has few planning constraints and is suitable for development in line with village's status as a Local Service Centre in the Core Strategy.		496	J/2	270			0
Overall vield	620	496	572	240			0
	620 Summary The site has	few planning const	traints an	d is suital	ble for d	evelopment	
40	620 Summary The site has village's statu	few planning const is as a Local Service	traints an	d is suital	ble for d	evelopment	

Site Ref	Address	Settlem	ent	Size		
RV20b	Land opposite	Great		0.4ha		
Was RV15	Tutelina Rise,	Whelnet	ham			
Source						
Council Iden	tified.					
Description	l					
The site is a	Greenfield agricultural	field whic	h is well lo	ocated to	the existing	g services and
	e site abuts the existi					
	development between					e site has two
access point	s, one off Stanningfield	Road and	the other	off Hamb	rook Close.	
Background	d					
Council Ider	ntified Site and was inc	luded wit	hin Rural	Site Allo	cations Pret	ferred Options
DPD April 20	010. Also included in the	e Rural Vi	sion 2031	preferre	d options d	ocument. This
site has beer	<u>n allocated within the Ru</u>	iral Vision	2031 Loca	al Plan do	ocument.	
Suitability						
	ithin a Local Service Ce					
	could accommodate sm				5	
	related to all services a					
complies wit	h the small number of d	wellings t	hat are pe	rmitted v	vithin these	settlements.
Availability						
	residential developmen	t.				
Achievabili	ty					
The market	is currently weak alt	though h	ouse price	es are s	starting to	recover. This
	could impact on the vi					
short/mediu	m term.	-			-	
Future pote	ential housing capacit	y		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
20	16	12	8	0	0	10
Summary				1 -		
	s little by way of plann	ina constr	aints, is v	well relat	ed to servi	ces, has good
access provi	isions and is suitable for	or develor	oment in I	ine with	the village	's status as a
	e Centre in the Core Stra					
Overall yiel	d					
10						

Site Ref	Address	Settlem	ent	Size		
RV20a Was SS12.2	Land to the rear of Erskine Lodge	Great Whelneth	nam	2ha		
Source	5			1		
Site Submis	sion 2012					
Descriptio	n					
Stanningfie Area, Cord Housing Se are 1 bed u Backgrour	a mixed use bro ld Road. The site has on Sanitaire and A ttlement Boundary o nits owned by Haveb nd ssion in 2012. Alloca	several co rchaeologic currently h ury Housin	onstraints cal const as some ng Associa	which in raints. Tl affordabl ation.	clude floodi ne part of e housing (ng, Conservatio the site in th units on it whic
is a Local S by the dev	e site is within the H ervice Centre. Sever eloper to establish	al constrai	nts on th might b	e site bu	t some wor	k has been don
<u>certainly co</u> Availabilit	nstrain development	to some e	xtent.			
	pelieved to have two	land owne	ers who h	ave been	working wi	ith each other o
Achievabil	itv					
The marke	t is currently weak could impact on the					
Future pot	ential housing cap	acity		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
100	80	60	40	60	0	0
a conseque limit impos consequenc	s been allocated with nce it is not conside sed on Local Servi e, a yield at 30dph sideration and poten	red that th ce Centres has been	ne site sh s within applied	ould be r the con albeit th	estricted to text of the is figure w) the 20 dwellin e SHLAA. As rill be subject t

Overall yield

Site Ref	Address	Settlem	ent	Size		
SS12.5 and	Goldings Farm,	Great		0.25ha		
RV19	Great Thurlow	Whelnet	nam			
Source				•		
Site submissic Plan	n 2012 and alloc	ated unde	er Policy F	2V19 of 1	he Rural V	ision 2031 Loca
Description						
Farm Yard tha	t is also used for p	arking of	cars by ne	earby res	dents.	
Background						
Previously sub	mitted to the bor	ough as a	site subn	nission	The owner \	wrote to the LPA
	stating that the s					
	itted to the boroug					w available. This
	allocated within the	e Rural Vis	sion 2031	Local Pla	n.	
Suitability						
An allocated si	te within a Housin	g Settlem	ent Bound	ary of a l	Local Servic	e centre.
Availability						
	esidential developr	ment				
		norm.				
Achievability						
	s currently weak	although	house p	rices are	e starting i	to recover. This
	uld impact on the					
short/medium						
Future poten	tial housing capa	acity		Timefr	ame	
FO data		20.4-4	20 4-1		6.10	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
13	10	8	5	0	0	8
Summary						
The site has fe	w planning constru	aints and	is suitable	for deve	lopment.	
Owner all wheeld						
Overall yield						
Overall yield 8	-					

Site Ref	Address	Settlem	ent	Size		
SE/06/1504	Atterton and	Haverhil		0.63ha		
Was HV5e	Ellis					
Source	·	·				
Urban Capaci	ty Study 2005, Re	eplacement	Local Plan	2016		
Decemination						
Description	eveloped land lo	acatod on	Hamlot	Pood S	urroundod	by residentia
5	and employment.				unounded	by residentia
Background						
Site identifie	d in the 2005	Urban Cap	acity Stud	dy as b	eing suitab	le for housing
development	Allocated in Rep	lacement Lo	ocal Plan F	HAV1 (d)	for 25 dwe	ellings. Planning
	convert silk mill					
	t to S106 but si			located v	within the	context of the
	on 2031 Local Plar	<u>n document</u>				
Suitability						
	indicated a desi		op the sit	e. Close	to service	s and facilities
Possible conta	amination at this I	ocation.				
Availability						
Available for	residential develop	oment.				
Achievabilit	v					
	s currently weal	< although	house pr	ices are	starting to	o recover. Thi
	ould impact on th					
short/mediun	n term.	5			5	
Future pote	ntial housing ca	pacity		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
32	25	19	13	39		
Summary			1.3	1	I	1
	ployment premise:	s within cer	tral Haver	hill Poss	ible contar	nination
				1111. 1 050		
	• [
Overall vield						
Overall yield	1					

	Address	Settlem	ent	Size		
UCS255	Car park to the north west of			0.26ha		
	the counci					
	offices					
Source		ł				
Urban Capac	ity Study 2005.					
Description	l					
	eveloped land with roperties on Withers		s off Dow	ns Cresc	ent. Site is	located behin
Background	d					
developmen	ed in the 2005 L t. Indicative capacit of the Haverhill Visio	y 13 dwell	ings. This	site has	not been	allocated withi
Suitability						
Site is locat	ed within the desig					
through Ha∨	erhill town centre. V	Vell related	to existin	g resider	tial develop	oment.
A						
Availability	residential developr	mont				
Available iui	residential developi	nem.				
Achievabili	ty					
	is currently weak	although	house pr	ices are	starting to	o recover. Thi
me market						
uncertainty	could impact on the	e viability c	of sites ar	nd the ab	ollity to deli	ver sites in th
	could impact on the	e viability o	of sites ar	<u>.</u>	5	ver sites in th
uncertainty short/mediu	could impact on the		of sites ar	Timefr	5	ver sites in th
uncertainty short/mediu Future pote	could impact on the m term.	acity		Timefr	ame	
uncertainty short/mediu Future pote 50dph	could impact on the m term. ential housing capa 40dph	acity 30dph	20dph	<u>.</u>	5	11-15
uncertainty short/mediu Future pote 50dph 13	could impact on the m term.	acity		Timefr 1-5	ame 6-10	
uncertainty short/mediu Future pote 50dph 13 Summary	could impact on the m term. ential housing capa 40dph 10	acity 30dph 8	20dph 5	Timefr 1-5 0	6-10	11-15 13
uncertainty short/mediu Future pote 50dph 13 Summary	could impact on the m term. ential housing capa 40dph	acity 30dph 8	20dph 5	Timefr 1-5 0	6-10	11-15 13
uncertainty short/mediu Future pote 50dph 13 Summary	could impact on the m term. ential housing capa 40dph 10	acity 30dph 8	20dph 5	Timefr 1-5 0	6-10	11-15 13
uncertainty short/mediu Future pote 50dph 13 Summary	could impact on the m term. ential housing capa 40dph 10 field site in a conser	acity 30dph 8	20dph 5	Timefr 1-5 0	6-10	11-15 13

	Address	Settlem	ent	Size			
UCS219	Dove House Ro	bad Haverhill	NW		I site 2.43 AA 0.664	3. Site inclu	deo
Source							
Originally id	dentified by the Ur	ban Capacity S	study. Red	uced sit	e size has	been promo	oteo
by landown	er's agent.						
Descriptio	n						
included in west and s the North I	oan capacity site the SHLAA. The outh east) with w East. The site has e and the trees are	site is adjoined loodland to the been recognis	d on two e north we sed by the	sides b est and e Suffoll	y existing a horticult Wildlife t	housing (so tural nursery	outl y t
Backgrour			11001100				
need to over and the tree address the within the forward as Suitability Within the	Housing Settlem	es for refusal. T by a TPO. Any on these desi averhill Vision 2 ent Boundary	he site is c future pla gnations. 2031 Loca with good	designa anning This sit I Plan c d acces	ted as a Lo application e has not locument l s but pre	viously refu	Site d te ateo ome
highlighted Availabilit	for a residential s within the Plannin y able according to	ng Inspector's d			eed to add	dress the iss	ue
highlighted Availabilit Site is avail	within the Plannin y able according to	ng Inspector's d			eed to add	fress the iss	ue
highlighted Availabilit Site is avail Achievabil	within the Plannin y able according to ity	ng Inspector's d Agent.	ecision no	tice.			
highlighted Availabilit Site is avail Achievabil The marke	within the Plannin y able according to ity is currently unce could impact on	Agent.	house pri	tice.	e starting t	o recover	Γhi
highlighted Availabilit Site is avail Achievabil The marke uncertainty short/medi	within the Plannin y able according to ity is currently unce could impact on	Agent. Agent although the viability of	house pri	tice.	e starting t lity to deli	o recover	Гhi
highlighted Availabilit Site is avail Achievabil The marke uncertainty short/medit Future pot	within the Plannin y able according to ity is currently unce could impact on um term. cential housing c	Agent. Agent. ertain although the viability of apacity	house prisites and	tice. ices are the abi Timef	e starting t lity to deli r ame	o recover. T ver sites in	Γhi
highlighted Availabilit Site is avail Achievabil The marke uncertainty short/medir Future pot 50dph	within the Plannin y able according to ity is currently unce could impact on um term. cential housing c 40dph	Agent. Agent. ertain although the viability of apacity 30dph	house prisites and	tice. ices are the abi Timef 1-5	e starting t lity to deli rame 6-10	to recover. To recover.	Γhi
highlighted Availabilit Site is avail Achievabil The marke uncertainty short/medir Future pot 50dph 33	within the Plannin y able according to ity is currently unce could impact on um term. cential housing c	Agent. Agent. ertain although the viability of apacity	house prisites and	tice. ices are the abi Timef	e starting t lity to deli r ame	o recover. T ver sites in	Γhi
highlighted Availabilit Site is avail Achievabil The marker uncertainty short/medit Future pot 50dph 33 Summary Inside the	within the Plannin y able according to ity is currently unce could impact on um term. cential housing c 40dph	Agent. Agent. Agent. The viability of Apacity 30dph 20	house prisites and	tice. ices are the abi Timefi 1-5 0	e starting t lity to deli rame 6-10 0	to recover. To rec	Thi
highlighted Availabilit Site is avail Achievabil The marker uncertainty short/medit Future pot 50dph 33 Summary Inside the	within the Plannin y able according to ity is currently unce could impact on um term. ential housing c 40dph 27 Housing Settleme	Agent. Agent. Agent. The viability of Apacity 30dph 20	house prisites and	tice. ices are the abi Timefi 1-5 0	e starting t lity to deli rame 6-10 0	to recover. To rec	Thi

Site Ref	Address	Settlem	ent	Size		
HV5c	Former Castle Hill	Haverhill		0.75ha	l	
Was HV5d	Middle School					
Source						
Officer ider	ntified					
Descriptio	n					
Greenfield	 Part of playing fields 	of Previou	s Middle Sc	hool site	<u>)</u>	
Packgrou						
Backgrou	e redundant following s	school ora	anisation r	oviow. Tł	nie sito has	boon allocator
	context of the Haverhill					
within the t		VI3I011 20			nent.	
<u> </u>						
Suitability						
Within the	Housing Settlement Bo	undary wit	th good acc	ess to th	ne town ce	ntre
Availabilit	Ŷ					
Landowner	has informed the authority	ority that t	the land is	available	<u>.</u>	
Achievabi	li+\/					
	t is currently uncertain		houso pr	icos aro	starting t	o rocovor This
	could impact on the					
short/medi		viability o				
Future po	tential housing capac	ity		Timef	rame	
	1	1				
50dph	40dph	30dph	20dph	1-5	6-10	11-15
38	30	23	15	25	0	0
Summary						
Inside the	Housing Settlement Bou	undary.				
Overall						
yield						
25						

Site Ref	Address	Settlem	ent	Size		
HV6a Was HV5a	Former Gasworks, Withersfield Road	Haverhil		0.3ha		
Source						
	t Local Plan 2010 of the Haverhill V			apacity S	tudy 2005	Allocated under
Description						
Small Browr developmen	field site located t.	off Withersf	ield Road.	The site	is surround	ded by residential
Backgroun	d					
suitable for	ed in the 2005 U housing developn ion 2031 Local Pl	nent. This si	te has bee			
Suitability						
law. This m requires a fu river flow). Availability	scussions with th eans that any w urther consent fro	orks within om the EA, (9 metres	of the t	op of the l	pank of the river
Achievabili	+\/					
	is currently unce					to recover. This
uncertainty short/mediu	m term.	_		7	<u> </u>	eliver sites in the
uncertainty short/mediu	•	apacity		Timefr	<u> </u>	
uncertainty short/mediu	m term.	apacity 30dph	20dph	7	<u> </u>	
uncertainty short/mediu Future pote	m term. ential housing c	<u> </u>	20dph 6	Timefr	ame	eliver sites in the
uncertainty short/mediu Future pote 50dph 15 Summary	m term. ential housing c 40dph 12	30dph 9	6	Timefr 1-5 10	ame 6-10 0	eliver sites in the 11-15 0
uncertainty short/mediu Future pote 50dph 15 Summary	m term. ential housing ca 40dph 12 field site close to	30dph 9	6	Timefr 1-5 10	ame 6-10 0	eliver sites in the 11-15 0

Site Ref	Address	Settlem	ent	Size		
HV6c	Former Westfield	Haverhill		1.2ha		
Was HV5c	Primary School					
Source						
Officer iden	tified and site became	available o	due to Sch	nools o	rganisati	on review. Allocate
in the Have	rhill Vision 2031 Local	Plan under	Policy H\	/6c.		
Descriptio	n					
Former Prin	nary School					
Backgroun	d					
	ne redundant followin					
allocated w	thin the context of the	Haverhill	Vision 203	31 Loca	al Plan do	ocument.
Suitability						
	Housing Settlement Bo	undanywit	h good og	cocc to	the town	n contro
within the r	Tousing Settlement Bo	unuary wit	n goou ac	cess ic	the tow	ncentre
Availability						
Landowner	has informed the author	ority that t	he land is	availa	ble.	
Achievabil	i+v/					
ACILIEVADII	-					
	ic currently uncortain		hourso n	ricoc c	ro ctorti	ng to recover Thi
The market	is currently uncertain					
The market uncertainty	could impact on the					
The market uncertainty short/mediu	could impact on the sum term.	viability of		d the a	ability to	
The market uncertainty short/mediu	could impact on the	viability of		d the a		
The market uncertainty short/mediu Future pot 50dph	could impact on the sum term. Tential housing capac	viability of ity 30dph	sites and	d the a	frame	deliver sites in th
The market uncertainty short/mediu Future pot 50dph 60	could impact on the um term.	viability of	sites and	d the a	ability to	deliver sites in th
The market uncertainty short/mediu Future pot 50dph 60 Summary	could impact on the sum term. ential housing capace 40dph 48	viability of ity 30dph 36	20dph 24	the a Time 1-5 30	frame 6-10 0	deliver sites in th
The market uncertainty short/mediu Future pot 50dph 60 Summary	could impact on the sum term. ential housing capace 40dph 48	viability of ity 30dph 36	20dph 24	the a Time 1-5 30	frame 6-10 0	deliver sites in th
The market uncertainty short/mediu Future pot 50dph 60 Summary Inside the F	could impact on the sum term. Tential housing capac 40dph 48 Housing Settlement Bou	viability of ity 30dph 36	20dph 24	the a Time 1-5 30	frame 6-10 0	deliver sites in th
The market uncertainty short/mediu Future pot 50dph 60 Summary Inside the F	could impact on the sum term. Tential housing capac 40dph 48 Housing Settlement Bou	viability of ity 30dph 36	20dph 24	the a Time 1-5 30	frame 6-10 0	deliver sites in th
The market uncertainty short/mediu Future pot 50dph 60 Summary	could impact on the sum term. ential housing capace 40dph 48 Housing Settlement Bou Plan.	viability of ity 30dph 36	20dph 24	the a Time 1-5 30	frame 6-10 0	deliver sites in th

	Address		Settlem	ent	Size		
HV5a	Land south	of	Haverhil		2.8ha		
Was HV4a	Chapelwent Roa	ad					
Source	: - :						
Officer ident	ITIED						
Description							
Greenfield la	nd within the Housi	ng Set	tlement E	Boundary			
Background	1						
Previously s	et aside for a mid	dle scl	hool site	and no lo	onger rea	quired follow	ving School
	al Review. This site				nin the c	context of th	ne Haverhill
	Local Plan documen	nt unde	er Policy H	V5a.			
Suitability							
	o known environme						
	sting residential de	evelopr	ment. Go	od access	onto si	te and good	d access to
transport inf							
Availability							
Available for	residential develop	ment.					
Ashisushili	h						
Achievabili			الم الم الم		+		
The market	is currently uncert						
The market uncertainty	is currently uncert could impact on th						
The market uncertainty short/mediu	is currently uncert could impact on th m term.	e viab			ne ability	to deliver	
The market uncertainty short/mediu	is currently uncert could impact on th	e viab				to deliver	
The market uncertainty short/mediu	is currently uncert could impact on th m term.	e viab			ne ability	to deliver	
The market uncertainty short/mediu Future pote	is currently uncert could impact on th m term. Ential housing cap	e viab	ility of si	tes and th	ne ability	to deliver	sites in the
The market uncertainty short/medium Future pote 50dph	is currently uncert could impact on th m term. ential housing cap 40dph	e viab	ility of si 30dph	tes and th	Timefr	to deliver ame 6-10	sites in the 11-15
The market uncertainty short/medium Future pote 50dph 140 Summary	is currently uncert could impact on th m term. ential housing cap 40dph	e viab	ility of si 30dph 84	20dph 56	Timefr 1-5 85	• to deliver • ame 6-10 0	sites in the 11-15 0
The market uncertainty short/medium Future pote 50dph 140 Summary	is currently uncert could impact on th m term. ential housing cap 40dph 112	e viab	ility of si 30dph 84	20dph 56	Timefr 1-5 85	• to deliver • ame 6-10 0	sites in the 11-15 0
The market uncertainty short/medium Future pote 50dph 140 Summary	is currently uncert could impact on th m term. ential housing cap 40dph 112	e viab	ility of si 30dph 84	20dph 56	Timefr 1-5 85	• to deliver • ame 6-10 0	sites in the 11-15 0
The market uncertainty short/medium Future pote 50dph 140 Summary	is currently uncert could impact on th m term. ential housing cap 40dph 112 Tield site close to ex	e viab	ility of si 30dph 84	20dph 56	Timefr 1-5 85	• to deliver • ame 6-10 0	sites in the 11-15 0

Site Ref	Address	Settlem	ent	Size		
HV4	North East Haverhill	Haverhil	I	138ha		
Was HV3						
Source						
Core Strateo	gy Strategic growth direct	ion				
Description	ı					
Greenfield la	and to the north of Chalks	stone Way.				
Backgroun						
	thin the Core Strategy LP					
	e in August 2010 and adop ontext of the Haverhill Vis					
Suitability				uocumer		Cy 11V4.
	ery few known environme	ental const	raints at t	his site	Well located	to existing
	e. Good access onto site					
	itable for mixed use strat					
Availability	1	-				
Landowner	promoting site. Masterpla	n consulta	tion under	taken in	spring 2015	
Achievabili	+\/					
	is currently uncertain a	lthough h	ouse price	es are st	arting to re	cover This
	could impact on the vial					
short/mediu				ie donity		
Future pot	ential housing capacity	,		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
6900	5520	4140	2760	750	1170	580
Summary		•			1	
	nfield site to the north ϵ	east of Ha	verhill allo	ocated in	the adopte	ed Haverhil
Vision 2031	Local Plan.					
Overall yie	ld					
2500						

	Address	Settlem	ent	Size		
HV3	North	Haverhil		42ha		
Was HV2,						
SS104	Haverhill					
Source						
Site submissio under policy H	5	. Allocated	d in the a	dopted H	averhill Vis	ion 2031 Local Pla
Description						
						ng Road residenti open countryside t
Background						
Identified with	nin Policy CS	S12 of the	Core Str	ategy wh	ich was ac	lopted in Decembe
						n 2031 Local Pla
document.						
Suitability						
	nixed use dev	velopment				
	nixed use dev	velopment				
Available for n		velopment				
Available for n	,				s are start	ing to recover. Th
Available for n Achievability The market is	, currently u	ncertain al	though hc			ing to recover. Th
Available for n Achievability The market is uncertainty co	currently un ould impact c	ncertain al	though hc			ing to recover. Th deliver sites in th
Available for n Achievability The market is uncertainty co short/medium	currently un buld impact c term.	ncertain al	though hc pility of sit	es and th	ne ability to	
Available for n Achievability The market is uncertainty co short/medium	currently un buld impact c term.	ncertain al	though hc pility of sit		ne ability to	
Available for n Achievability The market is uncertainty co short/medium Future poten	currently un buld impact c term. tial housing	ncertain al on the viab	though ho bility of sit	es and th	ne ability to	o deliver sites in th
Available for n Achievability The market is uncertainty co short/medium Future poten 50dph	currently un buld impact c term. tial housing 40dph	ncertain al on the viat g capacity 30dph	though ho bility of sit	es and th Timefra 1-5	ame 6-10	0 deliver sites in th
Available for n Achievability The market is uncertainty co short/medium Future poten 50dph 2100	currently un buld impact c term. tial housing	ncertain al on the viab	though ho bility of sit	es and th	ne ability to	o deliver sites in th
uncertainty co short/medium Future poten 50dph 2100 Summary	currently un buld impact of term. tial housing 40dph 1680	ncertain al on the viak g capacity 30dph 1260	though ho bility of sit 20dph 840	Timefra 1-5 425	e ability to ame 6-10 550	11-15 175
Available for n Achievability The market is uncertainty co short/medium Future poten 50dph 2100 Summary Large greenfi	currently ur buld impact o term. tial housing 40dph 1680 eld site nor	ncertain al on the viat g capacity 30dph 1260 th west c	though ho bility of sit 20dph 840 of Haverh	Timefra 1-5 425	e ability to ame 6-10 550	0 deliver sites in th
Available for n Achievability The market is uncertainty co short/medium Future poten 50dph 2100 Summary	currently ur buld impact o term. tial housing 40dph 1680 eld site nor	ncertain al on the viat g capacity 30dph 1260 th west c	though ho bility of sit 20dph 840 of Haverh	Timefra 1-5 425	e ability to ame 6-10 550	11-15 175
Available for n Achievability The market is uncertainty co short/medium Future poten 50dph 2100 Summary Large greenfi	currently ur buld impact o term. tial housing 40dph 1680 eld site nor	ncertain al on the viat g capacity 30dph 1260 th west c	though ho bility of sit 20dph 840 of Haverh	Timefra 1-5 425	e ability to ame 6-10 550	11-15 175
Available for n Achievability The market is uncertainty co short/medium Future poten 50dph 2100 Summary Large greenfi planning appli	currently ur buld impact o term. tial housing 40dph 1680 eld site nor	ncertain al on the viat g capacity 30dph 1260 th west c	though ho bility of sit 20dph 840 of Haverh	Timefra 1-5 425	e ability to ame 6-10 550	11-15 175
Available for n Achievability The market is uncertainty co short/medium Future poten 50dph 2100 Summary Large greenfi	currently ur buld impact o term. tial housing 40dph 1680 eld site nor	ncertain al on the viat g capacity 30dph 1260 th west c	though ho bility of sit 20dph 840 of Haverh	Timefra 1-5 425	e ability to ame 6-10 550	11-15 175

Site Ref	Address	Settlem	ent	Size		
HV7a	Wisdom	Haverhil		1.5ha		
HV6a	Toothbrushes					
	Factory					
Source						
	city Study Identified in erhill Vision 2031 Loca				2009. Allo	cated in the
Description						
	eveloped land which i veen Duddery Hill and					
Backgroun	d					
market cond	the 2005 Urban Capa ditions at that time. T ion 2031 Local Plan do	This site has				
Suitability						
-	brownfield site which	n is within th	e Housing	Settlem	ent Bounda	ry and we
	other existing resider					
pedestrian r	outes to the town cent	tre and emplo	yment ava	ailable ar	ound Haver	hill
Availability	,					
	residential developme	ent.				
Achievabili	ty					
	is currently uncertain could impact on the m term					
	ential housing capac	ity		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
75	60	45	30	75	0	0
Summary		·		4	•	•
Well located	I brownfield site whic	ch is within ⁻	the Housii	ng Settle	ement Boun	dary. Good
	I brownfield site whic site with good ped					
access onto		lestrian route	es to the	town ce	entre and e	employmen
access onto available ar document.	site with good ped round Haverhill. Site	lestrian route	es to the	town ce	entre and e	employmen
access onto	site with good ped round Haverhill. Site	lestrian route	es to the	town ce	entre and e	employmen

RV21	Address	Settlem	ent	Size		
$ \land \lor \angle \downarrow \downarrow$	Land at Bury	/ Hopton		2.5ha		
Was RV16a	, Road, Hoptor	1				
SS60, SS69						
Source					<u> </u>	
Site submissi policy RV21.	on May 2008. Al	located in t	he adopte	ed Rural	Vision 20	31 Local Plan unde
Description						
Agricultural la	and off Bury Roa	d, located to	o the sou ⁻	th of the	e primary s	school.
Background		0000) (
						This site has bee
anocated with	nin the context o	I the Rural	VISION 20.	3 I LOCA	Plan docu	iment.
Suitability						
The site is w	ithin a Local Se	ervice Centr	e as ider	ntified ir	n the adop	oted Core Strategy
These settle	ments could a	accommoda	te small	scale	residentia	al or employmer
development.	Scale of gro	wth in ind	dividual	settlem	ents will	be dependent of
						d access to existin
	facilities. No env					
			oonstrant			0.0100.
Availahility						
	cosidoptial doval	onmont				
	residential devel	opment.				
	residential devel	opment.				
Available for		opment.				
Available for Available for Available	y				aro starti	ng to recover. Thi
Available for i Achievability The market i	y s currently unce	ertain althou				ng to recover. Thi
Available for i Achievabilit The market i uncertainty c	y s currently unce ould impact on	ertain althou				ng to recover. Thi deliver sites in th
Available for i Achievability The market i uncertainty c short/medium	y s currently unce ould impact on n term.	ertain althou the viability		and the	e ability to	
Available for i Achievability The market i uncertainty c short/medium	y s currently unce ould impact on	ertain althou the viability			e ability to	
Available for in Achievability The market in uncertainty control of the short/medium Future poter 50dph	y s currently unce ould impact on term. ntial housing c 40dph	ertain althou the viability apacity 30dph	of sites	and the Timef 1-5	rame	deliver sites in th
Available for in Achievability The market in uncertainty control of the short/medium Future potential 50dph	y s currently unce ould impact on n term. ntial housing c	ertain althout the viability apacity	of sites	and the	ability to	deliver sites in th
Available for in Achievability The market in uncertainty construction short/medium Future poten 50dph 125 Summary	y s currently unce ould impact on n term. ntial housing c 40dph 100	ertain althout the viability apacity 30dph 75	20dph 50	and the Timef 1-5 25	ability to rame 6-10 0	deliver sites in th 11-15 0
Available for in Achievability The market in uncertainty construction short/medium Future poter 50dph 125 Summary The site woul	y s currently unce ould impact on n term. ntial housing c 40dph 100 d be suitable for	ertain althout the viability apacity 30dph 75	20dph 50	and the Timef 1-5 25	ability to rame 6-10 0	deliver sites in th
Available for in Achievability The market in uncertainty construction short/medium Future poten 50dph 125 Summary	y s currently unce ould impact on n term. ntial housing c 40dph 100 d be suitable for	ertain althout the viability apacity 30dph 75	20dph 50	and the Timef 1-5 25	ability to rame 6-10 0	deliver sites in th 11-15 0
Available for in Achievability The market in uncertainty construction short/medium Future poter 50dph 125 Summary The site woul	y s currently unce ould impact on n term. ntial housing c 40dph 100 d be suitable for	ertain althout the viability apacity 30dph 75	20dph 50	and the Timef 1-5 25	ability to rame 6-10 0	deliver sites in th 11-15 0
Available for in Achievability The market in uncertainty construction short/medium Future poter 50dph 125 Summary The site woul	y s currently unce ould impact on term. htial housing c 40dph 100 d be suitable for Centre.	ertain althout the viability apacity 30dph 75	20dph 50	and the Timef 1-5 25	ability to rame 6-10 0	deliver sites in th 11-15 0

Site Ref	Address	Settlem	ent	Size		
WS80	Land to the east of Holme Close	Hopton		1.52ha		
Source						
Site submiss	ion May 2008.					
Description	•					
	and located to the east (of the Hop	ton Housi	ng Settle	ment Bound	lary.
Background	d					
	o the council as a May 2	2008 site i	for reside	ntial deve	elopment. T	his site has
	ocated within the context					
Suitability						
	within a Local Service (
	ements could accomm					
	t. Scale of growth ir					
environment	al and infrastructure cap	bacity of ea	ach settier	ment. Pos	ssible access	s issues.
Availability						
Available for	residential development					
Achievabili	tv					
	is currently uncertain a	lthough h	ouso pric	os aro st	arting to re	covor This
	could impact on the via					
short/mediu		binty of 3		ne abiirty		SILUS III LIIU
Future pote	ential housing capacity	/		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
500pii 76	61	300pm 46	200pm 30	0	0-10	20
Summary		40	50	0	0	20
	Ild be suitable for small	scale devi		in line w	ith villane's	status as a
	e Centre. However it ha					
	plan as alternative sites					
	ed in the Vision 2031 pla					
Overall yiel						
20						
-]					

Site Ref	Address	Settlem	ent	Size		
SS11.7	Land to the north of Thelnetham Road			2.54ha	l	
Source						
Site submiss	ion May 2008.					
Description						
Agricultural I	and located to the east	of the Hop	ton Housi	ng Settle	ement Bound	lary.
Background						
	o the council, (May 20					
been allocate	ed within the context of	the Rural	Vision 203	1 Local F	Plan docume	ent.
Suitability						
These settle development	vithin a Local Service ements could accom . Scale of growth	modate s in individu	mall scal Jal settle	e reside ments v	ential or e	employment
environment	al and infrastructure ca	pacity of e	ach settler	ment.		
Availability						
Available for	residential developmer	nt.				
Achievabilit	V					
	is currently uncertain	although h	nouse price	es are si	tarting to re	ecover This
	could impact on the vi					
short/mediur		-		-		
Future pote	ntial housing capacit	t y		Timefi	rame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
127	102	76	51	0	0	20
Summary	I				I	1
1	Id be suitable for smal	l scale dev	elopment	in line w	/ith village's	status as a
	e Centre. However it h					
	plan as alternative site					
	ed in the Vision 2031 pl	lans to mee	et the hou	sing requ	uirement to 2	2031.
Overall yiel	a					
20						

Site Ref	Address	Settlem	ent	Size		
SS58	Land at Mill Road	Hundon		14.2ha		
Source						
Site submiss	ion May 2008.					
Description						
Road and eas	ield site located r stern edge abuts L of the Rural Vision	Jpper Nor	th Street.	This site		
Background	I					
Submitted to	the council, (May	2008), fo	r residenti	al develo	pment.	
Suitability	within a Local Ser					
development environments existing settl constraints. (Spring 2015) Availability According to development Achievabilit The market uncertainty of short/mediur and is econo		vth in ir re capacit nay be sui tance of v wm constr AA Sprin Tain althous tain althous to the a is anticipa	ndividual y of each itable for o village ser raints, (en raints, (en g 2015), g 2015), ough hous y of sites gent, dev	settlemer settlemer developm vices. Acc vironmen the lanc e prices and the elopment	nts will b nt. Part of th ent. No kno cording to t tal, highway d is availab are starting ability to d of the site	e dependent on ne site adjacent to wn environmental he agent, (SHLAA y, services etc). ole for immediate g to recover. This eliver sites in the e can be achieved
	intial housing ca			Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
710	568	426	284	0	0-10	20
Summary	500	720	204	0	0	20
Centre in the Rural Vision have been id Overall yiel	te is suitable for d e Core Strategy. H 2031 plan as alter entified in the Vision d	lowever it rnative sit	t has not tes are co	been allo nsidered	cated for de better suite	evelopment in the ed. Sufficient sites
Overall yiel 20	d					

Site Ref	Address	Settlem	ent	Size		
WS13	Land Between Valley Wash and Church Street	Hundon		4.065ha		
Source						
Site submissi	on December 200	8.				
Description						
southern edg		irch Stree	t on the n	orthern b		y Wash abuts the The eastern edge is
Background						
	the council, (Dece d within the conte		,			nt. This site has no ocument.
Suitability						
boundary ma walking dista Availability	y be suitable for nce of village serv residential develop	developme ices. oment.				existing settlemen constraints. Withir
The market uncertainty o	is currently unce could impact on t					ng to recover. This deliver sites in the
The market uncertainty of short/medium	is currently uncel could impact on t n term.	he viabilit		and the	ability to	
The market uncertainty of short/medium	is currently unce could impact on t	he viabilit			ability to	
The market uncertainty c short/medium	is currently uncel could impact on t n term.	he viabilit		and the	ability to	
The market uncertainty c short/mediun Future pote	is currently uncent could impact on t n term. ntial housing cap	he viabilit pacity	y of sites	and the Timefra	ability to me	deliver sites in the
The market uncertainty of short/medium Future pote 50dph 203 Summary	is currently uncer could impact on t n term. ntial housing cap 40dph 163	he viabilit pacity 30dph 122	y of sites 20dph 81	and the Timefra 1-5 0	ability to me 6-10 0	deliver sites in the 11-15 20
The market uncertainty of short/medium Future pote 50dph 203 Summary Part of site su Core Strategy has not been are considerent to meet the h	is currently uncer could impact on t n term. ntial housing car 40dph 163 uitable for develop y, where typically allocated for dev ed better suited. S nousing requireme	he viabilit pacity 30dph 122 ment in li up to 10 elopment ufficient s	y of sites 20dph 81 ne with vil dwellings in the Rur ites have l	and the Timefra 1-5 0 lage's sta per site n al Vision	ability to me 6-10 0 tus as a Se hay be per 2031 plan	deliver sites in the
The market uncertainty of short/medium Future pote 50dph 203 Summary Part of site su Core Strategy has not been are considered	is currently uncer could impact on t n term. ntial housing car 40dph 163 uitable for develop y, where typically allocated for dev ed better suited. S nousing requireme	he viabilit pacity 30dph 122 ment in li up to 10 elopment ufficient s	y of sites 20dph 81 ne with vil dwellings in the Rur ites have l	and the Timefra 1-5 0 lage's sta per site n al Vision	ability to me 6-10 0 tus as a Se hay be per 2031 plan	deliver sites in the 11-15 20 ervice Centre in the mitted. However i as alternative sites

Site Ref	Address	Settlem	ent	Size		
SS57	Land to the south east o the cricke pitch	of		0.5ha		
Source						
Site submissi	on December 20	08.				
Description						
Small parcel	of land the east	of the Hund	on Housin	g Settlem	ent Bounda	ary
Background						
						ential development
				xt of the	Rural Visio	on 2031 Local Plar
	t could come for	ward as a w	vindfall'.			
Suitability						
						pre Strategy. These
						nent development
						environmental and
						existing settlement
5	y be suitable fo	r developme	ent. No kr	nown envi	ronmental	constraints Mithir
	and of ullows on				. or in the rectan	constraints. within
	nce of village ser	rvices.				
Availability	*					
Available for	residential deve	elopment. A	ccess wou	ld need t		mmodated and this
Available for may require	residential deve the cooperation of	elopment. A	ccess wou	ld need t		
Available for may require Achievabilit	residential deve the cooperation o y	elopment. A of a differen	ccess wou t landown	ld need t er	o be accor	nmodated and this
Available for may require Achievabilit The market	residential deve the cooperation o y is currently unc	elopment. Ao of a differen eertain altho	ccess wou t landown bugh hous	Id need t er e prices	o be accor are startin	nmodated and this
Available for may require Achievabilit The market uncertainty of	residential deve the cooperation of y is currently unc could impact on	elopment. Ao of a differen eertain altho	ccess wou t landown bugh hous	Id need t er e prices	o be accor are startin	nmodated and this
Available for may require Achievabilit The market uncertainty of short/mediur	residential deve the cooperation of y is currently unc could impact on	elopment. Au of a differen eertain altho the viability	ccess wou t landown bugh hous	Id need t er e prices	o be accor are startin ability to o	nmodated and this
Available for may require Achievabilit The market uncertainty of short/medium Future pote	residential deve the cooperation of s currently unc could impact on n term. ntial housing c	elopment. Ac of a differen certain altho the viability apacity	ccess wou t landown bugh hous y of sites	Id need t er e prices and the Timefra	o be accor are startin ability to o	mmodated and this ig to recover. This deliver sites in the
Available for may require Achievabilit The market uncertainty of short/medium Future pote 50dph	residential deve the cooperation of y is currently unc could impact on n term. ntial housing c 40dph	elopment. Ac of a differen eertain altho the viability apacity 30dph	ccess wou t landown bugh hous y of sites 20dph	Id need t er and the Timefra 1-5	o be accor are startin ability to o me 6-10	mmodated and this og to recover. This deliver sites in the 11-15
Available for may require Achievabilit The market uncertainty of short/medium Future pote	residential deve the cooperation of s currently unc could impact on n term. ntial housing c	elopment. Ac of a differen certain altho the viability apacity	ccess wou t landown bugh hous y of sites	Id need t er e prices and the Timefra	o be accor are startin ability to o	mmodated and this ig to recover. This deliver sites in the
Available for may require a Achievabilit The market uncertainty of short/medium Future pote 50dph 25 Summary	residential deve the cooperation of s currently unc could impact on n term. ntial housing c 40dph 20	elopment. Ac of a differen certain altho the viability apacity 30dph 15	ccess wou t landown bugh hous y of sites 20dph 10	Id need t er and the Timefra 1-5 0	o be accor are startin ability to o me 6-10 0	mmodated and this og to recover. This deliver sites in the 11-15 20
Available for may require a Achievabilit The market uncertainty of short/medium Future pote 50dph 25 Summary Part of site su	residential deve the cooperation of is currently unc could impact on n term. ntial housing c 40dph 20 uitable for develo	elopment. Ac of a differen eertain altho the viability apacity 30dph 15	ccess wou t landown bugh hous y of sites 20dph 10 ne with vil	Id need ter e prices and the Timefra 1-5 0 lage's sta	o be accor are startin ability to o me 6-10 0 tus as a Se	mmodated and this og to recover. This deliver sites in the 11-15 20 ervice Centre in the
Available for may require a Achievabilit The market uncertainty of short/medium Future pote 50dph 25 Summary Part of site su Core Strateg	residential deve the cooperation of y is currently unc could impact on n term. ntial housing c 40dph 20 uitable for develo y. However it h	elopment. Ac of a differen eertain altho the viability apacity 30dph 15 ppment in lin	ccess wou t landown bugh hous y of sites 20dph 10 ne with vil n allocate	Id need ter and the Timefra 1-5 0 lage's sta d for dev	o be accor are startin ability to o me 6-10 0 tus as a Se elopment	mmodated and this og to recover. This deliver sites in the 11-15 20 ervice Centre in the in the Rural Visior
Available for may require f Achievabilit The market uncertainty of short/medium Future pote 50dph 25 Summary Part of site su Core Strateg 2031 plan as	residential deve the cooperation of is currently unc could impact on n term. ntial housing c 40dph 20 uitable for develo y. However it h s alternative site	elopment. Ac of a differen eertain altho the viability apacity 30dph 15 opment in lin as not been es are cons	ccess wou t landown bugh hous y of sites 20dph 10 ne with vil n allocate idered be	Id need t er and the Timefra 1-5 0 Iage's sta d for dev tter suite	o be accor are startin ability to o me 6-10 0 tus as a Se elopment d. Sufficier	mmodated and this ig to recover. This deliver sites in the 11-15 20 ervice Centre in the in the Rural Visior nt sites have beer
Available for may require f Achievabilit The market uncertainty of short/medium Future pote 50dph 25 Summary Part of site su Core Strateg 2031 plan as identified in t	residential deve the cooperation of y is currently unc could impact on n term. ntial housing c 40dph 20 uitable for develo y. However it h s alternative site he Vision 2031 p	elopment. Ac of a differen eertain altho the viability apacity 30dph 15 opment in lin as not been es are cons	ccess wou t landown bugh hous y of sites 20dph 10 ne with vil n allocate idered be	Id need t er and the Timefra 1-5 0 Iage's sta d for dev tter suite	o be accor are startin ability to o me 6-10 0 tus as a Se elopment d. Sufficier	mmodated and this ig to recover. This deliver sites in the 11-15 20 ervice Centre in the in the Rural Visior nt sites have beer
Available for may require to Achievabilit The market uncertainty of short/medium Future pote 50dph 25 Summary Part of site su Core Strateg 2031 plan as	residential deve the cooperation of y is currently unc could impact on n term. ntial housing c 40dph 20 uitable for develo y. However it h s alternative site he Vision 2031 p	elopment. Ac of a differen eertain altho the viability apacity 30dph 15 opment in lin as not been es are cons	ccess wou t landown bugh hous y of sites 20dph 10 ne with vil n allocate idered be	Id need t er and the Timefra 1-5 0 Iage's sta d for dev tter suite	o be accor are startin ability to o me 6-10 0 tus as a Se elopment d. Sufficier	mmodated and this ig to recover. This deliver sites in the 11-15 20 ervice Centre in the in the Rural Visior nt sites have beer

Site Ref	Address	Settleme	nt Si	ze		
RV22	Land at The	Ingham	О.	8ha		
Was RV17a	Gables					
Source						
	on. Allocated ir	n the adopte	ed Rural Vi	sion 2031	Local	Plan under Polic
RV22.		-				
Description						
other employ		/illage pub a	nd the post	office. This	site h	ne village close t nas been allocate
Background						
	the council as he Rural Vision 2			ission for re	esiden	itial developmen
Suitability						
-	rithin a Local Se	ervice Centr	e as identif	ied in the	adonte	ed Core Strateg
						or employme
						1 3
						e dependent c
environmenta	al and infrastr	ucture cap	acity. Site	has no	know	n environment
	ocation is close					
				ntios within		inage.
Availability						
The site is av	ailable for reside	ential develo	nment			
			pinonti			
Achievabilit	y					
The market i	s currently unce	ertain althou	iah house r	orices are s	tarting	g to recover. Th
						leliver sites in th
short/medium		the vicionity		d the domi	y 10 G	
	ntial housing c	anacity		meframe		
Future poter		apacity		mename		
50dph	40dph	30dph 2	20dph 1·	-5 6-	10	11-15
40	32	24 -	16 2	2 0		0
Summary	I	I	I			I
	cting facilities	and no an	vironmonto	constraint		cito cuitoblo f
	0					site suitable for
				ervice Cent	re in t	the Core Strateg
	ed in the Rural V					
	-					
Overall yield	1					
22	_					

7 10 007	Address	Settleme	ent	Size		
7.10a, SS74	Land to the west	Ingham		38.22ha		
	Ingham					
Source						
Site submissi	on in May 2008					
Description						
	and situated betv ne A134 that run				a and resid	dential developmer
		lo through	the vinag	0.		
Background						
						ntial development.
Document (A	pril 2010). This	site has r	not been	allocated w	ithin the	ns Preferred Option context of the Rur
	ocal Plan docum	ent but co	uld come	forward as	a 'windfal	II'.
Suitability		0		al la Alas a		
						ore Strategy. The: /ment developmer
						environmental ar
						. Location is close
						(SHLAA submissio
						surmountable, give
						ed use; residentia
						access into the si
						the development
	labout off the A	134 leadir	ng round	to a small	er rounda	bout on the Culfo
Road. Availability						
Availavillev						
	the agent (SHL	AA Spring	· 2015) +	ho land wo	uld bo ava	ailablo for immodia
According to	u					ailable for immedia
According to	the agent, (SHL as a whole or in					ailable for immedia
According to	as a whole or in					ailable for immedia
According to development Achievabilit	as a whole or in	part in the	e short te	rm. Constra	aints -	
According to development Achievabilit The market uncertainty of	as a whole or in y is currently unc could impact on	part in the certain alth the viabil	e short te nough ho ity of site	rm. Constra use prices es and the	aints - are starti ability to	ing to recover. Th deliver sites in th
According to development Achievabilit The market uncertainty of short/mediur	as a whole or in y is currently unc could impact on n term. Accord	part in the certain alth the viabil ding to t	nough ho ity of site	rm. Constra use prices es and the it, (SHLAA	aints - are starti ability to submiss	ing to recover. Th deliver sites in th sion Spring 2015
According to development Achievabilit The market uncertainty of short/mediur development	as a whole or in y is currently und could impact on n term. Accord of the site can b	certain alth the viabil ding to t	nough ho ity of site the ager d, within t	rm. Constra use prices es and the t, (SHLAA he definitio	aints - are starti ability to submiss ns of 'ach	ing to recover. Th deliver sites in th sion Spring 2015 ievability' o utlined
According to development Achievabilit The market uncertainty of short/mediur development the SHLAA p	as a whole or in y is currently unc could impact on n term. Accord of the site can b rocess, i.e. it is	certain alth the viabil ding to t economica	hough ho ity of site the ager d, within t ally viable	rm. Constra use prices es and the it, (SHLAA che definitic e to do so.	aints - are starti ability to submiss ns of `ach Further,	ing to recover. Th deliver sites in th sion Spring 2015 ievability' o utlined although the land
According to development The market uncertainty of short/mediur development the SHLAA p available `noo	as a whole or in y is currently unc could impact on n term. Accord of the site can b rocess, i.e. it is w' for development	certain alth the viabil ding to to e achieved economica	nough ho ity of site the agen d, within t ally viable roposed th	use prices es and the t, (SHLAA the definitions to do so. that over the	aints - are starti ability to submiss ns of 'ach Further, e next two	ing to recover. The deliver sites in the sion Spring 2015 ievability' o utlined although the land byears a Masterpl a
According to development The market uncertainty of short/mediur development the SHLAA p available 'nov will be comm	as a whole or in y is currently unc could impact on n term. Accord of the site can b rocess, i.e. it is w' for development hissioned by the	certain alth the viabil ding to to e achieved economica ent, it is pr land owne	nough ho ity of site the agen d, within t ally viable roposed the	rm. Constra use prices es and the it, (SHLAA the definition to do so. nat over the g forward a	aints - are starti ability to submiss ns of 'ach Further, e next two compreh	ing to recover. The deliver sites in the sion Spring 2015 ievability' o utlined although the land b years a Masterpla ensive 'developme
According to development The market uncertainty of short/mediur development the SHLAA p available 'nov will be comm plan'. It is th	as a whole or in y is currently unc could impact on n term. Accord of the site can b rocess, i.e. it is w' for development hissioned by the	certain alth the viabil ding to to e achieved economica ent, it is pr land owne ted that it	nough ho ity of site the agen d, within t ally viable roposed the will be a	rm. Constra use prices es and the it, (SHLAA the definition to do so. that over the g forward a t least five ed.	aints - are starti ability to submiss ns of 'ach Further, e next two compreh to ten ye	ing to recover. The deliver sites in the sion Spring 2015 ievability' o utlined although the land byears a Masterpl a
According to development Achievabilit The market uncertainty of short/mediur development the SHLAA p available 'nor will be comm plan'. It is th development	as a whole or in y is currently und could impact on n term. Accord of the site can b rocess, i.e. it is w' for development hissioned by the perefore anticipa	certain alth the viabil ding to to e achieved economica ent, it is pr land owne ted that it d begin to	nough ho ity of site the agen d, within t ally viable roposed the will be a	rm. Constra use prices es and the it, (SHLAA the definition to do so. nat over the g forward a t least five	aints - are starti ability to submiss ns of 'ach Further, e next two compreh to ten ye	ing to recover. The deliver sites in the sion Spring 2015 ievability' o utlined although the land b years a Masterpla ensive 'developme
According to development Achievabilit The market uncertainty of short/mediur development the SHLAA p available 'nor will be comm plan'. It is th development	as a whole or in y is currently und could impact on n term. Accord of the site can b rocess, i.e. it is w' for developmentissioned by the perefore anticipa of the land could	certain alth the viabil ding to to e achieved economica ent, it is pr land owne ted that it d begin to	nough ho ity of site the agen d, within t ally viable roposed the will be a	rm. Constra use prices es and the it, (SHLAA the definition to do so. that over the g forward a t least five ed.	aints - are starti ability to submiss ns of 'ach Further, e next two compreh to ten ye	ing to recover. The deliver sites in the sion Spring 2015 ievability' o utlined although the land b years a Masterpla ensive 'developme
According to development The market uncertainty of short/mediur development the SHLAA p available 'nor will be comm plan'. It is th development Future pote	as a whole or in y is currently und could impact on n term. Accord of the site can b rocess, i.e. it is w' for developmentissioned by the perefore anticipa of the land could ntial housing c	part in the certain alth the viabil ding to to e achieved economica ent, it is pr land owne ted that it d begin to apacity	nough ho ity of site the agen d, within t ally viable coposed t er to bring will be a be achiev	rm. Constra use prices es and the it, (SHLAA the definition to do so. nat over the g forward a t least five red. Timefrar	aints - are starti ability to submiss ns of 'ach Further, e next two compreh to ten ye	ing to recover. The deliver sites in the sion Spring 2015 ievability' outlined although the land o years a Masterpla ensive 'developme ears before a phase
According to development The market uncertainty of short/mediur development the SHLAA p available 'nor will be comm plan'. It is th development Future pote	as a whole or in y is currently und could impact on n term. Accord of the site can b rocess, i.e. it is w' for developmentissioned by the nerefore anticipation of the land could ntial housing c 40dph	certain alth the viabil ding to to e achieved economica ent, it is pr land owne ted that it d begin to apacity 30dph	e short te hough ho ity of site the agen d, within t ally viable roposed th oposed the roposed the oposed the oposed the ally be achiev	rm. Constra use prices es and the it, (SHLAA the definition to do so. that over the forward a t least five ed. Timefrar 1-5	aints - are starti ability to submiss ns of 'ach Further, e next two compreh to ten ye ne 6-10	ing to recover. The deliver sites in the sion Spring 2015 ievability' outlined although the land o years a Masterplate ensive 'developme ears before a phase 11-15
According to development The market uncertainty of short/mediur development the SHLAA p available 'nor will be comm plan'. It is th development Future pote 50dph 1911 Summary	as a whole or in y is currently unc could impact on n term. Accord of the site can b rocess, i.e. it is w' for developmential nerefore anticipation of the land could ntial housing c 40dph 1529	certain alth the viabil ding to to e achieved economica ent, it is pr land owne ted that it d begin to apacity 30dph 1147	e short te hough ho ity of site the agen d, within t ally viable roposed th er to bring will be a be achiev 20dph 764	rm. Constra use prices es and the t, (SHLAA the definition to do so. nat over the g forward a t least five ed. Timefrar 1-5 0	aints - are starti ability to submiss ns of 'ach Further, e next two compreh to ten ye ne 6-10 0	ing to recover. The deliver sites in the sion Spring 2015 ievability' outlined although the land o years a Masterplate ensive 'developme ears before a phase 11-15
According to development The market uncertainty of short/mediur development the SHLAA p available 'nor will be comm plan'. It is th development Future pote 50dph 1911 Summary Close to exis suitable for of	as a whole or in y is currently unc could impact on n term. Accord of the site can b rocess, i.e. it is w' for development issioned by the nerefore anticipa of the land could ntial housing c 40dph 1529 sting facilities ar levelopment in li	part in the certain alth the viabil ding to to e achieved economica ent, it is pr land owne ted that it d begin to apacity 30dph 1147	e short te hough ho ity of site the agen d, within t ally viable roposed th roposed th er to bring will be a be achiev 20dph 764 ironmenta lage's sta	rm. Constratives prices and the definition of th	aints - are starti ability to submiss ns of 'ach Further, e next two compreh to ten ye ne 6-10 0 ts. Part c cal Servic	ing to recover. The deliver sites in the sion Spring 2015 ievability' outlined although the land o years a Masterplate ensive 'developme ears before a phase 11-15 20
According to development The market uncertainty of short/mediur development the SHLAA p available 'nor will be comm plan'. It is th development Future pote 50dph 1911 Summary Close to exis suitable for of Strategy. Hor	as a whole or in y is currently unc could impact on n term. Accord of the site can b rocess, i.e. it is w' for development issioned by the nerefore anticipation of the land could ntial housing c 40dph 1529 sting facilities ar levelopment in li wever it has not	certain alth the viabil ding to the economication economication and owner ted that it d begin to apacity 30dph 1147	e short te hough ho ity of site the agen d, within t ally viable roposed the roposed the roposed the roposed the roposed the ally viable roposed the roposed the r	rm. Constra use prices es and the it, (SHLAA the definition to do so. nat over the forward a t least five ed. Timefrar 1-5 0 al constrain tus as a Lo levelopmen	aints - are starti ability to submiss ns of 'ach Further, e next two compreh to ten ye ne 6-10 0 ts. Part c cal Servic t in the Ru	ing to recover. The deliver sites in the sion Spring 2015 ievability' outlined although the land or years a Masterplate ensive 'developme ears before a phase 11-15 20 of the site would he the centre in the Coural Vision 2031 plate in the site would plate and the site would plate and the site wou
According to development The market uncertainty of short/mediur development the SHLAA p available 'now will be comm plan'. It is th development Future pote 50dph 1911 Summary Close to exis suitable for of Strategy. How as alternative	as a whole or in y is currently unc could impact on n term. Accord of the site can b rocess, i.e. it is w' for development issioned by the herefore anticipation of the land could ntial housing c 40dph 1529 sting facilities ar levelopment in li wever it has not e sites are cons	certain alth the viabil ding to to e achieved economica ent, it is pr land ownet ted that it d begin to apacity 30dph 1147 nd no envit ne with vil been alloc idered bet	e short te hough ho ity of site the agen d, within t ally viable roposed the roposed the r	rm. Constrative use prices and the it, (SHLAA che definitions to do so. nat over the forward a t least five red. Timefrar 1-5 0 al constrain tus as a Lo levelopmen I. Sufficient	aints - are starti ability to submiss ns of 'ach Further, e next two compreh to ten ye ne 6-10 0 ts. Part of cal Servic t in the Ru	ing to recover. The deliver sites in the sion Spring 2015 ievability' outlined although the land o years a Masterplate ensive 'developme ears before a phase 11-15 20
According to development The market uncertainty of short/mediur development the SHLAA p available 'nov will be comm plan'. It is th development Future pote 50dph 1911 Summary Close to exis suitable for of Strategy. How as alternative the Vision 20	as a whole or in y is currently unc could impact on n term. Accord of the site can b rocess, i.e. it is w' for development issioned by the herefore anticipation of the land could ntial housing c 40dph 1529 sting facilities ar levelopment in li wever it has not e sites are cons 31 plans to mee	certain alth the viabil ding to to e achieved economica ent, it is pr land ownet ted that it d begin to apacity 30dph 1147 nd no envit ne with vil been alloc idered bet	e short te hough ho ity of site the agen d, within t ally viable roposed the roposed the r	rm. Constrative use prices and the it, (SHLAA che definitions to do so. nat over the forward a t least five red. Timefrar 1-5 0 al constrain tus as a Lo levelopmen I. Sufficient	aints - are starti ability to submiss ns of 'ach Further, e next two compreh to ten ye ne 6-10 0 ts. Part of cal Servic t in the Ru	ing to recover. The deliver sites in the sion Spring 2015 ievability' outlined although the land or years a Masterplate ensive 'developme ears before a phase 11-15 20 of the site would he the centre in the Coural Vision 2031 plate in the site would plate and the site would plate and the site wou
According to development The market uncertainty of short/mediur development the SHLAA p available 'now will be comm plan'. It is th development Future pote 50dph 1911 Summary Close to exis suitable for of Strategy. How as alternative	as a whole or in y is currently unc could impact on n term. Accord of the site can b rocess, i.e. it is w' for development issioned by the herefore anticipation of the land could ntial housing c 40dph 1529 sting facilities ar levelopment in li wever it has not e sites are cons 31 plans to mee	certain alth the viabil ding to to e achieved economica ent, it is pr land ownet ted that it d begin to apacity 30dph 1147 nd no envit ne with vil been alloc idered bet	e short te hough ho ity of site the agen d, within t ally viable roposed the roposed the r	rm. Constrative use prices and the it, (SHLAA che definitions to do so. nat over the forward a t least five red. Timefrar 1-5 0 al constrain tus as a Lo levelopmen I. Sufficient	aints - are starti ability to submiss ns of 'ach Further, e next two compreh to ten ye ne 6-10 0 ts. Part of cal Servic t in the Ru	ing to recover. The deliver sites in the sion Spring 2015 ievability' outlined although the land or years a Masterplate ensive 'developme ears before a phase 11-15 20 of the site would he the centre in the Coural Vision 2031 plate in the site would plate and the site would plate and the site wou

Site Ref	Address	Settlem	ent	Size		
RV12b	Land off Crown	Ixworth		2.5ha		
Was RV8b	Lane					
Source						
Allocated in t	the Rural Vision 2031	adopted	Local Plan	under po	olicy RV12b	
Description						
Greenfield la	nd that is located nor	rth of Crov	vn Lane ar	nd abuts	the A143 to	o the east.
Background	1					
-	n has been produce	d and be	en throug	h consul	tation. This	s site has beer
	hin the adopted Rura					
Suitability						
	ithin a Key Service C	entre as id	lentified in	the ado	pted Core S	Strategy, Part c
	esignated as a County					
	<u> </u>)	9			
Availability						
-	residential developm	nent.				
Achievabilit	t y					
	is currently uncertai	in althoud	h house p	prices are	e starting t	to recover. Thi
	could impact on the					
short/mediur		5			5	
Future pote	ential housing capa	city		Timefr	ame	
		-				
50dph	40dph	30dph	20dph	1-5	6-10	11-15
125	100	75	50	90	0	0
Summary						
Greenfield si	te located to the eas	st of Ixwo	rth. Adopt	ed conce	ept stateme	nt in Decembe
						sion Local Pla
2008. Maste	aipian process comp					
Document.	a pian process comp					
Document.						

	Address	Settlem	ent	Size		
RV12c	Land west of the	Ixworth		11.8ha		
RV8c, SS75	A143 and south					
	of the A1088					
Source						
Site submissi	on May 2008. Alloc	ated in th	e adopte	d Rural V	Vision 2031	Local Plar
under policy F	RV12c.					
Description						
	eld site to the east					
	the A143. Land exte					
	vn Drive and the	A1088.	Well loca	ated wit	h existing	residentia
development.						
Background	the council as a May	1 2008 cit		ion for re	cidontial de	volonmont
	s been allocated w					
document.			auopieu		2031	LUCAI FIAI
document.						
Suitability						
The site is wi	thin a Key Service	Centre as	identified	l in the a	adopted Cor	e Strategy
Part of this sit	e is designated as a	County A	rchaeologi	cal site.		
				ne reside	ential or e	employmen
development. environmenta environmenta which abuts s Achievability The market is	Scale of growth I and infrastructu I constraints on this ite to the south.	in indivic ire capac site. Conc although	ual settle ity of ept State house prie	ements ve each se ment has ces are s	will be dep ttlement. been adop tarting to re	bendent or No knowr ted for land ecover. This
development. environmenta environmenta which abuts s Achievability The market is uncertainty co short/medium	Scale of growth I and infrastructu I constraints on this ite to the south.	in indivic ire capac site. Conc although iability of	ual settle ity of ept State house prie	ements ve each se ment has ces are s	will be dep ttlement. been adop tarting to re y to deliver	bendent or No knowr ted for land ecover. This
development. environmenta environmenta which abuts s Achievability The market is uncertainty co short/medium	Scale of growth I and infrastructu I constraints on this ite to the south. C currently uncertain build impact on the v in term.	in indivic ire capac site. Conc although iability of city	ual settle ity of ept State house pri- sites and	ements ve each se ment has ces are s the abilit	will be dep ttlement. been adop tarting to re y to deliver	No knowr ted for land ecover. This
development. environmenta environmenta which abuts s Achievability The market is uncertainty co short/medium	Scale of growth I and infrastructu I constraints on this ite to the south. C currently uncertain build impact on the v in term.	in indivic ire capac site. Conc although iability of	ual settle ity of ept State house prie	ements ve each se ment has ces are s the abilit	will be dep ttlement. been adop tarting to re y to deliver	bendent or No knowr ted for land ecover. This
development. environmenta environmenta which abuts s Achievability The market is uncertainty co short/medium Future poter	Scale of growth I and infrastructu I constraints on this ite to the south. C currently uncertain build impact on the v term. The table of the south	in indivic ire capac site. Conc although iability of city	ual settle ity of ept State house pri- sites and	ements Ne each se ment has ces are s the abilit Timefr	will be dep ttlement. been adop tarting to re y to deliver ame	bendent or No knowr ted for land ecover. This sites in the

Site Ref	Address	Settlem	ent	Size		
RV12a Was RV8a	Reeves Farm, Stow Road	Ixworth		0.5ha		
Source						
Replacement	Local Plan 2016 al	location RA	A1(a)			
Description						
Small Brown boundary.	field site located s	outh of St	ow Road.	Within d	urrent hous	sing settlemen
Background	l					
permitted af Application a dwellings – r	ed in Replacement ter 1 April 2008. I approved (SE/11/1 not yet commenced Local Plan documen	ndicative (071) whic I. This site	capacity 2 h granted	0 dwellir I 3 barn	igs in Local conversion	Plan. Planning s and 13 new
Suitability						
infrastructure conservation	wth in individual e capacity of ead area. A listed build	ch settler	nent. Site	e is pa		
Availability						
Available for	residential develop	ment.				
Achievabilit	V					
The market	is currently uncerta					
	ntial housing cap	acity		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
25	20		-	10	0	0
25 Summary	20			10	0	0
Summary Greenfield sirbuilding is c	te located to the sc on site. Planning p		vorth. With	nin a con	servation ar	rea and a liste
Summary Greenfield si	te located to the sc on site. Planning p		vorth. With	nin a con	servation ar	rea and a liste

Site Ref	Address	Settlem	ent	Size		
RV13b	Land adjacen		on	1.8ha		
RV9b, SS129	The Lime					
	Cottage, Mil Road					
Source	Road					
	on May 2008 and	allocated ir	the adop	ted Rura	al Vision 203	1 Local Plan
under policy F	RV13b.					
Description						
development)	ound by open cc				ile, (existing	residentia
Background		Mar. 2000				
has been allo	the council as a ocated within the Brief adopted in S	e adopted	Rural Visio			
Suitability	I	1				
These settler development. environmenta	thin a Key Servic ments could acc Scale of growt I and infrastructu e protected by pro	ommodate h in indivi ure capacity	small sca dual settl / in each s	ale resi ements	dential or e will be dep	employment pendent on
Availability	· · · ·					
	residential develop vet determined.	oment. Out	line applica	ation DC	/14/1751/0	UT for up to
Achievability	1					
	currently uncerta	ain although	n house pri	ices are	starting to re	ecover. This
uncertainty co	ould impact on th					
the short/med				·		
Future poter	ntial housing ca	pacity		Timef	rame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
90	72	54	36	0	40	0
Summary	- 1			1 -		
	e close to existing	developme	ent, Tree p	reservat	tion orders co	onstrain the
Overall yield						
40	7					

Site Ref	Address	Settlement	Size
SEKED01	Land East of Haverhill Road	Kedington	3.26
Source			

SHLAA CFS Spring 2015

Description

Greenfield - Currently arable land to the north of an existing residential area and lying adjacent to but outside of the settlement boundary. The river Stour lies to the east of the site.

Background

Suitability

The site is within a Key Service Centre as identified in the adopted Core Strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity in each settlement. Some trees located on this site are protected by preservation orders.

Availability

Achievability

The market is currently uncertain although house prices are starting to recover. This uncertainty could impact on the viability of sites and the ability to deliver sites in the short/medium term. Bidwells, (SHLAA CFS Spring 2015), has tested the viability of development on the site which indicates that the proposal is deliverable and sustainable, however in the determination of any planning application, planning policies (national, local or neighbourhood), and site specific circumstances relevant to its consideration will need to be appraised in terms of confirming viability at that time.

Future potential housing capacity				
30dph	20dph	1-5	6-10	11-15
98	65			98
	•	•	÷	
		98 65	98 65	98 65

Greenfield site close to existing development. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.

Overall yield 98

Site Ref	Address	Settlem	ent Siz	ze 🗌	
RV23a		he Risby	1.7	'ha	
Was RV18a		he			
SS11.13,	cricket pitch				
WS60, SS113	3				
Source					
Site submissi	on May 2008				
Description					
	nd located south			ne residential p	properties o
South Street	and north of the	A14 junction	41.		
Background					
	the council as a				
has been allo	cated within the	Rural Vision 2	031 Local Plar	under Policy R	2V23a.
Suitability					
The site is w	ithin a Local Serv	vice Centre as	s identified in	the adopted Co	ore Strategy
	ments could ac				
	. Scale of grow				
	al and infrastru				
	ocation is close t				
		0 110 001 11000			90.
Availability					
Available for	residential develo	opment. Appli	cation DC/13/	0520/OUT appr	roved Augus
	ed matters applic				0
			,		
Achievabilit	У				
The market is	s currently uncer	tain although	house prices a	are starting to	recover. Thi
	ould impact on th				
short/mediur	n term.	5		5	
Future pote	ntial housing ca	pacity	Tir	neframe	
50dph	40dph	30dph	20dph 1-	5 6-10	11-15
85	68	51	34 20		0
Summary	00			0	
-	a located coutba	f Dichy and n	orth of the A1		ting facilitie
	e located south c	5			0
	ronmental const				in ine wit
village's statu	us as a Local Serv	vice Centre in	ine Core Strat	egy.	
Overall yield	4				

Site Ref	Address	Settlem	ent	Size		
SERIS02	Land South of School Road	Risby		2.23		
Source		•		•		
SHLAA CFS S	Spring 2015					
Description						
Greenfield -	Agricultural land adj	acent to th	ne settlem	ent bound	dary of Risb	у.
Background						
SHLAA CFS S	Spring 2015					
Suitability						
-	adjacent to a Local	Service (Centre as	identified	d in the ad	opted Core
	hese settlements					
00	development. Sca					
	on environmental a					
	al constraints. Locat					
village.						
Availability						
Available for	residential developm	nent. Acco	rding to th	he agent,	developme	ent could be
completed wi	ithin 5 years.					
Achievabilit						
	s currently uncertair					
	could impact on the v	viability of	sites and	the abilit	y to deliver	sites in the
short/mediur				T		
Future pote	ntial housing capa	city		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
112	89	67	45			20
Summary						
Greenfield si	te located south an	d close to	existing	facilities	and no en	vironmental
constraints.	A site suitable for c	levelopme	nt in line	with villa	age's status	as a Local
Service Cen	tre in the Core S	trategy. F	lowever i	t has n	ot been al	located for
	in the Rural Vision					
	cient sites have bee					
housing rogu						
<u>nousing requ</u>	irement to 2031.					
Overall yiel						

Site Ref	Address	Settlem	ent	Size		
7.12a	Land at Moat Lane and New Road	5	n	0.5ha		
Source	Rudu					
Council Iden	tified					
Description						
	cated at the norther reenfield and is curre					settlement.
Background	1					
	ntified Site and wa					
	April 2010. Not incl					
	not been allocated				opted Rural	Vision 2031
Suitability	ocument but could co	ome forwar	d as a wi	narali .		
	ithin a Local Service	o Contro a	dontifio	d in the	adapted Co	co Stratogy
	ements could acco					
	The site is well rela					
•						
Availability	residential developn	oont				
Available for	residential developin					
Achievabili	ty					
The market	is currently uncertain	n although	house pri	ces are s	starting to re	ecover. This
	could impact on the	viability of	sites and	the abili	ty to deliver	sites in the
short/mediu						
Future pote	ential housing capa	icity		Timef	rame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
25	20	15	10	0	0	15
Summary						
The site has	little by way of plai	nning cons	traints an	d is suita	able for deve	elopment in
line with the	village's status as a					
		elopment ir	h the Rura	I Vision 2	2031 plan as	alternative
	en allocated for deve					
sites are cor	nsidered better suite	d. Sufficier	nt sites ha	ave been		
sites are cor 2031 plans t	nsidered better suite o meet the housing i	d. Sufficier	nt sites ha	ave been		
sites are cor	nsidered better suite o meet the housing i	d. Sufficier	nt sites ha	ave been		

Site Ref	Address	Settlem	ent	Size		
RV24a		the Roughan	ſ	0.75ha		
Was RV19a	west	of				
SP1	Kingshall Stre	et				
Source						
	he Parish Counc					s. Allocated
I	Rural Vision 20	31 Local Plan	under pol	icy RV24	a.	
Description						
	ocated at the					
settlement. Th	e site is greenfi	eld and is curi	rently use	d as agri	cultural lanc	d.
Background						
	he Parish Coun					
document.	cated within the	e context of t	ne adopte	ed Rurai	VISION 203	I Local Plan
Suitability				d San Alana		
	hin a Local Serv					
	nents could ac The site is well i					
•			SEI VICES di			laye.
Availability	esidential develo	nmont				
Available for te		phient.				
Achievability						
	currently uncer	tain although	house nri	res are s	starting to re	ecover This
	uld impact on th					
short/medium						
Future poten	tial housing ca	apacity		Timef	rame	
	J			_		
50dph	40dph	30dph	20dph	1-5	6-10	11-15
38	30	23	15	12	0	0
Summary	1	-	1	1	I	1
	ttle by way of p	planning cons	traints and	d is suita	able for dev	elopment in
	illage's status a					
	of dwellings per					
Overall yield						
12	1					
	_J					

WS69	Address	Settlem	ent	Size	
v v J U 7	Fordhams	Stanton		10.48ha	
	Farm, Bury				
	Lane				
Source					
Site submission	on December 2008	8. Site ext	ended SHI	AA CFS Spring 20	015.
Description					
The northern buildings, a comprises pre majority of s transport.	edge abuts recrea road frontage w edominantly gree	ational ope ith open n-field lar	en space. 1 countrysic nd. The sit	the south of Stan The site has severa le on western bo re is within walkin he site is also ac	al agricultural farr oundary. The sit ng distance of th
Background					
development.		ot been all	located wi	08 site submission thin the adopted pring 2015).	
Suitability					
These settlem and Haverhil environmenta walking distar location. Acce Availability	nents will provide I. Scale of grow I and infrastructu	the focus wth in in ure capaci nd facilitie: ppropriate	for additio dividual s ty of each s. No know	fied in the adopt nal homes outside settlements will h n settlement. Site vn environmental	e Bury St Edmund be dependent o e is located withi
Achievability					
Achievability The market is	s currently uncert		0	prices are startin	0
Achievability The market is uncertainty co	s currently uncert ould impact on th	ie viability	of sites a	nd the ability to a	deliver sites in th
Achievability The market is uncertainty co short/medium	s currently uncert ould impact on th n term. According	e viability to the age	of sites a ents, (SHL	nd the ability to a AA Spring 2015),	deliver sites in th no viability testin
Achievability The market is uncertainty co short/medium has taken pla	s currently uncert ould impact on th n term. According nce. However, acc	e viability to the age cording to	of sites a ents, (SHL the agent	nd the ability to a AA Spring 2015), t, there are no kno	deliver sites in th no viability testin own constraints t
Achievability The market is uncertainty co short/medium has taken pla development	s currently uncert ould impact on th n term. According ice. However, act or abnormal costs	e viability to the age cording to s associate	of sites a ents, (SHL the agent ed with bri	nd the ability to a AA Spring 2015),	deliver sites in th no viability testin own constraints t s site. A start dat
Achievability The market is uncertainty co short/medium has taken pla development of 2020 is an equating to a	s currently uncert ould impact on th n term. According ice. However, acc or abnormal costs ticipated with a b 6 year build out.	e viability to the age cording to s associate build out ra Whilst the	of sites a ents, (SHL the agent ed with bri ate of app site is pre	nd the ability to on AA Spring 2015), there are no kno nging forward this roximately 50 dwo edominantly green	deliver sites in th no viability testin own constraints t s site. A start dat ellings per annum -field, the site als
Achievability The market is uncertainty co short/medium has taken pla development of 2020 is an equating to a includes a sr	s currently uncert ould impact on th n term. According ice. However, acc or abnormal costs ticipated with a b 6 year build out. mall element of	e viability to the age cording to s associate build out ra Whilst the	of sites a ents, (SHL the agent ed with bri ate of app site is pre	nd the ability to o AA Spring 2015), there are no kno nging forward this roximately 50 dwe	deliver sites in th no viability testin own constraints t s site. A start dat ellings per annum -field, the site als
Achievability The market is uncertainty co short/medium has taken pla development of 2020 is an equating to a includes a sr buildings to th	s currently uncert ould impact on th n term. According ice. However, acc or abnormal costs ticipated with a b 6 year build out. mall element of ne east.	e viability to the age cording to s associate build out ra Whilst the brownfiele	of sites a ents, (SHL the agent ed with bri ate of app site is pre	nd the ability to o AA Spring 2015), t, there are no kno nging forward this roximately 50 dwe dominantly green .5ha) comprising	deliver sites in th no viability testin own constraints t s site. A start dat ellings per annum -field, the site als
Achievability The market is short/medium has taken pla development of 2020 is an equating to a includes a sr buildings to th	s currently uncert ould impact on th n term. According ice. However, acc or abnormal costs ticipated with a b 6 year build out. mall element of	e viability to the age cording to s associate build out ra Whilst the brownfiele	of sites a ents, (SHL the agent ed with bri ate of app site is pre	nd the ability to on AA Spring 2015), there are no kno nging forward this roximately 50 dwo edominantly green	deliver sites in th no viability testin own constraints t s site. A start dat ellings per annum -field, the site als
Achievability The market is uncertainty co short/medium has taken pla development of 2020 is an equating to a includes a sr buildings to th Future poter	s currently uncert ould impact on th n term. According ice. However, acc or abnormal costs ticipated with a b 6 year build out. mall element of ne east. htial housing cap	e viability to the age cording to s associate ouild out ra Whilst the brownfiele pacity	of sites a ents, (SHL the agent ed with bri ate of app site is pre d land (0	nd the ability to o AA Spring 2015), there are no kno nging forward this roximately 50 dwe dominantly green .5ha) comprising Timeframe	deliver sites in th no viability testin own constraints t s site. A start dat ellings per annum -field, the site als agricultural farr
Achievability The market is uncertainty co short/medium has taken pla development of 2020 is an equating to a includes a sr buildings to the Future poter 50dph	s currently uncert ould impact on th n term. According ice. However, acc or abnormal costs ticipated with a b 6 year build out. mall element of ne east. htial housing cap	e viability to the age cording to s associate build out ra Whilst the brownfiele pacity 30dph	of sites a ents, (SHL the agent ed with bri ate of app site is pre d land (0 20dph	AA Spring 2015), there are no known nging forward this roximately 50 dwe dominantly green .5ha) comprising Timeframe 1-5 6-10	deliver sites in th no viability testin own constraints t s site. A start dat ellings per annum -field, the site als agricultural farr 11-15
Achievability The market is uncertainty co short/medium has taken pla development of 2020 is an equating to a includes a sr buildings to the Future poter 50dph 524	s currently uncert ould impact on th n term. According ice. However, acc or abnormal costs ticipated with a b 6 year build out. mall element of ne east. htial housing cap	e viability to the age cording to s associate ouild out ra Whilst the brownfiele pacity	of sites a ents, (SHL the agent ed with bri ate of app site is pre d land (0	AA Spring 2015), there are no known nging forward this roximately 50 dwe dominantly green .5ha) comprising Timeframe 1-5 6-10	deliver sites in th no viability testin own constraints t s site. A start dat ellings per annum -field, the site als agricultural farr
Achievability The market is uncertainty co short/medium has taken pla development of 2020 is an equating to a includes a sr buildings to th Future poter 50dph 524 Summary	s currently uncert ould impact on th in term. According ince. However, acc or abnormal costs ticipated with a b 6 year build out. mall element of the east. Intial housing cap 40dph 419	e viability to the age cording to s associate build out ra Whilst the brownfield pacity 30dph 314	of sites a ents, (SHL the agent ed with bri ate of app site is pre d land (0 20dph 210	ndthe ability to oAA Spring 2015),c, there are no knownnging forward thisroximately 50 dweedominantly green.5ha) comprisingTimeframe1-500	deliver sites in th no viability testin own constraints t s site. A start dat ellings per annum -field, the site als agricultural farr 11-15 314
Achievability The market is uncertainty co short/medium has taken pla development of 2020 is an equating to a includes a sr buildings to the Future poter 50dph 524 Summary Located on the	s currently uncert ould impact on th in term. According ice. However, acc or abnormal costs ticipated with a b 6 year build out. mall element of the east. Intial housing cap 40dph 419	e viability to the age cording to s associate build out ra Whilst the brownfiele pacity 30dph 314 age with r	of sites a ents, (SHL the agent ed with bri ate of app site is pre d land (0 20dph 210	ndthe ability to oAA Spring 2015),c, there are no knownnging forward thisroximately 50 dweedominantly green.5ha) comprisingTimeframe1-5000mental constraints	deliver sites in th no viability testin own constraints t s site. A start dat ellings per annum -field, the site als agricultural farr 11-15 314 s. However it ha
Achievability The market is uncertainty co short/medium has taken pla development of 2020 is an equating to a includes a sr buildings to th Future poter 50dph 524 Summary Located on th not been allo	s currently uncert ould impact on th n term. According ice. However, acc or abnormal costs ticipated with a b 6 year build out. mall element of ne east. htial housing cap 40dph 419	e viability to the age cording to s associate build out ra Whilst the brownfield pacity 30dph 314 age with r ment in t	of sites a ents, (SHL the agent ed with bri ate of app site is pre d land (0 20dph 210 no enviror he Rural V	ndthe ability to oAA Spring 2015),c, there are no knownnging forward thisroximately 50 dweedominantly green.5ha) comprisingTimeframe1-5000mental constraints/ision 2031 plan a	deliver sites in the no viability testinown constraints to site. A start date ellings per annum -field, the site als agricultural fam 11-15 314 s. However it has as alternative site
Achievability The market is uncertainty co short/medium has taken pla development of 2020 is an equating to a includes a sr buildings to th Future poter 50dph 524 Summary Located on th not been allo are considere	s currently uncert ould impact on th n term. According ice. However, acc or abnormal costs ticipated with a b 6 year build out. mall element of ne east. htial housing cap 40dph 419	e viability to the age cording to s associate build out ra Whilst the brownfield pacity 30dph 314 age with r ment in ti Sufficient	of sites a ents, (SHL the agent ed with bri ate of app site is pre d land (0 20dph 210 he Rural V sites have	ndthe ability to oAA Spring 2015),c, there are no knownnging forward thisroximately 50 dweedominantly green.5ha) comprisingTimeframe1-5000mental constraints	deliver sites in th no viability testin own constraints t s site. A start dat ellings per annum -field, the site als agricultural farr 11-15 314 s. However it ha as alternative site
Achievability The market is uncertainty co short/medium has taken pla development of 2020 is an equating to a includes a sr buildings to th Future poter 50dph 524 Summary Located on th not been allo are considere	s currently uncert ould impact on th n term. According ice. However, acc or abnormal costs ticipated with a b 6 year build out. mall element of ne east. htial housing cap 40dph 419 he edge of the vill cated for develop ed better suited. S the housing requ	e viability to the age cording to s associate build out ra Whilst the brownfield pacity 30dph 314 age with r ment in ti Sufficient	of sites a ents, (SHL the agent ed with bri ate of app site is pre d land (0 20dph 210 he Rural V sites have	ndthe ability to oAA Spring 2015),c, there are no knownnging forward thisroximately 50 dweedominantly green.5ha) comprisingTimeframe1-5000mental constraints/ision 2031 plan a	deliver sites in th no viability testin own constraints t s site. A start dat ellings per annum -field, the site als agricultural farr 11-15 314 s. However it ha as alternative site

Site Ref	Address	Settleme	ent Size		
WS67	Land to the north of Upthorpe Road, opposite Blackburn Middle School	Stanton	5.89		
Source					
Site submissi	on				
Description					
-	nd located to the	east of St	anton village and	to the nort	th of the Middle
school. Background					
Submitted to allocation doe	the council as	5	8 site. Not previo een allocated withi	5	5
These settlen and Haverhi environmenta	nents will provide II. Scale of grov al and infrastruct	the focus fo wth in ind ure capacit	as identified in th or additional home: lividual settlement y of each settlem	s outside B ts will be	ury St Edmunds dependent or
others service	es. No known env	ironmental (constraints.		
				ompleted	
Availability It is anticipa (SHLAA subm	ited that develop hission Spring 201				within 5 years,
Availability It is anticipa (SHLAA subm Achievabilit	hission Spring 201	5).			
Availability It is anticipa (SHLAA subm Achievabilit The market i	hission Spring 201 y s currently uncer ould impact on th	5). tain althoug	gh house prices ar of sites and the at	e starting	to recover. This
Availability It is anticipa (SHLAA subm Achievabilit The market i uncertainty c short/medium	hission Spring 201 y s currently uncer ould impact on th	5). tain althoug ne viability o	gh house prices ar	e starting bility to del	to recover. This
Availability It is anticipa (SHLAA subm Achievabilit The market i uncertainty c short/medium Future pote	hission Spring 201 y s currently uncer ould impact on th n term. ntial housing ca	5). tain althoug ne viability o pacity	gh house prices ar of sites and the at Timefra	e starting bility to del	to recover. This iver sites in the
Availability It is anticipa (SHLAA subm Achievabilit The market i uncertainty c short/medium Future pote 50dph	hission Spring 201 y s currently uncer ould impact on th n term.	5). tain althoug ne viability o	gh house prices ar of sites and the at	e starting bility to del	to recover. This
Availability It is anticipa (SHLAA subm Achievabilit The market i uncertainty c short/medium Future pote 50dph 295	hission Spring 201 y s currently uncer ould impact on th n term. ntial housing ca 40dph	5). tain althoug ne viability o pacity 30dph	gh house prices ar of sites and the at Timefra 20dph 1-5	e starting bility to del Ime 6-10	to recover. This iver sites in the 11-15
Availability It is anticipa (SHLAA subm Achievabilit The market i uncertainty c short/medium Future pote 50dph 295 Summary The site has alternative si	hission Spring 201 y s currently uncer ould impact on th n term. ntial housing ca 40dph 236 not been allocates are considered	5). tain althoughe viability of pacity 30dph 177 ted for deved better su	gh house prices ar of sites and the at Timefra 20dph 1-5	e starting bility to del me 6-10 0 Rural Visio es have be	to recover. This iver sites in the 11-15 177 n 2031 plan as

	Address	Settlen	nent	Size			
SS21	Land between	Stanton		2.6ha			
	Bury Lane and Wyken Road						
Source	Wyken koda						
Site submissio	on in May 2008.						
Description							
situated betw	e located to the so veen Bury Lane a and Newlands Clos	and The					
Background							
the Rural Site	the council as a Ne Allocations Prefe in the adopted Rur	rred Opti	ons DPD	(April 20	010). This s		
Suitability	i						
environmenta walking distar location. <u>Acco</u> available site advocated thr the site is en dwellings, wh detriment to t Availability On behalf of residential rec Achievability The market is uncertainty co short/medium	I. Scale of grow I and infrastructu- nce of services and ording to the agent area is suitable rough the Rural Vis- ninently suitable t ich would provide the character and a the landowners, H development, (SHL s currently uncerta- puld impact on the n term. On behalf confirm that the	re capaci d facilities <u>, (SHLAA</u> for residesion Exan o accommo both affor appearance opkins Ho AA submo ain althou of the	ty of ead s. No kno submissi lential de nination p modate a brdable h ce of the break can ission Spr igh house of sites landowne	ch settle wm envir on 2015 evelopme process. residen ousing a surround confirm ring 2015 e prices and the ers, Hopl	ment. Site conmental c <u>), t</u> he totali ent, as has Further, it i tial develop nd new ope ling area. that the si 5). are starting ability to de sins Homes	is located within constraints at this ty of the 2.6ha of been previously s considered that oment of 75 - 80 en space, without te is available for g to recover. This eliver sites in the s, (SHLAA Spring	
vehicular acce also available Close develop	n the development ess can be achieve via Bury Lane to ment to the north-	ed via the the nortl -east.	e Wyken	Road fro	ontage, with gh the exis	n pedestrian links	
Future potential housing capacity Timeframe							
50dph	40dph	30dph	20dph	1-5	6-10	11-15	
50dph 130 Summary	40dph 104	30dph 78	20dph 52	1-5 O	6-10 O	11-15 78	

	Address	Settleme	nt Size		
AS5	Land at Cemetery Hill	Wickhamb	rook 1.08	ha	
Source	·		L. L		
Site submission	on in 2009.				
Description					
of Cemetery		related to e			s located to the eas oment and adjacent
Background					
	not been alloc cument but cou				d Rural Vision 2031
settlements v		ent on envir	onmental and		rowth in individua re capacity of each
available for r not come forv	residential deve vard immediate	lopment in tl	ne future and		
available for r not come forv Achievability	residential deve vard immediate V	lopment in tl ly if required	ne future and	there is no re	ason why they could
available for r not come forv Achievability The market i	residential deve vard immediate y s currently und ould impact on	lopment in th ly if required certain althou	ne future and ugh house pri	there is no re ces are start	hat the site remains ason why they could ing to recover. This deliver sites in the
available for r not come forv Achievability The market i uncertainty c short/medium	residential deve vard immediate y s currently und ould impact on	lopment in th ly if required certain althout the viability	ugh house pri	there is no re ces are start	ason why they could ing to recover. This
available for r not come forv Achievability The market i uncertainty c short/medium Future poter	residential deve vard immediate y s currently und ould impact on n term. htial housing o	lopment in the ly if required certain althout the viability capacity	ugh house prive and reference of sites and Tim	there is no re ces are start the ability to	ason why they could ing to recover. This
available for r not come forv Achievability The market i uncertainty c short/medium	residential deve vard immediate y s currently und ould impact on n term.	lopment in the sertain althout the viability capacity	ugh house prive and reference of sites and Tim	there is no re ces are start the ability to eframe	ing to recover. This deliver sites in the
available for r not come forv Achievability The market i uncertainty c short/medium Future poter 50dph 54	residential deve vard immediate y s currently und ould impact on n term. ntial housing o 40dph	lopment in the sertain althout the viability capacity	ugh house prive and for the future and for the second seco	there is no re ces are start the ability to eframe 6-10	ing to recover. This deliver sites in the 11-15
available for r not come forv Achievability The market i uncertainty c short/medium Future poter 50dph 54 Summary Central greer environmenta Rural Vision 2	residential deve vard immediate vard immediate s currently uncould impact on n term. ntial housing of 40dph 43 field site, whi al constraints. H 2031 plan as all entified in the V	lopment in the ly if required ertain althout the viability capacity 30dph 32 ch is well relevant to the viability capacity chowever it hernative site ternative site ternat	ugh house prive and the future and the future and the second seco	there is no re ces are start the ability to eframe 6-10 0 sting develop allocated for ered better su	ing to recover. This deliver sites in the 11-15

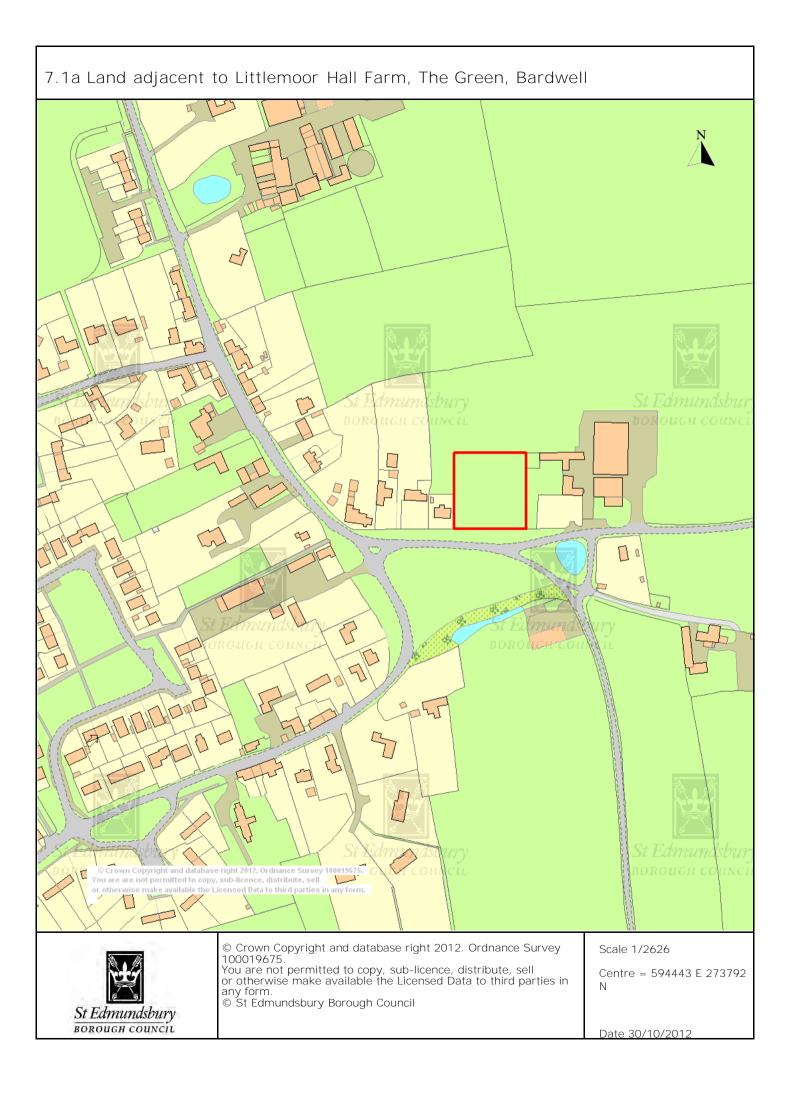
Site Ref	Address	Settlem	ent	Size		
RV25a	Land at	Wickham	nbrook	1.5ha		
Was RV20a						
SS116	Green 8	!				
	Cemetery Hill					
Source	1					
		08. Allocate	ed in the	adopted	Rural Visic	on 2031 Local Plai
under Policy						
Description			141			
						located to the wes Croft Close. Closel
						nousing settlemen
boundary.	existing reside		lopinent			lousing settlemen
Background	ł					
		s a May 20	08 site s	ubmissio	n for reside	ential development
Included in t	he Rural 2031 V	ision Docur	ment.			
Suitability						
						ocal Service Centre
during the	examination of	the Core	Strategy	y. The S	Scale of gr	owth in individua
settlements	will be depend	ent on env	vironment	al and i	nfrastructure	e capacity of eacl
settlement. F	Possible Biodiver	sity constra	aints.			
Availability						
	residential deve	elopment.				
		-1				
Achievabilit	ty					
The market	is currently une	certain alth	iough hou	use prices	s are startir	ng to recover. Thi
		the viabili	ity of site	s and th	e ability to	deliver sites in the
short/mediu				1		
Future pote	ential housing	capacity		Timefr	ame	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
65	52	39	26	22	0	0
Summary	52	57	20		0	0
	nfield site wh	ch is wall	related -	to evistir	a develop	nent. No identifie
	al constraints.	ich is wen	rciateu		ig developh	nent. No lucitante
Crimonnent						
Overall yiel	d					
22						
	1					

Site Ref	Address	Settlem	ent	Size		
6.6b, WS39	Land north of Bunters Road	Wickham	nbrook	1.3ha		
Source		•				
Site submissio	n August 2009					
Description						
Wickhambrook		etween Bur				n the north west of ery Green and could
Background						
within Rural S	Site Allocations ent. This site h	Preferred	d Options	DPD. No	t included	lopment. Included in the Rural 2031 d Rural Vision 2031
Suitability						
	vill be depende environmenta					e capacity of each location.
Availability						
Availability						
-	esidential devel	opment.				
-		opment.				
Available for re Achievability The market is		with hous				ct on the viability of
Available for re Achievability The market is sites and the a	currently weak	with hous			erm.	ct on the viability of
Available for re Achievability The market is sites and the a	currently weak ability to deliver	with hous		nedium te	erm.	ct on the viability of
Available for re Achievability The market is sites and the a Future poten	currently weak ability to deliver tial housing c	with hous sites in th	ne short/m	Timefr	ame	
Available for re Achievability The market is sites and the a Future poten 50dph 65 Summary	currently weak ability to deliver tial housing c 40dph 52	with hous sites in th apacity 30dph 39	20dph	Timefr 1-5 0	erm. ame 6-10 0	11-15 20
Available for re Achievability The market is sites and the a Future poten 50dph 65 Summary The site has li with the villag not been alloc considered be	currently weak ability to deliver tial housing c 40dph 52 ttle by way of e's status as a ated for develo	with hous sites in th apacity 30dph 39 planning c Local Ser pment in t ficient site	20dph 26 26 26 26 26 26 26 20 26 20 20 20 20 20 20 20 20 20 20 20 20 20	Timefro 1-5 0 and is s re in the /ision 20	erm. ame 6-10 0 uitable for of Core Strate 31 plan as a	11-15

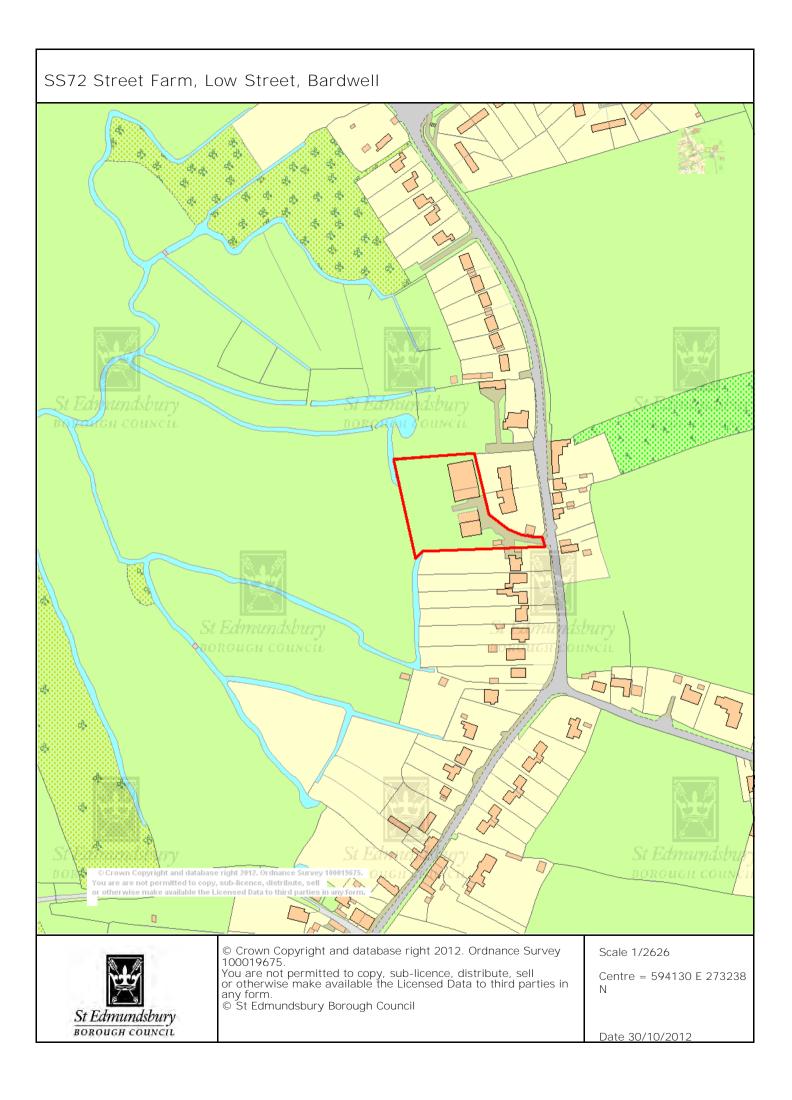
Site Ref	Address	Settlem	ent	Size		
6.6c, AS04	Land south of Bunters Road	Wickham	nbrook	1.6ha		
Source		I				
Site submission	November 20	09				
Description						
Greenfield land south of the ma						site is located in the
Background						
	cument. Inclu	ded within	n Rural Sit	e Allocatic	ns Preferre	as a preferred option ad Options DPD. This ocument.
Suitability						
dependent on environmental of Availability	environmenta constraints hav	al and in ve been id	nfrastructi entified at	ure capao this locat	city of ea ion.	settlements will be ich settlement. No nat the site remains
available for res not come forwa	sidential devel	opment in	n the futur			ason why they could
Achievability						
	Ild impact on					ng to recover. This deliver sites in the
Future potent	ial housing ca	apacity		Timefra	me	
50dph	40dph	30dph	20dph	1-5	6-10	11-15
80	64	48	32	0	0	20
						20
Summary						
Central greenfi environmental the Rural Visio	constraints. H n 2031 plan a	owever th as alterna	ie site has tive sites	s not beer are cons	n allocated dered bett	ment. No identified for development in er suited. Sufficient sing requirement to
Central greenfi environmental the Rural Visio sites have beer	constraints. H n 2031 plan a	owever th as alterna	ie site has tive sites	s not beer are cons	n allocated dered bett	ment. No identified for development in er suited. Sufficient

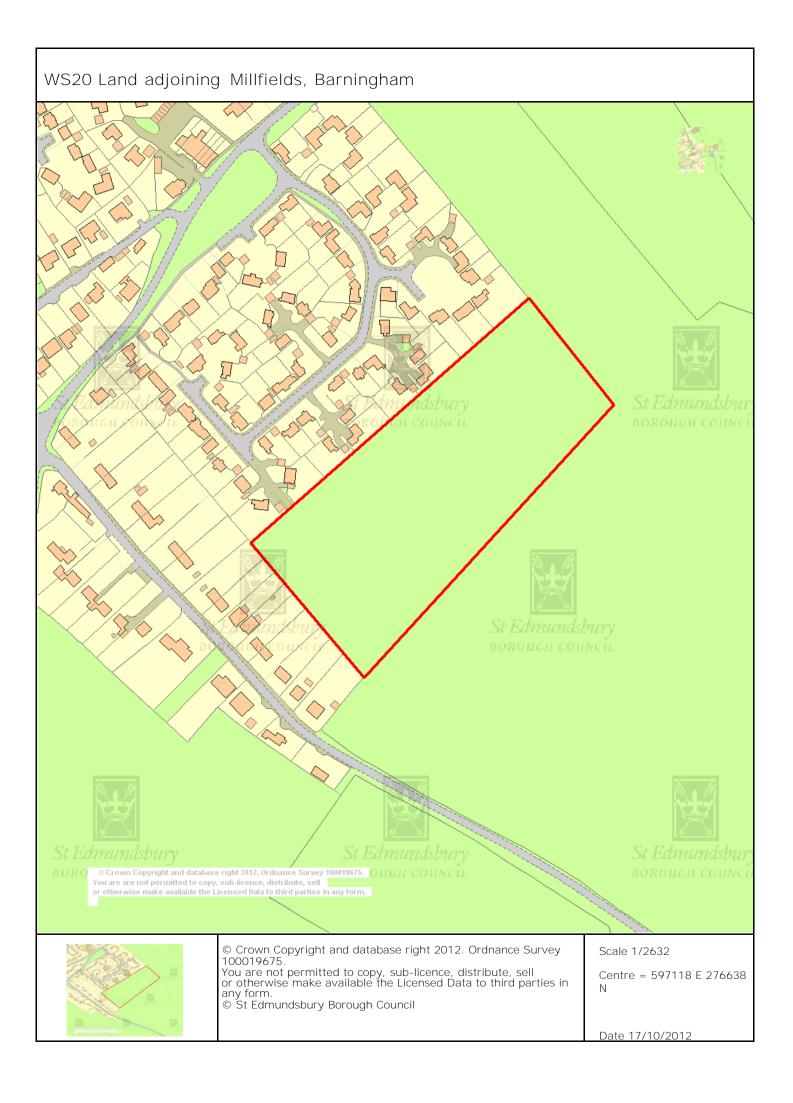
Site Ref	Address	Settlem	ent	Size		
	Land to the					
	east of					
WS38	Gaines Hall	Wickhambrook		13.42ha		
Source						
	on in November	2009				
Description						
Greenfield lar	nd located to the	west of th	ne centre d	of the village	Ś	
Background						
						not been included ir
Vision 2031 L		ts. Inis sit	e nas not	been alloca	ited with	in the adopted Rura
	ocal Plan.					
Suitability						
						egy. Wickhambrook
						Centre during the
						I settlements will be
	il constraints hav					ach settlement. No
environmenta					1.	
Availability						
Available for r	residential devel	opment.				
Achievability						
		ertain alth	nouah hoi			
The market i						ing to recover. This
The market i uncertainty c	ould impact on					ing to recover. This deliver sites in the
The market i	ould impact on					
The market i uncertainty c short/medium	ould impact on h term.	the viabil		s and the a	ability to	
The market i uncertainty c short/medium Future poter	ould impact on n term. ntial housing c	the viabil apacity	ity of site	s and the a	e	deliver sites in the
The market i uncertainty c short/medium Future poter 50dph	ould impact on n term. ntial housing c 40dph	the viabil apacity 30dph	ity of site 20dph	s and the a	e 6-10	deliver sites in the
The market i uncertainty c short/medium	ould impact on n term. ntial housing c	the viabil apacity	ity of site	s and the a	e	deliver sites in the
The market i uncertainty c short/medium Future poter 50dph 671 Summary	ould impact on n term. ntial housing c 40dph 537	the viabil apacity 30dph 403	ity of site 20dph 268	s and the a Timefram 1-5 0	e 6-10 0	11-15 20
The market i uncertainty c short/medium Future poter 50dph 671 Summary Greenfield site	ould impact on n term. ntial housing ca 40dph 537 e, which is well	the viabil apacity 30dph 403 related to	20dph 268 existing d	s and the a Timefram 1-5 0 evelopment	e 6-10 0 . No ider	11-15 20 ntified environmenta
The market i uncertainty c short/medium Future poter 50dph 671 Summary Greenfield site constraints. H	ould impact on n term. ntial housing c 40dph 537 e, which is well lowever it has r	the viabil apacity 30dph 403 related to not been a	20dph 268 existing d llocated fo	s and the a Timefram 1-5 0 evelopment or developm	e 6-10 0 . No ider	11-15 20 ntified environmenta Rural Vision 2031
The market i uncertainty c short/medium Future poter 50dph 671 Summary Greenfield site constraints. H plan as altern	ould impact on term. 1tial housing c 40dph 537 e, which is well lowever it has r native sites are c	the viabil apacity 30dph 403 related to not been a considered	20dph 268 existing d llocated fo better su	s and the a Timefram 1-5 0 evelopment or developm ited. Sufficie	e 6-10 0 . No ider ient in thent sites	11-15 20 ntified environmenta
The market i uncertainty c short/medium Future poter 50dph 671 Greenfield site constraints. H plan as altern in the Vision 2	ould impact on term. 1tial housing c 40dph 537 e, which is well lowever it has r native sites are c 2031 plans to m	the viabil apacity 30dph 403 related to not been a considered	20dph 268 existing d llocated fo better su	s and the a Timefram 1-5 0 evelopment or developm ited. Sufficie	e 6-10 0 . No ider ient in thent sites	11-15 20 ntified environmenta Rural Vision 2031
The market i uncertainty c short/medium Future poter 50dph 671 Summary Greenfield site constraints. H plan as altern	ould impact on term. 1tial housing c 40dph 537 e, which is well lowever it has r native sites are c 2031 plans to m	the viabil apacity 30dph 403 related to not been a considered	20dph 268 existing d llocated fo better su	s and the a Timefram 1-5 0 evelopment or developm ited. Sufficie	e 6-10 0 . No ider ient in thent sites	11-15 20 ntified environmenta Rural Vision 2031

Site Ref	Address	Settlem	ent	Size			
	Further land						
	south of						
	Bunters						
SEWICK01	Road	Wickham	nbrook	1.78			
Source							
SHLAA CFS S	pring 2015						
Description			<u> </u>				
Greenfield -	Agricultural land	bound by	Bunters k	load to t	ne north/east		
Background							
		ed within	the contex	kt of the	adopted Rura	al Vision 2031 Loca	
						e context of the fina	
SHLAA report							
Suitability							
	thin a Local Serv	vice Centre	e as identi	fied in th	e Core Strate	egy. Wickhambrook	
						Centre during the	
						settlements will be	
						ch settlement. No	
environmenta	al constraints hav	ve been id	entified at	this loca	ation.		
Availability							
	residential devel	opment					
		opinioni					
Achievabilit	У						
The market	is currently unc	ertain altl	hough ho	use price	es are startin	ng to recover. This	
						deliver sites in the	
						The site is flat and	
				isequent	ly there is n	o reason to believe	
that residenti	ial development	would not	be viable.	1			
	utial havaina a			Time			
Future potential housing capacity50dph40dph30dph20dph				Timeframe 1-5 6-10 11-15			
50dph 89	40dph	-	20dph	1-5	0-10		
	71	53	36	L		20	
Summary		rolated to	ovicting		opt Howers		
						er, site has not beer	
						sites are considered I plans to meet the	
	irement to 2031.				5 VISIUII 2031		
Overall yield							
1	<u>u</u>						
20							

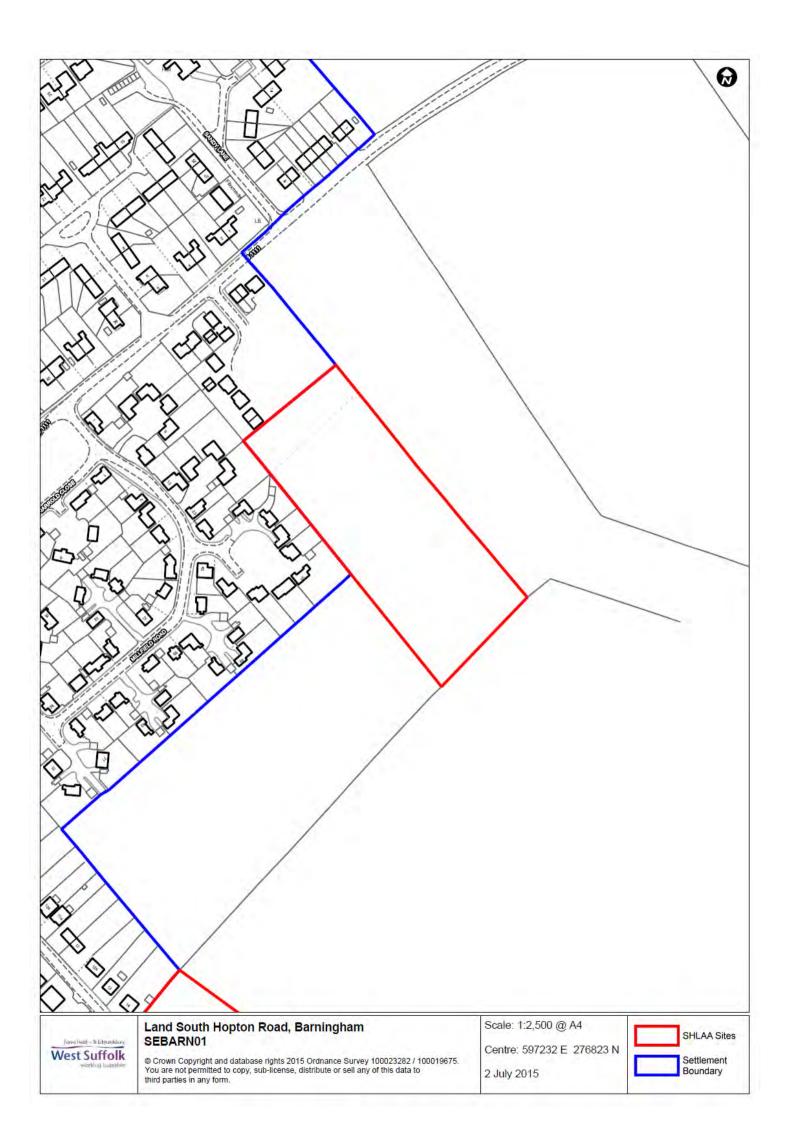


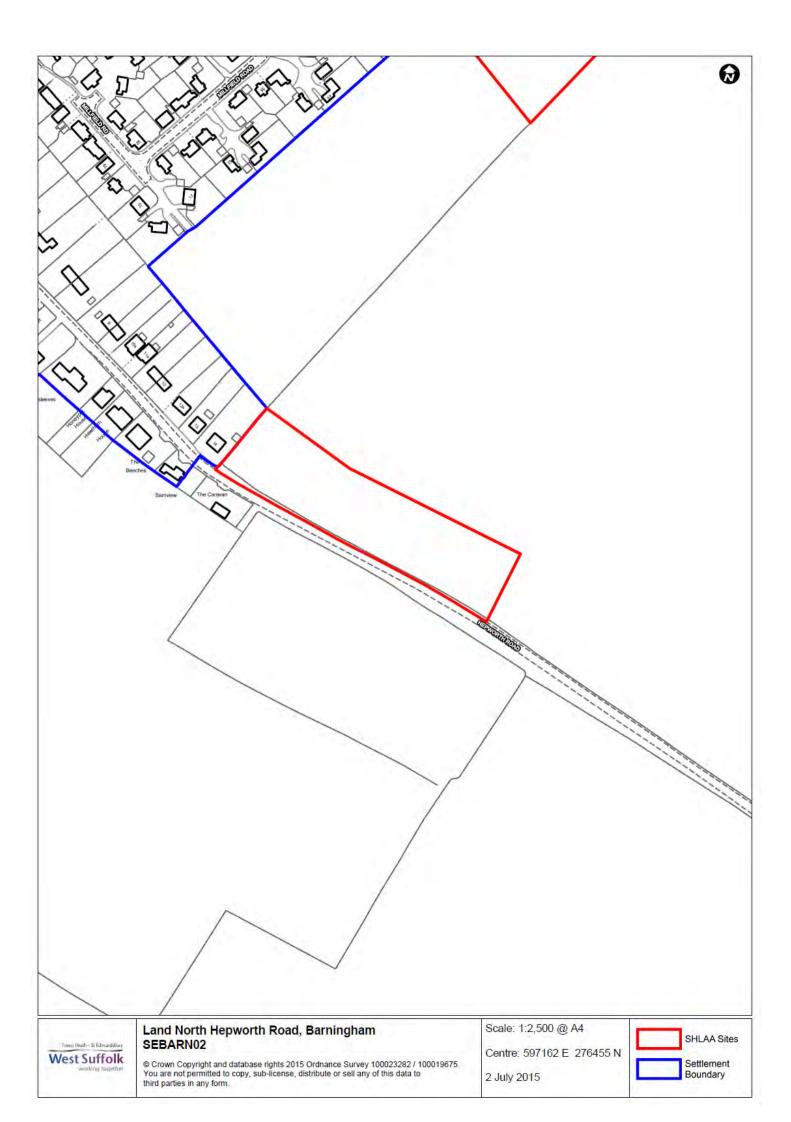




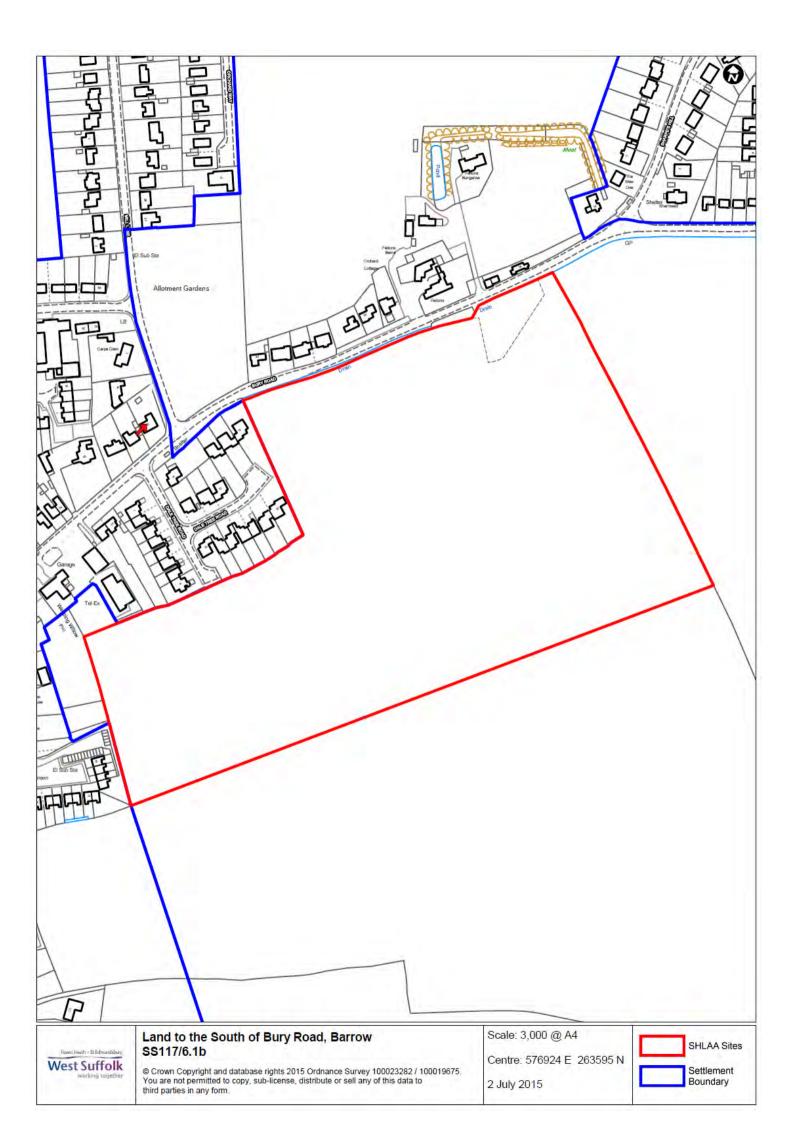


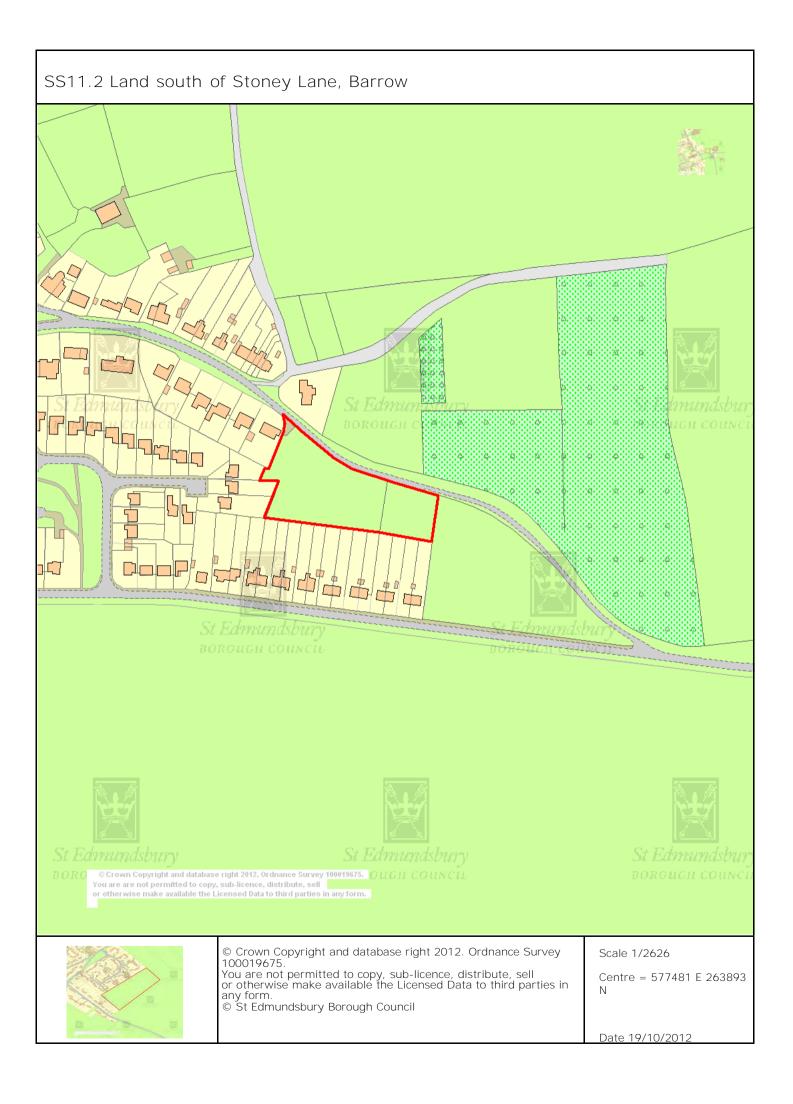




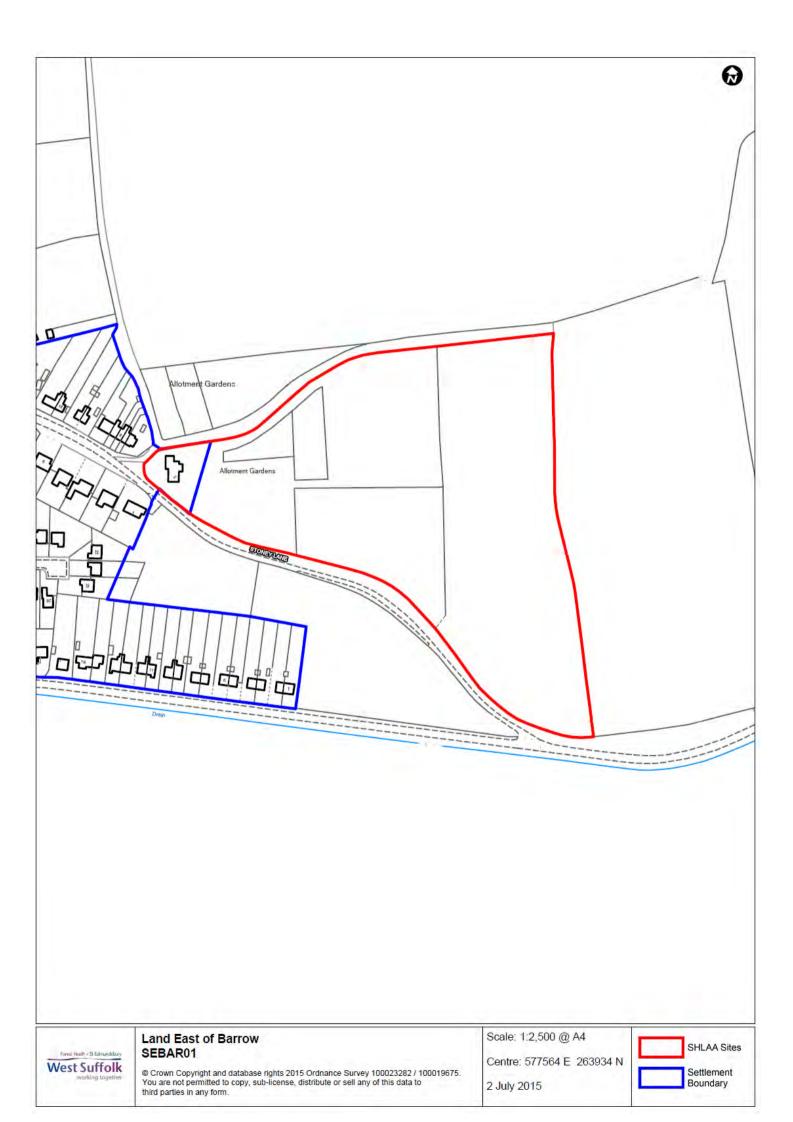


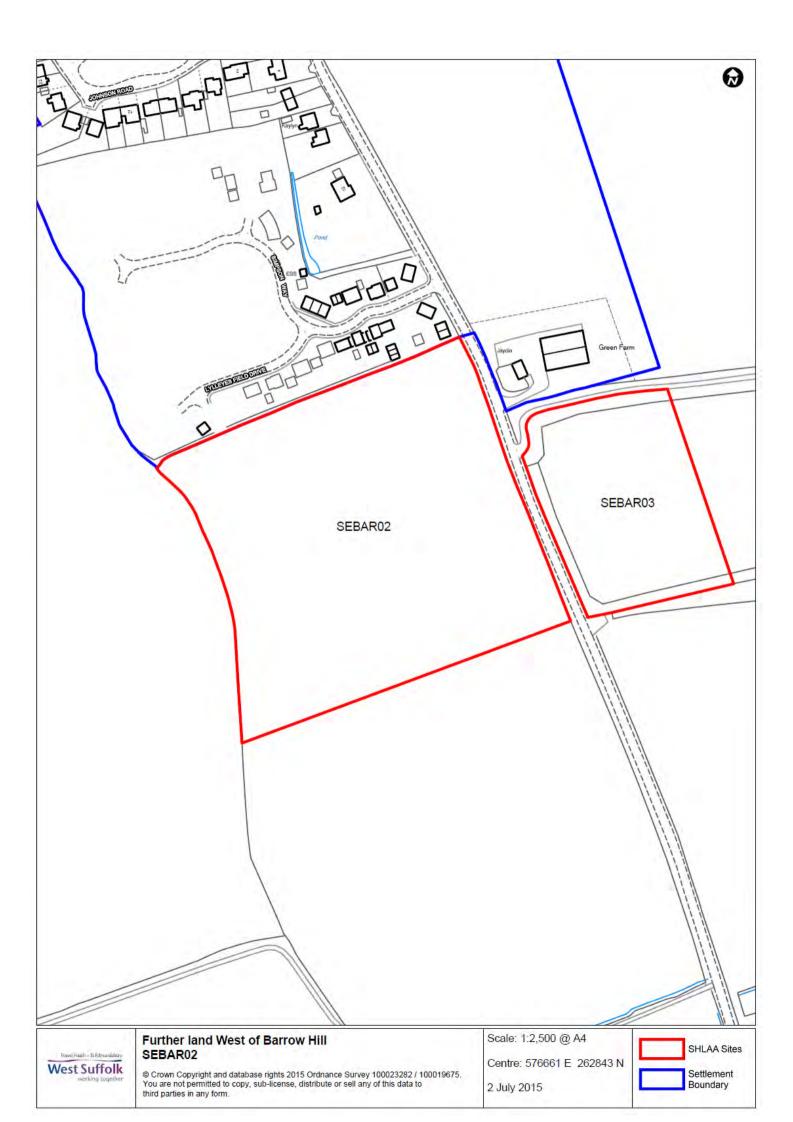




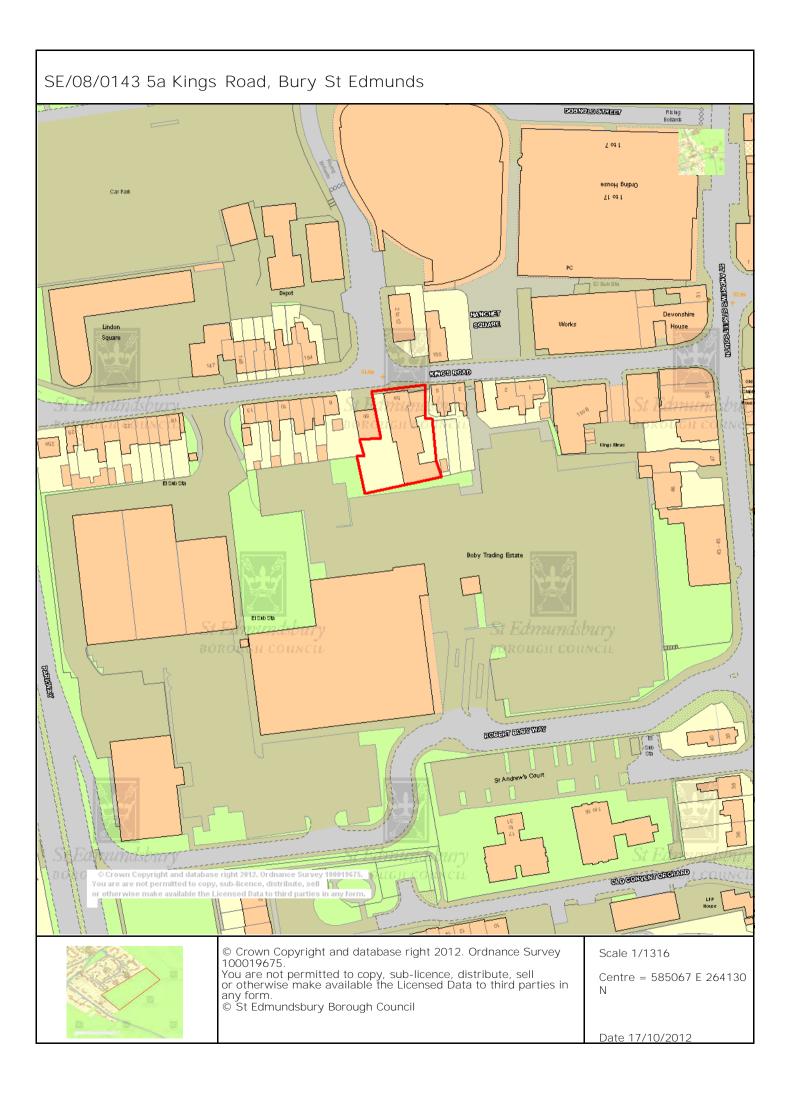


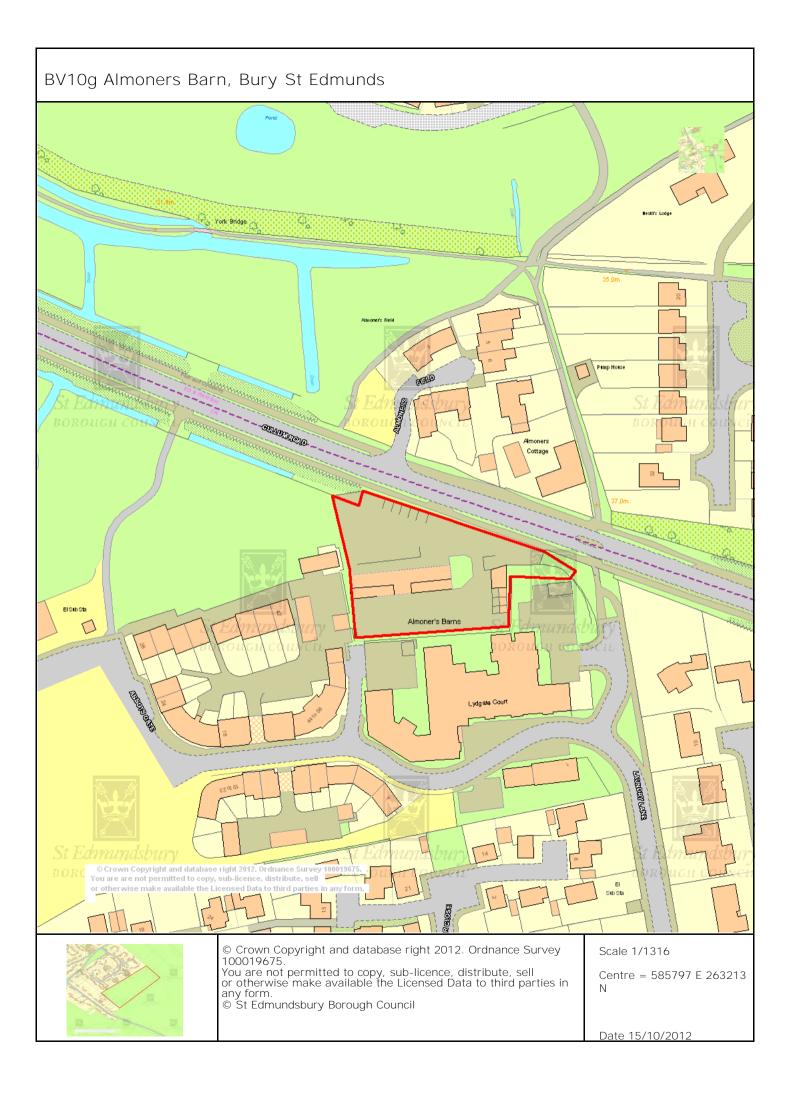


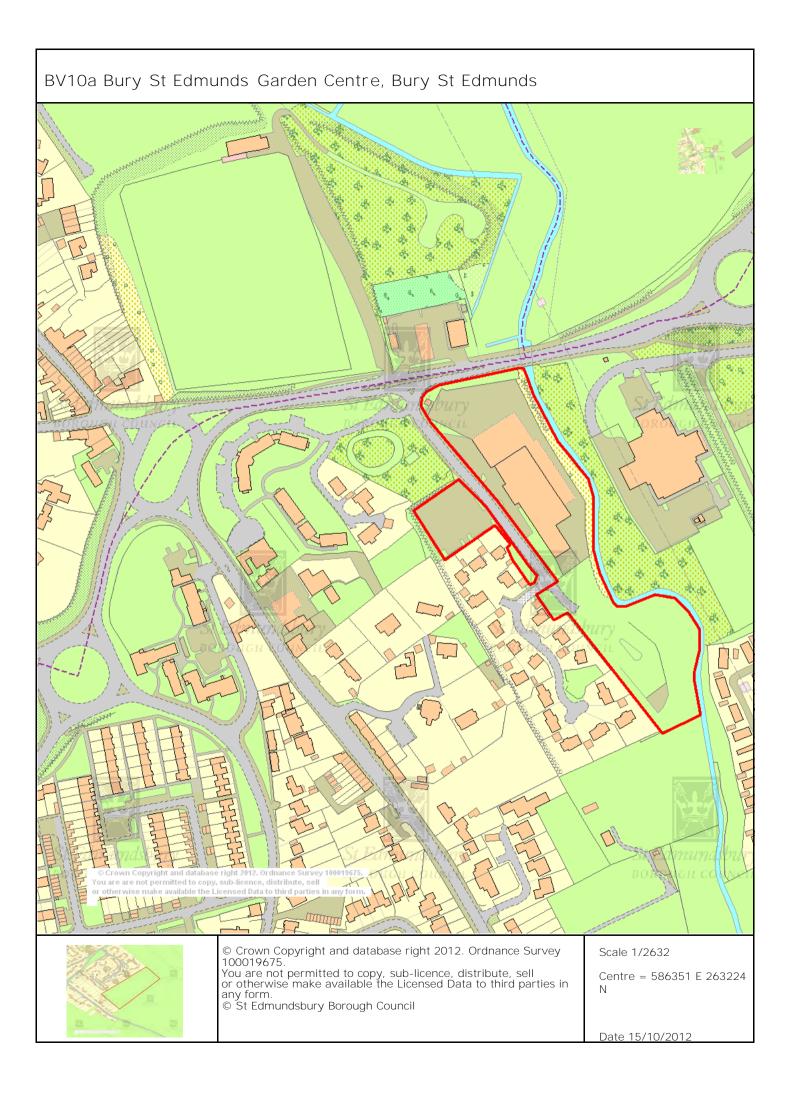


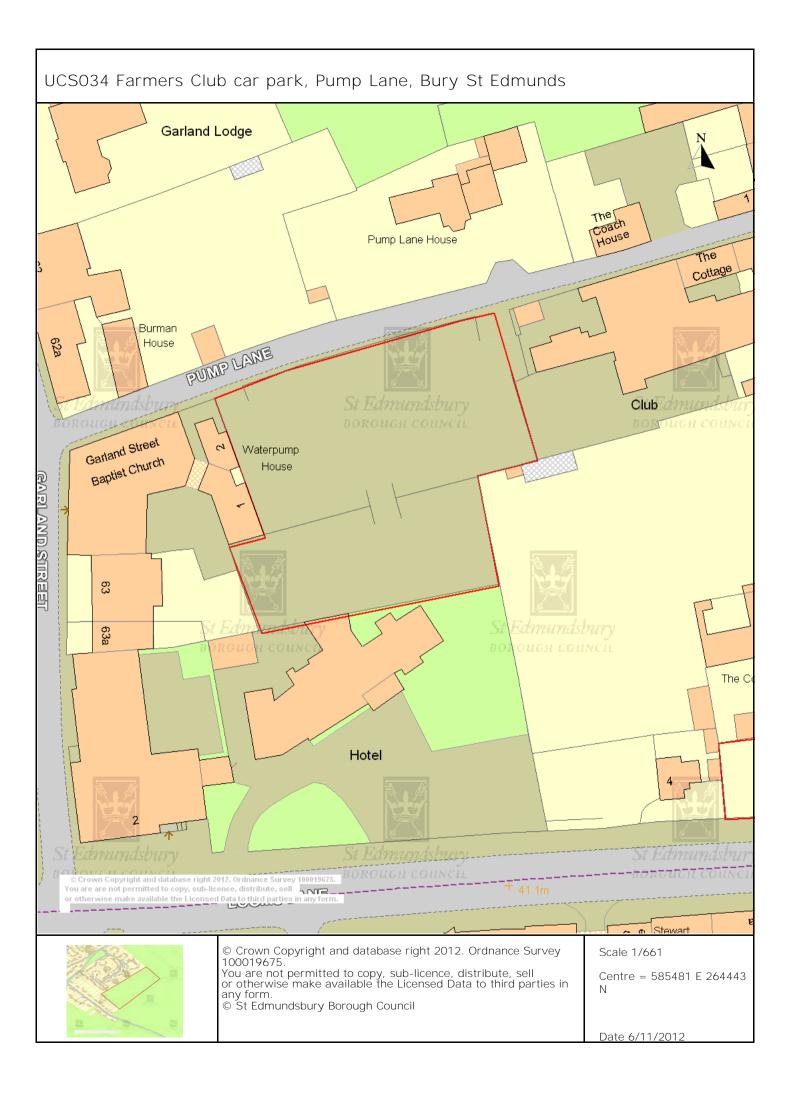




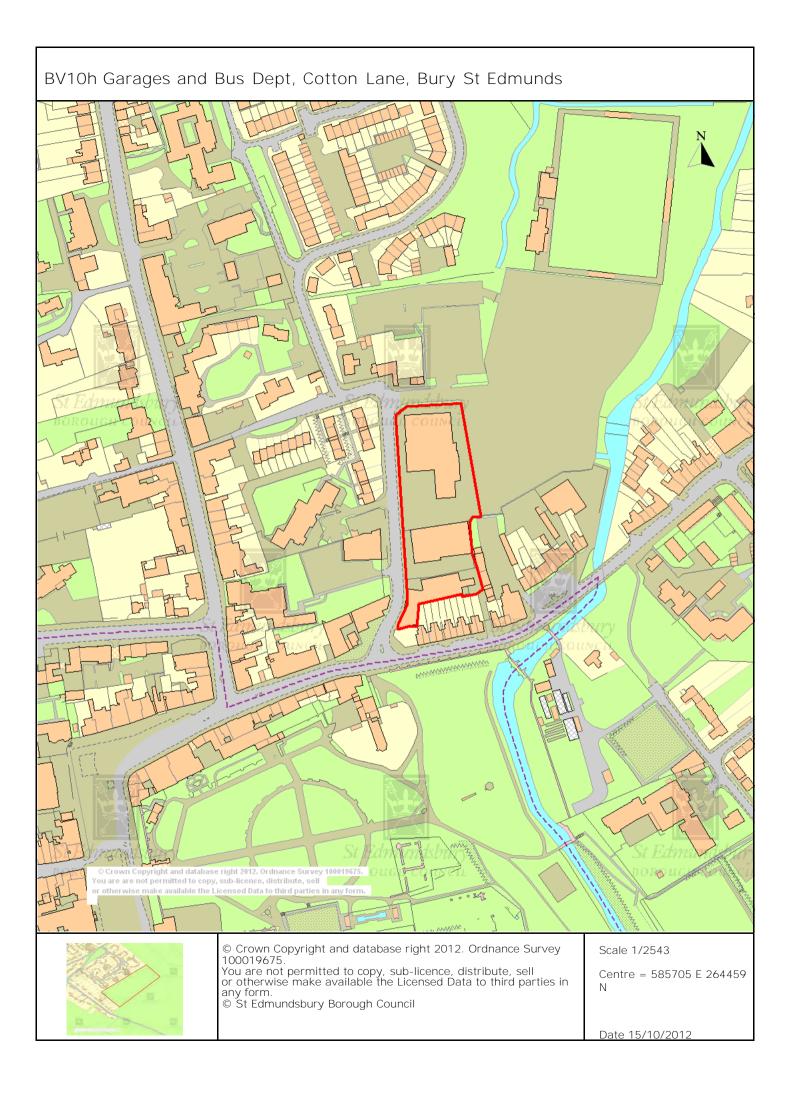


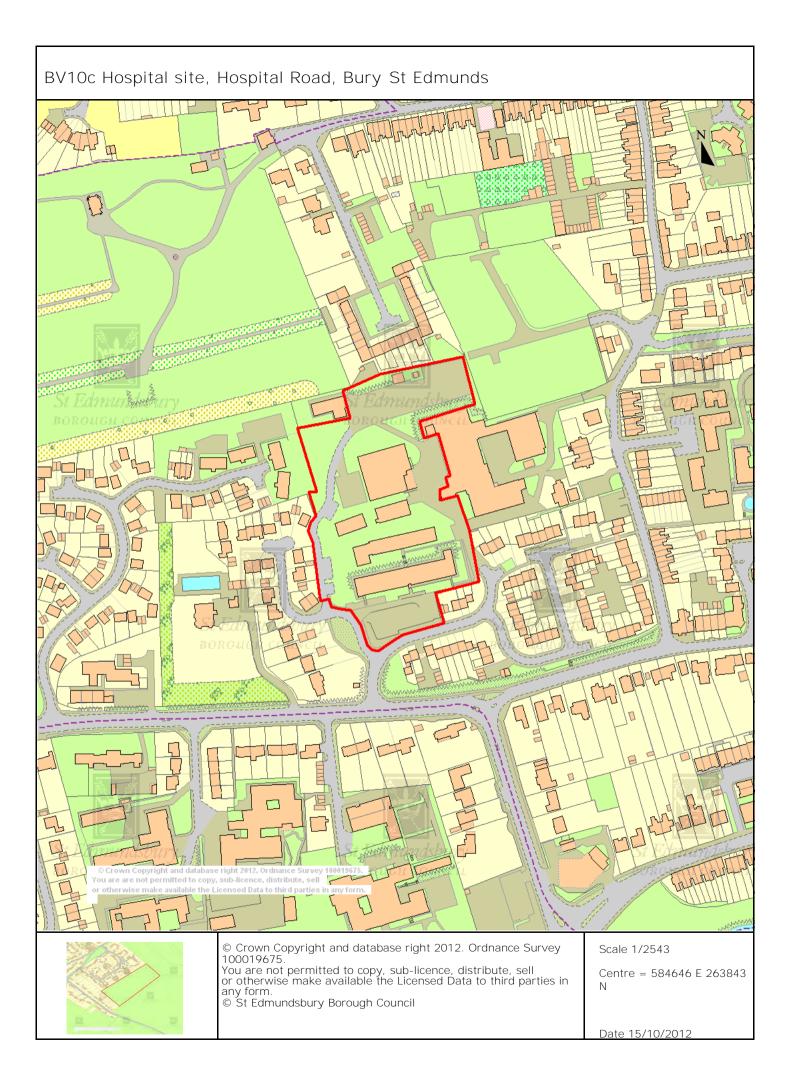




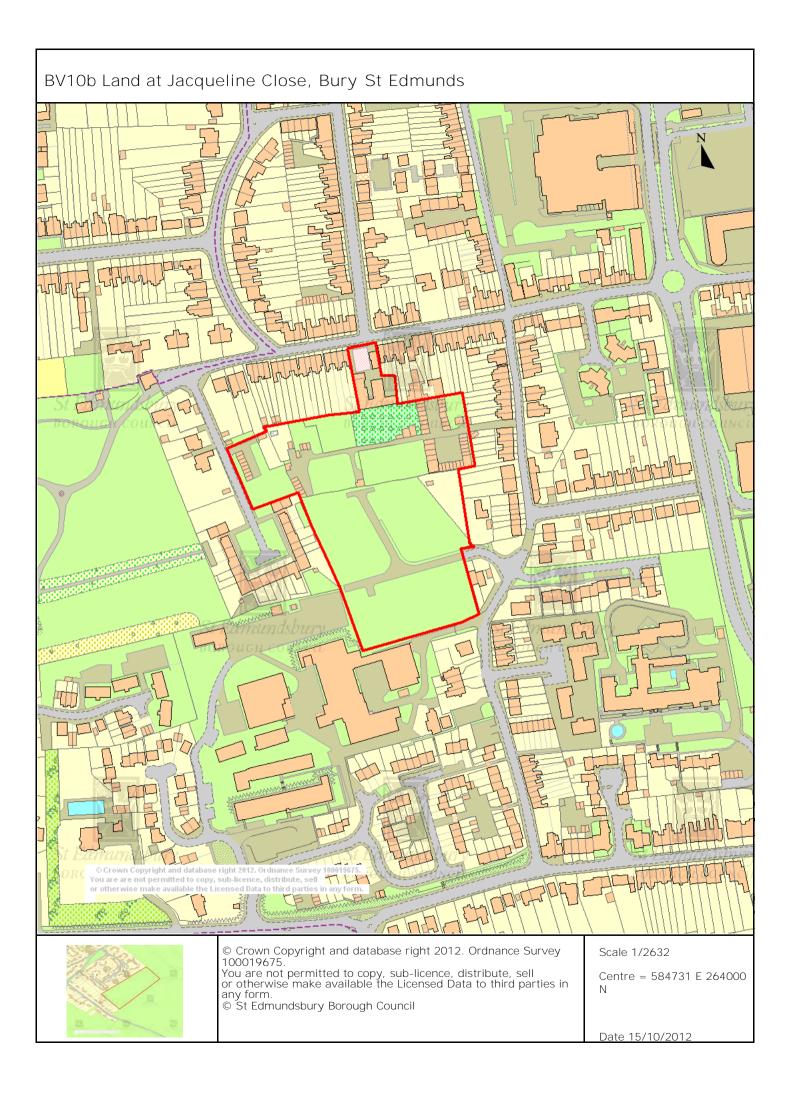


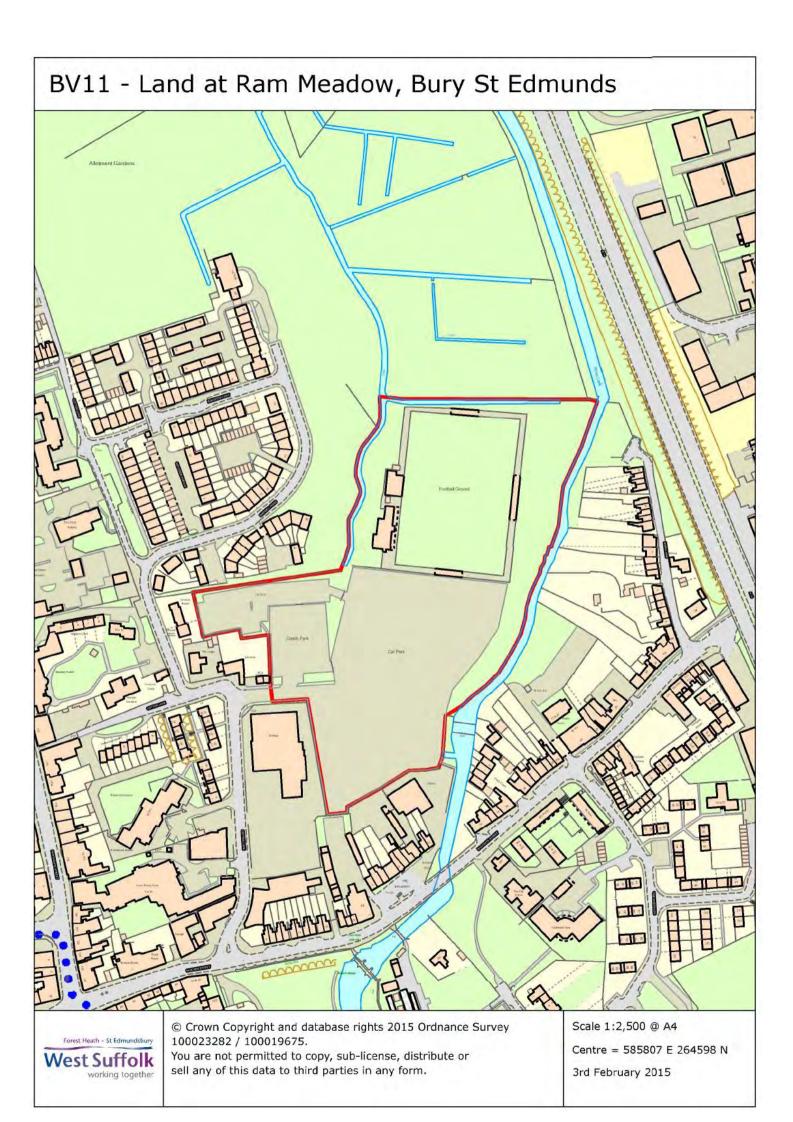




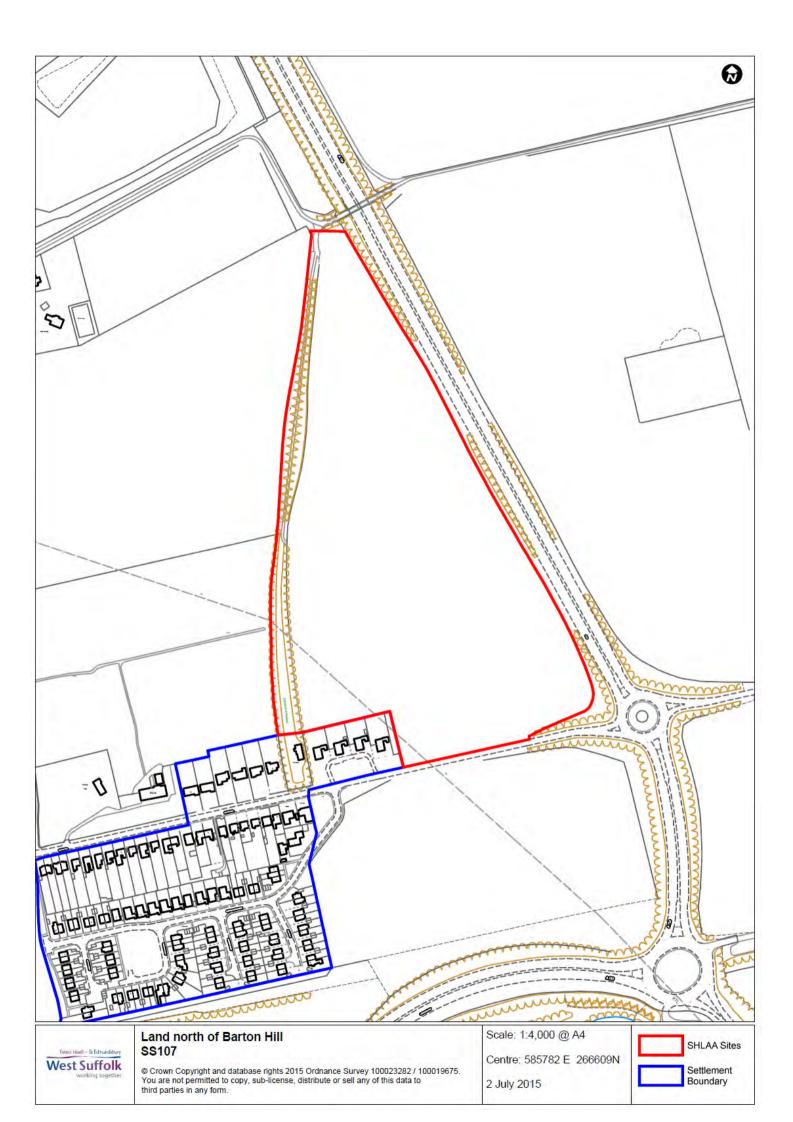


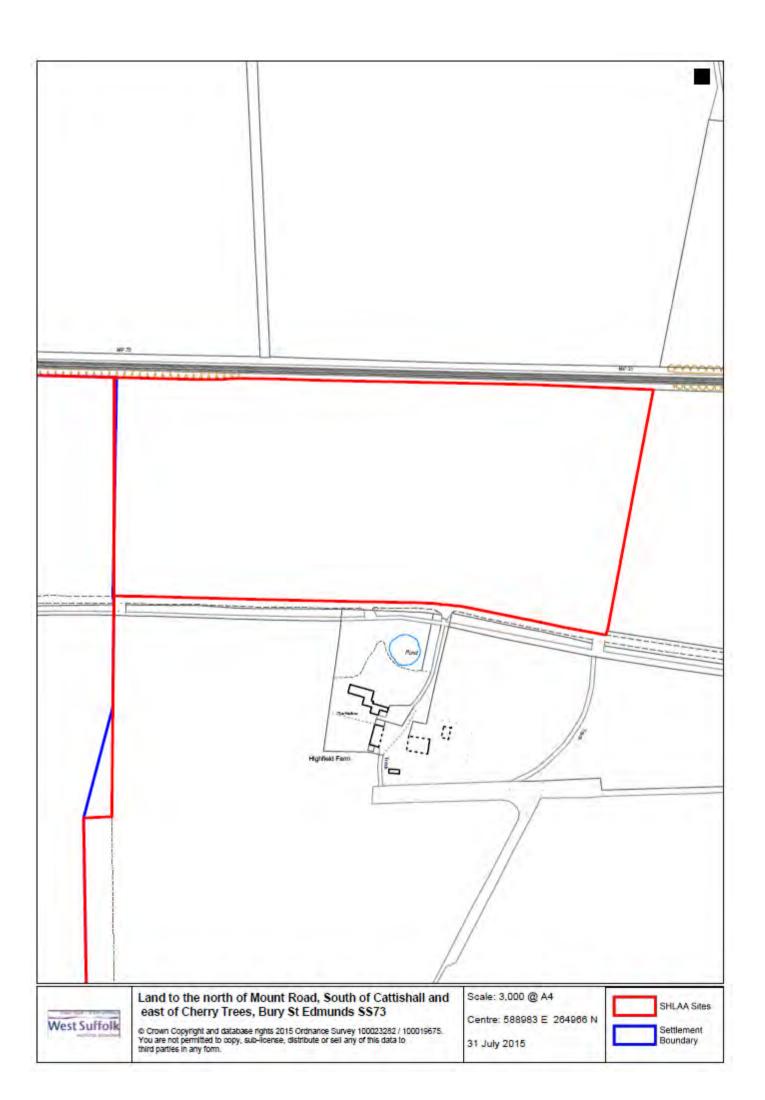


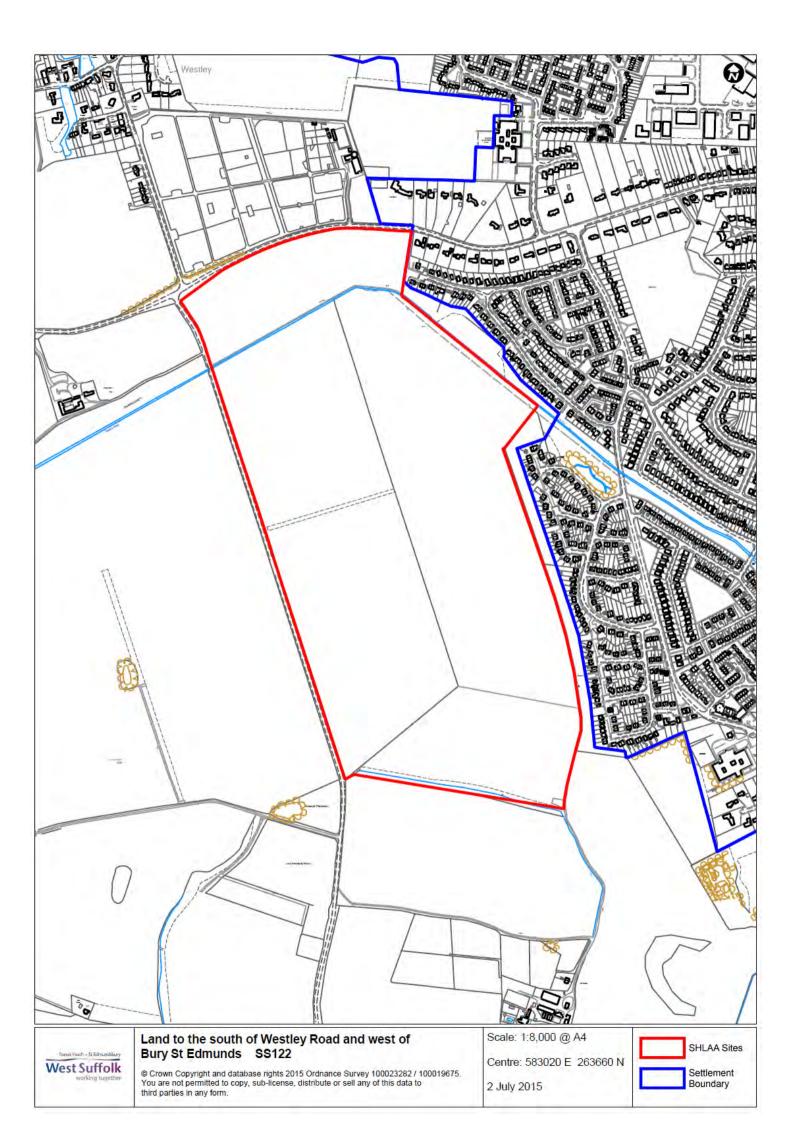


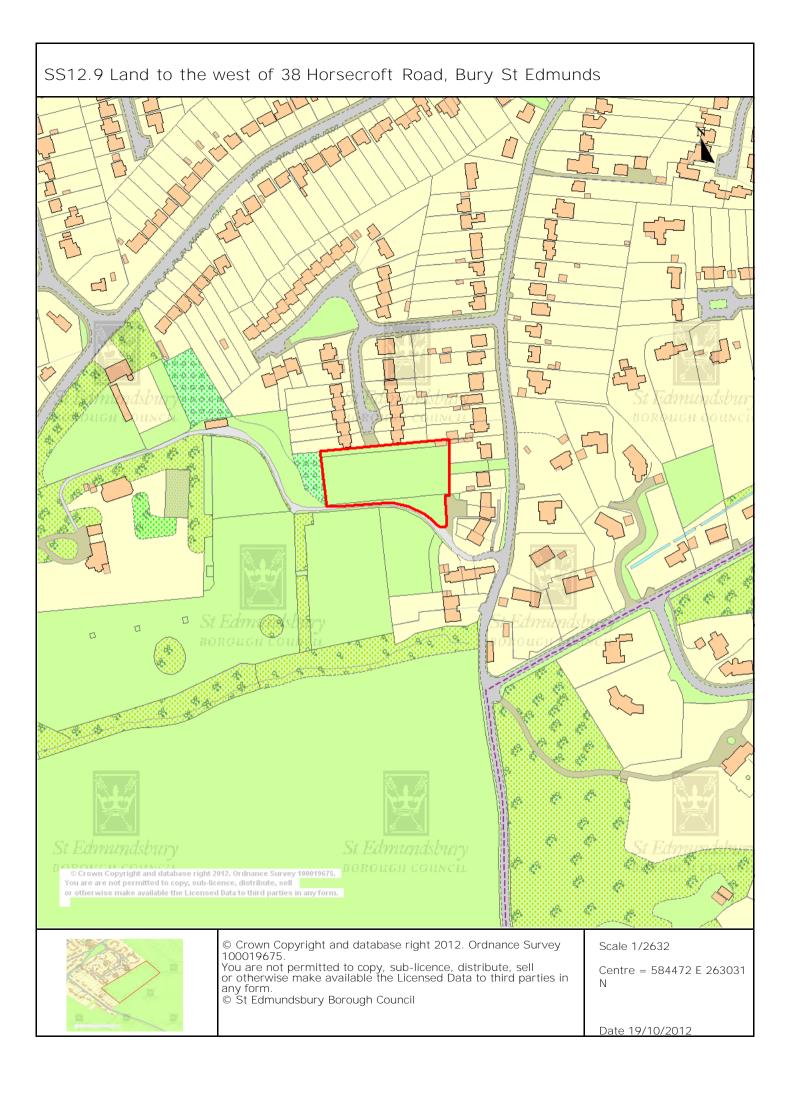




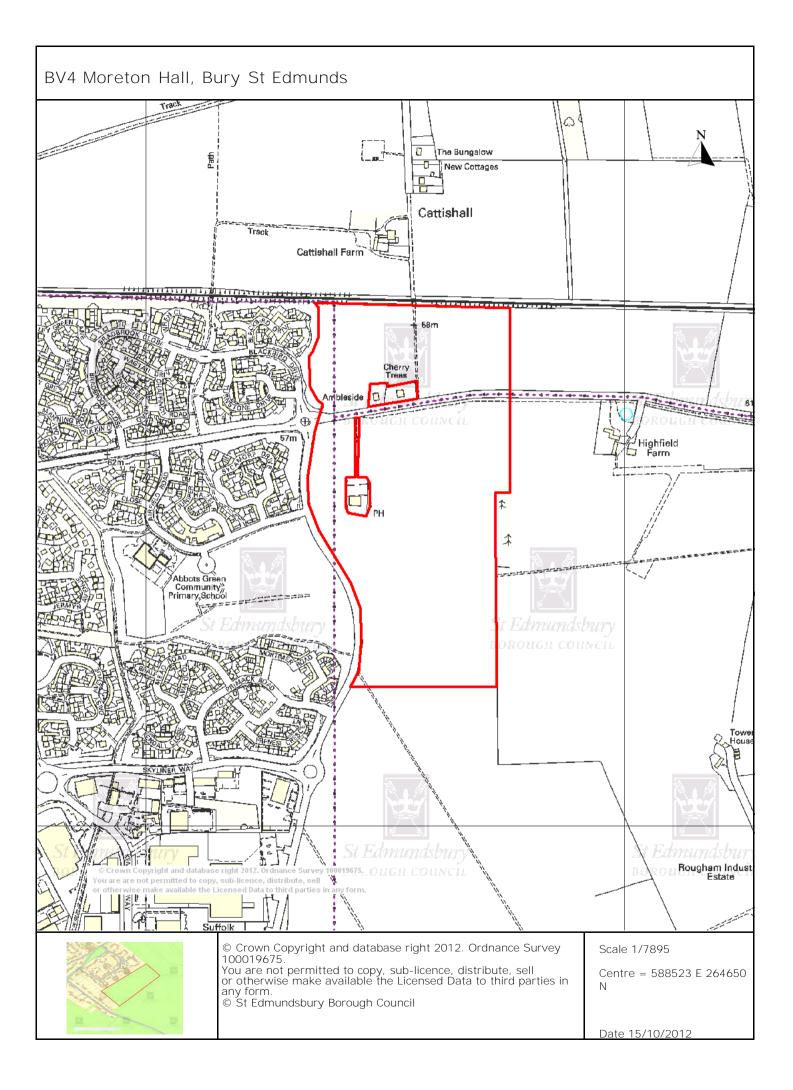


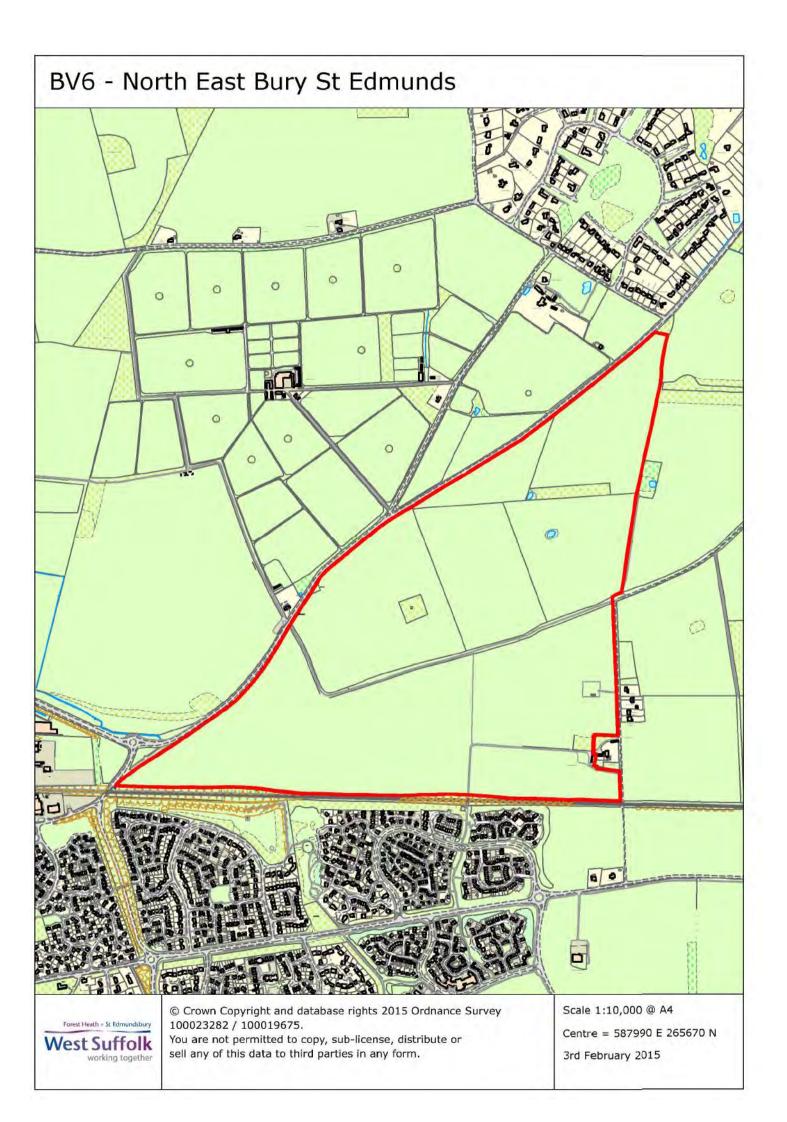


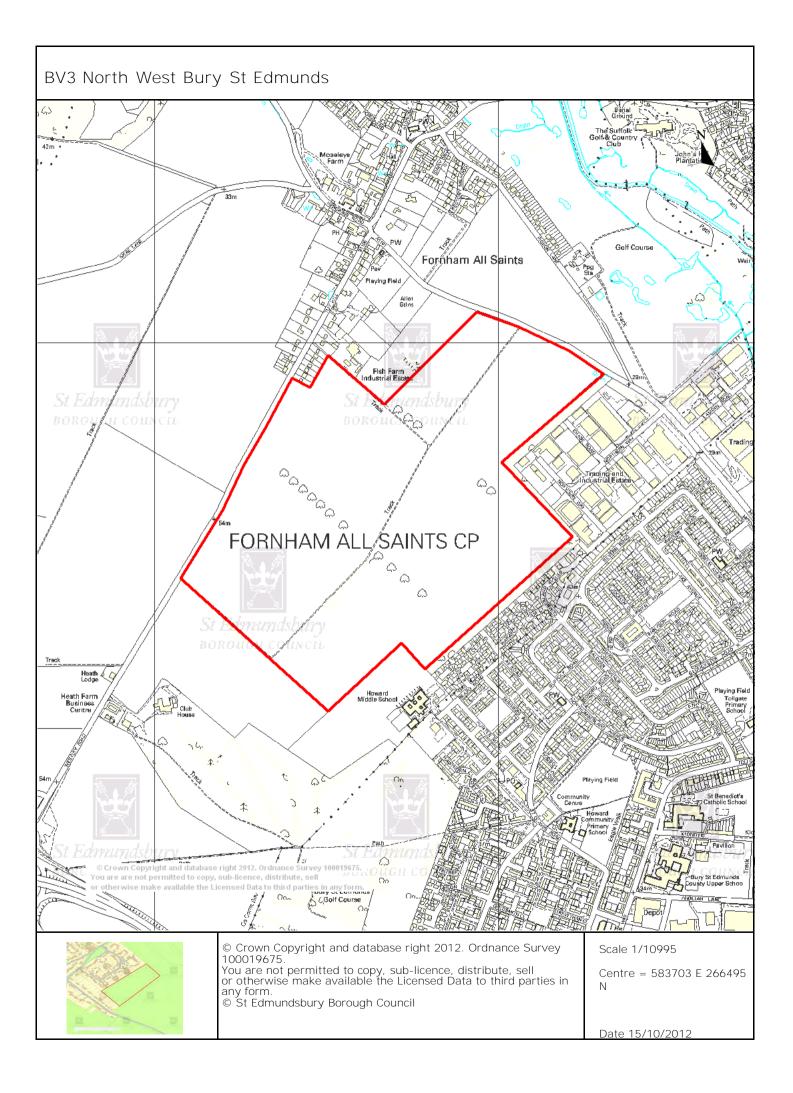




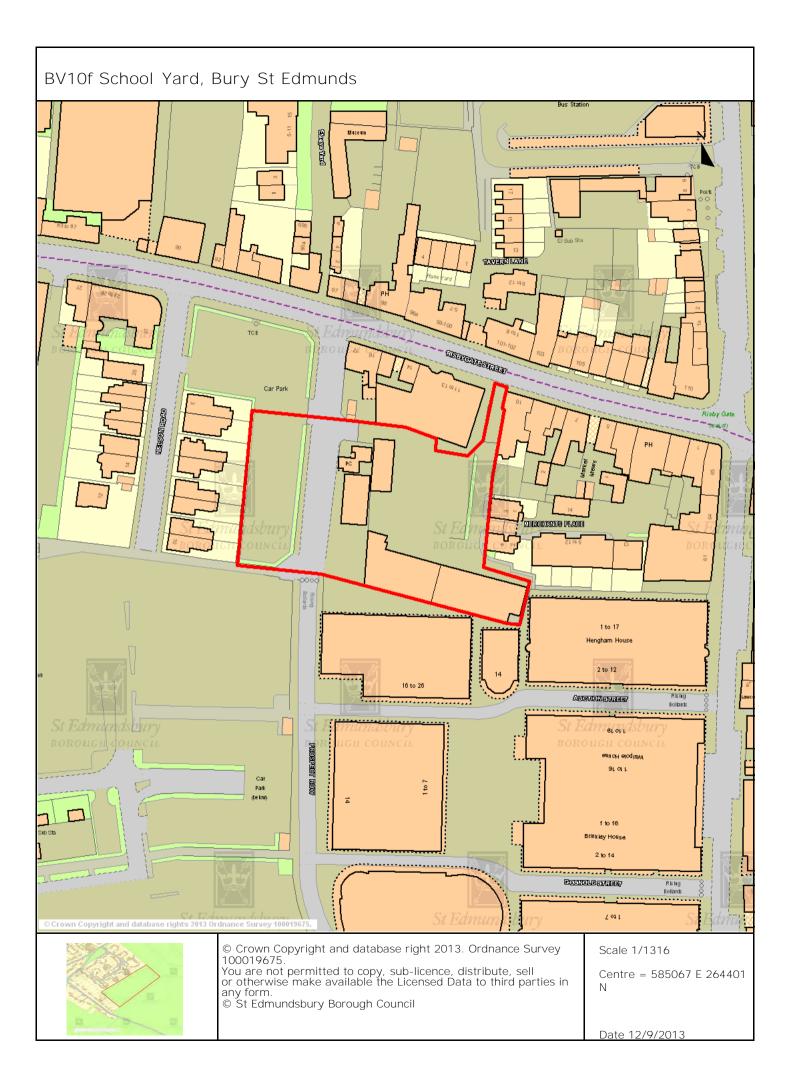


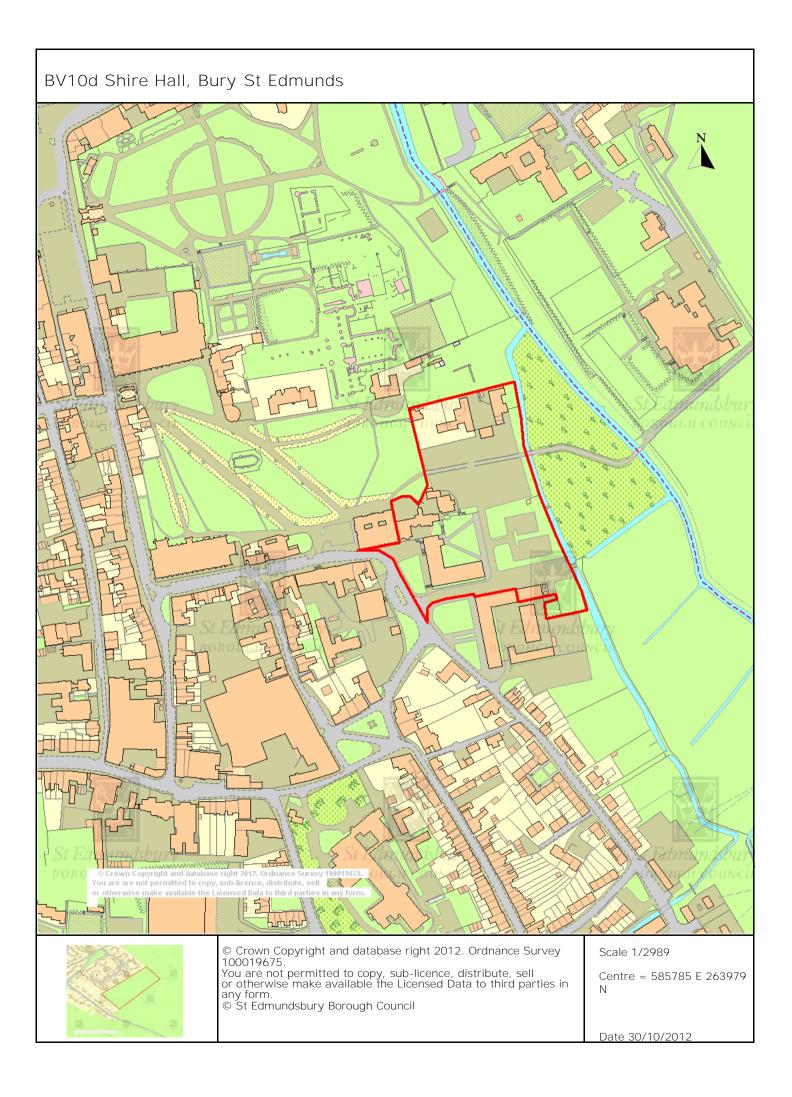


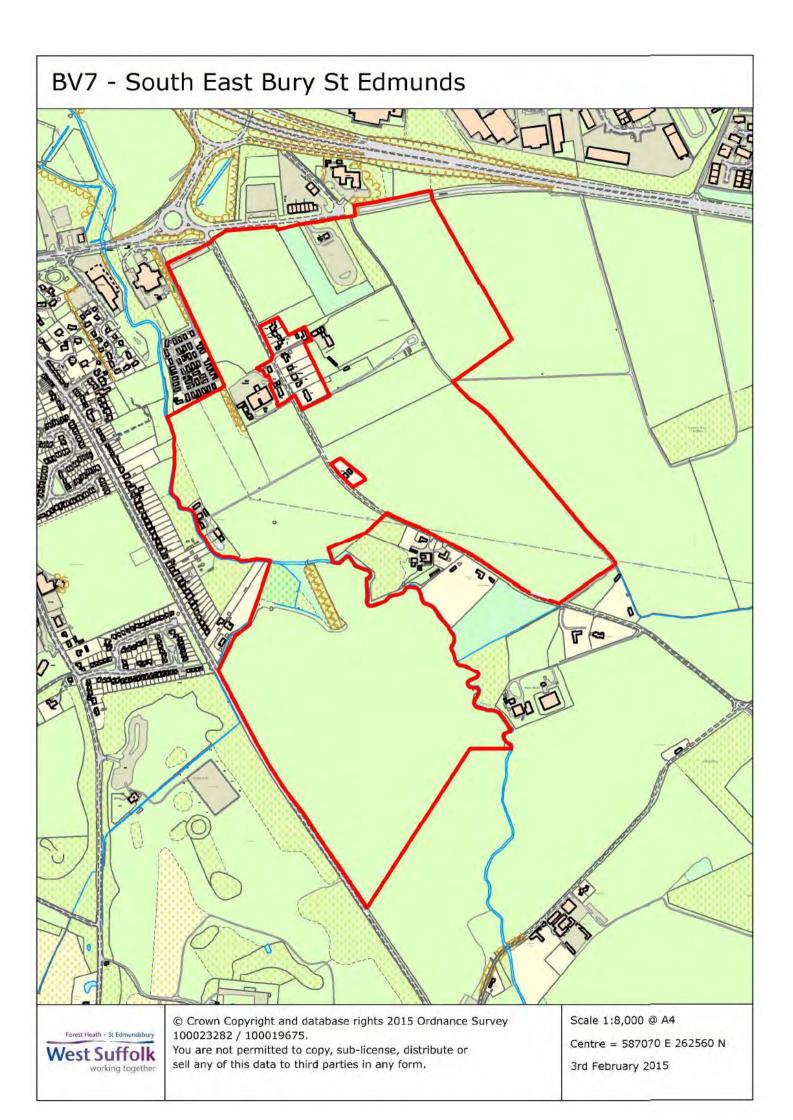


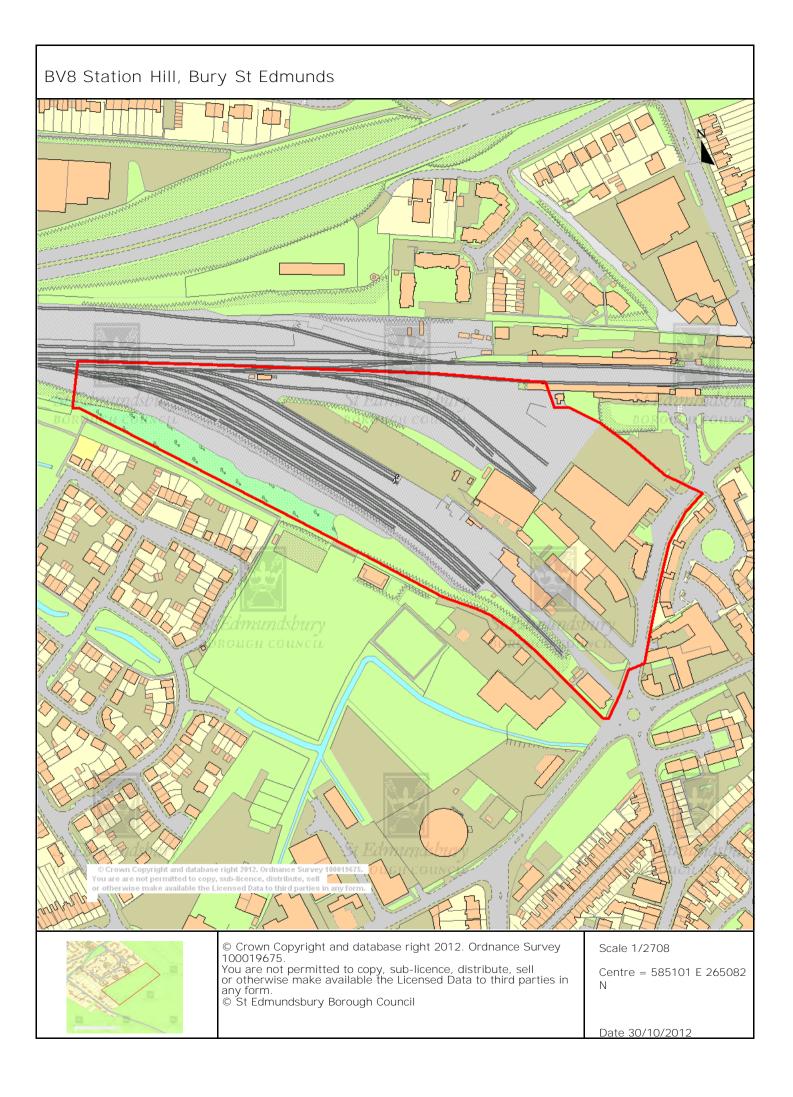


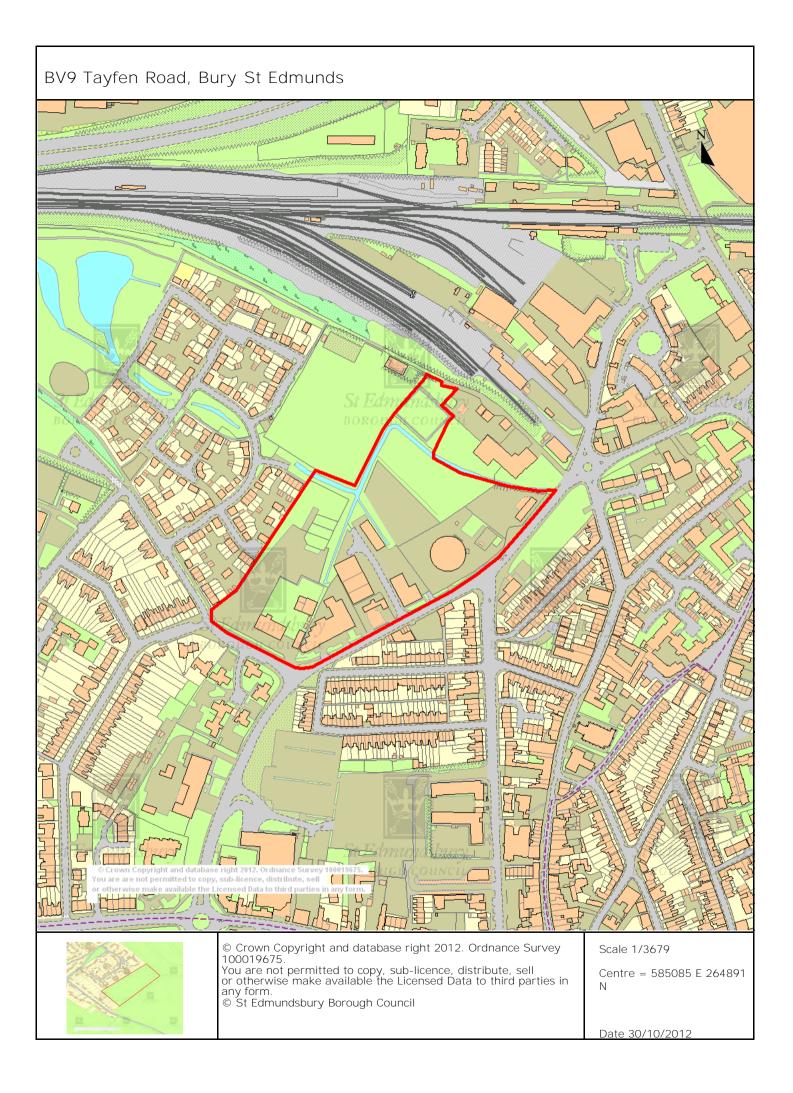


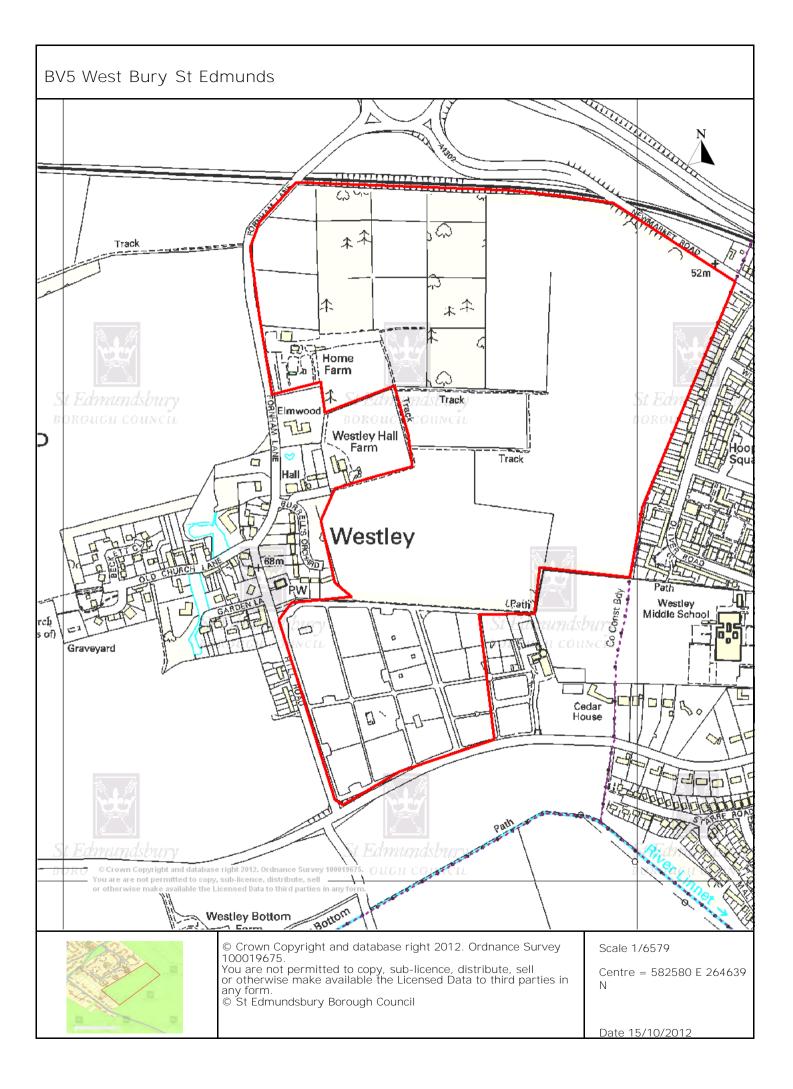


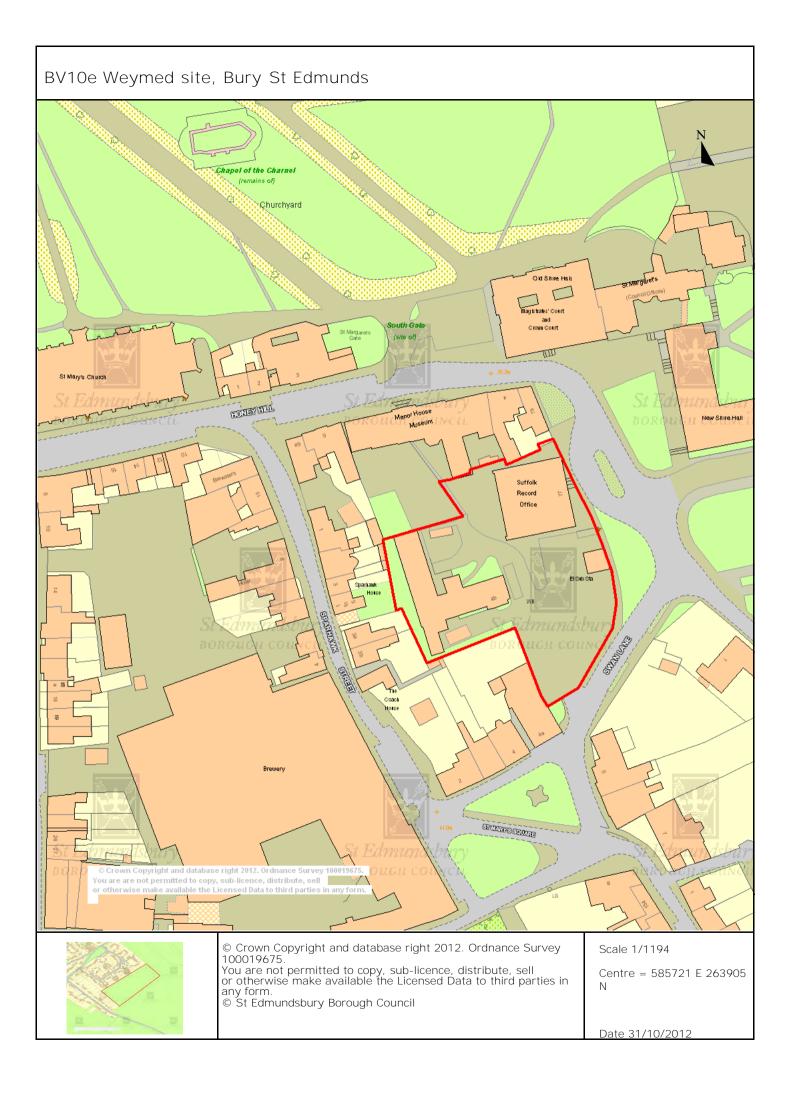


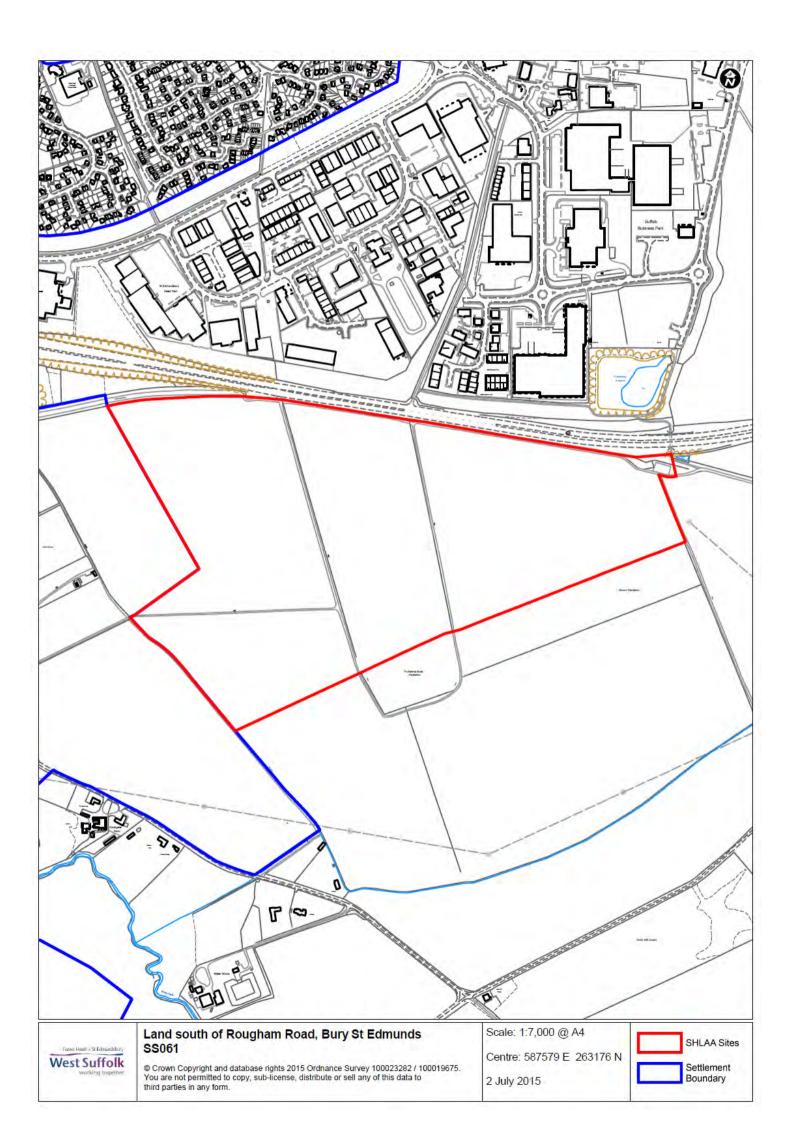




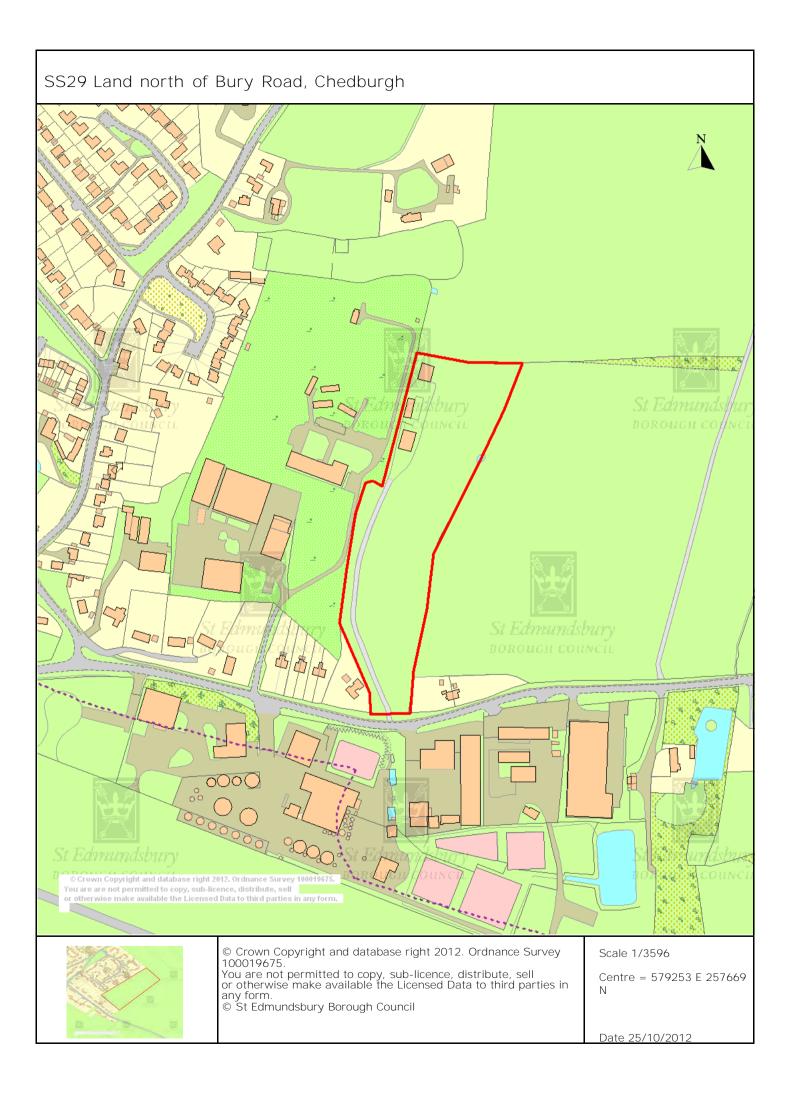


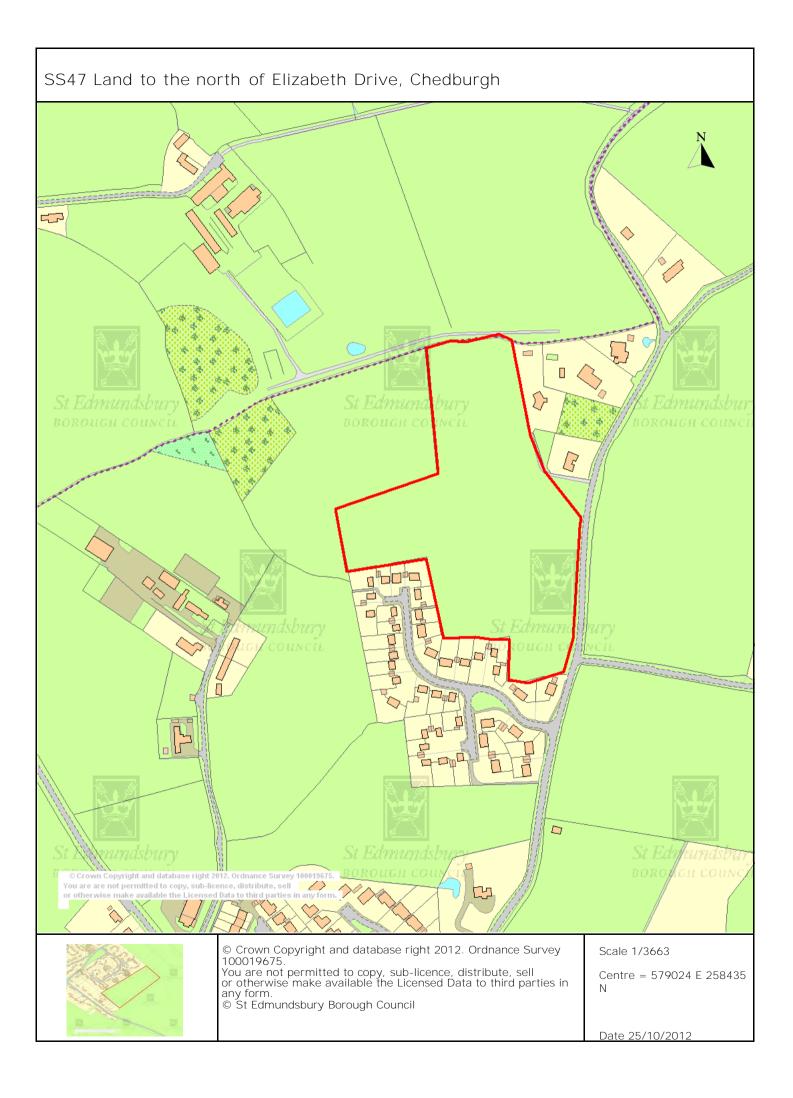


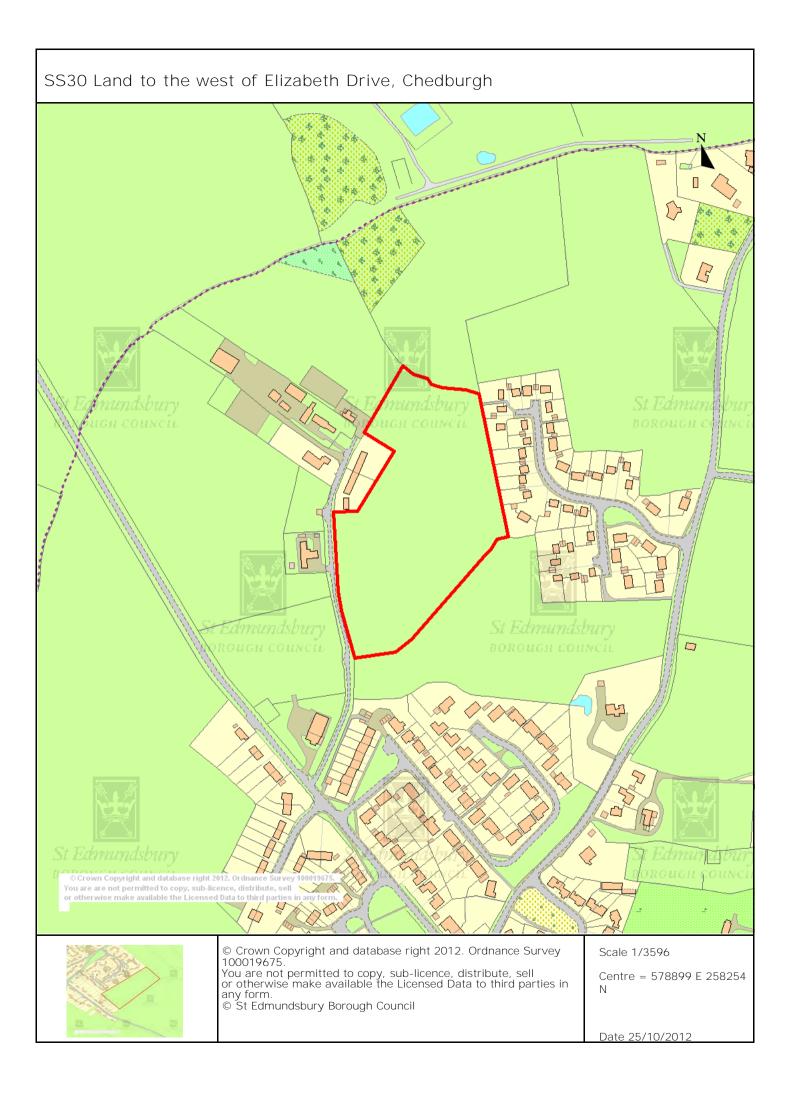




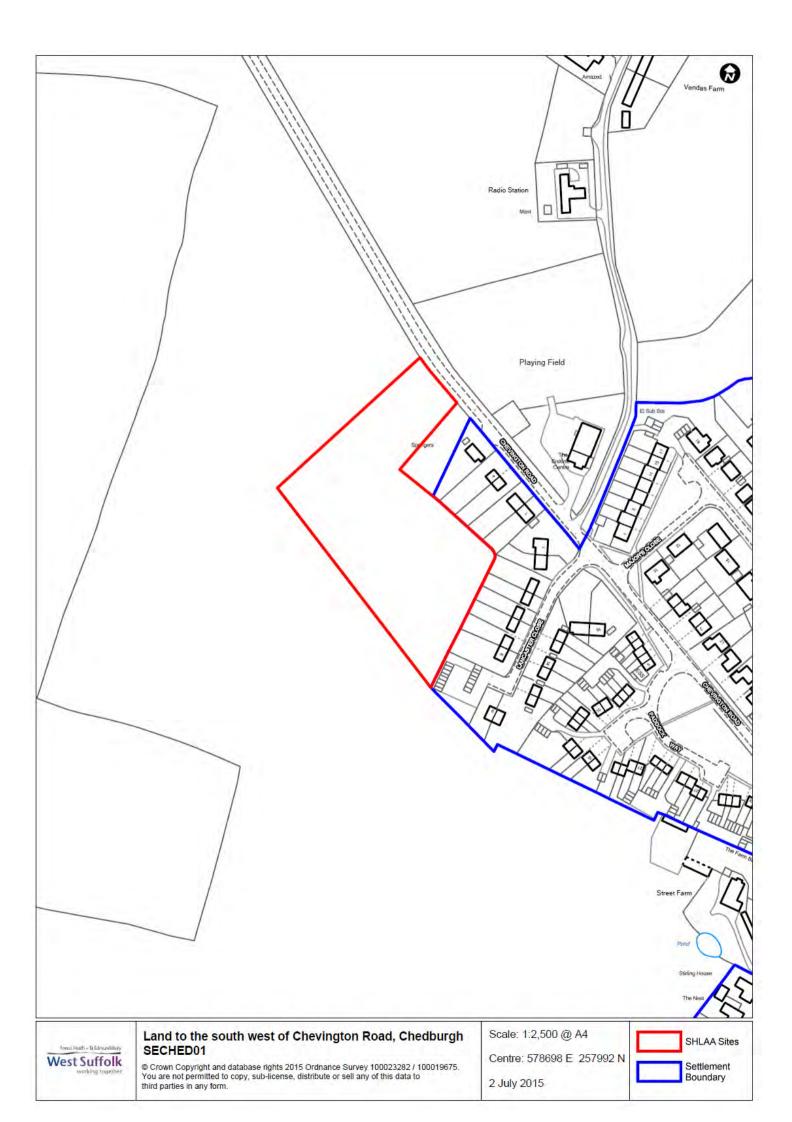


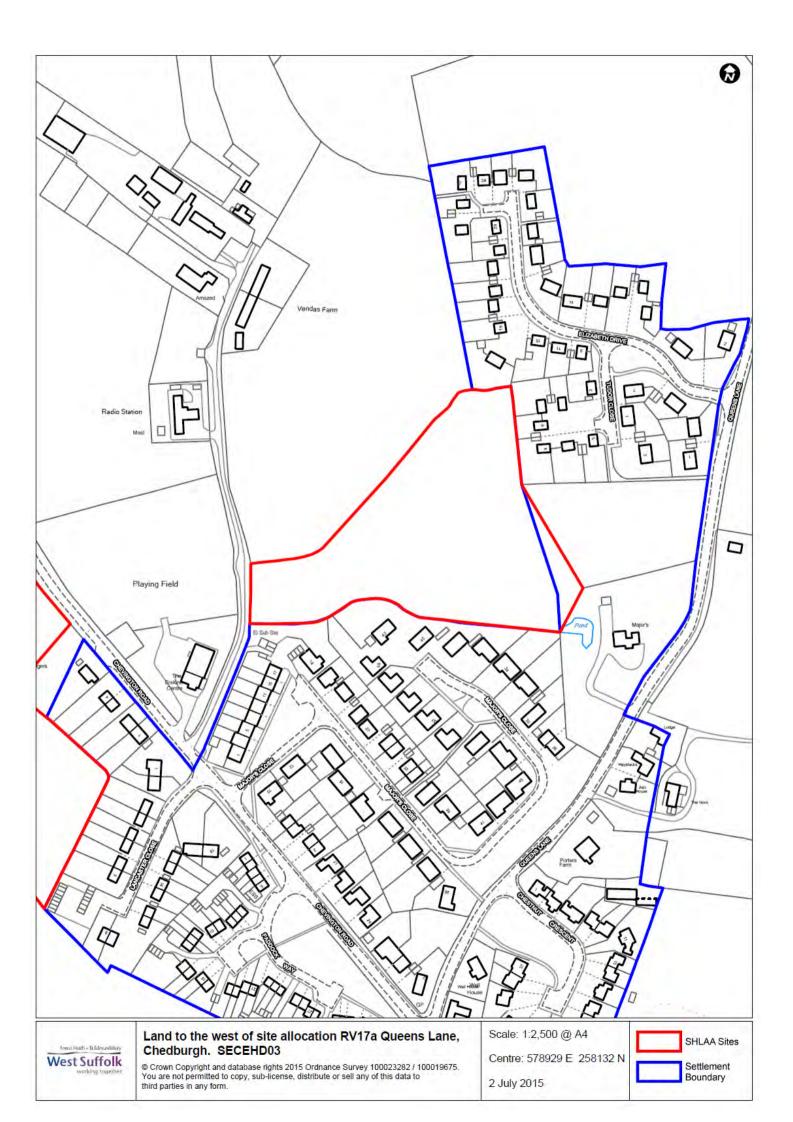


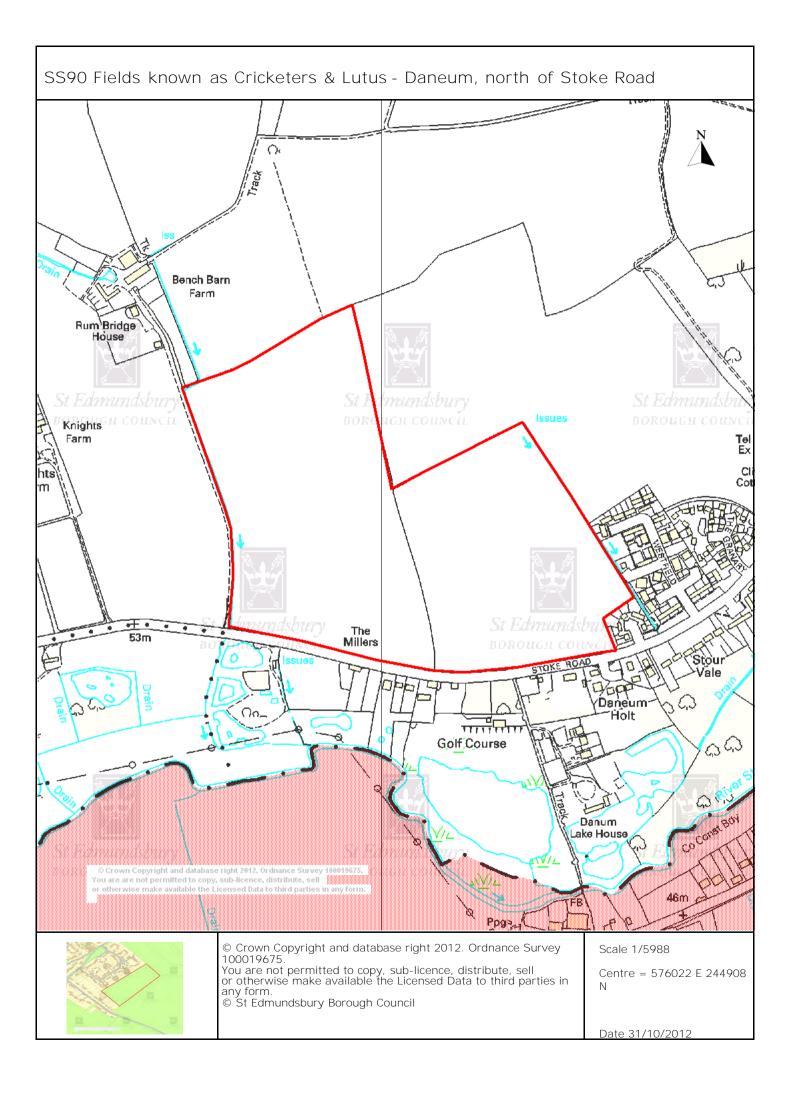


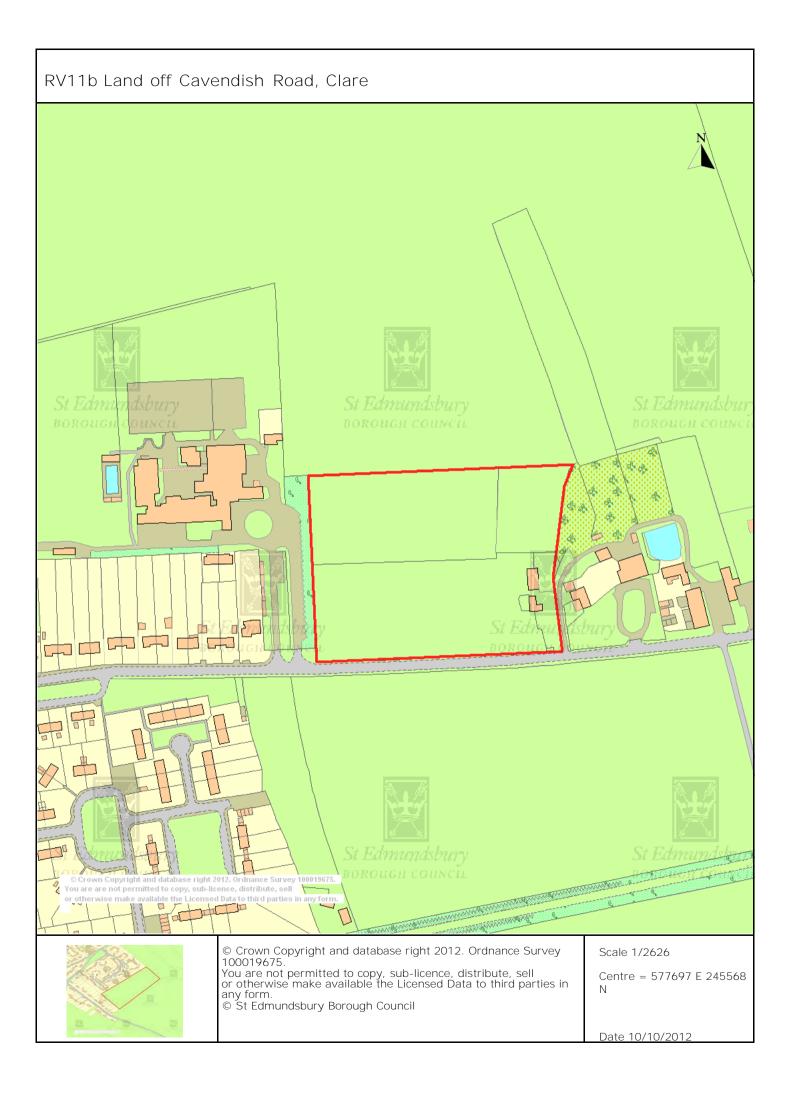


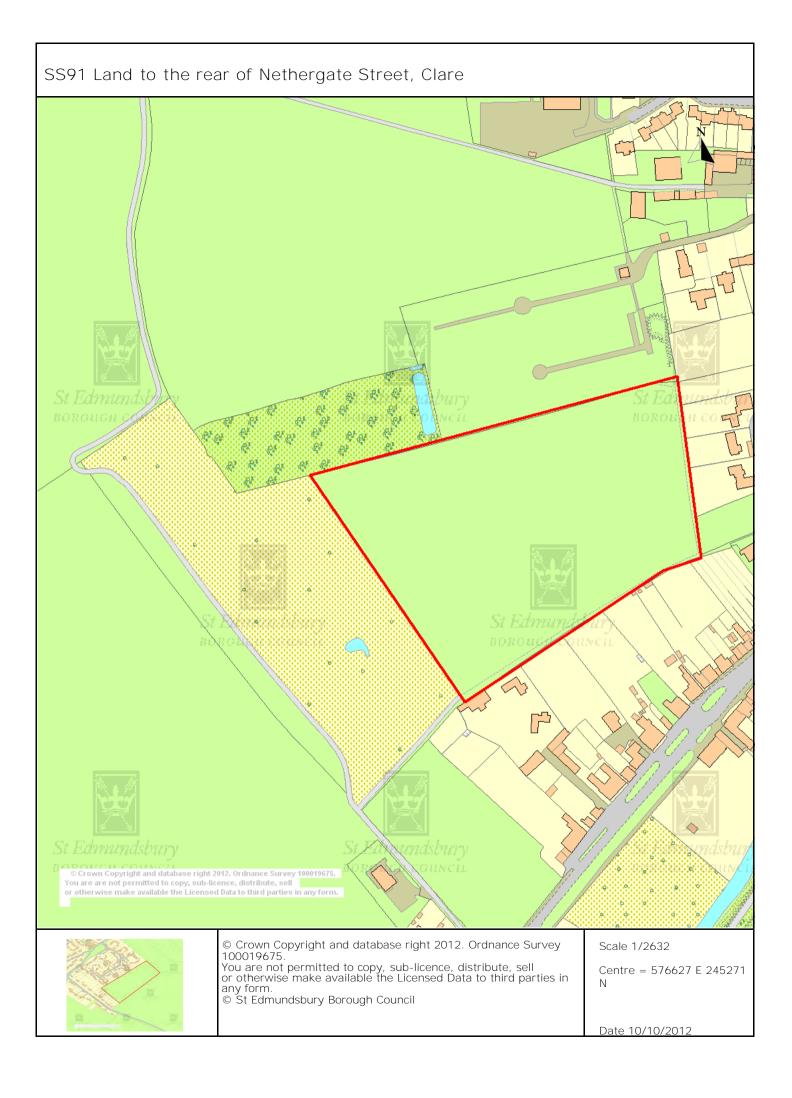




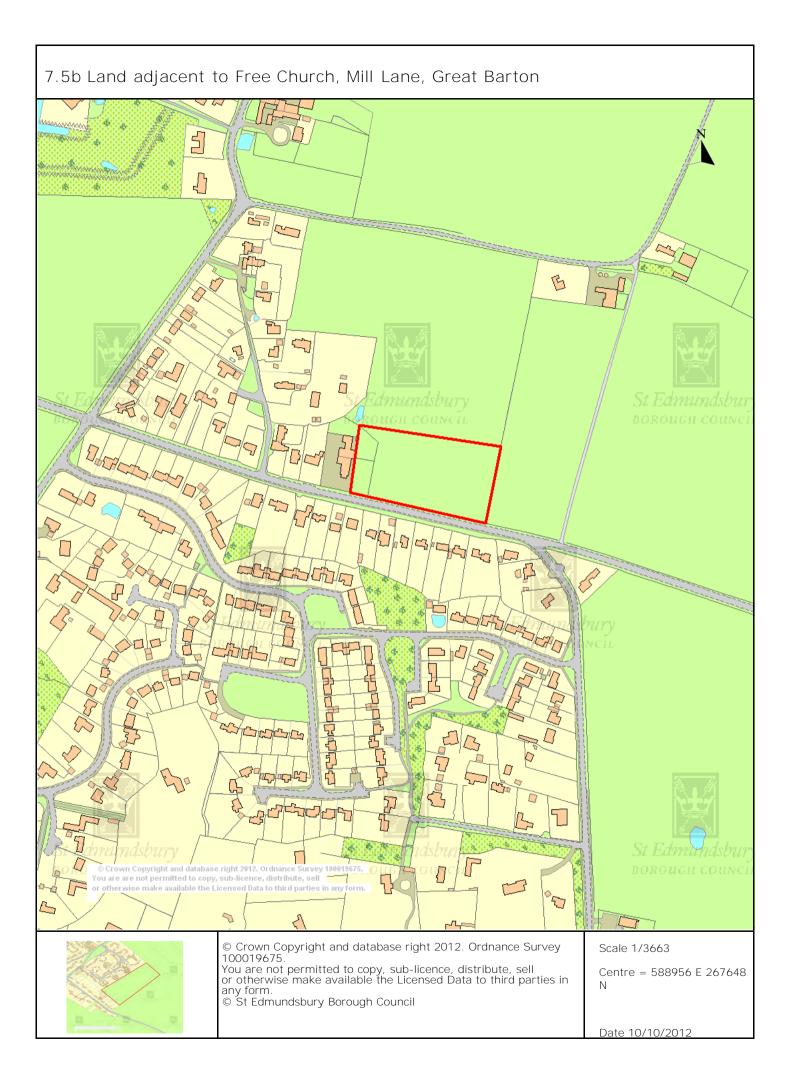




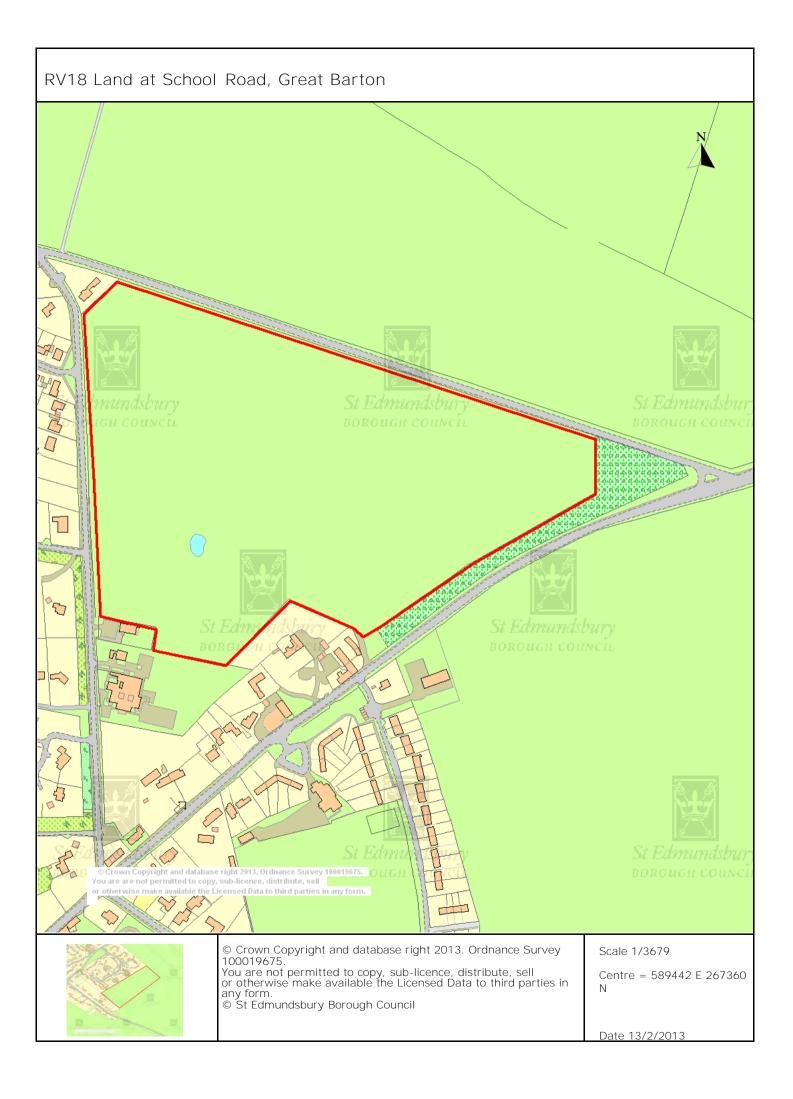




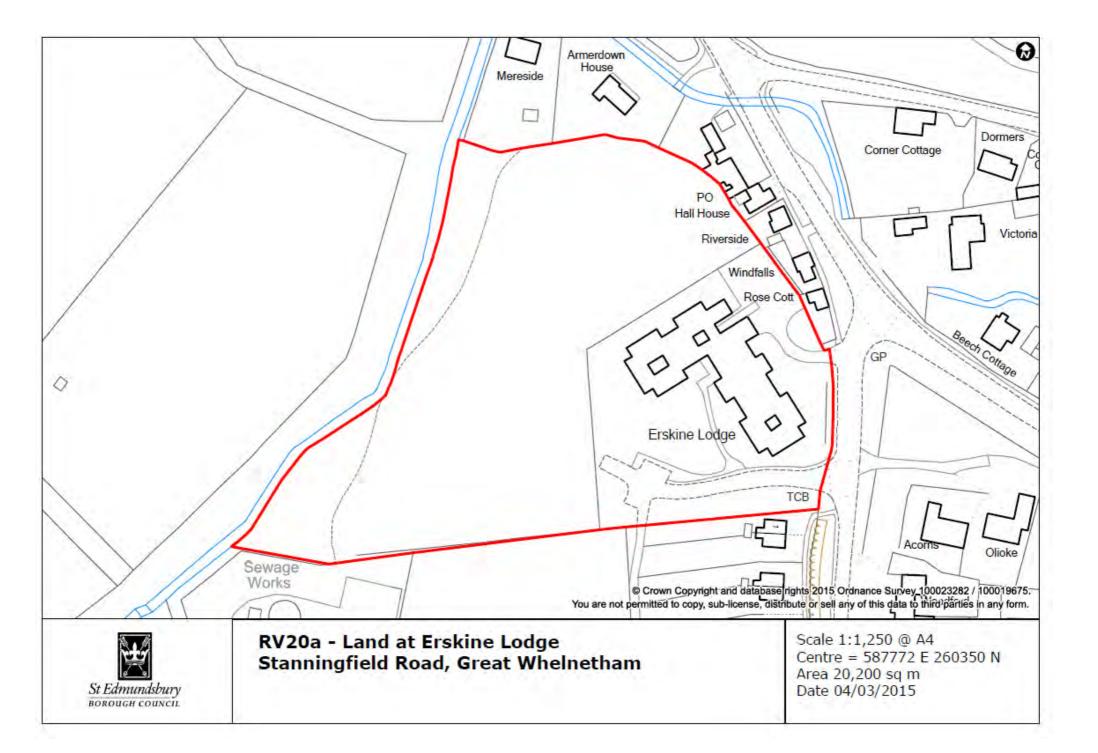


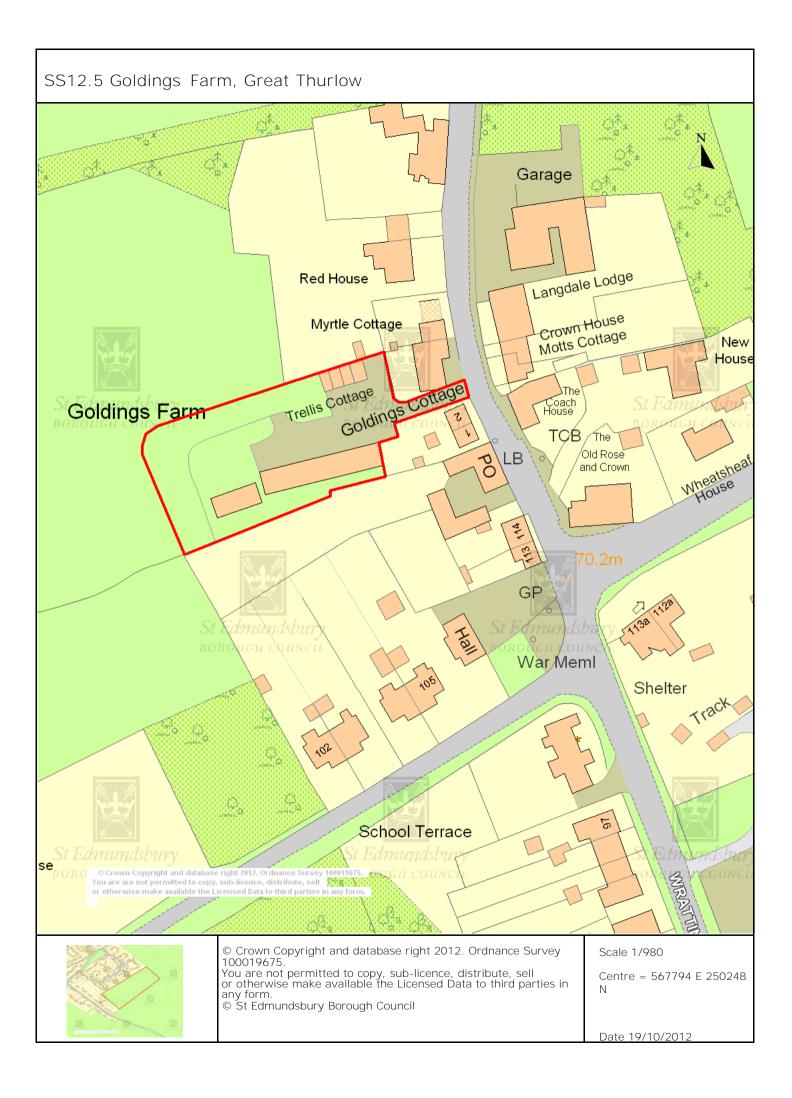


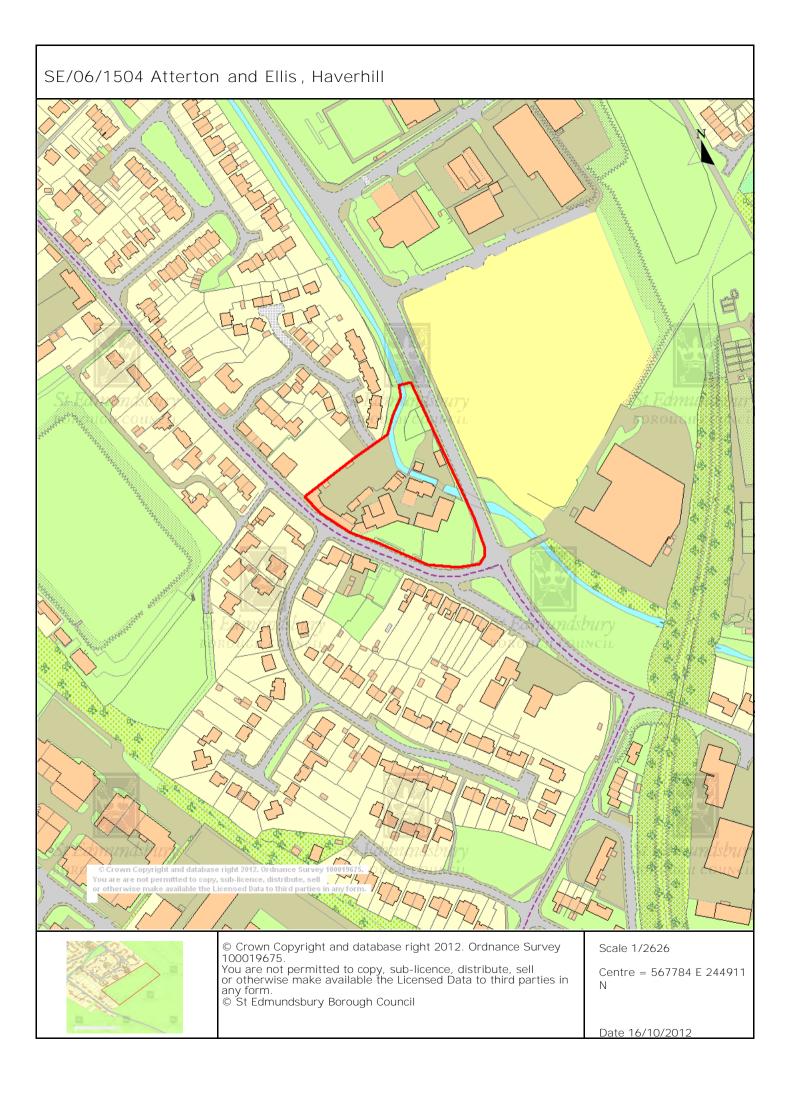




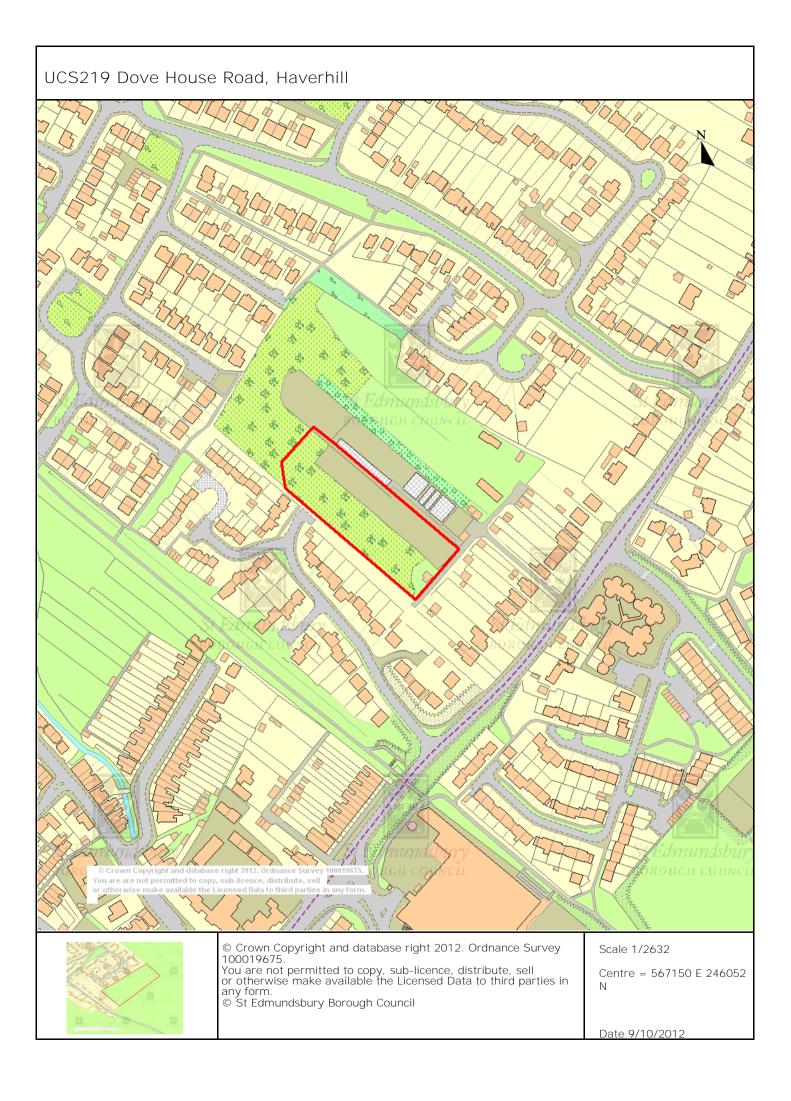




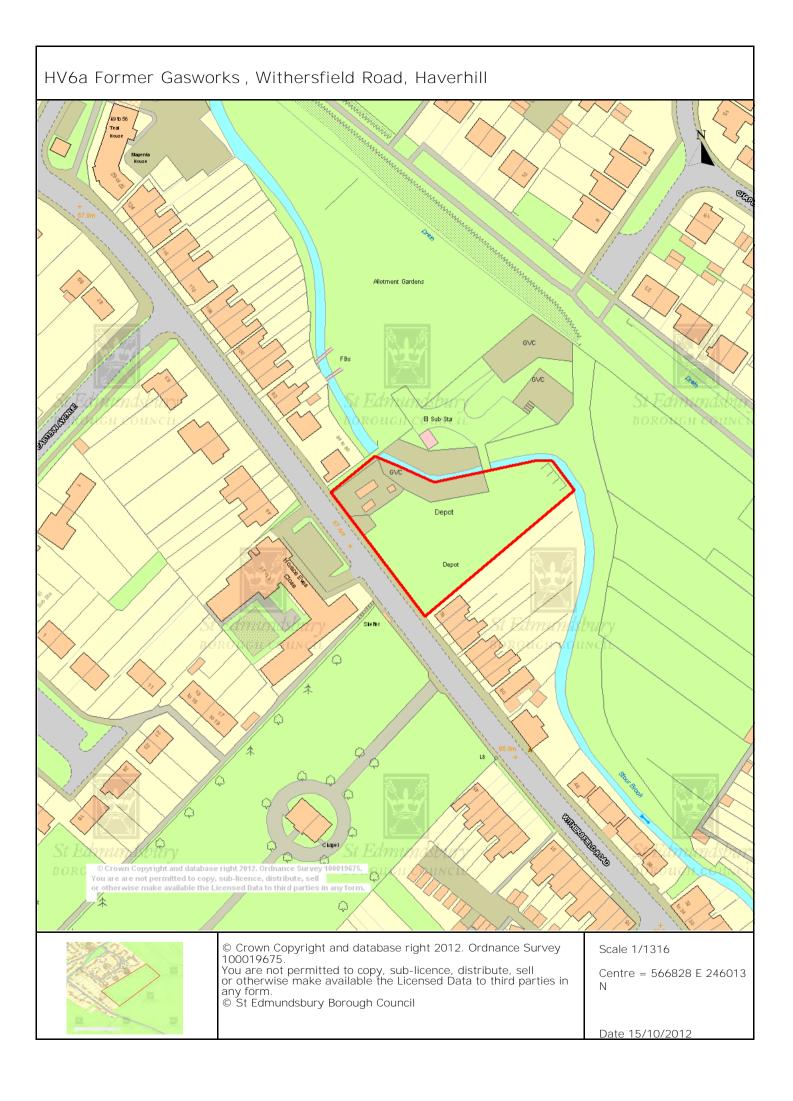






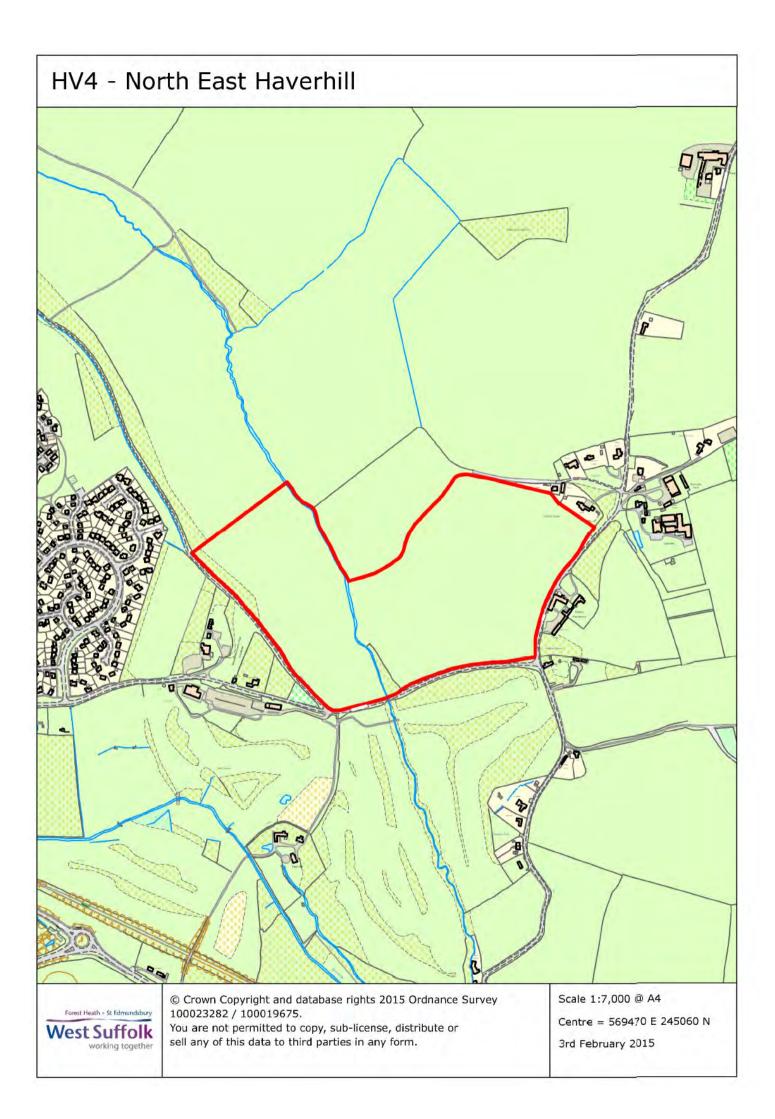


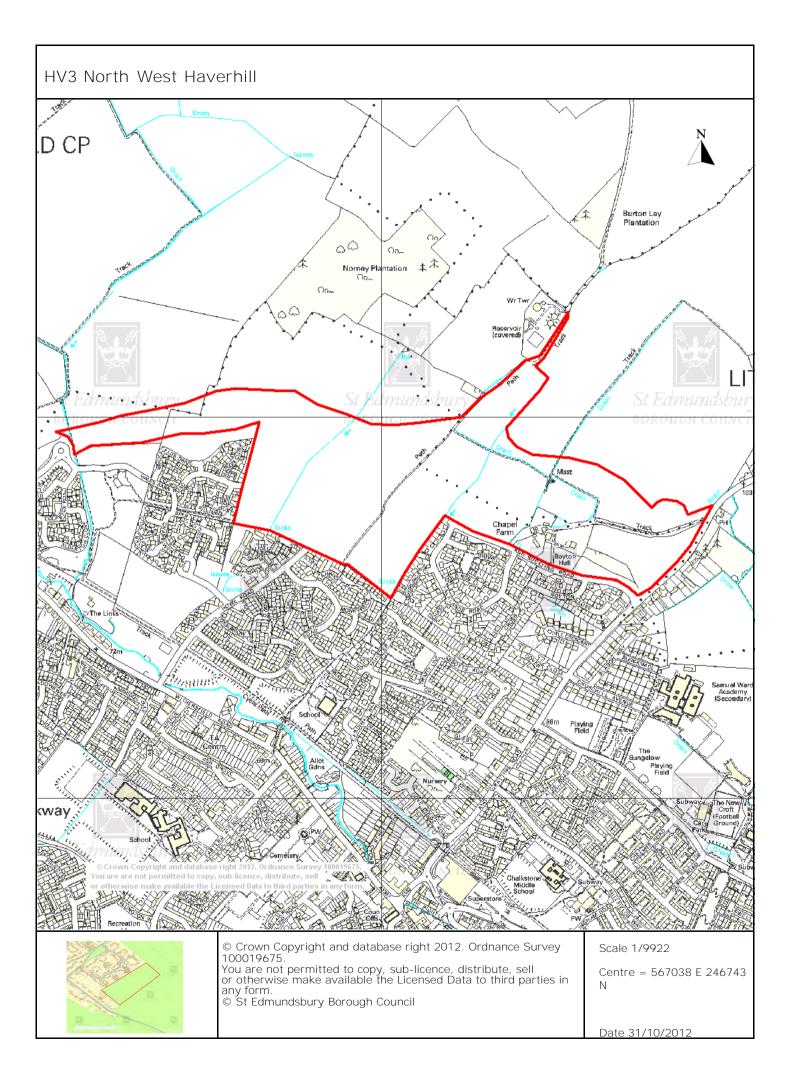












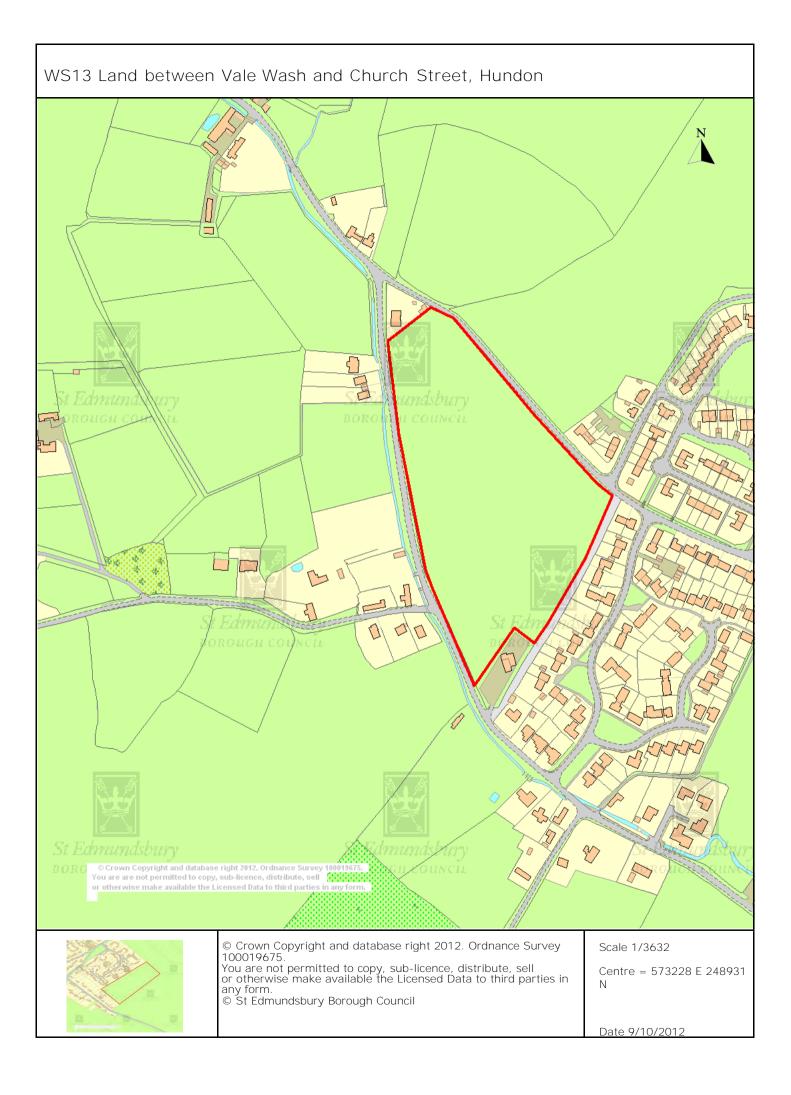






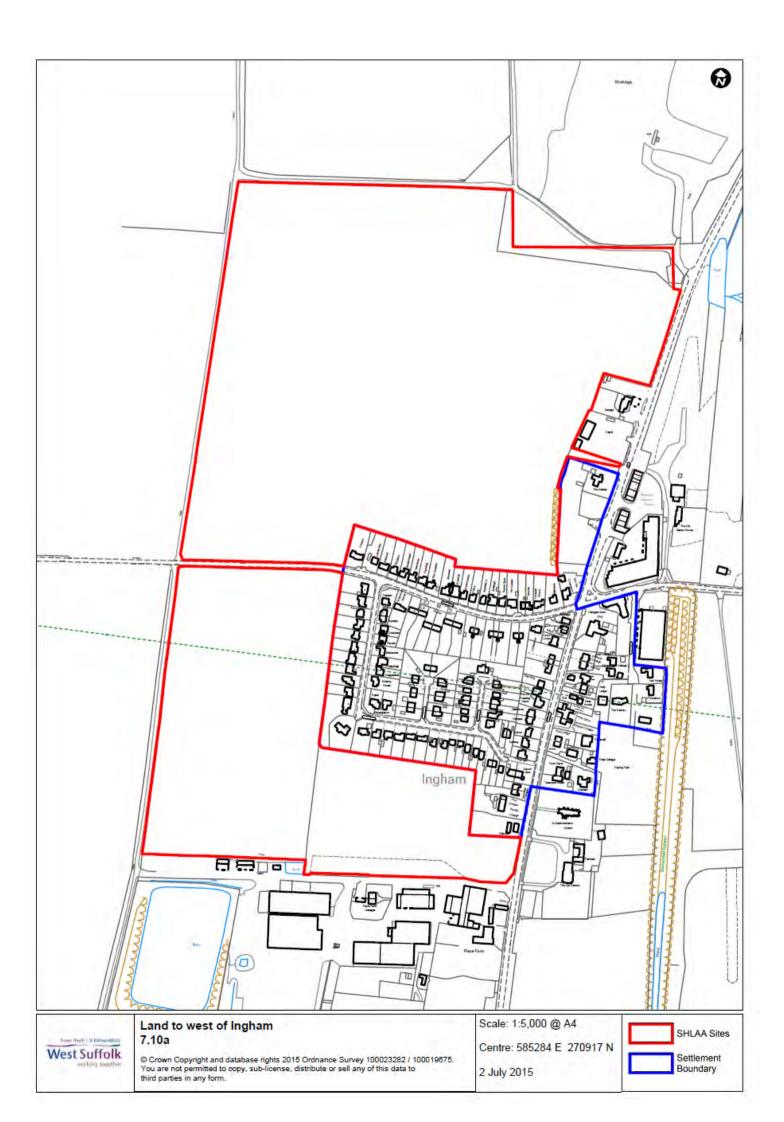




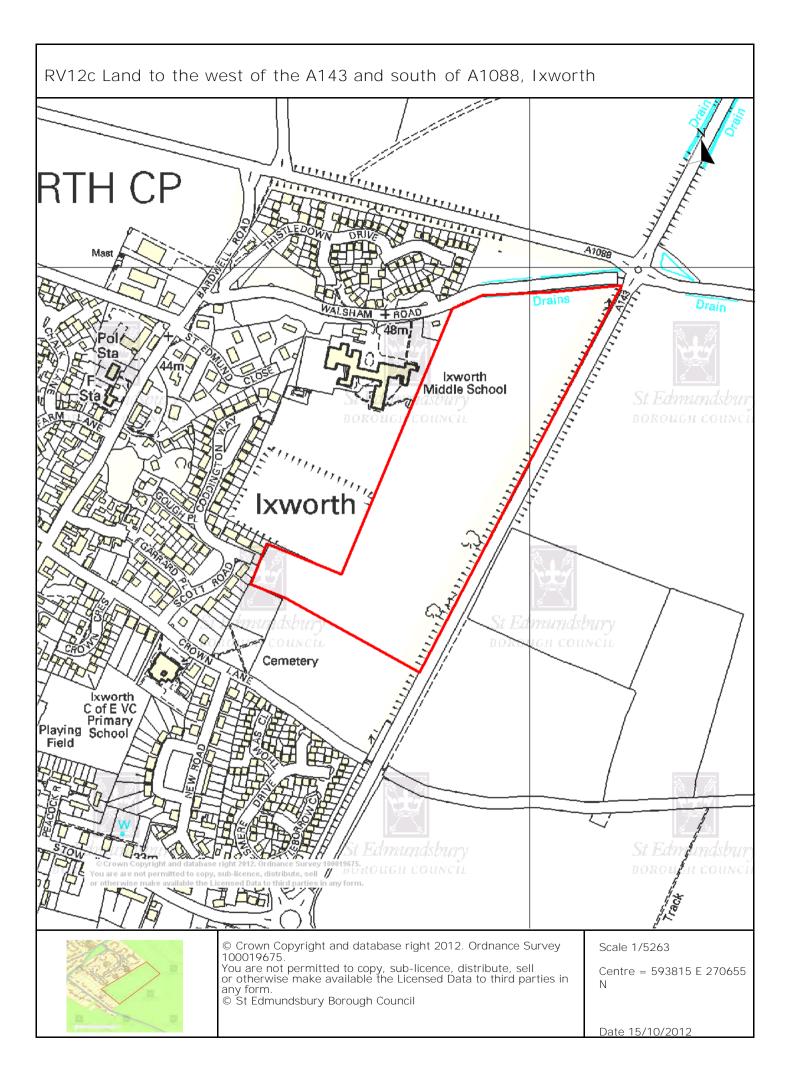


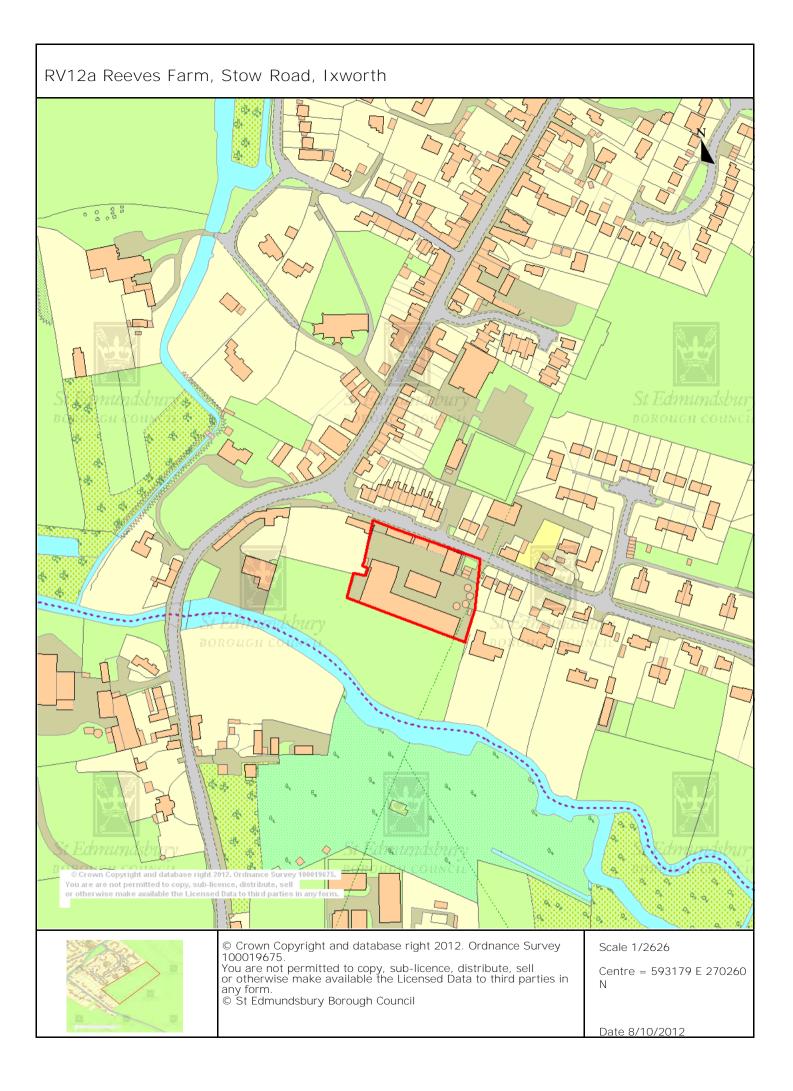




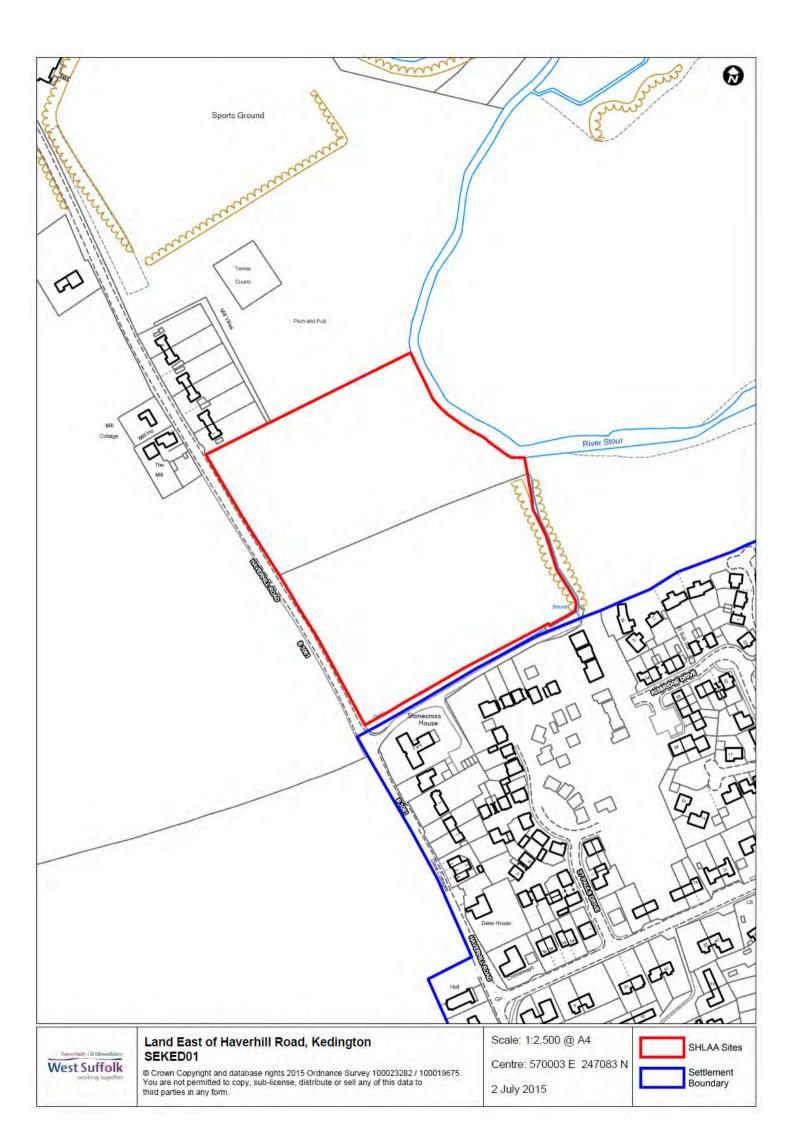


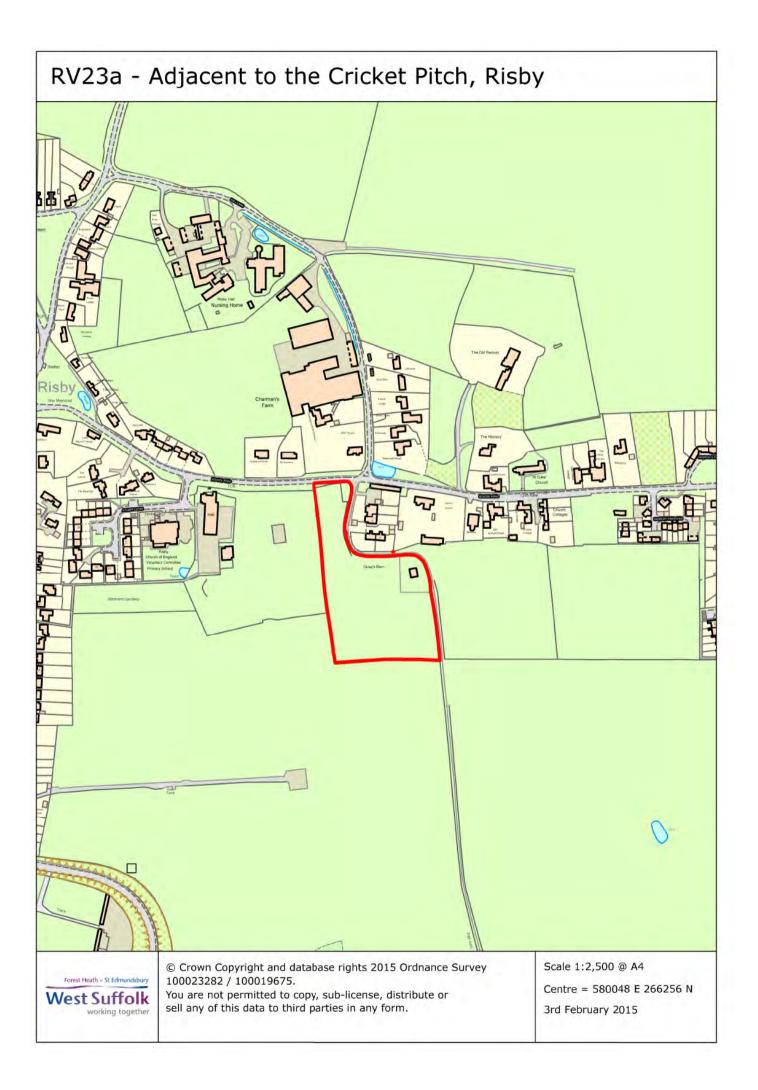


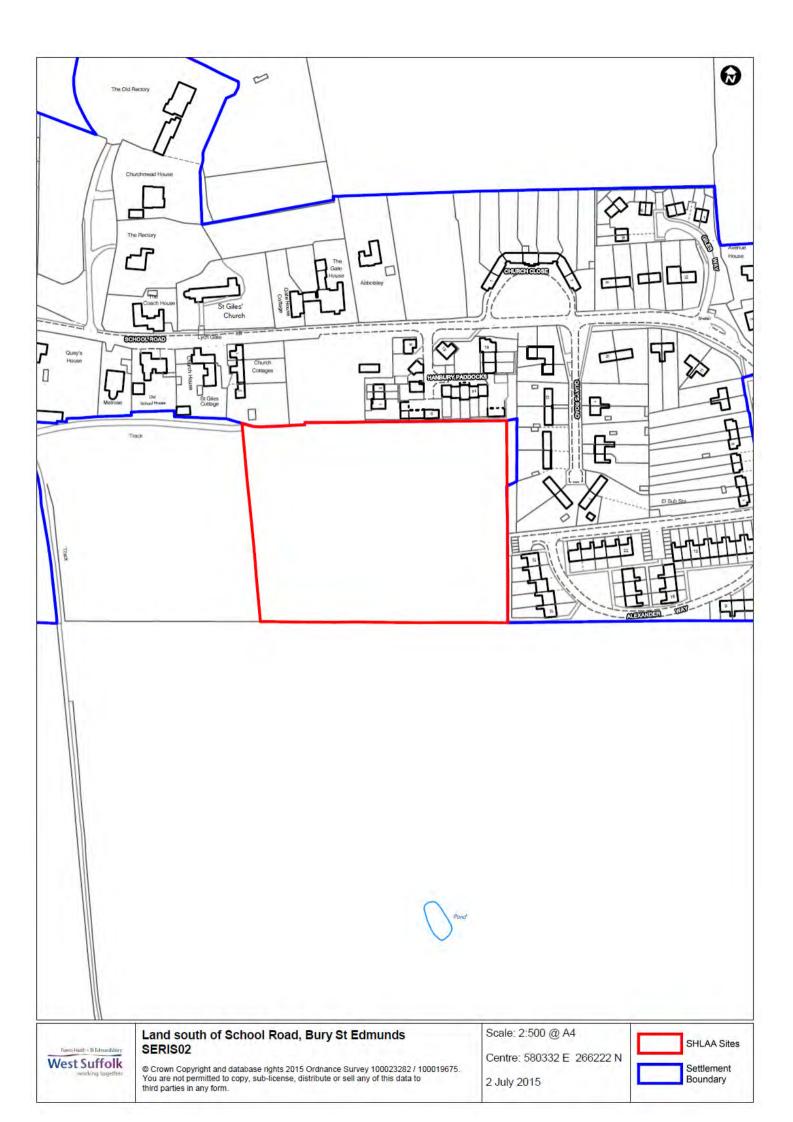






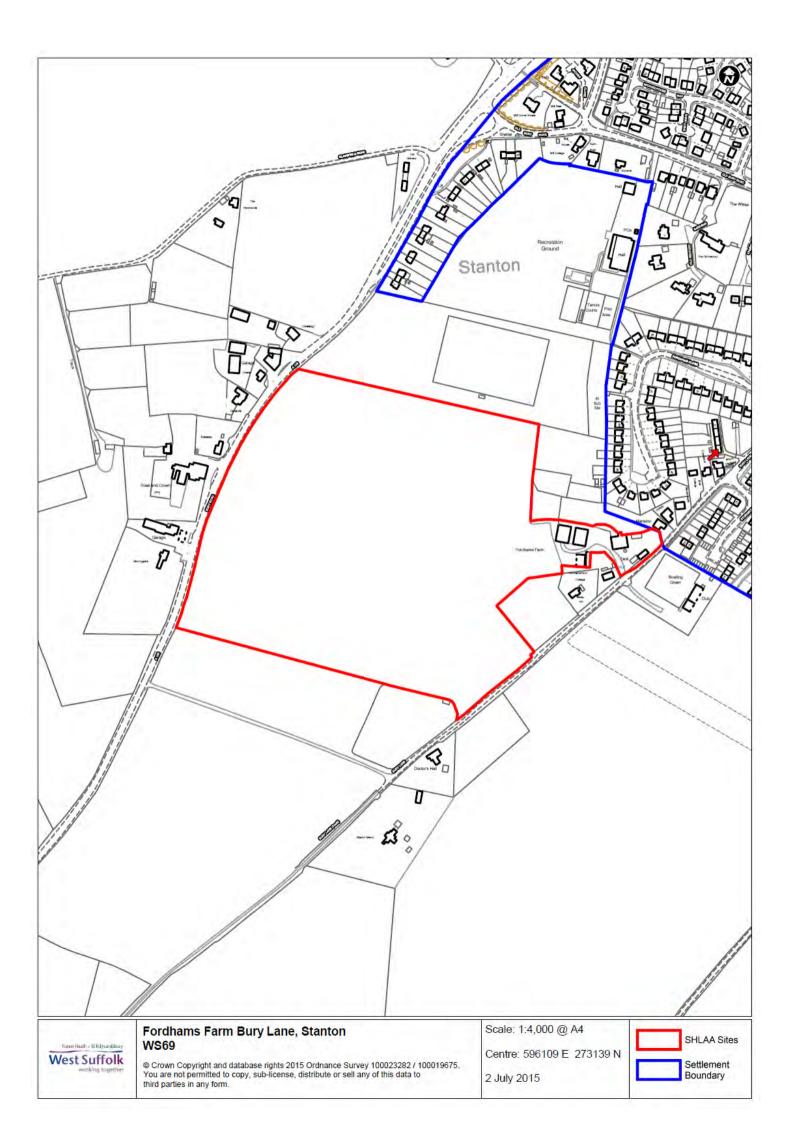


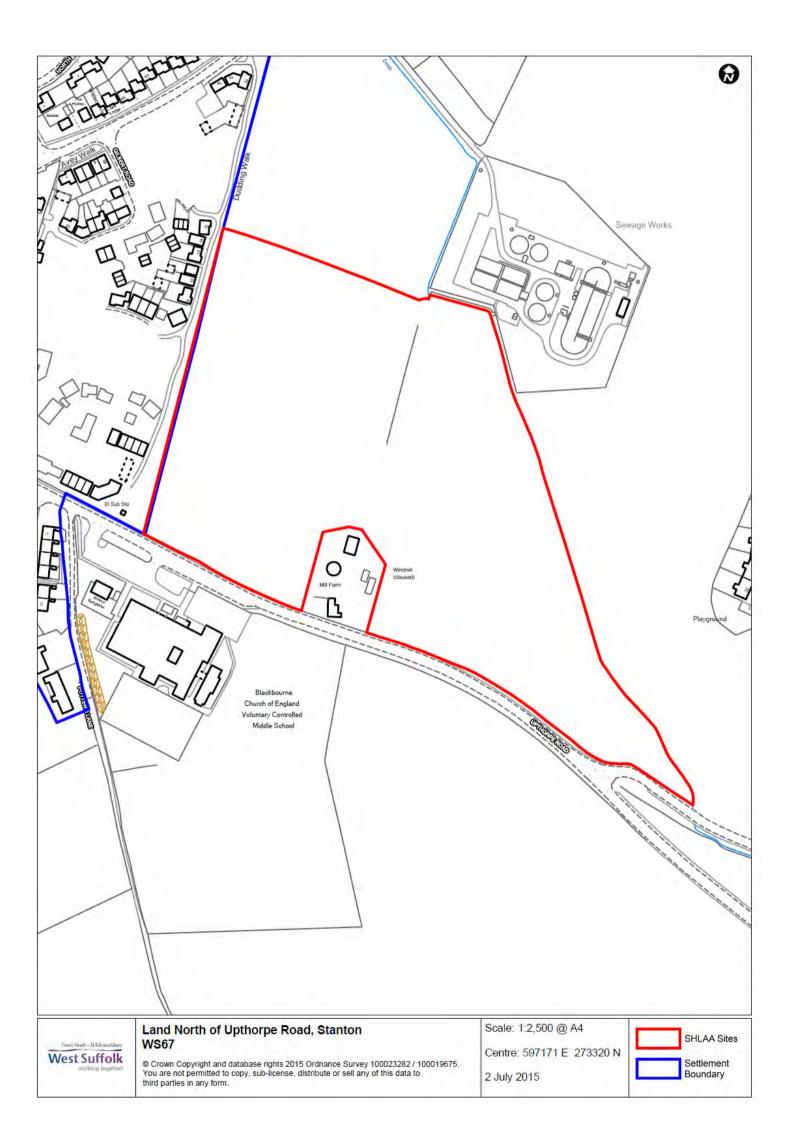


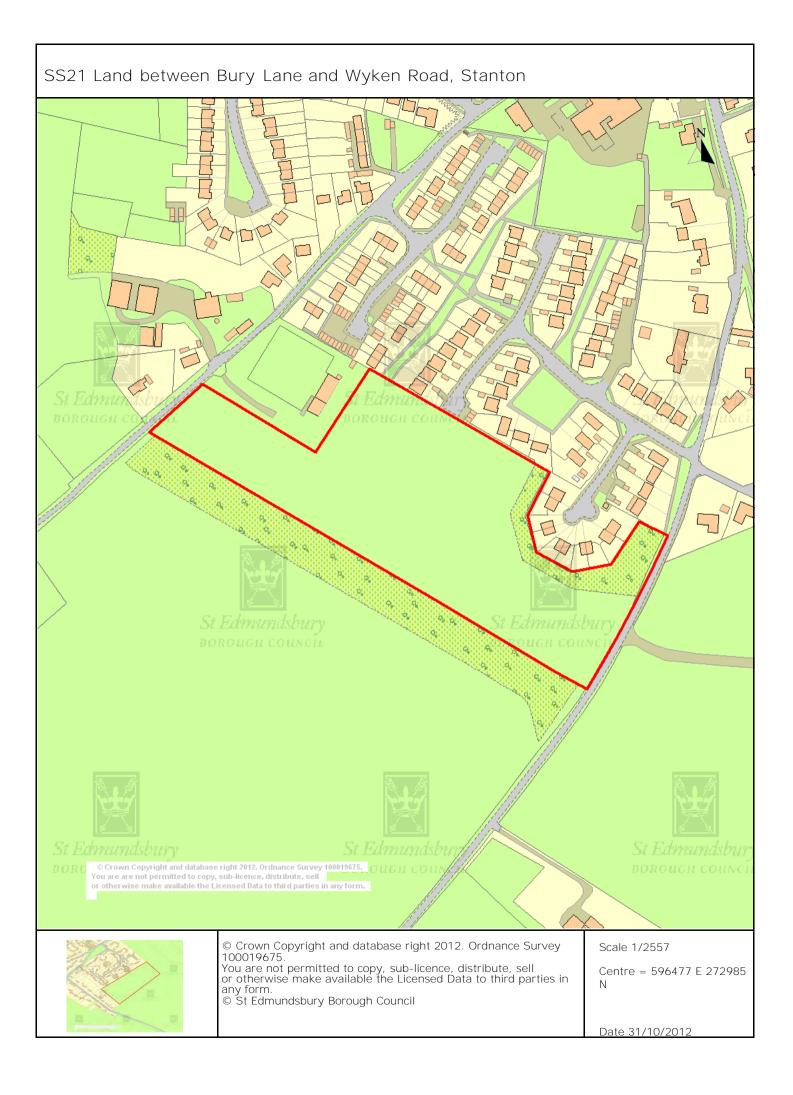










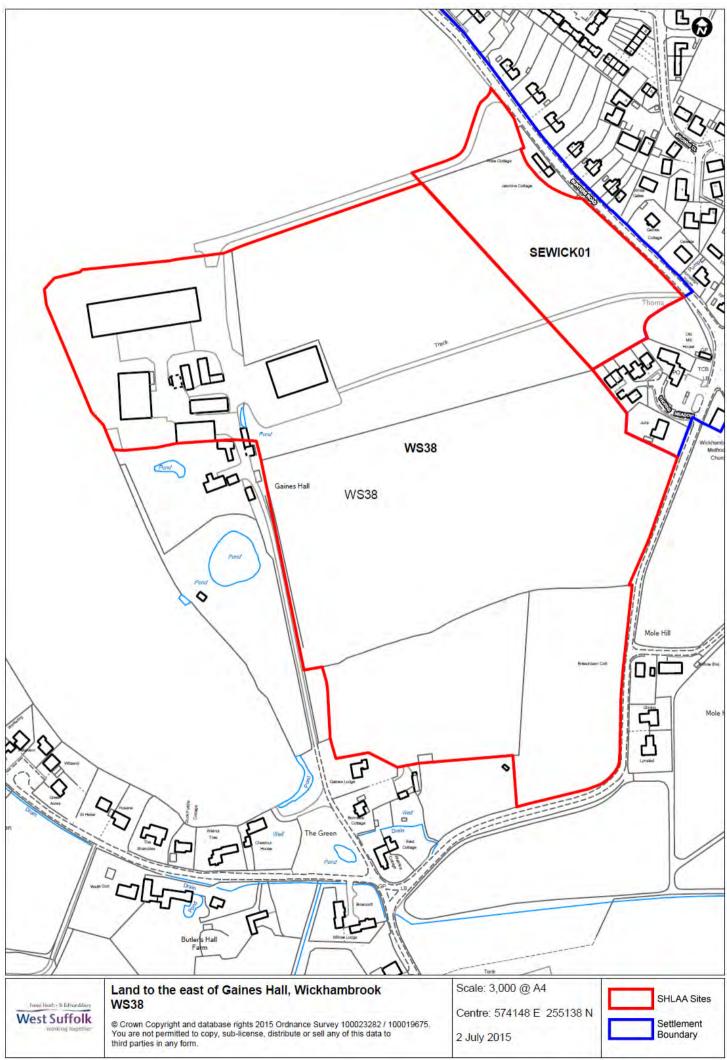


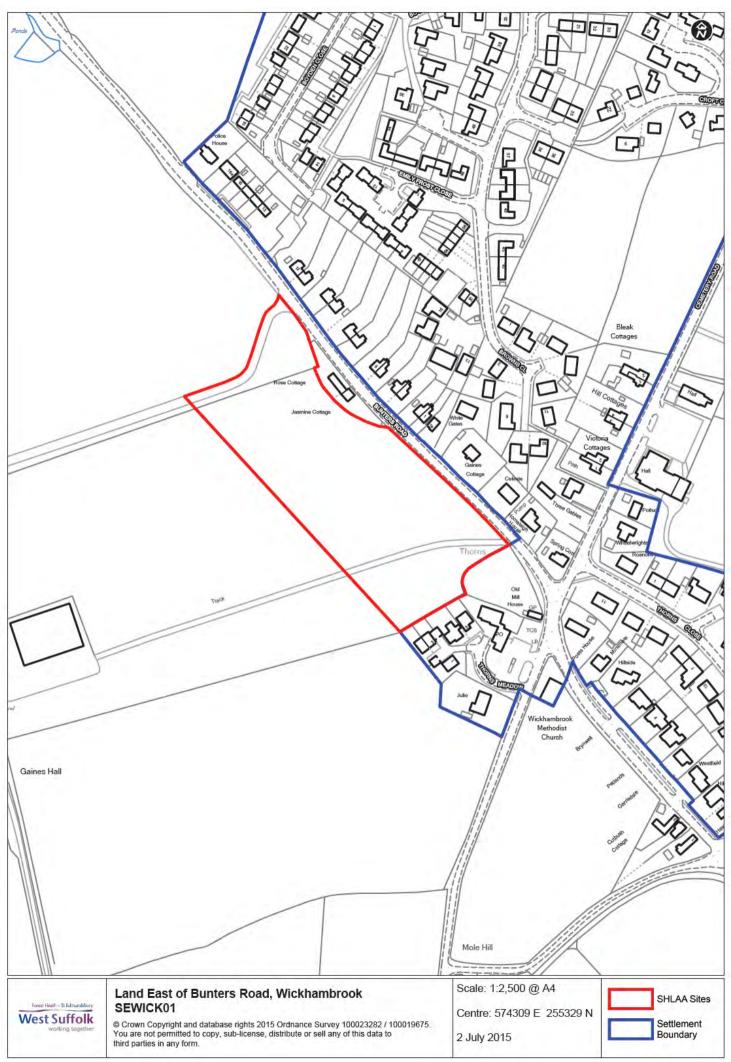












Appendix 5 – Representations received during the formal consultation stage and an assessment of how these have informed the final SHLAA report.

General Comments

Consultee	Comment	Council's Response
Miss Carla Jackson Natural England	Natural England has no further comments on the SHLAA, Review 2015 - Stakeholder Consultation/Engagement. Refer to our previous letter, (in respect of the consultation on the methodology document), dated 13th March 2015.	No change required – Natural England's response was considered within the context of the final methodology document, (published and available to view via the council website).
Alex Fradley Borough Council of King's Lynn & West Norfolk	Having reviewed the draft SHLAA document and methodology, we have no objections.	No change required - Noted
Elizabeth Mugova, Environment Agency (EA) Cambs. & Beds.	Although we, (the EA), have not reviewed any of the sites in the SHLAA, we agree with the constraints that have been identified as reasons for deferring sites. We will review individual sites during the formal stages of the Local Plan or Site Allocation preparation process.	No change required - Noted
Laura Waters Norfolk County Council	NCC does not have any strategic concerns at this stage. NCC have been involved in the Forest Heath and St Edmundsbury council Local Plan review and does not have any comment to make on specific sites. I assume, under your statutory duty to co- operate, (Localism Act 2011), that if you feel there are any strategic cross boundary issues, (roads investment, education, environmental assets), arising or likely to arise from an allocated site that you would seek further discussion with NCC. At this stage NCC understands there are no identified sites in Brandon but if sites are brought forward NCC would expect to be consulted/involved in any new housing allocations as there is likely to be strategic cross boundary issues. Obviously you would consult the County Council when you review your Local Plan.	No change required – Noted. The council will seek continued dialogue with Norfolk County Council as part of LP preparation and to ensure compliance with the duty-to-co-operate.
Kim Langley	a) There is clearly different terminology used within	Change required - Comments to be considered within the

Consultee	Comment	Council's Response
West Suffolk	the St Edmundsbury and Forest Heath elements	context of the final draft of the SHLAA report.
Strategic Housing	which is a little confusing especially for rural areas -	a) The different terminology employed is as a consequence of
Team	small settlements, key service centres, primary and	the different terminology employed within the context of the
	secondary villages and so on. Any opportunities to	respective Core Strategy Local Plan documents.
	use more consistent language may prove helpful.	b) The 30dph threshold has been employed to ensure a
	b) The principle of 30 dph appears to have been	consistent approach is applied to potential site capacity/yield.
	applied across the majority of the sites. At 30dph	A council estimate is provided within the context of the
	given the limited number of sites coming forward the	proforma and appropriate densities would be further
	rural profiling exercise has identified that a higher	considered at the application stage.
	number of dwellings would be required in a number	c) For some settlements, landowners and/or agents may not
	of secondary villages and town locations and	have submitted site details.
	therefore the 30dph may need to be exceeded to	d) See (b) above. For Secondary Villages, the capacity limit
	deliver the homes required.	has been raised to 12 dwellings, (affordable housing
	c) Whilst some Forest Heath villages have several	contributions can be sought on more than 10 units). This
	sites, other villages have none. St Edmundsbury	affects sites: BM/01, BM/03, F/02, F/04, F/05, G/01, G/02,
	appear to have better disbursement throughout the	G/03, HR/01, HR/04, W/01, W/04, W/05 and the proforma for
	local and key service centre villages.	these sites have been amended to reflect this.
	d) There is no explicit mention in CS1 of specific	e) For potential consideration within the context of a,
	numeric threshold. We would welcome a greater	(revised), Affordable Housing SPD but not for consideration
	flexibility in assessing the scope of sites, on a site-	within the context of the SHLAA, (the individual sites tend to
	by-site basis. This would enable the overall number	be within sole ownership with no expectation that they would
	of units that could be brought forward through the	come forward together for a scheme that might trigger an
	SHLAA to be increased, while at the same time	affordable housing contribution).
	triggering affordable housing that both the SHMA and	f) see (c) above.
	rural profiling data show is needed in many villages in both districts to help deliver sustainable	g) This is accepted. Appropriate capacities for individual settlements will be considered within the context of the
	communities.	emerging Site Allocations Local Plan. The Development Plan
	e) We would welcome consideration and discussion	does allow for 'windfall' development as identified provided it
	concerning whether or not sites within the same rural	is appropriate and sustainable.
	village could somehow be counted together to	h) Sites will be included in Brandon within the context of the
	cumulatively trigger affordable housing.	SHLAA as and when appropriate mitigation for the SPA is
	f) Across the SHLAA the vast majority of sites	identified, (to the satisfaction of Natural England and the LPA),
	identified for development, specifically in Forest	see para. 4.7 of the SHLAA report. For example, site B/01 has
	Heath, are concentrated in a limited number of	now been 'included' as no harm has been demonstrated as
	locations, for example, Beck Row, Lakenheath and of	part of a recent planning application process.
	course, Mildenhall.	i) Noted.
	g) Clustering all new development in some locations	j) The SHLAA process incorporates a call for additional sites
	may put a strain on existing infrastructure such as	from a range of partners and stakeholders and including
	schools and roads. Whereas, by enabling a small	affordable housing providers. The densities and thresholds are

Consultee	Comment	Council's Response
	defer them. If no such information is available it	
	should be obtained prior to the inclusion/deferral	
	decision being taken.	
Feng Li	As the consultation mainly seeks views on whether or	No change required – Comments noted.
Breckland District	not specific site constraints should be reviewed and	
Council	updated, Breckland do not have specific concerns	
	over the overall methodology. We have noticed that	
	all the sites in Brandon, (1 new site and 24 existing	
	sites), were categorised as "deferred sites" due to the	
	constraints relating to Breckland SPA. We are pleased	
	to see that these constraints were taken into account	
	in reaching the conclusions for the SHLAA sites. As	
	such we have no further comments to make.	

Forest Heath Specific

Consultee	Comment	Council's Response
Stephen & Karen	Submission of a site plan and site details in respect of 'existing'	Change required - Details submitted have
Irons	SHLAA site BR/23, (Stocks Corner, Beck Row). The landowner is not	been reflected in a revised proforma for
	aware of any constraints on development in the immediate area.	`included' site BR/23.
	There has been no viability test done on the area. Access to the	
	property and proposed site is from the existing entrance at the north	
	end of the Property where it joins the B1101.	
Adam Bell –	New Site – Land East of Mabalin Farm and North of Drift Road, (our	Change required - This new site has been
Development	ref. L/39): Bennett Plc is able to confirm that there are no constraints	afforded the 'status' of an 'included' within the
Director	that could prevent or delay development. In terms of access, this can	context of the final SHLAA report. The details
Bennett Plc	be achieved from Drift Road and through site L/35 and the site L/12	submitted have been reflected in a revised
	over which Bennett Plc have control. Secondary access can be	site proforma.
	provided from Sharpe's Corner at the southernmost tip of L/12 over an adopted road. Bennett Plc is working with the owners of the site	
	with the aim of bringing it forward for development in a timeframe of	
	1-5 years. The viability of site L/35 immediately to the south of the	
	site has been tested by Bennett Plc and like L/35 the site is capable of	
	being brought forward for development in a timeframe of 1-5 years.	
Adam Bell –	Submission in respect of 'existing' site L/28. This land is in the control	Change required - Details submitted have
Development	of Bennett Plc and is available for development in a short	been considered within the context of a
Director	timeframe. Bennett Plc is preparing a planning application for which	revised site proforma for 'included' site L/28.
Bennett Plc	purpose they have undertaken various site investigations. None of	· · · · · · · · · · · · · · · · · · ·
	these have identified any constraints that might prevent or delay	
	development. The only constraint identified in the draft SHLAA is a	
	'group' Tree Preservation Order. Bennett have undertaken detailed	
	arboricultural assessments to determine which trees should be	
	preserved and the extent and density of development which could be	
	undertaken without harm in this respect. This survey has identified	
	woodland of generally poor quality although there are some Grade B	
	trees which should be protected. There are no category A trees. The	
	northernmost part of the site adjacent to Station Road is also being	
	promoted as a potential site for a second school in Lakenheath. If	
	this is taken up it will affect the number of potential dwellings on the	
	site. Preliminary layout plans show a 1.35 ha school site capable of	
	accommodating 315 pupils and a low density development of 98	
	dwellings which preserves the 'woodland' nature of the site.	Chapter required Details submitted have
Adam Bell –	Submission in respect of 'existing' site L/12 – Bennett are in control of	change required - Details submitted have

Consultee	Comment	Council's Response
Development	this site and confirm that there are no constraints identified that could	been considered within the context of the site
Director	prevent or delay residential development of it. Bennett believes that	proforma for site L/12. The timescale for
Bennett Plc	the site could be brought forward in the earlier timeframe with their	delivery of the site has been altered from 6-
	experience and knowledge of testing the viability of an adjacent site,	10 years to 1-5 years to reflect the
	(L/35). Access to the site can be achieved through this site and from	information contained within the SHLAA
	the southernmost part of L/12, (Sharpe's Corner), as well as through	consultation response.
	the new site via Drift Road.	
Adam Bell –	'Existing' site L/35 – Land off Briscoe Way: This site already has	Change required - Details have been reflected
Development	approval for 67 dwellings, (ref. DC/13/0660/FUL), subject to	within the context of the site proforma for
Director	completion of a legal agreement. The timeframe for delivery of the	<pre>`existing' and `included' site L_35.</pre>
Bennett Plc	dwellings in 1-5 years is achievable. It should be noted that, unlike	
	other sites, the consent is for full planning permission and the site is	
	in the control of an established house builder. The suitability,	
	availability and achievability, including viability, are not in doubt.	
Alan & Kay Finnis	This response concerned the further subdivision of existing site BR11,	Change required – This `new' site has been
	(new site reference BR/30, land north of St Johns Street). Agricultural	mapped and allocated site reference BR/30.
	Land Grade 4. Looking at this parcel of land as a future phased	The site is an 'included' one within the context
	development continuing on from BR28 as a second or even third	of the SHLAA. Consequential amendments
	phase, continuing into years 6-10 also years 11-15 depending on the	have been made to the proforma for site
	local demand for housing. Land is part of BR/11 and is accessible	BR/11.
	from St. Johns Street Beck Row. Expectation that access will be	
	achieved from Aspal Lane via parcel of land BR/28.	
Alan & Kay Finnis	Comments submitted in respect of 'existing' site BR28, (Beck Row).	Change required - Details submitted have
	Suitability - The above parcel of land is located on the periphery of	been reflected in a revised proforma for
	this primary village as defined by the, (1995), Local Plan. The site	`included' site BR/28.
	has good access to the highway all along its western boundary.	
	Availability - The land is available now and there are no ownership	
	constraints. Achievability - The housing market has recently shown an	
	upturn and the industry is showing signs of recovery and the NHBC	
	report new starts rising on a monthly basis. Viability - The owner is	
	willing for the parcel of land to be developed as soon as possible and	
	is at this time in consultation with a developer with the intention of	
	promoting it for development in the near future, hopefully within the	
	1-5 year timeframe.	
Simon J Gilbey	Comments in support of the inclusion of 'existing' site BR/21, (Aspal	Change required - The details submitted have
Brown & Co	Lane, Beck Row). Suitability – There are no known constraints,	been reflected within the context of a revised
	(environmental, services, highways etc.), and the land is available for	proforma for 'included' site BR/21.
	immediate development. Availability - The land would be available for	
	immediate development as a whole or in part in the short term, i.e.	

Consultee	Comment	Council's Response
	within the next 5 years. Achievability – The site is economically viable. Constraints – The site is considered sustainable with good public transport links. There are no known constraints that would limit its development potential.	
Jake Nugent Bidwells	Comments submitted in respect of 'existing' site M/27, (Mildenhall). Availability – Site constitutes a logical extension of the built form, closely located to the Town Centre, thus providing access to a range of services and facilities by sustainable transport modes. Viability – Subject to final section 106 agreements, the site is viable for development. The site is available and suitable for residential development that could be achieved within the next 5 years. Following technical surveys and discussion with Suffolk CC., (Highways), it is considered that the site can only accommodate up-to 14 residential units, (primarily due to the capacity of Wamil Way).	Change required - Details submitted have been reflected in a revised site proforma for 'included' site M/27, (the potential yield has been reduced to 14 dwellings in accordance with the identified constraints and evaluation provided by the agent).
Simon J Gilbey Brown & Co	Submission of additional detail in respect of 'existing' site MO/01. Suitability – There are no constraints and the land is available for immediate development. Availability – The land would be available for development in whole or in part in the short term, i.e. within the next 5 years. Achievability – Development would be economically viable. Constraints – The site is considered sustainable with good public transport links. There are no known constraints.	Change required – There is no new evidence to suggest that the status of site MO/01 should be changed from one of 'deferred' on 'policy' grounds, (the site lies in a relatively unsustainable location). The site details as submitted shall be retained on file.
Simon Gilbey Brown & Co	Details submitted in respect of 'existing' site W/01. Suitability – There are no known constraints and the site is available for immediate development. Availability – The site is within sole ownership and would be available for development early within the plan period, i.e. within the first 5 years. Achievability – Development on this site is economically viable. Constraints – There are no known constraints pertaining to the site that would limit its potential for development. Timescales – It is anticipated that an outline planning application will be submitted by the landowner within the next 5 years.	Change required – The details submitted have been reflected in a revised site proforma for site W/01. The time-scale for delivery has been amended from 6-10 years to 1-5 years in accordance with the information submitted.
Sue Bull	Comprehensive RAG, (Red, Amber, Green), assessment of sites in	No change required - Details submitted have
Anglian Water	Forest Heath in terms of the availability of water/wastewater infrastructure to serve development.	been considered and will inform the Site Allocations LP preparation process.
Stephen Stuteley	Details submitted in respect of 'existing' site K/04 – The site is suitable and deliverable for residential development.	No change required – No evidence has been submitted as part of the SHLAA consultation exercise that suggests site K/04 should be 'included'. The site remains deferred as a consequence of it being within the 1,500m Stone Curlew SPA, in accordance with paras.

Consultee	Comment	Council's Response
		4.7 and 4.8 of the final SHLAA document.
Ben Pridgeon Cheffins	Submission of a site that is the subject of an employment use designation within the context of the Red Lodge Masterplan.	No change required – The site is knows to the council and is already mapped, (site reference RL/13). However, the site is the subject of an employment designation and as such it will be included but 'deferred' within the context of the final SHLAA report. The allocation of the site for residential purposes can be pursued within the context of the Site Allocations LP document or the development management process.
Paul Haylock	Comments submitted in respect of existing site HR/07. Further to advice received from Natural England, it would seem that the restriction, (400m Woodlark and Nightjar SPA designation), is not relevant. My understanding is that the SLHAA is concerned with sites for development and does not demand that they have planning permission as Natural England seems to infer that they would re- assess if they had received a specific planning application.	No Change required. Planning permission is not a pre-requisite for a site to appear, (and/or be `included'), within the context of the SHLAA. Having checked the in-house mapping system, it appears that the site in questions does lie within the 400m Woodlark and Nightjar SPA constraint zone and in the interests of applying a consistent approach to such sites, (an approach agreed with Natural England – see para. 4.7 of the SHLAA), the site ought to be deferred within the context of the final version of the SHLAA.
Rob Hopwood Bidwells	Additional details submitted in respect of `existing' site N/20. Horse Racing related housing at 30dpa - site capacity would be 42 dwellings on developable area of 1.422ha. Any future development on the site will be contingent on the successful mitigation of any possible detriment to Horse Racing Industry Operations. The proposed housing site is located within the urban fabric of Newmarket adjacent to the Newmarket Horse Racing training yards and gallops. Therefore, the proposed horse racing related housing is ideally and appropriately located in a very sustainable manner. Bidwells and JCE have carried out viability testing which indicates that the proposal on the site is both deliverable and sustainable.	Change required – The details submitted have been reflected in an amended proforma for this 'included' site. The site area of site N/20 has been reduced as a consequence of a new, (adjacent), site submission, (see N/33 below). The potential yield from this site has been reduced accordingly and in view of the comments received from the agent, i.e. 42 dwellings at 30% of 'deliverable' area.
Rob Hopwood Bidwells	Submission of new site, (our reference N/33). Demolition of 30 existing dwellings to be replaced with 103 dwellings (mix of flats and houses). Any new dwelling will be for horse racing industry related occupation. Any future development on the site will be contingent on the successful mitigation of any possible detriment to Horse Racing	Change required – The site has been mapped and afforded the reference N/33. Details submitted have been reflected within a proforma for this 'new' and 'included' site. The site area of adjacent site N/20 has been

Consultee	Comment	Council's Response
	Industry Operations. The proposal would be NPPF compliant. The NPPF encourages the effective use of land by re-using previously developed land. The site is located within the urban fabric of Newmarket, a high ranking settlement in terms of services and facilities available to residents. Bidwells and Jockey Club Estates Ltd have carried out viability assessments which indicate that the regeneration of this site is both deliverable and sustainable.	adjusted as a consequence of this site submission.
Laura Townes – Persimmon Homes	Comments submitted in respect of 'existing' sites BR03 and E02. Persimmon Homes/Charles Church own sites BR03, (Land adjacent to Smoke House Inn, Skelton's Drove, Beck Row), and E02, (Land off the Drift/Burwell Road, Exning), and support the identification of both sites as "included" in the SHLAA. BR03 h as the benefit of an existing residential consent for occupation by USAF personnel and a current planning application for non-restricted residential development is currently under determination. E/02 has an outline planning consent for 120 dwellings and a resolution for approval on a reserved matters consent on 29 April 2015. Both sites are included within Forest Heath's housing trajectory. Persimmon Homes can confirm that the sites are suitable, available and achievable with the intention of commencing delivery within the next five years.	Change required – Details submitted have been reflected within the context of the site proforma for 'included' sites BR/03 & E/02.
Evolution Town Planning	Comments submitted in respect of 'existing' site L/13. The resolution to grant planning permission on site L/13 demonstrates that the site is suitable and available for development and this conclusion should be clearly reflected in the SHLAA. The site owners and their development partners consider that the development proposed on this site is viable and could be delivered in the short term.	Change required – Details submitted have been reflected in a revised proforma for this 'included' site.
Evolution Town Planning	Evolution Town Planning suggest that site L/36 is not constrained by nature conservation issues as stated in the draft SHLAA. The site is well located to provide a new primary school for Lakenheath alongside providing a range of housing to meet local needs and the potential to deliver additional community facilities for the village.	No Change required. Site L/36 lies partially within the 1,500m Stone Curlew SPA constraint zone and to ensure a consistent approach is taken to sites with such a constraint, it is considered that the site should be deferred for the purposes of the final SHLAA at this time, (our approach, agreed with Natural England, is identified at para. 4.7).
Evolution Town Planning	The submission of the planning application in 2014, (pertaining to site WR/07), and the response to the application by consultees provides useful information for the SHLAA assessment. None of the consultation responses raise any difficulty with the principle of	No change required – Details submitted for this 'included' site have been considered and will be retained on file.

Consultee	Comment	Council's Response
	development. At the time of writing discussions are taking place with the Council and local stakeholders over the detail of the design. The SHLAA assessment concentrates on issues around the principle of housing development rather than design which is more appropriate to assessment by a planning application.	
Simon Henry Bidwells	Comments submitted in respect of 'existing' site K/14. Availability and Ownership – The site is within sole ownership. The amount of developable land is flexible and available immediately for development purposes. Suitability for Residential Development – Suggest a more conservative density with lower final numbers than the previous planning refusal. This will then tie in with the existing built up area of Kentford but also take into account the constraints as identified in the Environmental Assessment. Deliverability - A direct access can be made available to the Gazeley Road which runs along the western boundary of the site. Public Transport Links – There is a bus stop approximately 225m to the north of the site. This serves a number of bus services linking Kentford with Cambridge, Newmarket, Ely and Bury St. Edmunds. The nearest train station is at Kennett approximately 1.2km to the northwest. Local and National Designations (including planning) – The site is located to the west of the Breckland Special Protection Area. As highlighted in the accompanying Natural England correspondence, there will be no adverse impact on this designation. Viability – Any scheme on the site will be designed to be a viable development subject to meeting the criteria set out in paragraph 173 of the NPPF.	Change required – Details submitted have been considered. This site was 'deferred' within the context of the draft SHLAA report and it is not considered that the status should be altered at this stage as the evidence provided in respect of 'harm' to the SPA pertained to a specific development proposal. Conversely and in respect of site K/10, as part of the Development Management process, (planning application ref: F/2013/0061/HYB), Natural England concluded that there was unlikely to be an adverse effect on the integrity of the Breckland SPA in relation to this specific site/proposal. As a consequence, the status of this site in the context of the final version of the SHLAA has been altered to one of 'included'.
Laura Townes Persimmon Homes	Comments submitted in respect of B/14. Availability: The site is within one land ownership and under option to Persimmon Homes. It is available now and Persimmon Homes are in the process of preparing a planning application. Suitable: The majority of the site comprises an original plantation of pine forest crop with small pockets of native woodland and scattered scrub. Existing residential development abuts the site to the north whilst existing pine forest crop and scrub enclose the site to the south and east. The site itself is currently not in use and is bound to the north and west by primary infrastructure routes in the form of Bury Road (west) and Green Road (North). Achievable: The planning application will be accompanied by an Appropriate Assessment report and there is sufficient land available for mitigation, if required, to overcome the constraints identified in the current draft SHLAA. A direct access can be achieved	No Change required. In line with paragraph 4.7 of the SHLAA report, the status of the site will remain one of 'deferred'. The submitted details have been carefully considered and will be retained on file and may influence the Site Allocation LP preparation process.

Consultee	Comment	Council's Response
	along the Bury Road in the form of a right turn ghost island junction which will feed a primary distributor road that creates a link to Green Road. There are no other designations on the site or known constraints that cannot be successfully resolved through the planning application process or impact on viability subject to meeting the criteria set out in paragraph 173 of the NPPF. Subject to planning permission, Persimmon Homes intend to deliver housing within the next five years.	
Chris Smith	Comments submitted in respect of 'existing' site G/01. Description:	Change required - Details submitted have
Hopkins Homes	The Nursery is no longer in use, having ceased trading in 2010, hence is a former rather than current use. Suitability: The totality of the 1.35ha of available site area is suitable for residential development, rather than the 0.6ha of site area seemingly arbitrarily identified at present. The site is eminently suitable to accommodate a small residential development of 20 dwellings, which would provide both affordable housing and new open space, without detriment to the character and appearance of the surrounding area. Availability: The site is available for residential redevelopment. Achievability: The residential redevelopment of the site can be viably achieved, with the development of 20 dwellings within a five-year timeframe.	been reflected in a revised proforma for this 'included' site.
Kath Slater	Paddock land and premises of the Allen Centre for vaccine studies.	Change required - Details submitted have
Eclipse Planning Services	The northern part of K/11 was granted planning permission for 41 dwellings in 2104, (reference DC/14/0692/FUL). Land to the south of K/11 also has potential for further residential development. There are no additional constraints affecting K/11 'south'. The purpose of this representation is to clarify that the land to the south of the application site (K/11 south), within the boundary of K/11 as shown in the draft 2015 SHLAA, also has potential for future residential development. K/11 'south' is also owned by the Animal Health Trust. The development of K/11 'south' is the next logical phase of development following the delivery of land to the north. K/11 south, as shown on the attached site location plan, extends to 1.65ha. It has the potential to deliver 50 dwellings, in addition to the 41dwellings approved on K/11 north.	been reflected in a revised proforma for this 'included' site. The site area has been amended to reflect only that part of the site that is not subject to a planning permission and is currently being built-out.
Richard Tilley CGMS	Our client's sites L/25 and L/27 are shown to be the subject of a CWS designation. Since this approach was taken in an earlier report SCC has issued corrected maps which confirm that the CWS designation only applies to a narrow-edge strip and not to the bulk of the 2 sites. We would be grateful if you could reconsider your decision to defer	The fact that the CWS does apply to these sites, (L/25 & L/27), as they appeared within the context of the draft SHLAA suggests that they ought to be 'deferred' in accordance with para. 4.8 of the SHLAA, (to ensure a

Consultee	Comment	Council's Response
	the sites on this basis.	consistent approach to the assessment of site status). Any application, (pertaining to these sites and possibly excluding land that is subject to a nature designation), will be assessed on its own merits.
Rob Hopwood Bidwells	Additional details submitted in respect of 'existing' site E/03. 150 new dwellings, (in the 'plan' period), public open space, replacement and additional allotment land within the total land area is appropriate and sustainable for the plan period. In 2008, the Council's SHLAA suggested this site is capable of approx. 950 units however for the purposes of the local plan period, consideration of a proportion of the site only is appropriate and accordingly a significant reduction in the number of dwellings. Any future development on the site will be contingent on the successful mitigation of any possible detriment to Horse Racing Industry Operations. It will be necessary to seek to ensure that mitigation measures are put in place for the safe movement of Exning based horses to the Newmarket training grounds. The proposal represents sustainable development in a sustainable location. Bidwells and JCE have carried out viability testing which indicates that development on the site is both deliverable and sustainable.	Change required – Details submitted have been reflected within the context of a revised proforma for 'included' site E/03.
Rafaella Holzapfel CGMS	Submission of new Site at Little Eriswell. Mainly comprised of grassland with some areas of woodland along the western boundary. A small sewerage treatment works is located in the centre of the site and a farmhouse and barn are located within the south west corner of the site. The site is being promoted for a mixed-use scheme.	Change required – The site has been mapped, (and afforded site reference ER/04), and assessed. The site is included within the context of the final SHLAA document but is has been 'deferred' on the basis that it lies in a remote and relatively unsustainable location, (i.e. on policy grounds). The site also lies within the 1,500m Stone Curlew SPA zone of constraint.
Andy Thompson Beacon Planning	Comments submitted in respect of 'existing' site N/09. Suitability - Site N/09 has been identified by the Council as having the potential for development, subject to the equine policy constraint being overcome. The development of the sites would not conflict with the equine related policies. The paddock land is not being used in connection with the horse racing industry. Furthermore, the proposed refurbishment of the main house and yards would be a benefit to the horse racing industry. Availability - The land is owned by RWS Ltd and is available and there are no known site constraints to development	No change required – It is considered that site N/09 in its entirety, (as this appeared within the consultation draft SHLAA), is within equine related land use, (or this was the last established use), and as a consequence the site should be deferred within the context of the SHLAA.

Consultee	Comment	Council's Response
	and the owners are prepared to make the land available to a developer(s). Achievability - The absence of any known site constraints indicate that there is a reasonable prospect of the land within the ownership of RWS Ltd coming forward for development within the plan period. Delivery - It has been demonstrated that the sites are available and in a suitable location with a realistic prospect that housing could be delivered within 5 years. Viability - The absence of any significant constraints indicates that development would be viable.	
Kath Slater Crest Nicholson	RL/06 was included in the 2012 SHLAA and is now included in the draft 2015 SHLAA. In the interim a planning application has been submitted, which the Council has resolved to approve, subject to a Section 106 Planning Obligation, for a mixed use scheme that includes 374 dwellings on the southern part of RL/06, (hereafter referred to as RL/06 south). The purpose of this representation is to clarify that the land to the north of the application site, (RL/06 north), within the boundary of RL/06 as shown in the draft 2015 SHLAA, also has potential for future residential development. RL/06 north is under option to Crest Nicholson, the leader developer of the existing Kings Warren development and RL/06 south. The development of RL/06 north is the next logical phase of development following the delivery of land to the south.	Change required – Details submitted have been reflected within the context of a revised proforma for 'included' site RL/06.
Laurence Wright Busy Blue Design Ltd	In terms of suitability, availability, achievability and viability this site is considered to be high on the agenda and should be considered for potential development within a 5 year program, subject to planning approval.	Change required – There is no evidence presented that the status of this site should be changed from one of 'deferred', (on policy grounds – unsustainable location). However, the submission will be retained on file and inform Local Plan preparation.
Mr Trevor Palmer	Submission of new site details, (our reference WR/34).	Change required – The site has been mapped and a proforma created for this 'new' and 'included' site.
Stephen Bainbridge Evolution Town Planning	Submission of additional details in support of site BR/05. Availability – The site remains available as the site owners retain control over the whole site and its access. It remains the intention to develop the site within the 1-5 year timeframe. Achievability – There are no constraints or physical limitations to development occurring in years 1-5. This will improve the viability of the site for development in comparison to other sites locally.	Change required – Details submitted have been reflected within the context of a revised proforma for 'included' site BR/05.
B. Swayne	Submission of new sites at Higham: Plot A - (our reference HI/01).	Change required - HI/01 (Plot A), This site

Consultee	Comment	Council's Response
Smiths Gore	The site is owned by Higham Estate and is arable land farmed by them. The site is viable, available and development is readily achievable. There are no known physical constraints. Plot B - (our reference HI/02). The site is viable, available and development is readily achievable. There are no known constraints.	has been mapped and a new proforma created for this 'included' site. HI/02 (Plot B), This site has been included within the context of the SHLAA but with a status of 'deferred' as a consequence of it being below the SHLAA size threshold. The site details submitted have been retained on file.
Andrew Hattersley	Submission of new site allocated our reference E/10. The number 10 bus service to Newmarket is located approximately 1.3 south of the site on Oxford Street in Exning. The site is situated in a sustainable location to the north of Exning and Cotton End Road borders the site to the east. To the immediate north east and south west of the site is existing residential development in the form of semi-detached dwellings and agricultural land lies to west. The site is located in Flood Zone 1 and is suitable and available for development now.	Change required – This site has been included within the context of the SHLAA but with a 'deferred' status as a consequence of its size, (below threshold).
Andrew Hattersley	Submission of new site allocated our reference E/11. The site is located outside the settlement boundary of Exning and is therefore located within the countryside as defined by the Forest Heath local plan policies map February 2015. The site is located approximately 0.5km north from the centre of Exning, 3.2km to the north west of Newmarket and 21.3 km to the east of Cambridge - all of which provide services and facilities to support additional residential development in the area. The number 10 bus service to Newmarket is located approximately 0.8 south of the site on Oxford Street in Exning. The site is situated in a sustainable location to the north of Exning and Cotton End Road borders the site to the east. The site is bordered to the north and south by existing residential development, (semi-detached dwellings), and existing development lies to the west. The site is located in Flood Zone 1 and is suitable and available for development now.	Change required – This site has been included within the context of the SHLAA but with a 'deferred' status as a consequence of its size, (below threshold).
Nicky Parsons Pegasus Planning On behalf of the Newmarket Horsemen's Group	 a) Generally - There is very little reference in the SHLAA to the horse-racing industry as a relevant consideration, save for the odd reference to equine policies for deferred sites. The NHG is disappointed by this and is concerned that it is an indication of the lack of importance placed on this important aspect of the local economy when identifying future development opportunities. b) NHG requests that the judgement regarding the suitability of individual sites automatically include reference to the impact on the 	a) The document considers suitability, availability and achievability of specific sites for development and where equine policy is an issue pertaining to a specific site, this has been noted. This is an evidence base for the Site Allocations LP and the cumulative impact of individual developments on the equine industry will be further considered within the

 c) Site-specific - Deterred sites. The NHG does not have anything further to add to the reasons for deferral that have been listed in the document. d) Site-specific - Included sites. The NHG wishes the following comments to be noted: FHDC/E/03 - It is understood that the promoter of this site is suggesting 150 dwellings during this plan period, which should be reflected in the SHLAA. The NHG considers that the surrounding horses to Training Grounds. The development of this site must include suitable mitigation to ensure safe access for Exning horses to Training Grounds. The development of this site must ensure that the scope exists to ensure appropriate julipated on and considers that the scope exists to ensure appropriate julipated on and considers that the scope exists to ensure appropriate julipated on and considers that the scope exists to ensure appropriate julipated on and considered that the scope exists to ensure appropriate julipated that and this evidence is currently being considered by an Inspector before and this evidence is currently being considered to in the HRI for housing will have adverse consequences of a significant that the development would deliver no more than 200 ensemble of the planning inquiry is known. (including the Inspector's assessment of the planning inquiry is known. (including the Inspector's assessment of the planning inquiry is known. (including the Inspector's assessment of the INDC/N/15 Newmarket Station Site - The NHG wishes it to be noted that the econt inquiry related on the sale. The public and the set area. The site is the area. The site area. The site is area. The site is area. The site is the area. The site is the score and the planning inquiry approximate is and this evidence as prediction to planning induiry is known. (including the Site area. The site is the area. The site is the area. The site is the score and the plan ing provided on the site area. The site is the area. The site is the score and the plan ing in the site area. The site	Consultee	Comment	Council's Response
cater for this will have a detrimental impact on this aspect of the HRI.related to the `current' application whichFHDC/N/18 George Lambton Playing Fields – Again, the NHG ispertains to only part of the site area. The site	Consultee	horse-racing industry in the following settlements: Dalham, Exning, Gazeley, Kentford, Moulton and Newmarket. In discussing this issue as part of the suitability consideration for each site it should note the Council's initial view on this matter . To assist the NHG would be very pleased to offer an opinion on relevant sites put forward given its role as the representative of the industry. c) Site-specific - Deferred sites. The NHG does not have anything further to add to the reasons for deferral that have been listed in the document. d) Site-specific - Included sites. The NHG wishes the following comments to be noted: FHDC/E/03 - It is understood that the promoter of this site is suggesting 150 dwellings during this plan period, which should be reflected in the SHLAA. The NHG considers that this site must include suitable mitigation to ensure safe access for Exning horses to Training Grounds. The development of this site must ensure that the surrounding horse-racing uses are not adversely impacted on and considers that the scope exists to ensure appropriate mitigate measures can be designed into any development proposal. FHDC/N/14 – The NHG believes most strongly that the redevelopment of this site and this evidence is currently being considered by an Inspector before passing on to the Secretary of State for determination. The NHG is disappointed to note that this site is not referred to in the consideration of the suitability of this site. The NHG remains opposed to development on this site because of its impact on the HRI. It should also be noted that at the recent inquiry it was accepted by the applicant that the development would deliver no more than 200 homes within a five year period. For consistency, this should be reflected in the potential delivery schedule within the site assessment. FHDC/N/15 Newmarket Station Site – The NHG wishes it to be noted that the suitability of this site is dependent upon alternative parking	context of the Site Allocation LP document itself, (including its requisite SA/SEA), as it emerges. b) It is not considered appropriate and/or necessary to make reference to the horseracing industry within the context of site proforma for all settlements. As identifies at (a) above, the impact of development in more general terms will be considered within the context of the emerging Site Allocations LP. c) Noted. d) E/03 – The appropriate yield for this site will be considered via the development management process. The SHLAA attempts to employ a consistent approach to determining a sites potential, (see section 5). However, in this instance the agent has indicated that only 150 dwellings will be delivered within the 'plan' period and this has been reflected within the context of the site proforma. Mitigation for potential impact on the HRI from any development has also been recognised within the site proforma. N/14 – It is considered that the detail provided within the site proforma for N/14 is appropriate. Reference is made to recent planning history for the site and when the outcome of the planning inquiry is known, (including the Inspector's assessment of the evidence as presented), this can be considered within the Context of future iterations of both the SHLAA and Site Allocations LP documents. The phasing of
this site does not include reference to the potential impact on the from the site in its entirety.		should also be noted that at the recent inquiry it was accepted by the applicant that the development would deliver no more than 200 homes within a five year period. For consistency, this should be reflected in the potential delivery schedule within the site assessment. FHDC/N/15 Newmarket Station Site – The NHG wishes it to be noted that the suitability of this site is dependent upon alternative parking facilities being provided for horseboxes during the sales. Failure to cater for this will have a detrimental impact on this aspect of the HRI. FHDC/N/18 George Lambton Playing Fields – Again, the NHG is disappointed to note that the discussion regarding the suitability of	outcome of the planning inquiry is known, (including the Inspector's assessment of the evidence as presented), this can be considered within the context of future iterations of both the SHLAA and Site Allocations LP documents. The phasing of delivery mentioned at the Public Inquiry related to the 'current' application which pertains to only part of the site area. The site proforma pertains to the, (potential), yield

Consultee	Comment	Council's Response
	significant and adverse impacts for the industry that must be taken into account when judging the suitability of the site. FHDC/N/20 – The NHG understands that the promoter of this site is proposing that this development is for racing related housing only. This should be noted in the suitability section of the site assessment. FHDC/N/31 - The NHG is disappointed to note the absence of any reference to the consideration of the impact of this site on the horse-racing industry when considering the suitability of this location. The NHG considers that the redevelopment of this site for housing raises the potential for significant and adverse impacts on the industry that call into question its suitability. In this case the NHG is concerned that traffic associated with development at this site will adversely impact upon horse-crossings and horse-walks to the detriment of the industry. This must be considered further and as such it warrants reference to this in the SHLAA. FHDC/N/32 St Felix Middle School Site - Again, the NHG is disappointed to note the absence of any reference to the consideration of the impact of this site on the horse-racing industry when considering the suitability of this location. The NHG considers that the redevelopment of this site for housing raises the potential for significant and adverse impacts on the industry that call into question its suitability. In this case the NHG is concerned that traffic associated with development at this site will adversely impact upon horse-crossings and horse-walks to the detriment of the industry. This must be considered further and as such it warrants reference to this in the SHLAA.	alternative parking provision for horse-boxes is identified within the context of the site proforma and indeed the phasing of delivery reflects this need, (years 11-15). N/18 – See (a) above, N/20 – The fact that this site is 'allocated' for housing to meet the needs of those employed within the racing industry is identified within the context of the site proforma. N/31 – See (a) above, N/32 – See (a) above.

St Edmundsbury Specific

Consultee	Comment	Council's Response
Juliet Konrath	Against proposals to include the land off Livermere Road,	No Change required - Site reference
	(reference SS103), in the SHLAA on the following grounds:	SS103 remains 'included' on the basis
	1. The land is prime agricultural land,	that it is not considered subject to specific
	2. Authorities have invested heavily in this land by providing an	SHLAA constraints, (or at least to an
	expensive irrigation system on it.	extent whereby it ought to be 'deferred').
	3. The proposed use of the land is to build many smaller	
	dwellings. This will not be in keeping with the size and stature	
	of the surrounding houses and will therefore detract from the	

Robert Fairey Brown & Co - Property & Business Consultants LLP	current beauty of the village. 4. The area next to the proposed site is an official bat preservation area. Confirmation on behalf of the owner that sites AS5, (Cemetery Hill), and 6.6c, (land south of Bunters Rd), remain available for residential development in the future and there is no reason why they could not come forward immediately if required.	Change required – Details submitted have been reflected within the context of revised proforma for these 2 'included' sites.
Roger Davison Lacy Scott & Knight	Site Reference: SS72 Street Farm, Low Street, Bardwell, Suffolk. The client's circumstances have not changed and the property may be considered available for residential development. In terms of achievability, the housing market has been improving at some pace over the past 2/3 years and there is confidence that there would be strong demand for housing in this location having regard to the excellent range of services within the village.	Change required – Details submitted have been reflected within the context of a revised proforma for this 'included' site.
Dudley Haylock	There are no flooding issues pertaining to this new site, (Hanchett House, Haverhill our ref: SEHAV01), since the council installed new drains. Subject to viability, the site would be available for development.	Change required – The site has been logged and is considered within the context of the SHLAA although it has a 'deferred' status as a consequence of it being within a designated employment area, (Haverhill Vision Policy HV10).
Fraser Campbell Graduate Planner Hallam Land Management	This response concerned the submission of a site known to the council as SS040, (land adjacent to Tut Hill/B1106 near Bury St Edmunds).	Change required – The site was included within the context of the draft SHLAA report but deferred on the ground of its scale and unsustainable location. No evidence has been submitted that suggests that the site's status should be amended within the context of the final report.
John Thake	This response concerned the submission of a new site, (our reference SESBC01 for consideration, (Land adjacent to Little Paddocks, Stoke by Clare).	Change required – This 'new' site is included within the context of the SHLAA but with a 'deferred' status as a consequence of it being in an unsustainable location, (located in a settlement with no or very few community facilities).

Chris Smith Eastern Planning Services	This response concerned the submission of new site, (our ref. SEBAR01), land to rear of 2 Stoney Lane, Barrow.	Change required – This 'new' site has been mapped and a proforma created for this 'new' site with an 'included' status.
Jane Capon	Confirmation that site WS20, (adjoining Millfields, Barningham), is still available. The Hopton Road site, (RV15a), is nearing completion and this site could be an appropriate extension to this. It is suitable for a range of houses, including affordable homes. Any development would also provide amenities for the village. The site is within easy walking distance of all the village facilities: Post office & shop, the school, public house and village hall.	Change required - Details submitted have been reflected within the context of a revised site proforma for this 'included' site.
Simon J Gilbey Brown & Co - Property & Business Consultants LLP	Submission of details in support of inclusion of site SS58, (Land at Mill Road, Hundon). Suitability – There are no known constraints, (environmental, highway, services etc), and the land is available for immediate development. Achievability – Development of the site can be achieved and is economically viable. Timescales – It is anticipated that within the next 5-10 years an outline planning application will be submitted.	Change required – Details submitted have been reflected within the context of a revised proforma for this 'included' site. The phasing of delivery has been amended to reflect the information submitted.
David Turner Director of Estates Corporate Real Estate, UK & Ireland DHL Supply Chain	This response concerned the submission of part of 'existing' site WS12, (Land at Shepherds Grove Industrial Estate, Stanton).	No change – This site is the subject of an employment designation within the context of the Rural Vision Local Plan document (RV4J). The site is therefore not suitable for consideration within the context of the SHLAA for residential development. It is noted within the context of the Rural Vision that if, having regard to prevailing market conditions, it is demonstrated that the development of the land at Shepherd's Grove for provision of B1/B2/B8 uses together with the provision of the required access road could not viably be achieved, the inclusion of a proportion of residential and/or higher value development will be considered. The site also lies in an unsustainable, (remote), location. The

		status of the site within the context of the SHLAA therefore remains one of 'deferred'.
Simon J Gilbey Brown & Co - Property & Business Consultants LLP	Submission of part of existing site, (ref. SS58, land at Mill Road, Hundon). Availability - The land is owned and occupied by 'Clopton Hall Farms Limited'. The land would be a vailable for immediate development as a whole or in part in the short term. Achievability - Development of the site can be achieved, within the definitions of 'achievability' outlined in the SHLAA process; i.e. it is economically viable to do so. Constraints - The 'Sustainability Appraisal' appended to this Statement, reviews the site constraints, none of which are considered to be insurmountable, given both the potential scope of development on the land for residential development and public open space. It is proposed that new accesses to the site would be created off Mill Lane and Upper North Street, which would meet prevailing Highways standards. Timescales - It is proposed that over the next twelve months an outline planning application for the development of the site will be submitted on behalf of the applicant, following a pre-application submission to the Council and liaison with the Statutory Consultees.	Change required – The wider site area is known to the council as SS58, Land at Mill Road, Hundon. This features within the context of the SHLAA as an 'included' site already. The additional site details submitted will be retained on file.
Simon J Gilbey Brown & Co	Submission of known site ref. SS066, (Land at Church Meadow Playing Field, Ingham). Availability – The land would be available for immediate development as a whole or in part in the short term. It should be noted that although formerly a playing field, the Parish Council's interest in the land has ended and it is now used for the grazing of horses. Achievability - Development of the site can be achieved, within the definitions of 'achievability' outlined in the SHLAA process; i.e. it is economically viable to do so. Constraints - None of the site constraints are considered to be insurmountable, given both the potential scope of development on the land for residential purposes and public open space. Timescales - It is proposed that over the next twelve months an outline planning application for the development of the site will be submitted on behalf of the applicant, following a pre-application submission to the Council and liaison with the Statutory Consultees.	Change required – The site is 'deferred' on the grounds of being valued open space with community value.

of Brown & Co 7.10a, (land to the west of Ingham). Availability - The land would be available for immediate development as a whole or in part in the short term. Achievability - Development of the site can be achieved, within the definitions of 'achievability' outlined in the SHLAA process; i.e. it is economically viable to do so. Constraints - None of the site constraints are considered to be insurmountable, given both the potential scope of development on the land for mixed use; residential, commercial, public open space, a playing field. To improve access into the site and traffic flow from the Culford Road, consideration could be given to the development of a new roundabout off the A134 leading round to a smaller roundabout on the Culford Road. Timescales - Although the land is available 'now' for development, it is proposed that over the next two years a Masterplan will be commissioned by the land avance to briag forward a	ext of a vhich
part in the short term. Achievability - Development of the site can be achieved, within the definitions of 'achievability' outlined in the SHLAA process; i.e. it is economically viable to do so. Constraints - None of the site constraints are considered to be insurmountable, given both the potential scope of development on the land for mixed use; residential, commercial, public open space, a playing field. To improve access into the site and traffic flow from the Culford Road, consideration could be given to the development of a new roundabout off the A134 leading round to a smaller roundabout on the Culford Road. Timescales - Although the land is available 'now' for development, it is proposed that over the next two years a Masterplan will be	vhich
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Although the land is available 'now' for development, it is proposed that over the next two years a Masterplan will be	
proposed that over the next two years a Masterplan will be	
commissioned by the land owner to bring forward a	
comprehensive 'development plan'. It is therefore anticipated that it will be at least five to ten years before a phased	
development of the land could begin to be achieved.	
Simon J Gilbey Statement of support for site reference SS56, (land at Hollow Change required - Details subm	nitted have
Brown & Co Road Farm, Barton Hill, BSE). Suitability – There are no known been reflected within the conte	
constraints. Availability - The site is available immediately for revised proforma for this 'include	
development in part or as a whole. Achievability - The site is	
economically viable.	
John Popham Additional information submitted in respect of 2 'existing' sites, Change required - Details subm	nitted have
Carter Jonas (our references 7.1a & 7.1b). 7.1a - Access across the green is been reflected within the conte	
obtainable subject to a payment for an easement. In addition revised proforma for these two	
there is an existing access via the farmstead to the east which sites, both of which have an 'in	icluded'
could also be adapted for use. There is also a possible access status.	
via Littlemoor Bungalow which lies immediately to the west of	
the site. Use of this latter site would involve demolition of the	
bungalow and its redevelopment as part of any scheme. Both	
the last two accesses mentioned are in the control of the owner. 7.1a & b - Both sites are suitable for housing. Both sites are	
available for immediate development and achievable	
(economically viable). Some of the undeveloped land within the	
settlement boundary has already obtained planning permission	

Richard Seamark, Carter Jonas	there will almost certainly be a need for further housing shortly. It is considered that Sites 7.1a & 7.1b would be appropriate for this purpose. Resubmission of existing site ref. SS12.1, (Land between Church Road, Colethorpe Lane and Haysborder Road, Barrow). There are no constraints to development. Detailed site specific technical studies will need to be undertaken but it is likely that with careful design and layout and the implementation of mitigation measures that any constraints can be overcome. A	Change required – This site was included within the context of the draft SHLAA but with a 'deferred' status on the grounds of it being in an unsustainable location. There is no new evidence to suggest that the status of this site should be altered.
	Concept Masterplan has been prepared for the site. The viability of the site has not been tested, but planning applications have been submitted recently for sites in Barrow and therefore viability should not be a concern in this location.	
Rob Hopwood, Bidwells	Submission of 'new' site and details pertaining to it, our ref. SEKED01, (Land East of Haverhill Road, Kedington). Bidwells has tested the viability of development on the site which indicates that the proposal is deliverable and sustainable, however in the determination of any planning application, planning policies, (national, local or neighbourhood), and site specific circumstances relevant to its consideration will need to be appraised in terms of confirming viability at that time.	Change required – The site has been assessed and afforded the status of an 'included' site within the context of the final report. A new site proforma has been completed.
Rob Hopwood Bidwells Land South of Primary School, Kedington	Submission of site details in respect of 'existing' site WS44 , (land south of Kedington School, Kedington). There are no constraints. Kedington is a key service centre which provides essential services and facilities to be able to accommodate housing including school, community, leisure, (abundance of public green space), social facilities, convenience goods shop and local employment opportunities close to Haverhill. Kedington is a settlement which has accepted redevelopment and new housing allocations under recent policy - it has existing services and facilities, the settlement is also in close proximity to Haverhill. The proposed site will provide a range and mix of housing and improved access and parking for the school. Kedington, as a location for housing, is appropriate and reflects the advice in para 6 and 17 (bullet 11) of the NPPF where the purpose of the planning system is to achieve sustainable development. Bidwells has tested the viability of development	No change required. This site had a 'deferred' status within the context of the draft SHLAA, (access issues and important open space), and no evidence has been submitted that the status of the site should be altered within the context of the final report.

Rapleys LLP -	on the site which indicates that the proposal is deliverable and sustainable, however in the determination of any planning application, planning policies (national, local or neighbourhood) and site specific circumstances relevant to its consideration will need to be appraised in terms of confirming viability at that time. We respectfully request that our comments on the suitability of	No Change required - There is no
British Sugar PLC	 the Sites, (SS56, SS87 and SS107), are reflected in the final SHLAA. These sites are not suitable for residential use on the basis that: The sites are located in the countryside designation in the adopted, Development Plan, and residential use is contrary to the adopted policy, The sites are outside the settlement boundary, and do not have a connectivity to the existing services; and The sites are adjacent to, or in close proximity to, the existing industrial operations. 	evidence submitted as part of the SHLAA consultation exercise that suggests that the status of these sites should be amended.
Ben Pridgeon Cheffins	We request that site WS39, (land to the north of Bunters Road, Wickhambrook), is included in the final SHLAA as a firm site allocation for development as we believe it is located in a sustainable location, will meet local housing needs and will be proportionate to the size of the village.	No change required - Site 6.6b/WS39 is 'included' within the context of the final SHLAA report. The SHLAA does not 'allocate' sites for housing.
Linda Harley Great Barton Parish Council	Great Barton Parish Council, (GBPC), has reviewed the SHLAA and notes that the sites in Great Barton are all carried forward from previous exercises. Although GBPC notes that, (with the exception of RV18), these sites are not proposed for allocation a number of comments pertaining to sites featured within the SHLAA, whether their status is 'deferred' or 'included', are provided.	Change required – Details submitted had been considered. It is not considered that the 'status' of the sites commented upon will be altered although the representation will be retained on file and may inform the Site Allocation LP preparation.
Chris Smith Hopkins Homes	Comments submitted in respect of site SS21. Suitability: The totality of the 2.6ha of available site area is suitable for residential development, as has been previously advocated through the Rural Vision Examination process. The site is eminently suitable to accommodate a residential development of 75 - 80 dwellings, which would provide both affordable housing and new open space, without detriment to the character and appearance of the surrounding area. Availability:	Change required - Details submitted have been reflected within the context of a revised proforma for this 'included' site.

Jennifer Moor Pegasus Planning	Hopkins Homes can confirm that the site is available for residential redevelopment. Achievability: Hopkins Homes can confirm that the residential redevelopment of the site can be viably achieved, with the development of 75 - 80 dwellings within a five-year timeframe. Safe vehicular access can be achieved via the Wyken Road frontage, with pedestrian links also available via Bury Lane to the north-west and through the existing Honeymeade Close development to the north-east. Submission of site extension, (WS69, Fordhams Farm, Bury Lane, Stanton). The site comprises predominantly green-field land. The site is within walking distance of the majority of shops and services within Stanton. The site is also accessible by public transport. No viability testing has taken place. However, there are no known constraints to development or abnormal costs associated with bringing forward this site. A start date of 2020 is anticipated with a build out rate of approximately 50 dwellings per annum, equating to a 6 year build out. Whilst the site is predominantly green-field, the site also includes 0.5ha of brownfield land comprising agricultural farm buildings to the east.	Change required – The site extension has been mapped and the details submitted reflected within the context of a revised site proforma for this 'included' site.
A Wright Savills	Savills submitted additional details in respect of site SS122 and confirmed that the land is available for new residential development and at this stage provided confirmation that it would be viable having regard to the freehold nature of the site and the level and type of residential development being proposed.	Change required - Site to be re-mapped as area is different and details to be reflected within a revised proforma for this 'included' site.
Ben Pridgeon Cheffins	Submission of 'existing' site and details, (land at Shepherds Grove Industrial Estate, Stanton – Our ref. RV4(J)/WS12). Residential development and employment uses, together with associated services and infrastructure, as identified in paragraph 10.10 and Policy RV4 of the Rural Vision 2031 Local Plan. Residential development could come forward in the next five years as the site already has a favourable Local Plan allocation, (subject to the preparation of a Masterplan), and a substantial part of the undeveloped area of the site, (37ha), is in the control of Carisbrooke Facilities.	No change – This site is the subject of an employment designation within the context of the Rural Vision Local Plan document (RV4J). The site is therefore not suitable for consideration within the context of the SHLAA for residential development. It is noted within the context of the Rural Vision that if, having regard to prevailing market conditions, it is demonstrated that the development of the land at Shepherd's Grove for provision

Rosanna Metcalfe Savills Rosanna Metcalfe Savills	Land to the west of Horsecroft Road, Bury St Edmunds. The submitted site to the west of Horsecroft Road is within the sole ownership of our client and is considered suitable, available and deliverable within the next 5 years. A desk top assessment has revealed no significant constraints to the site's delivery and the freehold nature of the site, and the level and type of development proposed, would suggest that the site is viable. In due course, an indicative masterplan will be prepared which will further explore capacity and landscaping opportunities of the site. In the meantime, further discussions with the Council are welcomed to discuss the delivery of this site. Land to the west of Hardwick Middle School, Bury St Edmunds. The submitted site to the west of Hardwick Middle School is within the sole ownership of our client and is considered suitable, available and deliverable within the next 5 years. A desk top assessment has revealed no significant constraints to the site's delivery and the freehold nature of the site, and the level and type of development proposed, would suggest that the site is viable. In due course, an indicative masterplan will be prepared which will further explore capacity and landscaping	of B1/B2/B8 uses together with the provision of the required access road could not viably be achieved, the inclusion of a proportion of residential and/or higher value development will be considered. The site is also lies in a remote and unsustainable location for residential development. Change required – This site has been considered within the context of the SHLAA, (our reference SEBSE01), but has been afforded a 'deferred' status on the grounds that it relates poorly to the settlement boundary of BSE and it is a relatively large expanse of land designated as a Special Landscape Area. Change required – This new site, (our reference SEBSE02), has been included within the context of the final SHLAA report but afforded a 'deferred' status on the grounds that it is a relatively large expanse of land designated as a Special Landscape Area.
	prepared which will further explore capacity and landscaping opportunities for the site. In the meantime, further discussions with the Council are welcomed to discuss the delivery of this site.	
Will Lusty Savills	The site, (Bury East II), is located to the south of the A14 and is 40.8 ha in size with a potential capacity to provide around 500 houses. Given the size and character of the site, it is expected to be deliverable within a 6-10 year time frame. Given the location of the site, it also presents the opportunity for development which integrates with the 'Bury East' site, as well	Change required – This is a reconfiguration of previously submitted site area SS061, (land to south of Rougham Road). Site SS061 was 'deferred' within the context of the consultation draft as part of it conflicted

	as the ability for the provision of a link to the Suffolk Business Park to the north. In addition, the location of the Suffolk Business Park to the north, would provide the opportunity to create a proportionate extension of and gateway to the town to the south of the A14.	with Policy BV7 of the St Edmundsbury Vision 2031 LP. The site has been redrawn to exclude that element that is subject to the aforementioned policy 'constraint' and it is now considered appropriate to change the site's status to one of 'included'. A new site proforma has been included within the document.
Will Lusty Savills	The site, (SS128 – Leg of Mutton), is located to the west of the A14, adjacent to the River Lark. The site has the potential to accommodate 50-100 residential units on the southern part of the site hatched red, which extends to 5.2 hectares in area. Environmental enhancements are also intended to form a significant part of any future proposal. These areas are shown hatched blue. This would include the provision of extensive areas of amenity space for the benefit of the existing and the newly created communities. This potential amenity space provision is identified with blue hatching on the attached site location plan. It is anticipated that development of the site could be completed within 5 years.	Change required – The site submission has been assessed. This site was included within the context of the consultation draft SHLAA with a sta tus of 'deferred', (unsustainable location & proposed use – Policy BV19 – amenity public open space). No evidence has been submitted that suggests that this status should be altered.
Will Lusty Savills	It is proposed that the site could provide around 100 houses and a Care Home. It is anticipated that development of the site could be completed within 5 years.	Change required – This 'new' site has been assessed, (our reference SEBSE03, Bury Rugby Club), but afforded a status of 'deferred' as the site is subject to an Open Space designation, (see Policy DM42).
Will Lusty Savills	This new site, (our reference SEBSE04, Land at Prospect Row), extends to 0.06 hectares. It is anticipated that development of the site could be completed within 5 years.	Change required – This site has been afforded the status of 'deferred' within the context of the final SHLAA report on the basis that it is below the size threshold.
Will Lusty Savills	This is a submission of a revised site area for existing site WS67, (Land to the north of Upthorpe Road, Stanton). It is anticipated that development of the site could be completed within 5 years.	Change required – This is a reconfiguration of an existing site. The site area has been re-drawn and the site proforma has been amended accordingly.

Will Lusty Savills	The site extends to approximately 1.8 ha in area and has the potential to accommodate around 50 dwellings. It is therefore anticipated that development of the site could be completed within 5 years.	Change required – This new site, (our reference SESTAN01, Land south of Upthorpe Road, Stanton), has been included within the context of the final SHLAA report but with a status of 'deferred' owing to the fact the site lies remote from the settlement boundary, i.e. in an unsustainable location.
Will Lusty Savills	The site is located to the east of the A14, and to the south of recent housing development and its associated open space. The site extends to 2.3 hectares in area has the potential to accommodate up to 50 dwellings. It is anticipated that development of the site could be completed within 5 years.	Change required – This is a site known to the council, (ref. SS89, Vinefields Farm, BSE). The site did not appear within the consultation draft document but has been included within the context of the final SHLAA report with a status of 'deferred', (part of the site is designated open space).
Will Lusty Savills	Pigeon Investment Management Limited and the landowners the Damerell family, submit a plan showing land which is available for housing development, (our reference SS006, Land at Westley Hall Farm, Westley). The site is located off Fornham Lane and is 2 ha in area. It is proposed that development would comprise of up to 10 dwellings. It is anticipated that development of the site could be completed within 5 years.	Change required – The site is already 'known' to the council and was deferred within the context of the draft SHLAA report, (S006), on the grounds of it being in an unsustainable location. No evidence has been submitted that suggests the status of the site ought to be altered within the context of the final version of the SHLAA.
Will Lusty Savills	On behalf of Pigeon Investment Management Ltd and the landowners R L and J P Long Ltd, plans of land at Barton Hill/Thetford Road are submitted which is available for housing development. Two enabling development options are proposed, as follows: Option A proposes the development of two development parcels either side of Thetford Road. This land extends to 13.8 Ha in area and it is therefore anticipated that in the region of 200 dwellings could be brought forward under this option. Option B proposes the development of four development parcels. Under this option, two further parcels are proposed to the north and south of Barton Hill. This option involves more	No change required - Option A and B have been discounted on the basis that two of the parcels of land lie adjacent to the settlement boundary of an 'infill village', (Option A), i.e. in an 'unsustainable' location. Option B as presented includes development of all sites including those on the periphery of the 'infill village'. Were the sites to be resubmitted independently of each other as part of a future consultation exercise, each could be

	extensive delivery of green infrastructure to the area than is the	considered on their own merits.
	case under Option A. This land extends to 15.4 Ha in area and it	
	is therefore anticipated that in the region of 250 dwellings could	
	be brought forward under this option.	
Will Lusty	These sites are submitted to highlight their continued	Change required -
Savills	availability for development. As illustrated on the enclosed	
	Concept Plan, Area A lies to both the east and west of Barrow	Option 1 – (Our reference SEBAR01,
	Hill and is allocated for housing development within the St	further land west of Barrow Hill). This site
	Edmundsbury Rural Vision document. The land to the west of	will have the status of 'included' within the
	Barrow Hill within Area A benefits from planning permission for	context of the final SHLAA report. A new
	the development of 56 market dwellings and 24 affordable	site proforma will be created.
	dwellings and this is currently under construction. Development	
	of the land lying within Area A to the east of Barrow Hill will be	Option 2 – (our reference SEBAR02,
	brought forward for development in due course and completed	further land east of Barrow Hill). This site
	with 5 years. Beyond Area A two development options are	will have the status of 'included' within the
	proposed for land to the west of Barrow Hill, as follows: Option	context of the final SHLAA report. A new
	1 Option 1 proposes the development of Area C on the enclosed	site proforma will be created.
	Concept Plan for housing development surrounding a new	
	cricket ground and pavilion (Area B). It is anticipated that in the	
	region of 20-25 new homes could be provided through this	
	configuration of development. The extent of the site	
	accommodating Areas B and C is edged red on the enclosed Site	
	Plan. Option 2 Option 2 proposes the development of a smaller	
	area of land and is edged blue on the enclosed Site Plan. Under	
	Option 2, no cricket pitch and pavilion is proposed. Therefore,	
	although the site proposed under Option 2 is smaller than that	
	proposed under Option 1, the omission of the cricket pitch and	
	pavilion means that the same number of dwellings could be	
	delivered (ie 25 dwellings). Development of the site under both	
	options would be completed within 5 years.	
Will Lusty,	The site is agricultural land, and comprises of two separate	Change required -
Savills	areas, (parcels B and C as shown on the enclosed Concept	
	Plan), that are available for housing development along with	Site B - (Our reference SEBARN01, land
	their respective associated areas of amenity space, (parcels D	south of Hopton Road). This site will have
	as shown on the enclosed Concept Plan), which respectively	the status of 'included' within the context
	adjoin the areas that are available for housing development.	of the final SHLAA report. A new site
	The first of these areas, (parcel B as shown on the enclosed	proforma will be created.

	Concept Plan), adjoins land which is the subject of planning permission for the development of 21 houses, (reference SE/13/0210/FUL), which is now under construction. The second of these areas, (parcel C as shown on the enclosed Concept Plan), is specifically available for affordable housing development, either independently, or in conjunction with parcel B. These areas of land are available on the basis that they could be brought to assist in the delivery of a package of community benefits, as follows: • Formal (e.g. x 2 adult sports pitches) and informal open space; • Incidental open space (parcels D); • Village walk; • Community building; and, • Facilitation of redevelopment of the village's existing hall to raise significant funds to be used for a range of further community benefits.	Site C - (Our reference SEBARNO2, land north of Hepworth Road). This site will have the status of 'included' within the context of the final SHLAA report. A new site proforma will be created.
Will Lusty, Savills	Plan submitted showing land at Great Barton, which is available for housing development, (our reference SEBSE05, land at Barton Grange, Bury St Edmunds). The site extends to approximately 18.6 ha in area and has the potential to accommodate around 300 dwellings. It is anticipated that development of the site could be completed within 5 years.	Change required – This 'new' site has been considered within the context of the final SHLAA review report. The site has been afforded the 'status' of 'deferred' on the grounds that although it lies adjacent to the revised settlement boundary as formed by policy BV20, it lies remote from other areas identified for residential development within the context of the Bury Vision LP.
Tim Baker Woolpit Business parks	 Comments on support of Shepherds Grove Industrial Estate East (Mushroom Farm). This site should therefore be included in the emerging SHLAA as a broad location for growth as it is: Available for development Allocated in the Council's newly adopted Rural Vision 2031 Local Plan Being promoted by a willing developer that has control of the majority of the available development land, and Deliverable within the Local Plan period. 	No Change - This site is the subject of an employment designation within the context of the Rural Vision Local Plan document, (RV4J). The site is therefore not suitable for consideration within the context of the SHLAA for residential development. It is noted within the context of the Rural Vision that if, having regard to prevailing market conditions, it is demonstrated that the development of

Ben Pridgeon Cheffins	The site has no known planning constraints that would restrict development of the site for residential purposes. The site is flat	the land at Shepherd's Grove for provision of B1/B2/B8 uses together with the provision of the required access road could not viably be achieved, the inclusion of a proportion of residential and/or higher value development will be considered. The site is also lies in a remote and unsustainable location for residential development. Change required – This 'new' site SEWICK01, (land south of Bunters Road,
	 and can be easily accessed from Bunters Road. Consequently there is no reason to believe that residential development would not be viable. There are no known constraints to development of the site. In terms of environmental factors, the site can be assessed as follows: There would be no impact on any area of recognised environmental or historic importance nor would its development be likely to affect any areas of ecological, heritage or biodiversity value; The site is currently in agricultural use and is not designated as being of importance for landscape, wildlife or ecology and does not adjoin any designated sites; The site is outside any area at risk from flooding. Access to/from the site could be gained from Bunters Road 	Wickhambrook), has been mapped and assessed. The site will feature within the context of the final SHLAA report with a status of 'included'. This is a subdivision of site WS38 that appeared, (in error), as both an included and deferred site within the context of the draft SHLAA report. Site WS38 and SEWICK01 appear as 'included' sites within the context of the final version of the report.
Andrew Hattersley Smiths Gore	The site is situated in a sustainable location to the west of Chedburgh and to the south west of Chevington Road. The site is bordered to the north by agricultural land and Chevington Road, to the immediate east is existing residential development, (semi-detached dwellings and bungalows), and more agricultural land lies to the south and west. The site is located in Flood Zone 1 and is suitable and available for development now. Allocating larger sites for development will present the opportunity to provide additional facilities and services to Chedburgh.	Change required – This 'new' site has been included within the context of the final SHLAA report, (our ref. SECHED01), and assigned the status of an 'included' site.
Andrew Hattersley	This site is situated in a sustainable location to the east of Chedburgh and to the north of Bury Road. The site is bordered	Change required - It is considered that this 'new' site, (our reference SECHED02,

Smiths Gore	by agricultural land to the north, east and west. Bury Road borders the land to the south. The land to the immediate west, (ref: SS29), has already been presented as a SHLAA site and has been carried forward to the next stage. The allocation of this site, alongside site ref SS29, could make a significant contribution to the housing deliver in the rural area as set out in Aspiration 1 of the Rural Vision 2031. The site is located in Flood Zone 1 and is suitable and available for development now. Allocating larger sites for development will provide support for additional facilities and services.	further land to the North of Bury Road), should be included within the context of the SHLAA but afforded a 'status' of 'deferred' as it does not relate well to the (housing) settlement boundary, (i.e. lies in a relatively unsustainable location).
Andrew Hattersley Smiths Gore	The site is situated in a sustainable location to the north of Chedburgh and lies to the immediate west of residential site allocation RV17a, Queens Lane. The site is bordered to the north east and south by existing residential development with agricultural land to the north west. The allocation of this site, will complement site allocation ref RV17a Queens Lane, and together could make a significant contribution to the housing deliver in the rural area as set out in Aspiration 1 of the Rural Vision 2031. The site is located in Flood Zone 1 and is suitable and available for development now. Allocating larger sites for development will present the opportunity to provide additional facilities and services to Chedburgh.	Change required – It is considered that this new site, (our reference SECHEDO3, land west of RV17a, Queens Lane, Chedburgh), should be afforded a 'status' of 'included' within the context of the SHLAA.
Alex Turner LSK	The site comprises a sustainable location that is well-related to existing services and facilities and benefits from a good existing transport network, both in terms of public transport and good access to the A14 trunk road. The site would be capable of aiding in the delivery of the longer term housing needs of the St Edmundsbury Borough without having detrimental impact on the environmental constraints that largely surround Barrow. Our client's site, (SS117), is suitable, available and achievable. The site is in a sustainable location being on the edge of Barrow. The range of services and facilities within Barrow demonstrate its vitality and viability as a location suitable for accommodating growth. There are no constraints to development or abnormal costs associated with bringing this site forward. A start date of 2020 is anticipated with a build out rate of approx. 50 dwellings per annum.	Action required – This is a reconfiguration of an existing site, (reference 6.1b/SS117, land to the south of Bury Road, Barrow). Details submitted have been reflected within the context of a revised proforma for this 'included' site.

Neil Ackerman Ackermans	 Comments submitted in respect of existing and included site SS90. There are no known constraints to development or abnormal costs associated with bringing the site forward. A start date of 2020 is anticipated with a built out rate of approx. 50 dwellings per annum. Submission of a plan showing land to the north of Barton Hill, 	Change required. Details submitted have been reflected within the context of a revised proforma for this 'included' site.
Will Lusty Savills	Bury St Edmunds, which is available for housing development. The site extends to approximately 8 ha in area and has the potential to accommodate around 200 dwellings. It is therefore anticipated that development could be completed within 5 years.	This is a reconfiguration of a previously submitted site, (SS107, Land to the north of Barton Hill). This site had a status of 'included' within the context of the draft SHLAA report and will remain 'included' within the context of the final report.
Will Lusty Savills	Under Option 1, development of the western part of the site is proposed. This part of the site extends to approximately 1.75 hectares in area and has the potential to accommodate around 20 dwellings. Option 2 - development of the eastern part of the site is proposed. This part of the site extends to approximately 2.25 hectares in area and has the potential to accommodate around 30 dwellings. Option 3 - development of all of the site is proposed. The total area of the site extends to approximately 4 hectares and has the potential to accommodate around 50 dwellings. Under each of the three options, it is therefore anticipated that development could be completed within 5 years.	Action required – Sites to be mapped and appraised Option 1 - has been discounted on the basis that the site lies within the Stone Curlew SPA constraint zone, (our reference SERIS01, (Land south of School Rd. adjacent to Quays Farm. Option 2 – Adjoining 'site' has been 'included' as it is not affected by the SPA, (our reference SERIS02, Land south of School Rd.).
Sue Bull Anglian Water	Comprehensive RAG, (Red, Amber, Green), assessment of sites in St Edmundsbury in terms of the availability of water/wastewater infrastructure to serve development.	No change required – Details submitted to be considered within the context of the final SHLAA report and Site Allocations LP document preparation.