

**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:

- Identify sites and broad locations with the potential for development,
- 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](http://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.

**Table 1: The 38 new sites (highlighted rows relate to SHLAA CFS submissions or have been identified by officers post consultation).**

Settlement	Site Reference	Location	SHLAA 2015 Status
Brandon	B/28	Land at Abbotts Court, north of Victoria Avenue	Deferred – Nature
Brandon	B/01	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	M/44	Former Mildenhall Academy and Dome Leisure Centre	Deferred - Nature
Mildenhall	M/46	District Council Offices, College Heath Road	Included
Mildenhall	M/47	Land at Wamil Court	Included
Newmarket	N/33	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 -

Settlement	Site Reference	Location	SHLAA 2015 Status
		Close	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	E/10	Land adjacent to 39 Cotton End Road	Deferred – Size
Exning	E/11	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 Mabalín 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).**

<b>Site reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for removal</b>
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.

**Table 3: Reasons given for deferring sites**

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 Policies Document policy constraint
Size	Size is below the 0.2 ha or 5 dwellings SHLAA threshold

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. Advice received from Natural England at the time of the previous 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**

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

<b>Settlement</b>	<b>No. of sites</b>	<b>Total hectares</b>	<b>20 dph total</b>	<b>30 dph total</b>	<b>40 dph total</b>	<b>50 dph total</b>	<b>Council estimated capacity</b>
<b>Brownfield sites</b>							
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
<b>Totals</b>	<b>22</b>	<b>22</b>	<b>433</b>	<b>650</b>	<b>866</b>	<b>1083</b>	<b>615</b>
<b>Mixed brown and Greenfield sites</b>							
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



<b>Settlement</b>	<b>No. of sites</b>	<b>Total hectares</b>	<b>20 dph total</b>	<b>30 dph total</b>	<b>40 dph total</b>	<b>50 dph total</b>	<b>Council estimated capacity</b>
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
<b>Totals</b>	<b>25</b>	<b>59.6</b>	<b>1193</b>	<b>1789</b>	<b>2386</b>	<b>2982</b>	<b>1659</b>
<b>Greenfield sites</b>							
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
<b>Totals</b>	<b>59</b>	<b>439</b>	<b>8787</b>	<b>13180</b>	<b>17573</b>	<b>21967</b>	<b>11019</b>

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

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**

	<b>1 to 5 years</b>	<b>6 to 10 years</b>	<b>11 to 15 years</b>
<b>Settlement</b>	<b>Number of dwellings</b>	<b>Number of dwellings</b>	<b>Number of dwellings</b>
<b>Brownfield sites</b>			
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
<b>Totals</b>	<b>433</b>	<b>109</b>	<b>73</b>
<b>Mixed brown and Greenfield sites</b>			
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

	<b>1 to 5 years</b>	<b>6 to 10 years</b>	<b>11 to 15 years</b>
<b>Settlement</b>	<b>Number of dwellings</b>	<b>Number of dwellings</b>	<b>Number of dwellings</b>
West Row	149	163	0
<b>Totals</b>	<b>748</b>	<b>415</b>	<b>496</b>
<b>Greenfield sites</b>			
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
<b>Totals</b>	<b>4348</b>	<b>4366</b>	<b>2306</b>
<b>Grand Totals</b>	<b>5529</b>	<b>4890</b>	<b>2875</b>

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.

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

<b>Site reference</b>	<b>Settlement</b>	<b>Location</b>	<b>SHLAA 2015 Status</b>
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

<b>Site reference</b>	<b>Settlement</b>	<b>Location</b>	<b>SHLAA 2015 Status</b>
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, <b>adjacent to Quay's Farm.</b>	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 Review Report publication, (January 2014).**

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

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: Reasons given for deferring sites**

<b>Reasons for deferring</b>	<b>Explanation</b>
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.

**Table 10: Council dwelling estimations**

<b>Towns</b>	<b>Key Service Centres</b>	<b>Local Service Centres</b>	<b>Infill Villages</b>
30 dwellings per hectare	30 dwellings per hectare	30 dwellings per hectare (maximum 20 dwellings per site)	N/A (less sustainable locations)

- 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.

**Table 11: SHLAA site dwelling estimations**

<b>Settlement</b>	<b>No. of sites</b>	<b>Total hectares</b>	<b>20dph total</b>	<b>30 dph total</b>	<b>40 dph total</b>	<b>50 dph total</b>	<b>Council estimated capacity</b>
<b>Brownfield sites</b>							
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
<b>Totals</b>	<b>23</b>	<b>28</b>	<b>551</b>	<b>827</b>	<b>1102</b>	<b>1378</b>	<b>999</b>
<b>Mixed brown and Greenfield sites</b>							
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
<b>Totals</b>	<b>6</b>	<b>27</b>	<b>542</b>	<b>813</b>	<b>1084</b>	<b>1356</b>	<b>762</b>
<b>Greenfield sites</b>							
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

<b>Settlement</b>	<b>No. of sites</b>	<b>Total hectares</b>	<b>20dph total</b>	<b>30 dph total</b>	<b>40 dph total</b>	<b>50 dph total</b>	<b>Council estimated capacity</b>
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
Wickhambrook	6	20	410	614	819	1024	122
<b>Totals</b>	<b>66</b>	<b>863</b>	<b>17256</b>	<b>25884</b>	<b>34512</b>	<b>43140</b>	<b>14332</b>
<b>Grand Totals</b>	<b>95</b>	<b>917</b>	<b>18349</b>	<b>27524</b>	<b>36699</b>	<b>45874</b>	<b>16093</b>

- 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 site timeframe estimations**

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



	<b>1 to 5 years</b>	<b>6 to 10 years</b>	<b>11 to 15 years</b>
<b>Settlement</b>	<b>Number of dwellings</b>	<b>Number of dwellings</b>	<b>Number of dwellings</b>
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
<b>Totals</b>	<b>3443</b>	<b>3410</b>	<b>7479</b>
<b>Grand Totals</b>	<b>4200</b>	<b>3485</b>	<b>8408</b>

- 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**

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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, (new sites highlighted)**

<b>Site Ref</b>	<b>Settlement</b>	<b>Site Location</b>	<b>Reason for excluding</b>	<b>Area</b>
B/02	Brandon	Land to rear of the High Street	Ownership, Nature, (1,500m Stone Curlew SPA)	0.4
B/03	Brandon	Land to the rear 9-11 Victoria Avenue	Ownership, Nature, (1,500m Stone Curlew SPA, 400m Woodlark and Nightjar SPA)	0.21
B/04	Brandon	Land to the rear London Road, St Peters Place and Park View	Ownership, Nature, (1,500m Stone Curlew SPA, 400m Woodlark and Nightjar SPA)	0.5
B/05	Brandon	Land to the rear of 99-107 Thetford Road and Webbs 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
B/07	Brandon	Land to the rear Bury Road 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
B/10	Brandon	Land South West of Station Way	Flood Zone, Nature, (1,500m Stone Curlew SPA)	1.75
B/11	Brandon	Land North of Gas House 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
B/15	Brandon	Riverside Lodge off High 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
B/18	Brandon	Land South River Ouse & 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

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

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

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



Site Ref	Settlement	Site Location	Reason for excluding	Area
RL/02	Red Lodge	Land to rear 14-16 Turnpike Road	Ownership	0.91
RL/07	Red Lodge	The White Star Stables, Warren Road	Policy (Retained Local Plan Equine Policy Constraint), Nature (1,500m 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
RL/13	Red Lodge	Land west of Newmarket Road	Policy (Existing employment designation – Red Lodge Masterplan)	4.13
RL/15	Red Lodge	Land North & East of Red Lodge, Either side of A11	Nature (1,500m Stone Curlew SPA), Policy (unsustainable location)	303
RL/16	Red Lodge	Employment land north of Hundred Acre Way	Policy (Existing employment designation)	7.87
RL/19	Red Lodge	Land South of Green Lane	Nature, (1,500m Stone Curlew SPA Nesting Constraint Zone)	10.21
RL/20	Red Lodge	Land North of Elderberry Road	Policy (Red Lodge Masterplan – Employment Area)	2.17
RL/21	Red Lodge	Land North East of Bilberry Close	Policy (Red Lodge Masterplan – Employment Area)	0.67
BR/04	Beck Row	Land to the rear 31-45 The Street	Ownership	0.37
BR/13	Beck Row	Land West of Aspal Hall Road	Nature (County Wildlife Site)	1.53
BR/15	Beck Row	Land adjacent to Beck House	Size	0.12
BR/18	Beck Row	Former Coal Yard, Wilde Street	Policy (Unsustainable location)	0.66
BR/24	Beck Row	Land between Wildmere Lane and Holmsey Green	Policy (Unsustainable location)	6.29
BR/25	Beck Row	Land at Flint Cottage	Policy (Unsustainable location)	0.08
E/05	Exning	Land behind 163 Burwell Road	Size	0.06
E/06	Exning	2 <sup>nd</sup> field behind nos. 163-169 Burwell Road	Size	0.07
E/10	Exning	Land adjacent to 39 Cotton End Road	Size	0.10
E/11	Exning	Land between 11 and 15 Cotton	Size	0.04

Site Ref	Settlement	Site Location	Reason for excluding	Area
		End Road		
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/06	Kentford	Opposite 1-4 Bury Road	Nature (1,500m Stone Curlew SPA)	2.88
K/09	Kentford	Fothergills, Gazeley Road	Nature (1,500m Stone Curlew SPA)	1.46
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
K/16	Kentford	Land to rear of the Cock public house	Nature, (1,500m Stone Curlew SPA)	2.27
WR/03	West Row	Land west of "Jen Rod", The Green	Size	0.18
WR/21	West Row	Red Shed Pott Hall Road	Size	0.1
WR/23	West Row	Land off Friday Street	Policy (valued employment site)	0.26
WR/31	West Row	Land to rear 135a Church Road	Size	0.14
WR/32	West Row	Land West of Pamments Lane	Size	0.11
BM/04	Barton Mills	Land at 10 Newmarket Road	Open Space	0.75
BM/14	Barton Mills	Land at Meadow View	Nature, (1,500m Stone Curlew and 400m Woodlark and Nightjar SPA), Policy, (Unsustainable location)	2.46
ER/01	Eriswell	Land South of The Street, adj. to Homecroft	Nature, (1500m Stone Curlew SPA)	0.27
ER/02	Eriswell	Land at Sparks Farm South of Holley's Belt	Nature, (1500m Stone Curlew SPA)	68.17
ER/03	Eriswell	Lord's Walk	Nature, (1,500m Stone Curlew SPA), Policy, (Unsustainable location)	25.56
ER/04	Eriswell	Land at Little Eriswell	Nature, (1,500m Stone Curlew SPA), Policy, (Unsustainable location)	59.37
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

<b>Site Ref</b>	<b>Settlement</b>	<b>Site Location</b>	<b>Reason for excluding</b>	<b>Area</b>
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)	1.0
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
W/15	Worlington	Land South of the Meadows	Size, (Below SHLAA site size threshold)	0.04
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 (new sites highlighted in yellow)**

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

<b>Site Ref</b>	<b>Settlement</b>	<b>Site Name</b>	<b>Reason deferred</b>	<b>Size</b>
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	Bury St Edmunds	Land west of Horsecroft Road	Location, Special Landscape Area	16
SEBSE02	Bury St Edmunds	Land to West of Hardwick Middle School	Conservation (Special Landscape Area).	16
SEBSE03	Bury St Edmunds	BSE Rugby Club	Open Space (policy DM42)	5.9
BSE04	Bury St Edmunds	Land at Prospect Row	Size	0.06
SS89	Bury St Edmunds	Vinefields Farm	Open Space (DM42)	2.3
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	3
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

<b>Site Ref</b>	<b>Settlement</b>	<b>Site Name</b>	<b>Reason deferred</b>	<b>Size</b>
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	0.7
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, Haverhill	Size	0.08
248	Haverhill	Mill Road	Size	0.11
257	Haverhill	Old Saw Mills, Haverhill	Size	0.14
180	Haverhill	Opp. Grenville House, Haverhill	Size	0.18
179	Haverhill	Plot 2, Rowan Close, Haverhill	Size	0.03
226	Haverhill	Police Station, Swan Lane	Flood	0.45
241	Haverhill	Prykes Yard, Duddery Road	Size	0.06
254	Haverhill	Pub, Lower Down's Slade	Size	0.06
225	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	Bradnam's 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 Bolttophs 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	0.62
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	1.75
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	1.8
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	1.6
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	0.4
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	Settlement	Size			
FHDC/BM/01	Land to West of Church Lane	Barton Mills	0.81 ha			
<b>Source</b>						
SHLAA Call for Sites (October 2008)						
<b>Description</b>						
<b>Greenfield.</b> Cultivated land on periphery of existing housing development.						
<b>Background</b>						
<b>Suitability</b>						
Secondary villages contain only a very limited range of facilities and services. It is considered that such settlements should accommodate only a limited amount of new development.						
<b>Availability</b>						
According to the applicant there are no ownership or viability constraints that relate to the site.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
41	32	24	16	12		
<b>Summary</b>						
Barton Mills is a Secondary Village and is subject to a SHLAA 12 dwellings per site limit. This is considered to be consistent with the Core Strategy Spatial Strategy (Policy CS1) insofar as the <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
<b>Overall yield</b>						
12						

Site Ref	Address	Settlement	Size			
FHDC/BM/02	Land at Grange Farm Cottages	Barton Mills	0.33 ha			
<b>Source</b>						
SHLAA Call for Sites (October 2008)						
<b>Description</b>						
<b>Brownfield - Existing</b> housing development on the periphery of playing fields within the settlement boundary.						
<b>Background</b>						
<b>Suitability</b>						
Secondary villages contain only a very limited range of facilities and services. It is considered that such settlements should accommodate only a limited amount of new development.						
<b>Availability</b>						
According to the applicant, there are no ownership or viability constraints pertaining to the site.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
17	13	10	7	10		
<b>Summary</b>						
Barton Mills is a Secondary Village and subject to SHLAA 12 dwellings per site limit. This is considered to be consistent with the Core Strategy Spatial Strategy (Policy CS1) insofar as the <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
<b>Overall yield</b>						
10						

Site Ref	Address	Settlement	Size
FHDC/BM/03	Land at Rear 21 Mildenhall Road	Barton Mills	0.44 ha
<b>Source</b>			
SHLAA Call for Sites (October 2008)			
<b>Description</b>			
<b>Greenfield.</b> Predominantly vacant and unmanaged grassland with some outbuildings used for storage purposes.			
<b>Background</b>			
<b>Suitability</b>			
Secondary villages contain only a very limited range of facilities and services. It is considered that such settlements should accommodate a relatively minor amount of new development.			
<b>Availability</b>			
According to the agent there is no ownership or other constraint(s) on development.			
<b>Achievability</b>			
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.			
<b>Future potential housing capacity</b>			
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>
22	18	13	9
<b>Summary</b>			
Barton Mills is a Secondary Village and subject to a SHLAA site limit of 12 dwellings. This is considered to be consistent with the Core Strategy Spatial Strategy (Policy CS1) insofar as the <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.			
<b>Overall yield</b>			
<b>12</b>			

Site Ref	Address	Settlement	Size			
FHDC/BR/01	Lamble Close	Beck Row	2.3 ha			
<b>Source</b>						
Local Plan Allocation						
<b>Description</b>						
<b>Greenfield.</b> This is a greenfield site within the Beck Row settlement boundary. The site is a mixture of grazing land and unmanaged grassland with some farm buildings to the south-east. The site is surrounded by residential development and has some mature trees. There is an undetermined planning application on the site DC/15/0922/OUT submitted in 2015 for 60 dwellings.						
<b>Background</b>						
<b>Suitability</b>						
Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.						
<b>Availability</b>						
It is unclear at this stage as to when the site will come forward for development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
115	92	69	46		69	
<b>Summary</b>						
The site could potentially accommodate 69 dwellings at 30dph.						
<b>Overall yield</b>						
69						

Site Ref	Address	Settlement	Size			
FHDC/BR/02	Land adjacent to RAF Mildenhall	Beck Row	34.72 ha			
<b>Source</b>						
Site was the subject of a refused outline planning application for 440 residential units and associated open space ref. 2004/0952/OUT.						
<b>Description</b>						
<b>Greenfield.</b> A large area of land subdivided by tree/hedgerow belts into fields currently in agricultural use. The site does not lie within or adjacent to the settlement boundary. A dwelling and farm buildings are located on the western part of the site.						
<b>Background</b>						
<b>Suitability</b>						
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. Part of the site is within the 70db aircraft noise constraint zone. The western part of the site lies within Flood Zones 2 and 3.						
<b>Availability</b>						
Likely to be available for development in the medium to long term.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
1,736	1,389	1,042	694		<b>521</b>	<b>521</b>
<b>Summary</b>						
<b>Overall yield</b>						
<b>1042</b>						

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				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
293	234	176	117	150		
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						



Site Ref	Address	Settlement	Size			
FHDC/BR/05	Land off The Grove	Beck Row	1.52 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Mixed.</b> the site currently consists of a single dwelling and its extensive grounds (incorporating trees and various outbuildings). It is situated to the west of the settlement and outside of the settlement boundary. The site is bound by open grassland to the north and the RAF Mildenhall airbase to the south. It is classified as Grade 4 agricultural land.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
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, (SHLAA, Spring 2015).						
<b>Achievability</b>						
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 agent (SHLAA, Spring 2015) there are no constraints or physical limitations to development occurring in years 1-5 and this will improve the viability of the site for development in comparison to other sites locally.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
76	61	46	30	46		
<b>Summary</b>						
This site could potentially yield 46 dwellings at 30 dph.						
<b>Overall yield</b>						
46						

Site Ref	Address	Settlement	Size			
FHDC/BR/06	Land South of Rookery Drove	Beck Row	5.32 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> A greenfield site comprising open meadow land with existing residential developments to the south and west. The western boundary of the site lies adjacent to the settlement boundary. Open fields lie to the east (including site BR/17). A number of mature trees lie along the boundary of the site.						
<b>Background</b>						
<b>Suitability</b>						
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. Part of the site is within the 70db aircraft noise constraint zone.						
<b>Availability</b>						
According to the agent there are no ownership constraints and the site is available for development early in the plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
266	213	160	106	160		
<b>Summary</b>						
<b>Overall yield</b>						
160						

Site Ref	Address	Settlement	Size			
FHDC/BR/08	Land at Junction of Holmsey Green and Aspal Lane	Beck Row	0.23 ha			
<b>Source</b>						
Local Development Framework Site, (Included in 2006 Consultation).						
<b>Description</b>						
<b>Greenfield.</b> Un-managed grassland to the north-east of the settlement. Residential development to the South.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
It is unclear at this stage as to when the site may be available for development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
12	9	7	5		7	
<b>Summary</b>						
The site could potentially deliver 7 dwellings at 30dph.						
<b>Overall yield</b>						
7						

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						
<b>Mixed Greenfield/Brownfield.</b> 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						
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
65	52	39	26	39		
Summary						
This site could potentially yield 39 dwellings at 30dph.						
Overall yield						
39						

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			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> 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.						
<b>Background</b>						
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).						
<b>Suitability</b>						
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.						
<b>Availability</b>						
According to the agent, there are no ownership or legal issues pertaining to this site.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
207	166	124	83	<b>117</b>		
<b>Summary</b>						
Site subject to planning permission for 124 dwellings (as amended by plans reducing the number to 117) reference: DC/13/0123/OUT.						
<b>Overall yield</b>						
<b>117</b>						

Site Ref	Address	Settlement	Size			
FHDC/BR/11	Land between Aspal Lane and Wildmere Lane	Beck Row	16.76 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> Greenfield site which adjoins the settlement boundary at the north-western edge. It is classified as Grade 4 agricultural land, currently agricultural use. The south-eastern part of the site adjoins Holywell Row.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
According to the agent there are no ownership constraints and the land is available for development immediately.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
838	670	<b>503</b>	335	<b>168</b>	<b>168</b>	<b>168</b>
<b>Summary</b>						
This site could potentially deliver 503 dwellings at 30dph.						
<b>Overall yield</b>						
<b>503</b>						

Site Ref	Address	Settlement	Size			
FHDC/BR/12	Land adj. to Beck Lodge Farm, St John's Street	Beck Row	2.75 ha			
<b>Source</b>						
Local Development Framework Site, (Included in 2006 Consultation).						
<b>Description</b>						
<b>Greenfield.</b> 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.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
Likely to be available for development in the medium to long term.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
139	110	82	55		82	
<b>Summary</b>						
This site could potentially yield 82 dwellings at 30dph.						
<b>Overall yield</b>						
82						

Site Ref	Address	Settlement	Size			
FHDC/BR/14	The Deals, Aspal Lane	Beck Row	0.21 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Brownfield.</b> The site comprises a bungalow, outbuildings and garden. The site is found to the east of Beck Row and outside of the defined settlement boundary.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
According to the agent there are no ownership constraints.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
11	9	6	4	6		
<b>Summary</b>						
The site could potentially yield 6 dwellings at 30dph.						
<b>Overall yield</b>						
6						



Site Ref	Address	Settlement	Size			
FHDC/BR/17	Land East of Skeltons Drove	Beck Row	25.07 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> The site comprises agricultural land and is situated to the north of Beck Row and outside of the settlement boundary. The site is bound by residential dwellings to the south and west.						
<b>Background</b>						
<b>Suitability</b>						
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. Part of the site is within the 70db aircraft noise constraint zone.						
<b>Availability</b>						
It is understood that the site is within sole ownership and is likely to be available for development in the medium to long term.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
1,254	1,003	<b>752</b>	501	<b>376</b>	<b>376</b>	
<b>Summary</b>						
<b>Overall yield</b>						
<b>752</b>						

Site Ref	Address	Settlement	Size			
FHDC/BR/19	Land adjacent Moss Edge Farm & West A1101	Beck Row	5.73 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> 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.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
According to the agent there are no ownership constraints and the site is available for development immediately.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
287	229	172	115	172		
<b>Summary</b>						
<b>Overall yield</b>						
172						

Site Ref	Address	Settlement	Size
FHDC/BR/20	Land at The Yard, The Grove, Stock Corner	Beck Row	1.69 ha
<b>Source</b>			
SHLAA Call for Sites, (October 2008).			
<b>Description</b>			
<b>Brownfield.</b> 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.			
<b>Background</b>			
<b>Suitability</b>			
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.			
<b>Availability</b>			
According to the agent there are no ownership constraints relating to the site.			
<b>Achievability</b>			
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.			

Site Ref	Address	Settlement	Size			
FHDC/BR/21	Aspal Nursery, Aspal Lane	Beck Row	3.14 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Brownfield.</b> The site lies adjacent to the settlement boundary to the east of Beck Row. It is occupied by a nursery and is classified as grade 3/4 agricultural land. Agricultural land/open space lies to the north, east and south of this site and it is bounded by Aspal Lane to the west. There is also a large residential property within the site which fronts Aspal Lane.						
<b>Background</b>						
<b>Suitability</b>						
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 landowner, (SHLAA, Spring 2015), there are no known constraints (environmental, services, highways etc.) and the land is available for immediate development. The site is currently operating as a viable business.						
<b>Availability</b>						
It is understood that the site is under sole ownership and the land would be available for immediate development as a whole or in part in the short term, i.e. within the next 5 years, (SHLAA, Spring 2015).						
<b>Achievability</b>						
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 landowner (SHLAA submission Spring, 2015) development of the site is economically viable.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
157	126	94	63	94		
<b>Summary</b>						
This site could potentially yield 94 dwellings at 30dph.						
<b>Overall yield</b>						
94						

Site Ref	Address	Settlement	Size			
FHDC/BR/23	Land at White Gables, Stocks Corner	Beck Row	0.9 hectares			
<b>Source</b>						
Submitted post SHLAA 2009 report						
<b>Description</b>						
<b>Mixed</b> – 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.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
It is understood that the site is within sole ownership and available for development early in the plan period.						
<b>Achievability</b>						
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).						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
45	36	27	18	27		
<b>Summary</b>						
The site could potentially yield 27 dwellings at 30dph.						
<b>Overall yield</b>						
27						

Site Ref	Address	Settlement	Size			
FHDC/BR/26	Land East of Aspal Lane	Beck Row	0.55 ha			
<b>Source</b>						
This is a subdivision of site BR/21, (Submitted to SHLAA Call for Sites, October 2008).						
<b>Description</b>						
<b>Mixed.</b> The site is located to the east of Beck Row and lies adjacent to the settlement boundary. The site comprises grassland and trees. Agricultural land/open space lies to the north and east of the site and immediately to the south of the site is a tree nursery (forms part of site BR/21).						
<b>Background</b>						
This is a subdivision of site BR/21, (Submitted to SHLAA Call for Sites, October 2008). The site is the subject of current planning application DC/15/0321/OUT – erection of 5 dwellings (decision pending).						
<b>Suitability</b>						
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.						
<b>Availability</b>						
It is understood that the site is under sole ownership and available for development early in the plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
28	22	17	11	17		
<b>Summary</b>						
Beck Row is a Primary Village and therefore considered suitable for some settlement expansion within the Local Plan period. The site could potentially yield 17 dwellings at 30dph.						
<b>Overall yield</b>						
17						

Site Ref	Address	Settlement	Size			
FHDC/BR/27	Land adj. to Beck Lodge Farm	Beck Row	0.6 ha			
<b>Source</b>						
Subdivision on site BR/12 - Local Development Framework Site, (Included in 2006 Consultation).						
<b>Description</b>						
<b>Mixed greenfield/brownfield.</b> the site lies adjacent to the settlement boundary to the south of Beck Row and is bounded by agricultural buildings to the south and St Johns Street to the north. Beck Lodge Farm lies to the east and residential development lies immediately to the west. The site comprises open land/field which has been used for animal grazing. This is a sub-division of site BR/12 on the request of the landowner.						
<b>Background</b>						
Subdivision on site BR/12. Subject to current application DC/14/1745/OUT - erection of up to 24 dwellings, including 12 affordable units (decision pending). The site is closely located to the RAF Mildenhall airbase and lies immediately to the north of the 70 decibel noise constraint zone.						
<b>Suitability</b>						
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.						
<b>Availability</b>						
The site is understood to be available for development early in the Local Plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
30	24	18	12	18		
<b>Summary</b>						
The site is understood to be available early in the Local Plan period albeit it is located outside of the defined settlement boundary of Beck Row. The site could potentially yield 18 dwellings at 30dph.						
<b>Overall yield</b>						
18						

Site Ref	Address	Settlement	Size			
FHDC/BR/28	Land at Junction of Aspal Lane & Johns Street	Beck Row	1.90 ha			
<b>Source</b>						
Subdivision of site BR/11, (submitted as part of SHLAA Call for Sites - October 2008).						
<b>Description</b>						
<b>Greenfield.</b> This is a sub-division of site BR/11 on the request of the landowner. The site lies adjacent to the settlement boundary to the east of Beck Row and comprises Grade 4 agricultural land.						
<b>Background</b>						
Subdivision of site BR/11. Landowner considered development of site BR/11 in its entirety to be too great for a 'Primary Village'.						
<b>Suitability</b>						
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.						
<b>Availability</b>						
According to the landowner, the site is available now and there are no ownership constraints, (SHLAA, Spring 2015).						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
95	76	57	38	57		
<b>Summary</b>						
The site could potentially yield 57 dwellings at 30dph.						
<b>Overall yield</b>						
57						



Site Ref	Address	Settlement	Size			
FHDC/BR/29	Scrapyard, Skeltons Drove	Beck Row	1.31 ha			
<b>Source</b>						
Submitted by landowner						
<b>Description</b>						
<b>Brownfield</b> The site is located to the north of Beck Row at the junction of Skeltons Drove and Rookery Drove, outside of the settlement boundary.						
<b>Background</b>						
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.						
<b>Suitability</b>						
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.						
<b>Availability</b>						
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.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
66	52	39	26	39		
<b>Summary</b>						
Site understood to be available for development early within the plan period and is the subject of an extant planning permission.						
<b>Overall yield</b>						
39						

Site Ref	Address	Settlement	Size			
FHDC/BR/30	Land north of St Johns Street	Beck Row	3.72 ha			
<b>Source</b>						
This site constitutes a further subdivision of site BR/11 and was submitted as part of SHLAA Call for Sites, (Spring 2015).						
<b>Description</b>						
<b>Greenfield.</b> 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).						
<b>Background</b>						
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.						
<b>Suitability</b>						
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.						
<b>Availability</b>						
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.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>50dph</b>		<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>Timeframe</b>	
<b>1-5 years</b>		<b>6-10 years</b>	<b>11-15 years</b>			
186		149	112	74	112	
<b>Summary</b>						
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.						
<b>Overall yield</b>						
112						

Site Ref	Address	Settlement	Size																					
FHDC/B/01	Land off Fengate Drove	Brandon	1.52ha																					
<b>Source</b>																								
This site has an extant planning permission, and a more recent application is the subject of a council resolution to approve planning permission (DC/14/2219/FUL).																								
<b>Description</b>																								
Greenfield – The site bound by Fengate Drove to the north and the Cambridge to Norwich railway line to the south. The site lies to the north of the settlement and straddles the district and settlement boundaries (part of the site is within Breckland District Council’s area).																								
<b>Background</b>																								
Previously the site has been the subject of an approval for residential development for 63 dwellings (reference: F/2001/415 and F/2004/0800/RMA). This development stalled as a consequence of contamination issues. A revised application was recently submitted (DC/14/2219/FUL) for 64 dwellings of which 43 units are proposed within Forest Heath, the remainder in the neighbouring authority.																								
<b>Suitability</b>																								
The majority of this site is within the Settlement Boundary as defined by the Local Plan (1995). Brandon is a Market Town and considered a more sustainable location for new housing development. The site is known to have contamination issues and also lies within the 1,500m SPA constraint zone for Stone Curlew. The site is included in the SHLAA as it has planning permission and a certificate of Lawfulness in 2011 confirming that the development of 63 dwellings granted permission under application numbers F/2001/415 and F/2004/0800/RMA (reference F/2011/0269/CLP) has been lawfully commenced.																								
<b>Availability</b>																								
The site is available and subject of a council resolution to approve planning permission (DC/14/2219/FUL).																								
<b>Achievability</b>																								
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.																								
<b>Future potential housing capacity</b>																								
<table><tr><th colspan="4"></th><th colspan="3">Timeframe</th></tr><tr><th>50dph</th><th>40dph</th><th>30dph</th><th>20dph</th><th>1-5 years</th><th>6-10 years</th><th>11-15 years</th></tr><tr><td>76</td><td>61</td><td>46</td><td>30</td><td>43</td><td></td><td></td></tr></table>								Timeframe			50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years	76	61	46	30	43		
				Timeframe																				
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years																		
76	61	46	30	43																				
<b>Summary</b>																								
43 dwellings within Forest Heath district.																								
<table><tr><td><b>Overall yield</b></td><td></td></tr><tr><td><b>43</b></td><td></td></tr></table>				<b>Overall yield</b>		<b>43</b>																		
<b>Overall yield</b>																								
<b>43</b>																								

Site Ref	Address	Settlement	Size			
FHDC/D/01	Land at The Woodyard, Stores Hill	Dalham	0.96 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008). Site subject of Planning Application						
<b>Description</b>						
<b>Mixed Brownfield/Greenfield.</b> To the rear of cottages on Stores Hill. Part vacant plot, part driveway, part outbuildings.						
<b>Background</b>						
<b>Suitability</b>						
The site is outside of the settlement boundary as defined by the Local Plan (1995). This is a 'Small Settlement' and due to a lack of services, it is not considered to be a sustainable location for any significant new dwelling provision. The site is within the Dalham Conservation Area.						
<b>Availability</b>						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
48	38	29	19	5		
<b>Summary</b>						
Dalham is classed as a Small Settlement where development is limited to 5 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 <i>Small Settlements</i> and the surrounding countryside should be protected from any further major development.						
<b>Overall yield</b>						
5						

Site Ref	Address	Settlement	Size			
FHDC/E/02	Land off The Drift/Burwell Road	Exning	6.05 ha			
<b>Source</b>						
Local Development Framework Site, (Included in 2006 Consultation). Site with extant planning permission.						
<b>Description</b>						
<b>Greenfield.</b> Agricultural land to rear of Burwell Road and on the periphery of the village of Exning.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
It is understood that the site is available for development early within the plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
303	242	182	121	120		
<b>Summary</b>						
Site subject of planning permission (subject to legal agreement) F/2012/0552/OUT for 120 dwellings.						
<b>Overall yield</b>						
120						

Site Ref	Address	Settlement	Size			
FHDC/E/03	Land to rear of Laceys Lane (Includes Frogmore)	Exning	18.98 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> Farmland and allotments to the South of Laceys Lane and to the east of Heath Road.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
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.						
<b>Achievability</b>						
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).						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
949	759	569	380	150		
<b>Summary</b>						
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.						
<b>Overall yield</b>						
150						

Site Ref	Address	Settlement	Size			
FHDC/E/08	Land to rear of York Villas, Bridge End Road	Exning	0.8 ha			
Source						
Submitted by landowner						
Description						
<b>Mixed</b> – Part curtilage of properties (York Villas) adjacent to Bridge End Road (including various outbuildings), and part open field beyond these curtilage and extending towards a stream. The site lies to the north of the settlement and adjacent to the settlement boundary.						
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						
It is understood that the site is under sole ownership and available for development early within the Local 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
40	32	24	16	24		
Summary						
The site could potentially yield 24 dwellings at 30dph.						
Overall yield						
24						

Site Ref	Address	Settlement	Size			
FHDC/F/01	Land South of Fordham Road	Freckenham	0.36 ha			
<b>Source</b>						
Local Development Framework Site, (Submitted to 2006 Consultation).						
<b>Description</b>						
<b>Mixed Greenfield/Brownfield.</b> Mix of residential, village hall, allotments and domestic gardens. Bordered by agricultural land to the south and west and the village of Freckenham to the east.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
The availability status of this site is unclear.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
18	14	11	7		10	
<b>Summary</b>						
Freckenham 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 <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
<b>Overall yield</b>						
10						



Site Ref	Address	Settlement	Size			
FHDC/F/02	Land East of Mortimer Lane	Freckenham	0.55 ha			
<b>Source</b>						
Local Development Framework Site, (submitted to 2006 consultation).						
<b>Description</b>						
<b>Brownfield.</b> Derelict agricultural building and vacant land on the northern fringe of the village of Freckenham.						
<b>Background</b>						
<b>Suitability</b>						
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 only a limited amount of new development. The very eastern edge of the site is within flood zones 2/3.						
<b>Availability</b>						
The availability status of this site is unclear						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
28	22	17	11		12	
<b>Summary</b>						
Freckenham 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 <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
<b>Overall yield</b>						
12						

Site Ref	Address	Settlement	Size			
FHDC/F/04	Land on East side of North Street	Freckenham	0.5 ha			
<b>Source</b>						
Urban Capacity Site, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> Agricultural grazing land.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
According to the agent, there are no site ownership constraints, the site is available for housing and development would be viable.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
25	20	15	10	12		
<b>Summary</b>						
Freckenham 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 <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
<b>Overall yield</b>						
12						

Site Ref	Address	Settlement	Size			
FHDC/F/05	Land opposite Village Hall and on North Side of Fordham Road	Freckenham	0.39 ha			
Source						
SHLAA Call for Site (October 2005)						
Description						
Greenfield. Agricultural land with road frontage on the western limit of the village of Freckenham.						
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						
According to the Agent the site is available for housing and development would be 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
20	16	12	8	12		
Summary						
Freckenham 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 <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
Overall yield						
12						

Site Ref	Address	Settlement	Size			
FHDC/G/01	Land at Sperrink's Tree Nursery	Gazeley	0.6 hectares			
Source						
Submitted by landowner						
Description						
<b>Greenfield</b> – 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 potential housing capacity						
Timeframe						
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 <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
Overall yield						
12						

Site Ref	Address	Settlement	Size			
FHDC/G/02	Land off All Saints Close	Gazeley	0.74 hectares			
<b>Source</b>						
Submitted by landowner post SHLAA 2012						
<b>Description</b>						
<b>Mixed</b> – Open land/field with assortment of outbuildings. A track runs through the site and there are open fields to the east with the residential All Saints Close immediately to the west.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
The site was submitted by the landowner and is understood to be available for development early in the plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
37	30	22	15	12		
<b>Summary</b>						
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 <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
<b>Overall yield</b>						
12						

Site Ref	Address	Settlement	Size			
FHDC/G/03	Land at Manor House	Gazeley	2.78 hectares			
Source						
Submitted by landowner post SHLAA 2012						
Description						
<b>Mixed</b> – The frontage of the site adjacent to The Street consists of an assortment of agricultural buildings, a residential dwelling and an expanse of hard-standing. The land to the east (that lies outside of the settlement boundary) comprises open fields.						
Background						
Suitability						
The Western part of the site lies within the settlement boundary (as defined by the Local Plan, 1995) although the majority lies outside. 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						
The site was submitted by the landowner and is understood to be 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.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
139	111	83	56	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 <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
Overall yield						
12						

Site Ref	Address	Settlement	Size			
FHDC/HI/01	Land north of Post Office, Middle Green, Higham	Higham	0.50ha			
<b>Source</b>						
SHLAA Call for Sites Spring 2015						
<b>Description</b>						
<b>Greenfield.</b> Agricultural land (grade 2) North of the Post Office, Middle Green, Higham. The site is owned by Higham Estate and is arable land farmed by them.						
<b>Background</b>						
SHLAA CFS Spring 2015						
<b>Suitability</b>						
This is a 'Small Settlement' and due to a lack of services, it is not considered to be a sustainable location for any significant new dwelling provision.						
<b>Availability</b>						
According to the agent (SHLAA Spring 2015) the site is viable, available and development is readily achievable. Further, there are no known physical constraints.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
25	20	15	10	5		
<b>Summary</b>						
Higham is classed as a Small Settlement where development is limited to 5 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 <i>Small Settlements</i> and the surrounding countryside should be protected from any further major development.						
<b>Overall yield</b>						
5						

Site Ref	Address	Settlement	Size			
FHDC/HR/01	Land North of A1101	Holywell Row	27.46 ha			
<b>Source</b>						
Local Development Framework Site, (Submitted to 2006 Consultation).						
<b>Description</b>						
<b>Greenfield.</b> Agricultural land between Holywell Row and the Mildenhall Airbase.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
The current availability status of this site is unclear.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
1,373	1,098	824	549		12	
<b>Summary</b>						
Holywell Row is a Secondary Village and as such development is limited to 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 <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
<b>Overall yield</b>						
12						



Site Ref	Address	Settlement	Size			
FHDC/HR/04	Land at Laurel Farm	Holywell Row	0.43 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008)						
<b>Description</b>						
<b>Mixed Greenfield/Brownfield.</b> Agricultural land and associated buildings in the centre of the settlement.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
The site is under sole ownership and is understood to be available for development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
22	17	13	9	12		
<b>Summary</b>						
Holywell Row is a Secondary Village and as such development is limited to 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 <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
<b>Overall yield</b>						
12						

Site Ref	Address	Settlement	Size			
FHDC/K/10	Land west of Herringswell Road	Kentford	5.96ha			
<b>Source</b>						
SHLAA call for sites and also a site with planning permission, (F/2013/0061/HYB).						
<b>Description</b>						
<b>Greenfield</b> – This greenfield site abuts the northern and western settlement boundaries of Kentford with areas of mature planting within. The land falls within the grounds of Kentford Lodge. Classified as Grade 3 agricultural land.						
<b>Background</b>						
Application F/2013/0061/HYB approved in 2013, (60 dwellings).						
<b>Suitability</b>						
This site lies outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local service should only accommodate small scale housing growth to meet local needs. This is a greenfield site that falls within the 1,500m Stone Curlew SPA constraint zone. However, Natural England concluded that there was unlikely to be an adverse effect on the integrity of the Breckland SPA in respect of application/proposal F/2013/0061/HYB.						
<b>Availability</b>						
The site is within sole ownership.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
298	238	179	119	60		
<b>Summary</b>						
The site is available for development early within the plan period, (60 dwellings as per planning permission).						
<b>Overall yield</b>						
60						

Site Ref	Address	Settlement	Size			
FHDC/K/11	Land at the Animal Health Trust	Kentford	1.58ha			
<b>Source</b>						
SHLAA Call for Sites (October 2008)						
<b>Description</b>						
<b>Mixed.</b> Paddock land and the premises of the 'Allen Centre' for vaccine studies.						
<b>Background</b>						
Part of site K/11 (as shown in the consultation draft SHLAA) was granted planning permission for 41 dwellings in 2014 (reference DC/14/0692/FUL). According to the agent (SHLAA, Spring 2015) the remainder of site K/11 (as shown on the revised settlement plan) also has the potential for further residential development (i.e. phase 2).						
<b>Suitability</b>						
The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide only basic local service should only accommodate small scale housing growth to meet local needs. According to the agent, (SHLAA, Spring 2015), there are no additional constraints affecting the remainder of site K/11 and the purpose of their representation was to clarify that the remaining land also had potential for future residential development.						
<b>Availability</b>						
According to the agent the site is under sole ownership and available for development. The site owned by the Animal Health Trust and according to the agent (SHLAA, Spring 2015) the development of the remainder of site K/11 is the next logical phase of development following the delivery of land subject to the aforementioned planning permission.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
79	63	47	32	<b>47</b>		
<b>Summary</b>						
The remainder of site K/11 as shown on the settlement plan could potentially yield 47 dwellings at 30dph.						
<b>Overall yield</b>						
<b>47</b>						

Site Ref	Address	Settlement	Size			
FHDC/L/03	Land rear of 65, 69, 73 Station Road	Lakenheath	0.81ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008) Urban Capacity Study 2003, (and 2005 Update) The site has been the subject of previous planning applications						
<b>Description</b>						
<b>Brownfield.</b> The site is situated at the Northern end of Lakenheath village to the rear 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.						
<b>Background</b>						
The site was subject of a <u>refused</u> planning application, (F/2008/0236/FUL): Erection of 23 houses and bungalows including access road and associated works, (Major Development). The resubmission of F/2008/0236/FUL (ref: F/2009/0099/FUL) erection of 14 houses and bungalows was also refused and the subsequent appeal dismissed (the proposal was considered to be over-development although a revised scheme at a more appropriate density might be appropriate).						
<b>Suitability</b>						
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 new housing development.						
<b>Availability</b>						
According to the agents, Gerald Eve, there are no ownership issues that need to be resolved prior to development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
41	32	24	16	24		
<b>Summary</b>						
This site could potentially yield 24 dwellings at 30dph.						
<b>Overall yield</b>						
24						

Site Ref	Address	Settlement	Size			
FHDC/L/04	35 Station Road	Lakenheath	0.49 ha			
<b>Source</b>						
Urban Capacity Study 2003, (and 2005 Update).						
<b>Description</b>						
<b>Brownfield.</b> The site is set back from Station Road in a residential enclave. The site is currently used as a paddock land for the exercising of horses.						
<b>Background</b>						
<b>Suitability</b>						
The site is within the settlement boundary as defined by the Local Plan, (1995). The site is also in a Key Service Centre and as such considered a more sustainable location for new housing development.						
<b>Availability</b>						
The availability of the site for development is presently unknown. It has been established that the site is under the sole ownership of the residents at number 35 Station Road.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>10dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
25	20	15	10		15	
<b>Summary</b>						
Although information on availability has not been provided by the landowner or agent, the Council’s knowledge of this particular site suggests that development can be achieved relatively early within the plan period.						
<b>Overall yield</b>						
15						

Site Ref	Address	Settlement	Size			
FHDC/L/11	Land East of the Mallards	Lakenheath	0.29 ha			
<b>Source</b>						
Urban Capacity Study 2003, (and 2005 Update).						
<b>Description</b>						
<b>Brownfield.</b> This site comprises an area of vacant/derelict land to the rear of 154 High Street and is within a predominantly residential area of the settlement.						
<b>Background</b>						
<b>Suitability</b>						
The site is within the settlement boundary as defined by the Local Plan, (1995). Lakenheath is a Key Service Centre and considered to be a more sustainable location for new housing development.						
<b>Availability</b>						
Likely to be available in the medium term.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
15	12	9	6		9	
<b>Summary</b>						
The site is likely to be available in the medium term.						
<b>Overall yield</b>						
9						

Site Ref	Address	Settlement	Size			
FHDC/L/12	Land North of Burrow Drive and Briscoe Way	Lakenheath	5.96 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> 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 <b>through site L/35 and from the southernmost part of L/12 (Sharpe's Corner)</b> as well as through the new site (L/39) via Drift Road.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
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.						
<b>Achievability</b>						
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).						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
298	238	<b>179</b>	119	179		
<b>Summary</b>						
This site could potentially yield 179 dwellings at 30dph.						
<b>Overall yield</b>						
<b>179</b>						

Site Ref	Address	Settlement	Size			
FHDC/L/13	Rabbithill Covert, Station Road	Lakenheath	3.45 ha			
<b>Source</b>						
Local Plan, (Included within the 2006 sites consultation document).						
<b>Description</b>						
<b>Greenfield.</b> The site is comprised of managed grassland and agricultural land (grade 3) lying to the east of residential development fronting Station Road and at the north-eastern limit of the settlement.						
<b>Background</b>						
<b>Suitability</b>						
The site is outside of the settlement boundary as defined in the Local Plan (1995) although it is adjacent to existing residential development on Station Road. Lakenheath is a Key Service Centre and therefore considered a more sustainable location for new housing development.						
<b>Availability</b>						
It is understood that the site is in sole ownership and is available for development early within the plan period. The agent considers (SHLAA, Spring 2015) that the resolution to grant planning permission on site L/13 demonstrates that the site is suitable and available for development.						
<b>Achievability</b>						
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. The site owners and their development partners (Spring 2015) consider that the development proposed on this site is viable and could be delivered in the short term.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
173	138	104	69	<b>54</b>	<b>27</b>	
<b>Summary</b>						
There is a resolution to approve planning permission for 81 dwellings on this site, (application reference DC/13/0345/OUT). The delivery of 54 dwellings within the first 5 years reflects the provisions of the S106 agreement restricting the delivery rate due to infrastructure constraint(s).						
<b>Overall yield</b>						
<b>81</b>						



Site Ref	Address	Settlement	Size			
FHDC/L/14	Land off Maids Cross Way	Lakenheath	2.1 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> Site comprises grade 3 agricultural land. The site lies adjacent to an existing residential development in Lakenheath, (lying the west of the site). This is a relatively sustainable edge-of-settlement location.						
<b>Background</b>						
<b>Suitability</b>						
The site is outside of the settlement boundary as defined by the Local Plan (1995) although it is adjacent to existing housing development. Lakenheath is a Key Service Centre and therefore considered a more sustainable location for new housing development.						
<b>Availability</b>						
According to the agents the site is not under sole ownership although any issues can be readily resolved and should not act as a constraint on development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
105	84	63	42		63	
<b>Summary</b>						
This site could potentially deliver 63 dwellings at 30dph.						
<b>Overall yield</b>						
63						

Site Ref	Address	Settlement	Size			
FHDC/L/15	Land off Covey Way & Maids Cross Hill	Lakenheath	4.61 ha			
<b>Source</b>						
Local Development Framework Site, (Included in 2006 Consultation). SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> This site is comprised of grassland/shrubs interspersed with mature trees, (grade 3 agricultural land classification). The site is on the eastern limits of the settlement.						
<b>Background</b>						
<b>Suitability</b>						
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 a Key Service Centre and therefore considered a more sustainable location for new housing development. Part of the site (to the north) is plantation woodland that provides a good natural boundary to the village. There is potential difficulty in terms of securing appropriate access to the site. The Maids Cross Local Nature Reserve (SSSI) abuts the site. There are potential landscape, nature & highway issues pertaining to the sustainable development of this site also.						
<b>Availability</b>						
According to the agents any ownership issues can be readily resolved prior to development taking place. Indeed, an outline planning application has been submitted for up to 132 dwellings on this site ref. DC/14/2042/OUT, (up-to 132 dwellings).						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
231	184	138	92		138	
<b>Summary</b>						
This site could potentially deliver 132 dwellings at 30dph.						
<b>Overall yield</b>						
138						

Site Ref	Address	Settlement	Size			
FHDC/L/18	Near Broom Road, off Eriswell Drive	Lakenheath	1.78 ha			
<b>Source</b>						
Local Development Framework Site, (Included in 2006 Consultation).						
<b>Description</b>						
<b>Greenfield.</b> This site lies to the south east of the settlement, adjacent to the settlement boundary. It comprises uncultivated grade 4 agricultural land and lies within a MOD noise constraint zone.						
<b>Background</b>						
<b>Suitability</b>						
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 a Key Service Centre and therefore considered to be a more sustainable location for new housing development. Part of the site is within the 70db aircraft noise constraint zone.						
<b>Availability</b>						
Likely to be available in the medium term.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
89	71	53	36		53	
<b>Summary</b>						
The site is likely to be available in the medium term. This site could potentially deliver 53 dwellings at 30dph.						
<b>Overall yield</b>						
53						

Site Ref	Address	Settlement	Size			
FHDC/L/22	Land south of Broom Road	Lakenheath	5.69 ha			
<b>Source</b>						
Local Development Framework Site, (Submitted to 2006 Consultation).						
<b>Description</b>						
<b>Greenfield.</b> This site lies to the south of the settlement, in part adjacent to the settlement boundary. It is grade 4 agricultural land with trees along part of the eastern boundary.						
<b>Background</b>						
<b>Suitability</b>						
The site is outside of the settlement boundary as defined by the Local Plan (1995) although adjacent to existing residential development. Lakenheath is a Key Service Centre and therefore considered a more sustainable location for new housing development. There are some constraints on this site that will limit the number of dwellings that can be delivered, these include: proximity to Maids Cross Hill Nature Reserve, a public right of way and a line of pine trees along the eastern boundary, and part of the site is within the MOD 70db aircraft noise constraint zone.						
<b>Availability</b>						
A planning application has been submitted for 147 dwellings on this site, ref: DC/14/2073/FUL, decision pending.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
285	228	171	114	140		
<b>Summary</b>						
The site could potentially deliver 171 dwellings at 30dph. However, the overall yield has been reduced to allow for the constraints noted above, (see 'suitability').						
<b>Overall yield</b>						
140						

Site Ref	Address	Settlement	Size			
FHDC/L/26	Land West of Eriswell Road	Lakenheath	5.35 ha			
<b>Source</b>						
SHLAA call for sites 2008						
<b>Description</b>						
<b>Greenfield.</b> The site comprises managed grassland. The Eriswell Road runs along the Eastern side of the site whereas the drainage 'cut-off' channel runs along the western side of the site.						
<b>Background</b>						
<b>Suitability</b>						
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 a Key Service Centre and therefore considered a more sustainable location for new housing development. Part of the site falls within flood zones 2 & 3. The site is within the MOD 70db aircraft noise constraint zone.						
<b>Availability</b>						
According to the agents there are no ownership or viability constraints pertaining to the site.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
268	214	161	108	92	48	
<b>Summary</b>						
Site subject to a planning permission, (subject to legal agreement(s)), for up-to 140 dwellings as per application reference DC/13/0394/OUT.						
<b>Overall yield</b>						
<b>140</b>						

Site Ref	Address	Settlement	Size			
FHDC/L/28	Middle Covert, Land South of Station Road	Lakenheath	6.98 hectares			
<b>Source</b>						
Site submitted subsequent to the publication of the SHLAA (2009) Report.						
<b>Description</b>						
<b>Greenfield</b> – 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.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
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).						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
349	279	209	140	105	104	
<b>Summary</b>						
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.						
<b>Overall yield</b>						
209						

Site Ref	Address	Settlement	Size			
FHDC/L/29	Matthews Nursery Site, Dumpling Bridge Lane	Lakenheath	1.86 hectares			
<b>Source</b>						
Site included within 2006 Issues and Options Consultation Document Extant planning permission relating to this site.						
<b>Description</b>						
The site extends to approximately 1.86 hectares and comprises land to the north and south of Dumpling Bridge Lane. The southern part of the site comprises disused glass houses. Land to the north of Dumpling Bridge Lane is less developed and therefore predominantly open in character, though residential properties surround it in its northern and eastern sides. The site lies close to the centre of this community and is in a highly sustainable location for residential development.						
<b>Background</b>						
The southern part of the site is the subject of extant planning permission for an A1 retail store, reference F/2010/0338/FUL. Outline planning permission, (F/2010/0337/OUT), for 13 residential units was granted on the northern part of the site in 2012, and a decision is pending on application reference DC/15/0324/RM for approval of the reserved matters.						
<b>Suitability</b>						
The site is within the settlement boundary as defined by the Local Plan, (1995) and adjacent to existing residential development. Lakenheath is a Key Service Centre and therefore considered a more sustainable location for new housing development. The site lies within the Lakenheath Conservation Area.						
<b>Availability</b>						
It is understood that the site is available for development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
93	74	56	37	13		
<b>Summary</b>						
The site is subject to extant planning permissions for mixed use development, (A1 retail on the southern part of the site, and 13 dwellings on the northern part of the site).						
<b>Overall yield</b>						
13						

Site Ref	Address	Settlement	Size			
FHDC/L/35	Land off Briscoe Way	Lakenheath	2.78 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> This is a flat site in agricultural use, (grade 3). 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, beyond the cut-off channel, is open Fenland. The site is outside of the Settlement boundary as defined by the Local Plan, (1995).						
<b>Background</b>						
<b>Suitability</b>						
The site is outside of the settlement boundary as defined by the Local Plan (1995) although it is adjacent to an existing residential development. Lakenheath is a Key Service Centre and therefore considered a more sustainable location for new housing development.						
<b>Availability</b>						
It is understood that development would be economically viable and there are no ownership constraints acting upon this site.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
139	111	83	56	<b>67</b>		
<b>Summary</b>						
There is a council resolution to approve 67 Dwellings on this site (application reference DC/13/0660/FUL) subject to legal agreement(s).						
<b>Overall yield</b>						
<b>67</b>						



Site Ref	Address	Settlement	Size			
FHDC/L/39	Land East of Mabalín Farm and North of Drift Road	Lakenheath	3.27 ha			
<b>Source</b>						
SHLAA Call for Sites, (Spring 2015).						
<b>Description</b>						
<b>Greenfield.</b> This is a flat site in agricultural use, (grade 3). 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, beyond the cut-off channel, is open Fenland. The site is outside of the Settlement boundary as defined in the Local Plan, (1995).						
<b>Background</b>						
<b>Suitability</b>						
The site is outside of the settlement boundary as defined by the Local Plan (1995) although it is adjacent to an existing residential development. Lakenheath is a Key Service Centre and therefore considered to be a more sustainable location for new housing development. The northern most part of the site is within Flood Zone 2 & 3. In terms of access and according to the agents (SHLAA, Spring 2015) this can be achieved via Drift Road and through site L/35 and the site L/12 over which Bennett Plc have control. <b>Secondary access can be provided from Sharpe's Corner at the southernmost tip of L/12 over an adopted road.</b>						
<b>Availability</b>						
Bennett Plc are working with the owners of the site with the aim of bringing it forward for development in a timeframe of 1-5 years.						
<b>Achievability</b>						
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. The viability of site L/35 immediately to the south of this site has been tested by Bennett Plc and they suggest that, like site L/35, it is capable of being brought forward for development in a timeframe of 1-5 years.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
164	131	98	65	98		
<b>Summary</b>						
The site could yield 98 dwellings at 30dph within a short time-frame, (1-5 years).						
<b>Overall yield</b>						
<b>98</b>						

Site Ref	Address	Settlement	Size			
FHDC/M/19	Land West of Mildenhall, South of West Row Road	Mildenhall	82.1 ha			
<b>Source</b>						
SHLAA call for sites October 2008						
<b>Description</b>						
<b>Greenfield.</b> Expanse of predominantly agricultural land to the West of Mildenhall.						
<b>Background</b>						
<b>Suitability</b>						
The site is outside of the Settlement Boundary as defined by the Local Plan, (1995). Mildenhall is a Market Town (Core Strategy Policy CS1) and deemed to be a more sustainable location for new housing development.						
<b>Availability</b>						
Suffolk County Council owns the land and according to their agents, there are no major legal/ownership issues which would constrain development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
4,105	3,284	<b>2,463</b>	1,642	<b>821</b>	<b>821</b>	<b>821</b>
<b>Summary</b>						
This site could potentially deliver 2,463 dwellings at 30dph						
<b>Overall yield</b>						
<b>2463</b>						

Site Ref	Address	Settlement	Size
FHDC/M/21	Land West of Miles Hawk Way	Mildenhall	3.57 ha
<b>Source</b>			
Local Plan, (submitted during 2006 Site Allocations Local Plan consultation period).			
<b>Description</b>			
<b>Greenfield.</b> Agricultural land to the west of the Mildenhall settlement boundary. The site is bound by existing residential development to the East and open countryside to the West, North and South.			
<b>Background</b>			
<b>Suitability</b>			
The site is outside of the settlement boundary as defined by the Local Plan (1995) although it is adjacent to existing residential development. Mildenhall is a Market Town (Core Strategy Policy CS1) and deemed to be a more appropriate location for new housing development.			
<b>Availability</b>			
Mildenhall Parish Charities are the owners of the site although it is unclear at this stage whether or not they will be putting the site forward for development or to what timescale.			
<b>Achievability</b>			
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.			
<b>Future potential housing capacity</b>			
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>
179	143	<b>107</b>	71
<b>Timeframe</b>			
<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>	
	<b>107</b>		
<b>Summary</b>			
This site coming forward would probably be dependent on site FHDC/M/19 coming forward for reasons of access. Although information on availability has not been provided by the landowner or agent, the Council's knowledge of this particular site suggests that development can be achieved early in the plan period rather than later.			
<b>Overall yield</b>			
<b>107</b>			

Site Ref	Address	Settlement	Size			
FHDC/M/27	Site adjacent to Parker's Mill	Mildenhall	1.73 ha			
<b>Source</b>						
SHLAA call for sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> Scrub land adjacent to Parker's Mill in the centre of Mildenhall. Residential development to north, east and north-west. Open space to the west. River to the south. The site is within the Mildenhall Conservation Area.						
<b>Background</b>						
<b>Suitability</b>						
The site is outside of the Settlement Boundary as defined by the Local Plan (1995) although it is adjacent to existing residential development. Part of site is within flood Zones 2 & 3. The site is located on the edge of Mildenhall, a Market Town (Core Strategy Policy CS1) considered to be a more sustainable settlement for new housing development. The site potentially has issues in terms of securing appropriate access. The Agent suggests that the 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, (SHLAA, Spring 2015).						
<b>Availability</b>						
According to the agent, (SHLAA, Spring 2015) the site is available and suitable for residential development that could be achieved within the next 5 years. Further and following technical surveys and discussion with Suffolk CC., (Highways) the agent considers that this site can only accommodate up-to 14 residential units, (primarily due to the capacity of Wamil Way).						
<b>Achievability</b>						
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 agent (SHLAA, Spring 2015) and subject to final section 106 agreements/contributions, the site is viable for development.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
87	69	52	35	14		
<b>Summary</b>						
The site is known to be available for development should issues of access and flooding be overcome.						
<b>Overall yield</b>						
14						

Site Ref	Address	Settlement	Size			
FHDC/M/28	Land at 54 Kingsway	Mildenhall	0.79 ha			
<b>Source</b>						
SHLAA call for sites, (October 2008).						
<b>Description</b>						
<b>Brownfield.</b> Land located between Kingsway and Robin Close, currently used as a commercial plant nursery. The site is to the East of the town centre and within the settlement boundary as defined in the Local Plan, (1995). The site is surrounded by residential development.						
<b>Background</b>						
<b>Suitability</b>						
The site is within the 'Market Town' of Mildenhall, considered to be a more 'sustainable' location for new housing development.						
<b>Availability</b>						
The site is under sole ownership and is understood to be available for development early in the plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
40	32	24	16	24		
<b>Summary</b>						
The site could potentially deliver 24 dwellings at 30dph.						
<b>Overall yield</b>						
24						

Site Ref	Address	Settlement	Size			
FHDC/M/29	Land South Worlington Road & adjacent to former Dairy Site	Mildenhall	3.05 ha			
<b>Source</b>						
SHLAA call for sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> 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.						
<b>Background</b>						
<b>Suitability</b>						
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).						
<b>Availability</b>						
The site is under sole ownership although the time-scale for bringing it forward for development is not clear.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
153	122	92	61	78		
<b>Summary</b>						
Recent planning permission for 78 dwellings, (reference: DC/13/0927/OUT).						
<b>Overall yield</b>						
78						

Site Ref	Address	Settlement	Size			
FHDC/M/33	Land to the West of Folly Road	Mildenhall	8.06 hectares			
<b>Source</b>						
2006 Site Allocations 'Issues and Options' Local Plan Consultation.						
<b>Description</b>						
<b>Mixed Greenfield/Brownfield</b> - The site comprises managed grassland, some of which is used for the grazing of horses. There are a number of out-buildings on the site which is located to the West of Mildenhall and outside of the settlement boundary as defined by the Local Plan, (1995). There is residential development to the South of the site and an industrial area lies immediately to the North.						
<b>Background</b>						
<b>Suitability</b>						
The site is outside of the settlement boundary as defined by the Local Plan (1995) although it is adjacent to existing residential development. Mildenhall is a Market Town and deemed to be a more sustainable location for new housing development.						
<b>Availability</b>						
The site is understood to be under sole ownership and is available for development within the plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
403	322	242	161		242	
<b>Summary</b>						
This site could potentially deliver 242 dwellings at 30dph.						
<b>Overall yield</b>						
242						

Site Ref	Address	Settlement	Size			
FHDC/M/46	District Council Offices, College Heath Road	Mildenhall	2.14ha			
<b>Source</b>						
Council Identified (SHLAA Call for Sites Spring 2015)						
<b>Description</b>						
<b>Brownfield.</b> This is the site of the council offices, surgery and library on College Heath Road and might become available with the Mildenhall Hub project. The site is bound by College Heath road to the north and west and existing residential development to the east. This is a predominantly residential location within the Town’s settlement boundary.						
<b>Background</b>						
<b>Suitability</b>						
The site is within the ‘Market Town’ of Mildenhall, considered to be a more ‘sustainable’ location for new housing development.						
<b>Availability</b>						
The site might become available with the Mildenhall Hub project						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
107	86	64	43	64		
<b>Summary</b>						
The site could potentially deliver 64 dwellings at 30dph.						
<b>Overall yield</b>						
64						



Site Ref	Address	Settlement	Size			
FHDC/M/47	Land at Wamil Court	Mildenhall	0.62 ha			
<b>Source</b>						
SHLAA call for sites, (Spring 2015)						
<b>Description</b>						
<b>Brownfield.</b> Former care home with existing residential development to the north, east and south and playing fields to the west. The site lies within the settlement boundary and to the west of the town centre, (within reasonable walking distance of it).						
<b>Background</b>						
SHLAA call for sites, (Spring 2015)						
<b>Suitability</b>						
The site is within the 'Market Town' of Mildenhall, considered to be a more 'sustainable' location for new housing development.						
<b>Availability</b>						
The site is under sole ownership and is understood to be available for development early in the plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
31	25	19	12	19		
<b>Summary</b>						
The site could potentially deliver 19 dwellings at 30dph.						
<b>Overall yield</b>						
19						

Site Ref	Address	Settlement	Size			
FHDC/N/07	Land between Studlands Park Avenue and Parkers Walk	Newmarket	0.25 ha			
<b>Source</b>						
SHLAA call for sites October 2008 Urban Capacity Study 2003, (and 2005 Update).						
<b>Description</b>						
<b>Greenfield.</b> This is an open and grassed area of land currently used for recreation and amenity purposes in the centre of an existing residential estate to the North of Newmarket.						
<b>Background</b>						
<b>Suitability</b>						
The 'Studlands Park' Estate has its own shops and other facilities. The site is within the settlement boundary as defined by the Local Plan, (1995). Newmarket is a Market Town and considered to be a more sustainable location for new housing development.						
<b>Availability</b>						
Suffolk County Council is the sole owner and seeks to sell the land to a residential developer upon receipt of an outline planning consent. The land is surplus to the Authority's requirements.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
13	10	8	5	8		
<b>Summary</b>						
The site is known to be available for development relatively early within the plan period.						
<b>Overall yield</b>						
8						

Site Ref	Address	Settlement	Size			
FHDC/N/13	Land at Junction of Exning Road and Brickfield Avenue	Newmarket	0.26			
<b>Source</b>						
Local Plan, (Submitted to 2006 Consultation).						
<b>Description</b>						
<b>Greenfield.</b> Open space, (unmanaged grassland). This is a relatively small corner plot at the intersection of two roads off the Studlands Park housing estate and adjacent to Newmarket’s industrial area.						
<b>Background</b>						
<b>Suitability</b>						
The site sits just outside of the Settlement Boundary as defined by the Local Plan, (1995). Newmarket is a Market Town and considered to be a more sustainable location for new housing development.						
<b>Availability</b>						
It is unclear at this stage whether or not the owner will be bringing the site forward for development or to what time-scale. The site is known to be under sole ownership.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
13	10	8	5	8		
<b>Summary</b>						
Although information on availability has not been provided by the landowner or agent, the Council’s knowledge of this particular site suggests that development can be achieved within the first 5 year period.						
<b>Overall yield</b>						
8						

Site Ref	Address	Settlement	Size																					
FHDC/N/14	Land East of Newmarket, South of the A14, (Hatchfield Farm).	Newmarket	64.69 ha																					
<b>Source</b>																								
Local Development Framework, (Included in 2006 Consultation). SHLAA call for sites October 2008 Site has been the subject of a planning application																								
<b>Description</b>																								
<b>Greenfield.</b> This is an area of farmland bound by the A14 Trunk Road to the North, the Studlands Park Housing Estate to the West and open fields to the South and East.																								
<b>Background</b>																								
This site has been the subject of a planning application that was refused in June 2010 – Reference F/2009/0713/ESO. An appeal was lodged against this refusal and a Public Inquiry was held in July and September 2011. The appeal was ‘recovered’ for determination by the Secretary of State. The Secretary of State, in accordance with the recommendation of the independent Inspector (report reference APP/H3510/A/10/2142030) resolved to dismiss the appeal, (decision letter dated 22 <sup>nd</sup> March 2012). Latterly, the site has been the subject of planning application reference DC/13/0408/OUT, (400 dwellings). The application was called in for determination by the Secretary of State. A public inquiry took place in April 2015 although the Secretary of State is yet to issue their decision. The Secretary of State’s verdict on the called in application is anticipated in October 2015.																								
<b>Suitability</b>																								
Newmarket is defined as a ‘Market Town’ with the context of the Core Strategy and considered to be a more sustainable location for new housing development.																								
<b>Availability</b>																								
According to the agents there are no ownership constraints pertaining to this site and it is available for development early within the Local Plan period.																								
<b>Achievability</b>																								
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.																								
<b>Future potential housing capacity</b>																								
<table><tr><th colspan="4"></th><th colspan="3">Timeframe</th></tr><tr><th>50dph</th><th>40dph</th><th>30dph</th><th>20dph</th><th>1-5 years</th><th>6-10 years</th><th>11-15 years</th></tr><tr><td>3,235</td><td>2,588</td><td>1,941</td><td>1,294</td><td>400</td><td>770</td><td>771</td></tr></table>								Timeframe			50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years	3,235	2,588	1,941	1,294	400	770	771
				Timeframe																				
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years																		
3,235	2,588	1,941	1,294	400	770	771																		
<b>Summary</b>																								
This site could potentially deliver 1,941 dwellings at 30dph, (with potentially 400 dwellings in years 1-5, albeit this is dependent upon Secretary of State approval for the ‘current’ application).																								
<b>Overall yield</b>																								
1941																								

Site Ref	Address	Settlement	Size			
FHDC/N/15	Newmarket Station Site	Newmarket	0.52 ha			
<b>Source</b>						
Local Plan, (Submitted to 2006 Consultation). SHLAA call for sites October 2008						
<b>Description</b>						
<b>Brownfield.</b> This is the site of the old Newmarket Railway Station, adjacent to the existing one and in a predominantly residential area of the town. It is close to Coronation Stables and the Tattersalls Sales Ring. The site is to the South of the Town Centre and within walking distance of the High Street.						
<b>Background</b>						
<b>Suitability</b>						
The site benefits from being in a predominantly residential area and is well served by the road and rail network. 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.						
<b>Availability</b>						
Tattersalls are the freeholders of the car park but the buildings on the site belong to a third party. A right of access therefore exists across the site together with parking provisions for the existing offices.						
<b>Achievability</b>						
Tattersalls do not <u>currently</u> have an alternative site to park horseboxes during sale periods and are currently not aware of any suitable sites and hence the site is not likely to be made available for residential early in the plan period. 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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
26	21	16	10			16
<b>Summary</b>						
This site could potentially deliver 16 dwellings at 30dph.						
<b>Overall yield</b>						
16						

Site Ref	Address	Settlement	Size			
FHDC/N/18	George Lambton Playing Fields	Newmarket	9.44 ha			
<b>Source</b>						
SHLAA call for sites submission, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> Playing fields bound by a former middle school to the South, the Fordham Road to the East and a Tesco Superstore to the North.						
<b>Background</b>						
<b>Suitability</b>						
The site has been allocated for employment purposes within the context of the Forest Heath Local Plan (1995) policy 5.4, (dependent on provision of replacement and suitable open space). Newmarket is a Market Town and considered a more suitable location for new housing development.						
<b>Availability</b>						
Ownership constraints are currently being addressed by the landowner in consultation with the Council.						
<b>Achievability</b>						
Retained Local Plan (1995) policy 5.4 identifies that the allocation identified would be 'dependent upon provision of satisfactory new recreation facilities elsewhere in the Town'. 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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
472	378	<b>283</b>	189		<b>283</b>	
<b>Summary</b>						
The site could potentially deliver 283 dwellings at 30dph.						
<b>Overall yield</b>						
<b>283</b>						

Site Ref	Address	Settlement	Size			
FHDC/N/20	Grassland off Leaders Way & Sefton Way	Newmarket	2.24ha			
<b>Source</b>						
SHLAA call for sites submission, (October 2008).						
<b>Description</b>						
<b>Brownfield/Greenfield Mix.</b> Open grassland, (land off Leaders Way & Sefton Way).						
<b>Background</b>						
This site is allocated for horse racing related residential development within the context of the Local Plan, (1995), policy 4.4. 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, the proposed housing site is located within the urban fabric of Newmarket and adjacent to the Newmarket Horse Racing training yards and gallops. Therefore, the proposed horse racing related housing, according to Bidwells the agents, is ideally and appropriately located in a very sustainable location.						
<b>Suitability</b>						
Newmarket is a Market Town and considered to be a more sustainable location for new residential development.						
<b>Availability</b>						
According to the agent, there are no ownership constraints and the land can be made available for residential development relatively early within the plan period.						
<b>Achievability</b>						
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. It is understood that Bidwells and JCE have carried out viability testing which indicates that the proposal on the site is both deliverable and sustainable, (SHLAA, Spring 2015).						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
112	90	67	45	42		
<b>Summary</b>						
As per the agent’s submission in respect of the SHLAA (Spring 2015) the site capacity would be 42 dwellings on the developable area of 1.422ha.						
<b>Overall yield</b>						
42						

Site Ref	Address	Settlement	Size			
FHDC/N/29	Former swimming pool site	Newmarket	0.14			
<b>Source</b>						
This site became available (with the closure of the town’s swimming pool) subsequent to the publication of the SHLAA (2009) report.						
<b>Description</b>						
<b>Brownfield</b> - 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.						
<b>Background</b>						
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.						
<b>Suitability</b>						
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.						
<b>Availability</b>						
The site is in sole ownership and understood to be available for development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
7	6	4	3	10		
<b>Summary</b>						
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.						
<b>Overall yield</b>						
<b>10</b>						



Site Ref	Address	Settlement	Size			
FHDC/N/31	Scaltback Middle School	Newmarket	4.98 ha			
<b>Source</b>						
Submitted for consideration as part of the SHLAA 2012 review						
<b>Description</b>						
<b>Mixed</b> – Playing fields and school buildings						
<b>Background</b>						
In May 2008 Suffolk County Council's Cabinet approved proposals to extend the age range of primary schools and upper schools by the introduction of a two tier education system in the Newmarket area. The change to the two tier system came into effect in July 2012 in Newmarket with the closure of Scaltback Middle School.						
<b>Suitability</b>						
The site features audited open space.						
<b>Availability</b>						
SCC has declared both middle school sites in Newmarket surplus to the needs of education and will seek to dispose of the land and buildings.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
249	199	149	100	149		
<b>Summary</b>						
SCC has declared both middle school sites surplus to the needs of education and will seek to dispose of the land and buildings.						
<b>Overall yield</b>						
149						

Site Ref	Address	Settlement	Size			
FHDC/N/32	St Felix Middle School Site	Newmarket	4.95 ha			
<b>Source</b>						
Submitted for consideration as part of SHLAA 2012 Review						
<b>Description</b>						
<b>Mixed</b> – Playing fields, hard-standings and some other 'out-buildings', (associated with the former school).						
<b>Background</b>						
St Felix was subject to a fire in 2009 resulting in the school buildings being demolished and replaced with temporary accommodation. These structures were removed following the end of the academic year in July 2012, leaving the site immediately available for redevelopment.						
<b>Suitability</b>						
The south western part of the site beyond the current school fence is in within Flood Zone 2. The site features audited open space.						
<b>Availability</b>						
Temporary school accommodation has been removed leaving the site available for redevelopment.						
<b>Achievability</b>						
SCC has declared this site surplus to the needs of education and seeks to dispose of the land and buildings. 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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
248	198	149	99	149		
<b>Summary</b>						
The change to the two tier system came into effect in July 2012 in Newmarket with the closure of St Felix Middle CEVC Middle School. SCC has declared the site surplus to the needs of education and seeks to dispose of the land and buildings.						
<b>Overall yield</b>						
149						

Site Ref	Address	Settlement	Size			
FHDC/N/33	Land at Phillips Close	Newmarket	2.09			
<b>Source</b>						
Submitted to SHLAA call for sites Spring 2015						
<b>Description</b>						
<b>Brownfield</b> - Brownfield (existing residential) bound by residential development on two sides and land in equines related use on the other 2 sides. The site is located within the urban fabric of Newmarket, a high ranking settlement in terms of service and facilities available to residents.						
<b>Background</b>						
<b>Suitability</b>						
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. It is considered that intensification of the residential use on this site could be achieved (the existing residential development is of a very low density). This is an area where equine related land uses are prevalent. There is other residential development in the immediate vicinity of the site. As per the details submitted to the SHLAA consultation by the agent (Spring 2015) any future development on the site will be contingent on the successful mitigation of any possible detriment to Horse Racing Industry Operations.						
<b>Availability</b>						
The site is in sole ownership and understood to be available for development.						
<b>Achievability</b>						
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 agents, viability assessments indicate that the regeneration of this site is both deliverable and sustainable.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
105	84	63	42	63		
<b>Summary</b>						
63 dwellings @ 30dph						
<b>Overall yield</b>						
<b>63</b>						

Site Ref	Address	Settlement	Size			
FHDC/RL/03	Land off Turnpike Road	Red Lodge	9.73 ha			
<b>Source</b>						
Urban Capacity Study 2003, (and 2005 Update).						
<b>Description</b>						
<b>Brownfield/Greenfield Mix.</b> The site is comprised of garden land, industrial land and some vacant land in the middle of the settlement. The site is bound by the Turnpike Road to the South and the A11 Trunk Road to the North. An adjacent site is the subject of planning permission for 295 dwellings, (under construction).						
<b>Background</b>						
The site features within the Red Lodge Masterplan as a potential housing allocation.						
<b>Suitability</b>						
The site is within the Settlement Boundary as defined by the Local Plan, (1995). Red Lodge is defined as a Key Service Centre and therefore deemed to be a more sustainable location for the provision of new housing development. The new village centre and school are recently completed.						
<b>Availability</b>						
It is understood that there is a reasonable prospect of the site being made available for development in the long term. The Council has recently held discussions with agents/developers regarding the potential for bringing this site forward.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
487	389	292	195			292
<b>Summary</b>						
Although information on availability has not been provided by the landowner or agent, the Council’s knowledge of this particular site suggests that development can be achieved within the plan period.						
<b>Overall yield</b>						
292						

Site Ref	Address	Settlement	Size			
FHDC/RL/04	Coopers Yard and Café	Red Lodge	1.9 ha			
<b>Source</b>						
Urban Capacity Study 2003, (and 2005 Update).						
<b>Description</b>						
<b>Brownfield.</b> Coopers Haulage Yard and Transport Café.						
<b>Background</b>						
<b>Suitability</b>						
The site is within the Settlement Boundary as defined by the Local Plan, (1995). Red Lodge is defined as a Key Service Centre for the purposes of the SHLAA and therefore deemed to be a more sustainable location for the provision of new housing development. The new school and village centre have recently been completed.						
<b>Availability</b>						
It is understood that there is a reasonable prospect of the site being made available for development within the plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
95	76	57	38			57
<b>Summary</b>						
The Council’s knowledge of this particular site suggests that development can be achieved in the foreseeable future.						
<b>Overall yield</b>						
57						

Site Ref	Address	Settlement	Size			
FHDC/RL/05	Land adjoining public house, Turnpike Road and Lane	Red Lodge	0.85 ha			
Source						
SHLAA Call for Sites, (October 2008).						
Description						
Greenfield. Vacant land, designated as open space within the context of the Red Lodge Master Plan.						
Background						
Suitability						
The site is within the Settlement Boundary as defined by the Local Plan (1995). Red Lodge is a Key Service Centre and deemed to be a more sustainable location for the provision of new housing development.						
Availability						
According to the agents there are no delivery issues.						
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
43	34	26	17			10
Summary						
A public open space (Outdoor Sports) designation does apply to the site as stipulated by the Red Lodge Master-plan. To protect this, it is considered that development should be limited to 10 dwellings purely for the purposes of estimating capacity for the SHLAA. If the site were to be developed to its full potential in the future, then the 'open space' would need to be provided elsewhere in Red Lodge and to the satisfaction of the Council.						
Overall yield						
10						

Site Ref	Address	Settlement	Size			
FHDC/RL/06	Land adjoining Twins Belt, Land East of Red Lodge	Red Lodge	18.18 ha			
<b>Source</b>						
Previous SHLAA call for sites submission						
<b>Description</b>						
<b>Greenfield</b> – Predominantly open space/agricultural land lying to the east of the settlement.						
<b>Background</b>						
A representation was made to the SHLAA (Spring 2015) to clarify that the land to the north of the application site (RL/06 North) yet within the boundary of RL/06 as shown in the draft 2015 SHLAA, also had potential for future residential development. The application number pertaining to RL/06 (South) is 2013/0257/HYB (for which there is a council resolution to approve).						
<b>Suitability</b>						
The site is within the Settlement Boundary as defined by the Local Plan (1995). Red Lodge is a Key Service Centre and deemed to be a more sustainable location for the provision of new housing development. The site is the subject of a nature constraint (it lies within the 1,500m Stone Curlew SPA). However, appropriate mitigation has been <b>demonstrated to the satisfaction of Natural England and therefore the site is 'included'</b> within this iteration of the SHLAA.						
<b>Availability</b>						
The site is available for development early within the plan period. RL/06 North is under option to Crest Nicholson, the lead developer of the existing Kings Warren development and RL/06 South. According to the agent the development of RL/06 North is the next logical phase of development following the delivery of land to the south, (SHLAA submission Spring 2015)						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
909	727	545	364	<b>254</b>	<b>120</b>	
<b>Summary</b>						
Planning permission, (subject to legal agreement), for 374 dwellings, (2013/0257/HYB).						
<b>Overall yield</b>						
<b>374</b>						

Site Ref	Address	Settlement		Size		
FHDC/RL/08	Land to rear 4 to 14b Turnpike Lane	Red Lodge		5.42 ha		
<b>Source</b>						
Urban Capacity Study, (2003 and 2005 update). Site Specific Allocations Issues and Options, (2006). Submitted by Land Owner as part of the SHLAA call for sites, (October 2008).						
<b>Description</b>						
<b>Greenfield/Brownfield Mix.</b> The site comprises a mixture of brown-field and greenfield land including domestic gardens and an industrial unit. The site is bound by Turnpike Lane to the east, the A11 to the West and existing residential development lies immediately to the north of the site.						
<b>Background</b>						
Subject of <u>withdrawn</u> planning application for residential development Ref: F/2008/0219/FUL, (238 dwellings).						
<b>Suitability</b>						
The site is within the Settlement Boundary as defined by the Local Plan (1995). Red Lodge is a Key Service Centre and therefore deemed to be a more appropriate location for the provision of new housing development. Part of the site is in flood zones 2 & 3. There are protected species records relating to the site and an ecological survey would therefore be required.						
<b>Availability</b>						
According to the agents, Murdoch Associates, the site is available for development now although there are some ownership issues that must be resolved first.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
271	217	163	108			163
<b>Summary</b>						
<b>Overall yield</b>						
163						



Site Ref	Address	Settlement	Size			
FHDC/RL/10	The 'Gateway Site', Kings Warren	Red Lodge	0.45 ha			
<b>Source</b>						
Land owner submitted site as part of the SHLAA call for sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> An area of 'waste ground', (previously agricultural), to the north of the settlement of Red Lodge and in close proximity to the Business Park.						
<b>Background</b>						
<b>Suitability</b>						
The site is within the Settlement Boundary as defined by the Local Plan, (1995). Red Lodge is defined as a Key Service Centre for the purposes of the SHLAA and therefore deemed to be a more sustainable location for the provision of new housing development.						
<b>Availability</b>						
The site is under sole ownership. According to the agents, the site is available for development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
23	18	14	9			14
<b>Summary</b>						
The site could yield 14 dwellings at 30dph.						
<b>Overall yield</b>						
14						

Site Ref	Address	Settlement	Size			
FHDC/RL/18	Land South of the Carrops	Red Lodge	1.37 ha			
Source						
Submitted by Landowner/Agent prior to SHLAA 2012 update						
Description						
Mixed – Open ground with some out-buildings						
Background						
Suitability						
The site is within the Settlement Boundary as defined by the Local Plan, (1995). Red Lodge is a Key Service Centre and deemed to be a more sustainable location for the provision of new housing development. The site is <u>partially</u> within Flood Zones 2/3.						
Availability						
It is understood that there is a reasonable prospect of the site being made available for development 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
69	55	41	27			41
Summary						
Overall yield						
41						

Site Ref	Address	Settlement	Size			
FHDC/WR/01	Land South of Chapel Road	West Row	2.6 ha			
Source						
SHLAA Call for Sites, (October 2008).						
Description						
<b>Greenfield.</b> This is agricultural land bound by Chapel Road to the north and Friday Street to the east. There is open ground/sports pitched to the West of the site.						
Background						
Suitability						
Primary Villages which provide basic local service should only accommodate small scale housing growth to meet local needs.						
Availability						
According to the agent, any ownership/legal issues can be readily resolved prior to 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		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
130	104	78	52	78		
Summary						
This site could potentially yield 78 dwellings at 30dph.						
Overall yield						
78						

Site Ref	Address	Settlement	Size			
FHDC/WR/02	Land off Pott Hall Road	West Row	0.58 ha			
<b>Source</b>						
Included in 2006 Issues and Options Consultation.						
<b>Description</b>						
<b>Mixed.</b> This is a mixed greenfield and brownfield site within the existing West Row settlement boundary. The site is a mixture of grass and arable land to the west of outbuildings and hard-standings to the east where there is access to Pott Hall Road. The site is bounded by residential development to the north and east with trees and hedges along the south border encroaching into the site.						
<b>Background</b>						
<b>Suitability</b>						
Primary Villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.						
<b>Availability</b>						
This site has been identified as a potential development option by the council or a landowner/developer within the context of a previous iteration of the SHLAA (see source above). No recent evidence has been provided (i.e. during the preparation of the current SHLAA, or as part of any planning application and/or pre-application discussion) to suggest that development is likely to take place in years 1-5.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
29	23	17	12		17	
<b>Summary</b>						
The site is being considered for 17 dwellings, (30dph), within the context of the emerging Site Allocations Local Plan document.						
<b>Overall yield</b>						
17						

Site Ref	Address	Settlement	Size			
FHDC/WR/04	Land at the junction of Jarman's Lane and Beeches Road	West Row	0.92 ha			
<b>Source</b>						
Local Development Framework Site, (Included in 2006 Consultation).						
<b>Description</b>						
<b>Mixed Greenfield/Brownfield.</b> Agricultural land, access and garden. This site is at the Northern limit of the settlement.						
<b>Background</b>						
<b>Suitability</b>						
The site is outside of the settlement boundary as defined within the context of the Local Plan, (1995). Primary Villages which provide basic local service should only accommodate small scale housing growth to meet local needs.						
<b>Availability</b>						
This site has been identified as a potential development option by the council or a landowner/developer within the context of a previous iteration of the SHLAA (see source above). No recent evidence has been provided (i.e. during the preparation of the current SHLAA, or as part of any planning application and/or pre-application discussion) to suggest that development is likely to take place in years 1-5.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
46	37	28	18		28	
<b>Summary</b>						
The site could yield 28 dwellings at 30dph.						
<b>Overall yield</b>						
28						

Site Ref	Address	Settlement	Size			
FHDC/WR/06	Land North of Mildenhall Road	West Row	0.72 ha			
<b>Source</b>						
Local Development Framework Site, (Included in 2006 Consultation).						
<b>Description</b>						
<b>Greenfield.</b> A field nursery with hedge rows around the edge. The site is to the North of the settlement.						
<b>Background</b>						
<b>Suitability</b>						
The site is outside of the settlement boundary as defined by the Local Plan, (1995). Primary Villages which provide basic local service should only accommodate small scale housing growth to meet local needs.						
<b>Availability</b>						
This site has been identified as a potential development option by the council or a landowner/developer within the context of a previous iteration of the SHLAA (see source above). No recent evidence has been provided (i.e. during the preparation of the current SHLAA, or as part of any planning application and/or pre-application discussion) to suggest that development is likely to take place in years 1-5.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
36	29	22	14		26	
<b>Summary</b>						
Anticipated yield is 26 dwellings as per planning permission reference DC/14/0632/OUT.						
<b>Overall yield</b>						
<b>26</b>						

Site Ref	Address	Settlement	Size			
FHDC/WR/07	Access between 45 & 55 Beeches Road	West Row	15.07ha			
<b>Source</b>						
Local Development Framework Site, (Included within 2006 Consultation).						
<b>Description</b>						
<b>Greenfield.</b> Open field to the East of Beeches Road in West Row.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
This site is known to be available for development and is the subject of a current planning application.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
754	603	452	301	226	226	
<b>Summary</b>						
This site is subject to hybrid Planning Application, (DC/14/2047/HYB), comprising - 1) Full Application for the erection of 131 dwellings (including 42 affordable dwellings, (2) Outline Application with all matters reserved for the erection of 7 self-build homes. the site boundary reflects the current planning application but the site area and quantum of housing may change as part of the development management process.						
<b>Overall yield</b>						
452						

Site Ref	Address	Settlement	Size			
FHDC/WR/09	Land off Manor Farm Road	West Row	0.27 ha			
<b>Source</b>						
Local Development Framework Site, (Included in 2006 Consultation).						
<b>Description</b>						
<b>Greenfield.</b> The land is currently agricultural with dwellings to the East and Manor Farm to the North.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
There is no recent evidence to suggest when this site might become available for development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
14	11	8	5		8	
<b>Summary</b>						
The site could potentially deliver 8 dwellings at 30dph.						
<b>Overall yield</b>						
8						



Site Ref	Address	Settlement	Size			
FHDC/WR/10	Land off Chapel Road	West Row	0.85 ha			
<b>Source</b>						
Local Development Framework Site, (Included in 2006 Consultation).						
<b>Description</b>						
<b>Greenfield.</b> Agricultural land bound by Chapel Road to the north and residential dwellings to West. The site is on the eastern limit of the settlement.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
There is no recent evidence to suggest when this site might become available for development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
43	34	26	17		26	
<b>Summary</b>						
The site could potentially yield 26 dwellings at 30dph.						
<b>Overall yield</b>						
26						

Site Ref	Address	Settlement	Size			
FHDC/WR/11	Land off Parker's Drove	West Row	0.41 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> Agricultural land to the West of the settlement bound by residential dwellings to the east.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
It is understood that this site is in sole ownership and available for development early in the plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
21	16	12	8	12		
<b>Summary</b>						
The site could potentially yield 12 dwellings at 30dph.						
<b>Overall yield</b>						
12						

Site Ref	Address	Settlement	Size			
FHDC/WR/12	Land adjacent to Park Garden, Friday Street	West Row	0.9 ha			
<b>Source</b>						
Local Development Framework Site, (site included within the context of the 2006 'Sites' LP Consultation document).						
<b>Description</b>						
<b>Greenfield.</b> Agricultural land located to the west of the settlement.						
<b>Background</b>						
<b>Suitability</b>						
The site lies 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.						
<b>Availability</b>						
This site has consent for 7 dwellings as per planning application reference DC/14/2407/OUT.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
45	36	27	18	7		
<b>Summary</b>						
This site is subject to a consent for 7 dwellings, (see above).						
<b>Overall yield</b>						
7						

Site Ref	Address	Settlement	Size			
FHDC/WR/13	Behind St Peter's Church, Church Lane	West Row	0.55 ha			
<b>Source</b>						
Local Development Framework Site, (Included in 2006 Consultation).						
<b>Description</b>						
<b>Greenfield.</b> Unmanaged grass-land with housing to the front of the site. The site is located to the south-west of the settlement of West Row.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
According to the agent there are no ownership constraints and development would be economically viable.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
28	22	17	11	17		
<b>Summary</b>						
The site could potentially yield 17 dwellings at 30dph.						
<b>Overall yield</b>						
17						

Site Ref	Address	Settlement	Size			
FHDC/WR/14	Off Friday Street, behind Williams Way	West Row	1.76 ha			
<b>Source</b>						
Local Development Framework Site, (Included in 2006 Consultation).						
<b>Description</b>						
<b>Brownfield.</b> A run down area containing overgrown weeds and dilapidated out-buildings.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
This site has been identified as a potential development option by the council or a landowner/developer within the context of a previous iteration of the SHLAA (see source above). No recent evidence has been provided (i.e. during the preparation of the current SHLAA, or as part of any planning application and/or pre-application discussion) to suggest that development is likely to take place in years 1-5.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
88	70	53	35		53	
<b>Summary</b>						
The site could potentially yield 53 dwellings at 30dph.						
<b>Overall yield</b>						
53						

Site Ref	Address	Settlement	Size			
FHDC/WR/15	Popes Farm, Church Lane	West Row	0.43 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> Current use is paddock with grazing land.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
According to the agent, the site is under sole ownership and available for development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
22	17	13	9	13		
<b>Summary</b>						
The site could potentially yield 13 dwellings at 30dph.						
<b>Overall yield</b>						
13						

Site Ref	Address	Settlement	Size			
FHDC/WR/16	Land to North of Ferry Lane	West Row	3.16 ha			
<b>Source</b>						
Local Development Framework Site, (Included in 2006 Consultation).						
<b>Description</b>						
Mixed greenfield/brownfield. Currently a field/open ground. Part of the site has been developed.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
There is no recent evidence to suggest when this site might become available for development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
158	126	95	63		95	
<b>Summary</b>						
This site could potentially yield 95 dwellings at 30dph.						
<b>Overall yield</b>						
95						

Site Ref	Address	Settlement	Size			
FHDC/WR/17	Access between 114 & 118 Eldo Road	West Row	0.62 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Greenfield.</b> Current use is a field with a path, (used as a 'walk-through'). The site is surrounded by other fields and dwellings. The site is to the South of West Row.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
According to the agent, the landowner will sell to a developer on the granting of planning permission and there are no ownership constraints relating to the site.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
31	25	18	12	18		
<b>Summary</b>						
This site would probably be dependent on site WR/16 coming forward for development, (due to access). The site could potentially yield 18 dwellings at 30dph.						
<b>Overall yield</b>						
18						



Site Ref	Address	Settlement	Size			
FHDC/WR/19	Land at junction of Mildenhall Road and Jarman's Lane	West Row	0.52 ha			
<b>Source</b>						
Local Development Framework Site, (Submitted to 2006 Consultation).						
<b>Description</b>						
<b>Mixed brownfield/greenfield.</b> The site is currently used as a paddock and is found at the northern end of West Row.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
It is understood that this site is under sole ownership and available for development early in the plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
26	21	16	10	16		
<b>Summary</b>						
The site could potentially deliver 16 dwellings at 30dph.						
<b>Overall yield</b>						
16						

Site Ref	Address	Settlement	Size			
FHDC/WR/20	Land to rear 82/84 Church Road	West Row	0.28 ha			
<b>Source</b>						
SHLAA Call for Sites, (October 2008).						
<b>Description</b>						
<b>Brownfield.</b> The site constitutes the rear gardens of dwellings on Church Road.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
According to the agent the site is under sole ownership and is available for housing.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
14	11	8	6	8		
<b>Summary</b>						
The site could potentially yield 8 dwellings at 30dph.						
<b>Overall yield</b>						
8						

Site Ref	Address	Settlement	Size			
FHDC/WR/25	Land off Pott Hall Road	West Row	5.81 hectares			
<b>Source</b>						
Included in 2006 Issues and Options Consultation						
<b>Description</b>						
<b>Greenfield.</b> Grade 2 agricultural land to the South of the settlement surrounded almost completely by existing residential development.						
<b>Background</b>						
<b>Suitability</b>						
The site is within 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.						
<b>Availability</b>						
This site has been identified as a potential development option by the council or a landowner/developer within the context of a previous iteration of the SHLAA (see source above). No recent evidence has been provided (i.e. during the preparation of the current SHLAA, or as part of any planning application and/or pre-application discussion) to suggest that development is likely to take place in years 1-5.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
291	232	174	116		174	
<b>Summary</b>						
<b>Overall yield</b>						
174						

Site Ref	Address	Settlement	Size			
FHDC/WR/26	Land off Parkers Drove	West Row	0.43 hectares			
<b>Source</b>						
Submitted post 2009 SHLAA						
<b>Description</b>						
<b>Greenfield.</b> Open grassland and some cultivated land, (grade 2).						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
This site has been identified as a potential development option by the council or a landowner/developer within the context of a previous iteration of the SHLAA (see source above). No recent evidence has been provided (i.e. during the preparation of the current SHLAA, or as part of any planning application and/or pre-application discussion) to suggest that development is likely to take place in years 1-5.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
22	17	13	9		13	
<b>Summary</b>						
The site could potentially yield 13 dwellings at 30d.p.h.						
<b>Overall yield</b>						
13						

Site Ref	Address	Settlement	Size			
FHDC/WR/27	Land South-West of Jarmans Lane	West Row	0.78 hectares			
<b>Source</b>						
Submitted post SHLAA 2009						
<b>Description</b>						
<b>Mixed.</b> This site comprises open grassland interspersed with trees, shrubs and some out-buildings. Part of the site is used for the exercising of horses.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
This site has been identified as a potential development option by the council or a landowner/developer within the context of a previous iteration of the SHLAA (see source above). No recent evidence has been provided (i.e. during the preparation of the current SHLAA, or as part of any planning application and/or pre-application discussion) to suggest that development is likely to take place in years 1-5.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
39	31	23	16		23	
<b>Summary</b>						
The site could potentially yield 23 dwellings at 30dph.						
<b>Overall yield</b>						
23						

Site Ref	Address		Settlement	Size		
FHDC/WR/33	Land at Popes Farm		West Row	4.15 hectares		
<b>Source</b>						
Submitted by landowner post SHLAA 2012						
<b>Description</b>						
<b>Mixed.</b> This site comprises hard-standings, an assortment of outbuildings and agricultural/grazing land.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
It is understood that the site is under sole ownership and available for development early in the Local Plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
208	166	125	83	125		
<b>Summary</b>						
<b>Overall yield</b>						
125						

Site Ref	Address	Settlement	Size			
FHDC/WR/34	Land at the Gables, Chapel Road	West Row	0.28 hectares			
<b>Source</b>						
Submitted by landowner SHLAA Spring 2015						
<b>Description</b>						
<b>Mixed.</b> Dwelling and outbuilding within settlement boundary and residential curtilages adjacent to, (but outside of), the existing settlement boundary.						
<b>Background</b>						
<b>Suitability</b>						
The site is partly 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.						
<b>Availability</b>						
It is understood that the site is under sole ownership and available for development early in the Local Plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
14	11	8	6	8		
<b>Summary</b>						
This site could potentially deliver 8 dwellings @ 30dph						
<b>Overall yield</b>						
8						

Site Ref	Address	Settlement	Size			
FHDC/W/01	Land North Isleham Road and West of Walnut Grove	Worlington	10.54 ha			
<b>Source</b>						
Local Development Framework Site, (Submitted in respect of 2006 'Sites' LP Consultation).						
<b>Description</b>						
<b>Greenfield.</b> Agricultural land to the west of the settlement of Worlington.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
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.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
527	422	316	211	12		
<b>Summary</b>						
This is a Secondary Village where development is limited to 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 <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
<b>Overall yield</b>						
<b>12</b>						

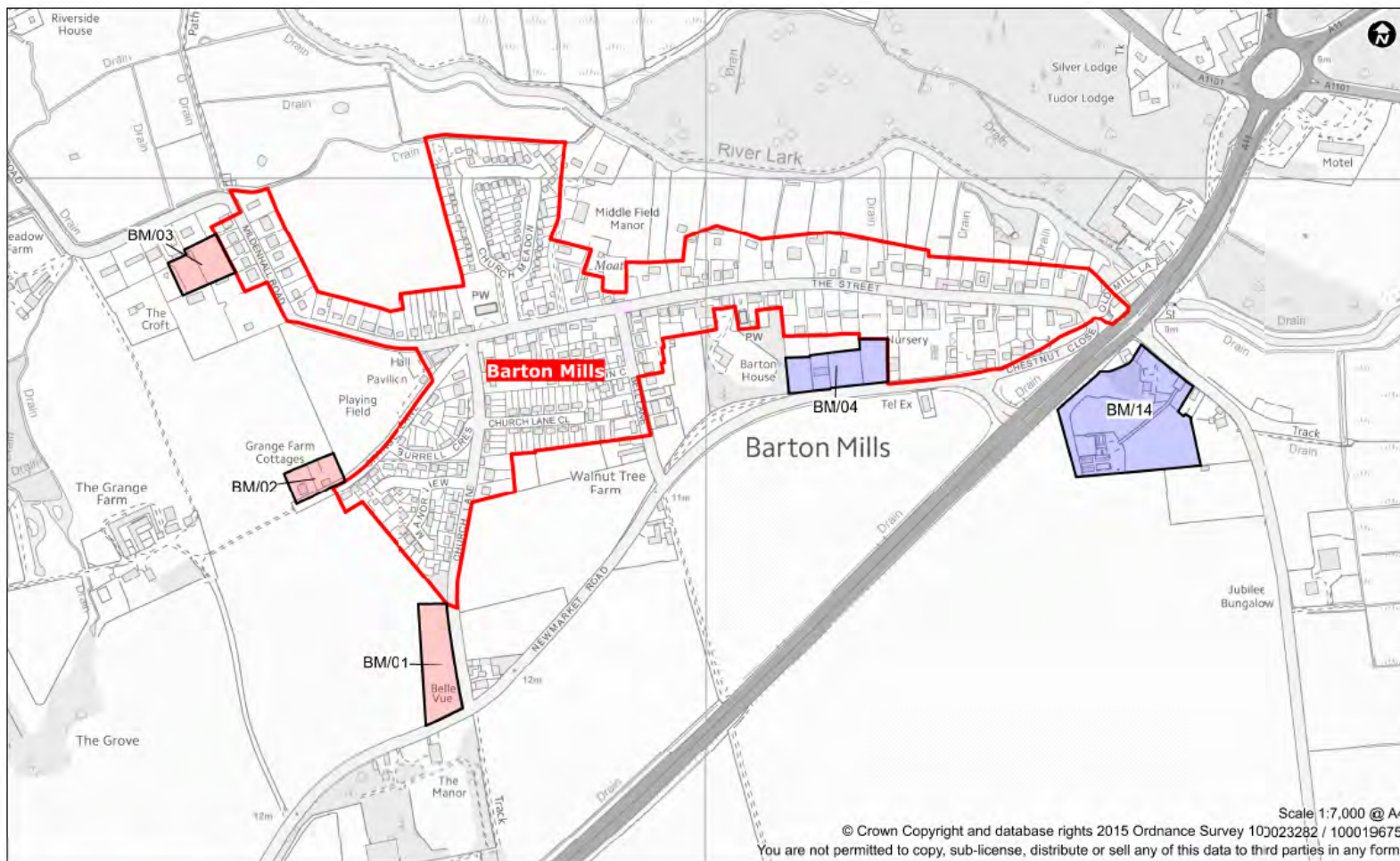


Site Ref	Address	Settlement	Size			
FHDC/W/02	Land South of The Street, (Depot and Nursery).	Worlington	0.26 ha			
<b>Source</b>						
Local Development Framework Site.						
<b>Description</b>						
<b>Brownfield.</b> Agricultural buildings in the centre of the settlement but outside of the settlement boundary defined by the Local Plan, (1995).						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
There is a reasonable prospect of the site being made available for housing within the plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
13	10	8	5		8	
<b>Summary</b>						
This is a Secondary Village and development is therefore limited to 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 <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
<b>Overall yield</b>						
8						

Site Ref	Address	Settlement	Size			
FHDC/W/04	Land North of Manor Farm	Worlington	0.47 ha			
Source						
Submitted 2006						
Description						
<b>Brownfield:</b> Agricultural buildings in the centre of the settlement of Worlington and lying adjacent to the settlement boundary of this Secondary Village.						
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 only a limited amount of new development.						
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.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
24	19	14	9		12	
Summary						
This is a Secondary Village where development is limited to 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 <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
Overall yield						
12						

Site Ref	Address	Settlement	Size			
FHDC/W/05	Land North of the Street, (up to cricket pitch).	Worlington	0.68 ha			
<b>Source</b>						
Local Plan, (Submitted to 2006 Consultation).						
<b>Description</b>						
<b>Greenfield.</b> Agricultural/grazing land. Site bound by cricket pitch to the north and the B1102 to the south.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
There is a reasonable prospect that the site would be made available for development within the plan period.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
34	27	20	14		<b>12</b>	
<b>Summary</b>						
This is a Secondary Village and development is limited to 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 <i>Secondary Villages</i> will provide only nominal housing and no urban expansion will be considered for these villages.						
<b>Overall yield</b>						
<b>12</b>						

Site Ref	Address	Settlement	Size			
FHDC/W/14	Land adjacent to Grove Farm	Worlington	0.30 ha			
<b>Source</b>						
Submitted post SHLAA 2014						
<b>Description</b>						
<b>Greenfield</b> – 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.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
According to the agent there are no ownership or legal constraints to overcome and development would be economically viable.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
15	12	9	6	9		
<b>Summary</b>						
<b>Overall yield</b>						
9						

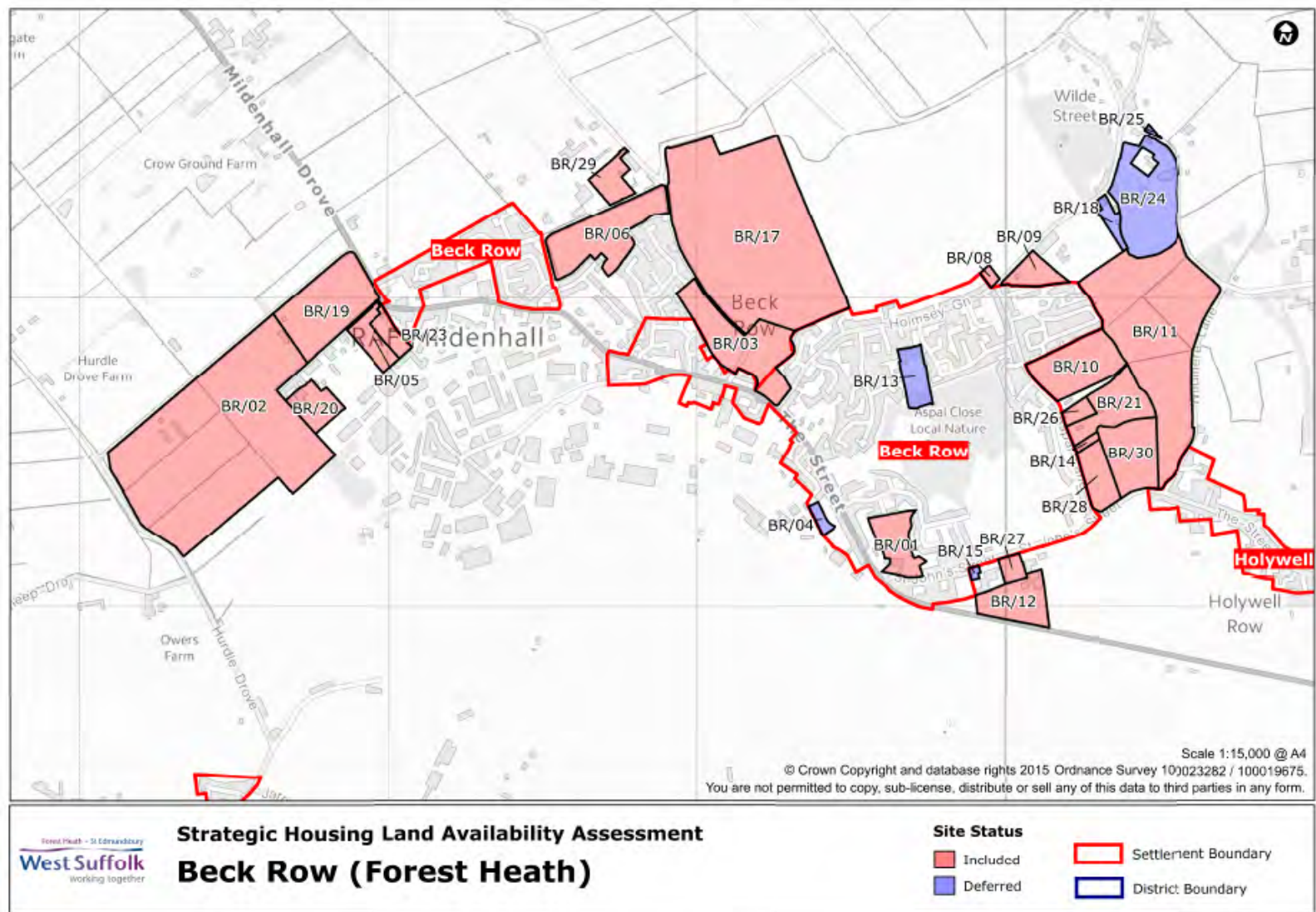


**Strategic Housing Land Availability Assessment**

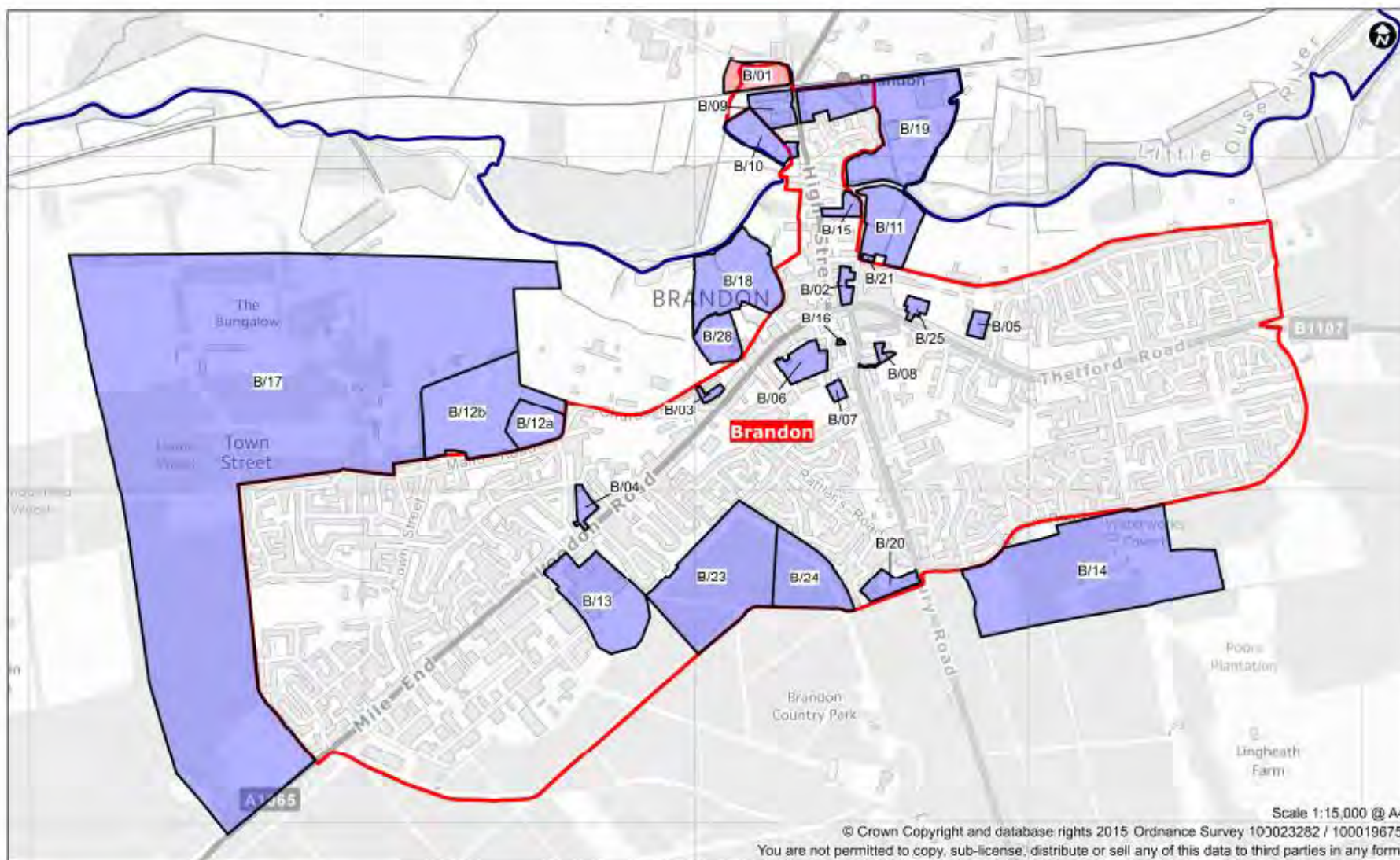
**Barton Mills (Forest Heath)**

**Site Status**

	Included		Settlement Boundary
	Deferred		District Boundary





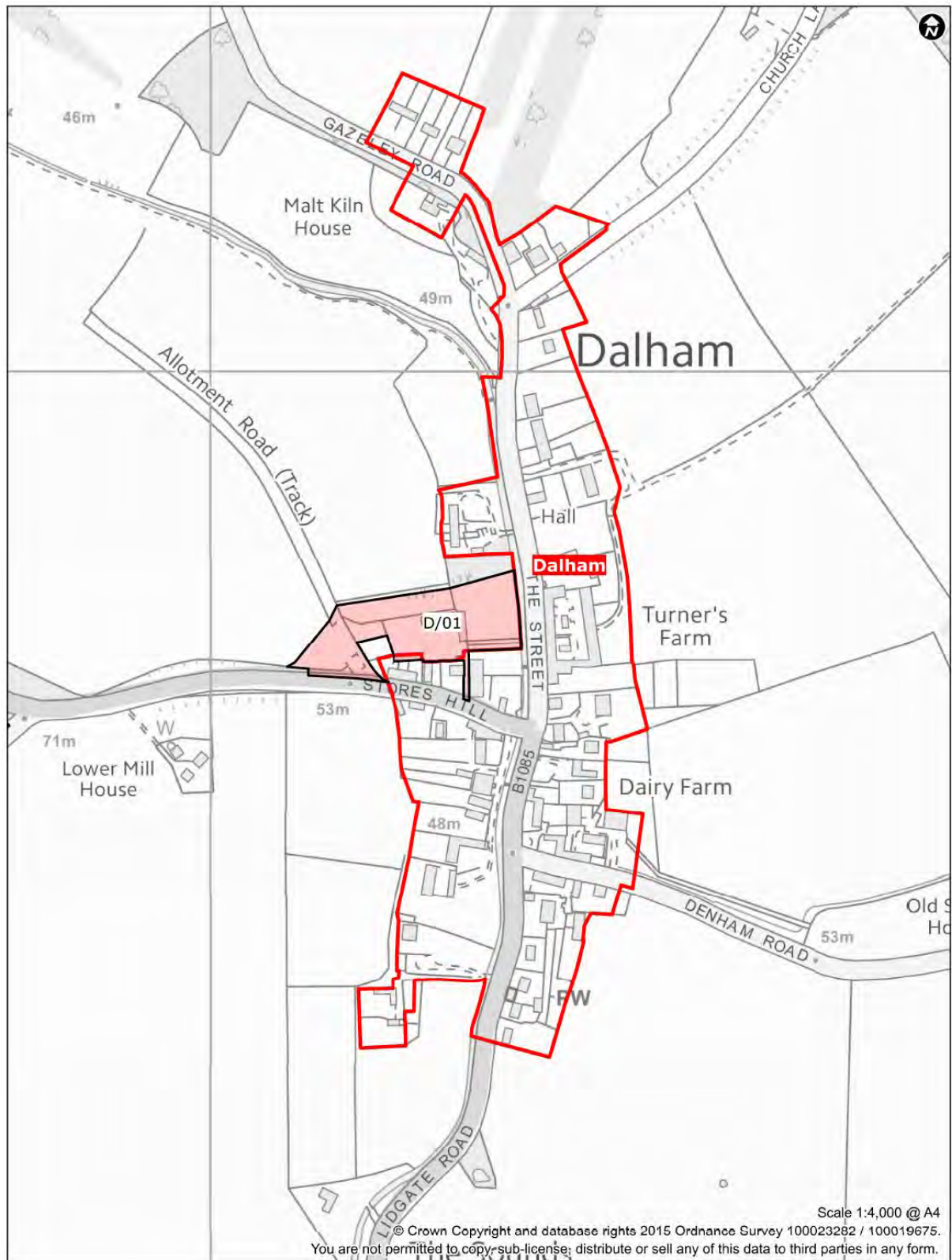


## Strategic Housing Land Availability Assessment Brandon (Forest Heath)

### Site Status

- Included
- Deferred

- Settlement Boundary
- District Boundary



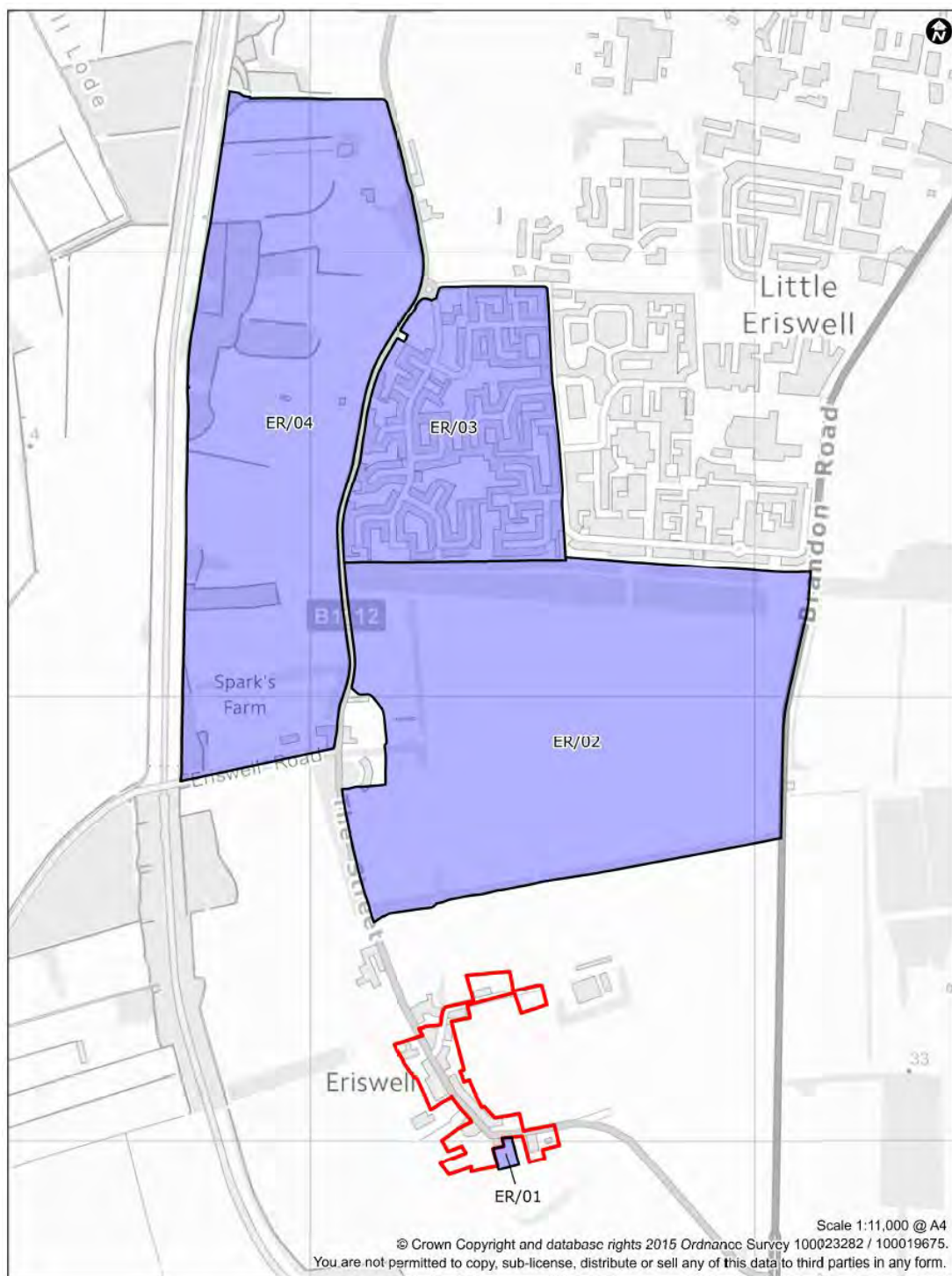
**Strategic Housing  
Land Availability Assessment**

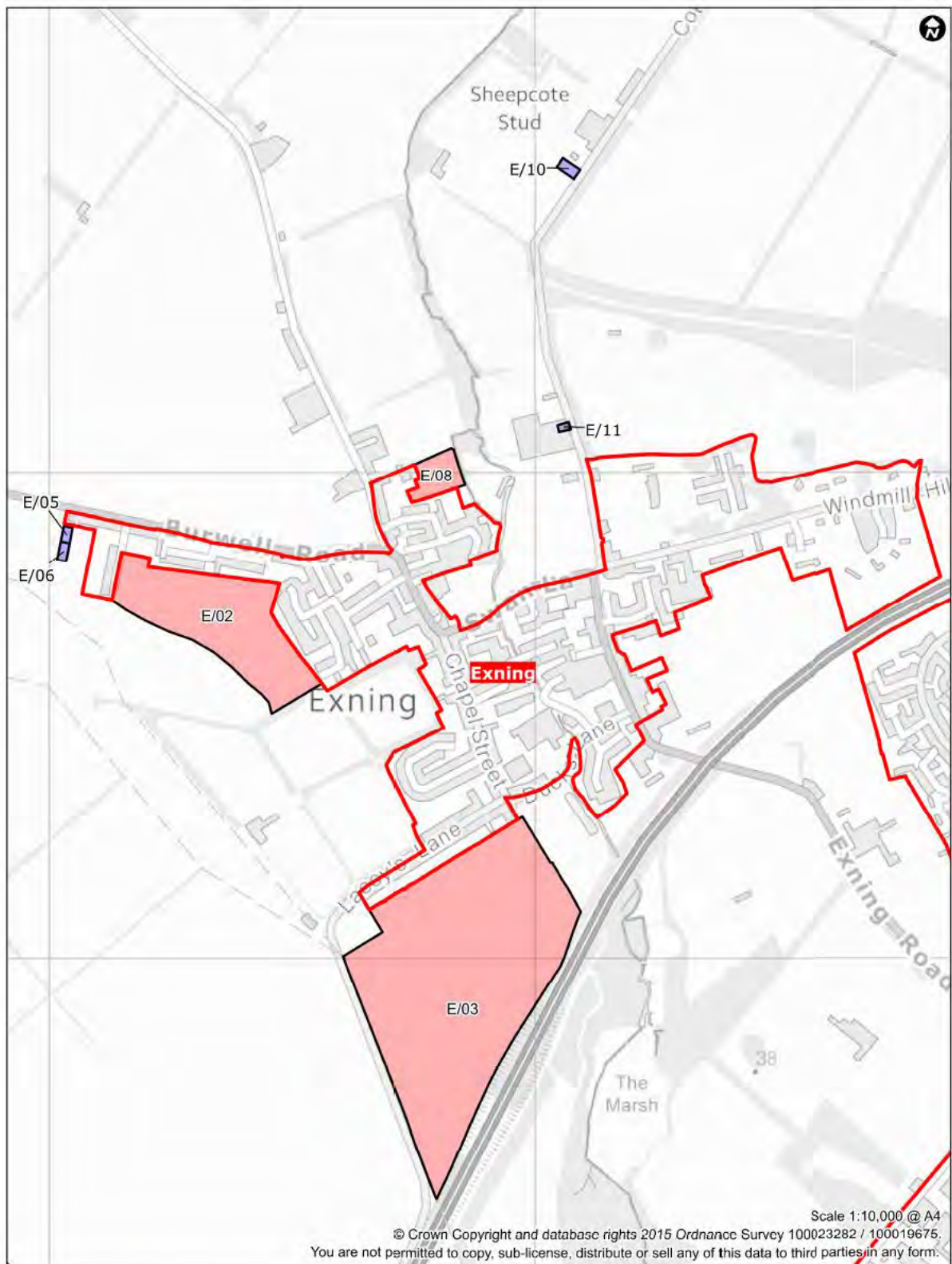
**Dalham (Forest Heath)**

**Site Status**

	Included		Settlement Boundary
	Deferred		District Boundary



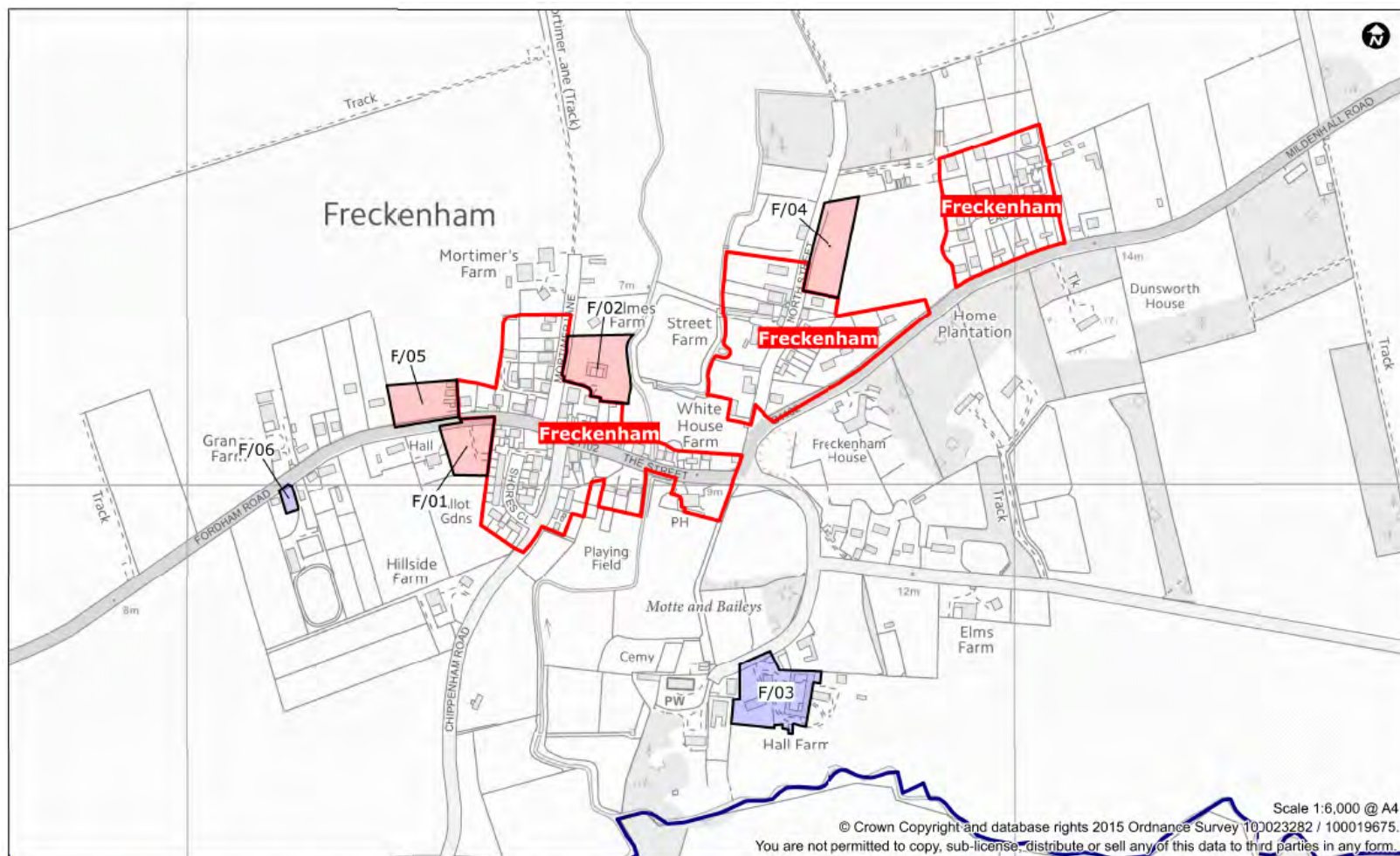




**Strategic Housing  
Land Availability Assessment  
Exning (Forest Heath)**

**Site Status**

	Included		Settlement Boundary
	Deferred		District Boundary

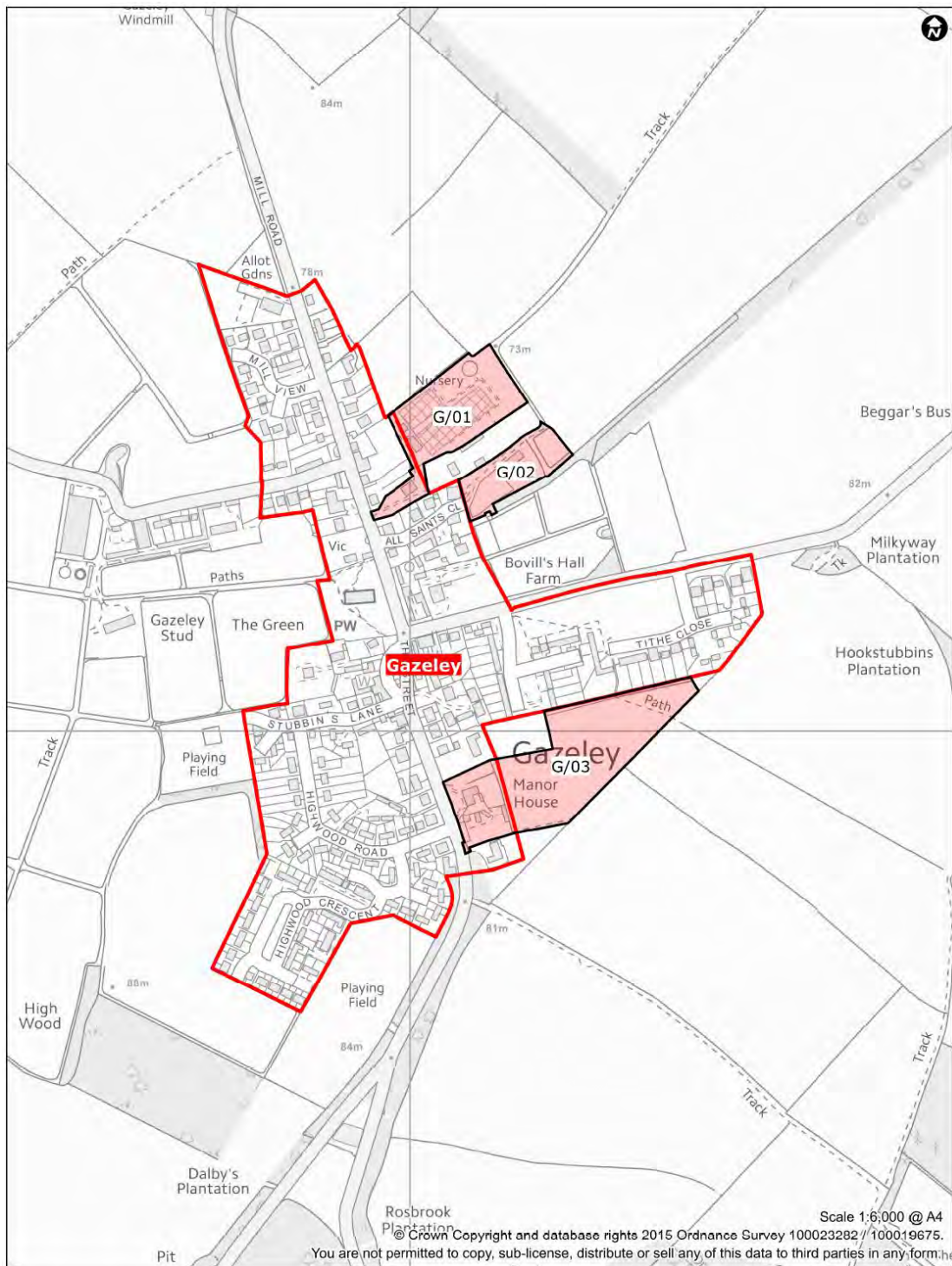


## Strategic Housing Land Availability Assessment Freckenham (Forest Heath)

### Site Status

- |                                                                                                                                      |                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
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| <span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span> Deferred | <span style="display: inline-block; width: 15px; height: 15px; border: 2px solid blue;"></span> Distric: Boundary  |



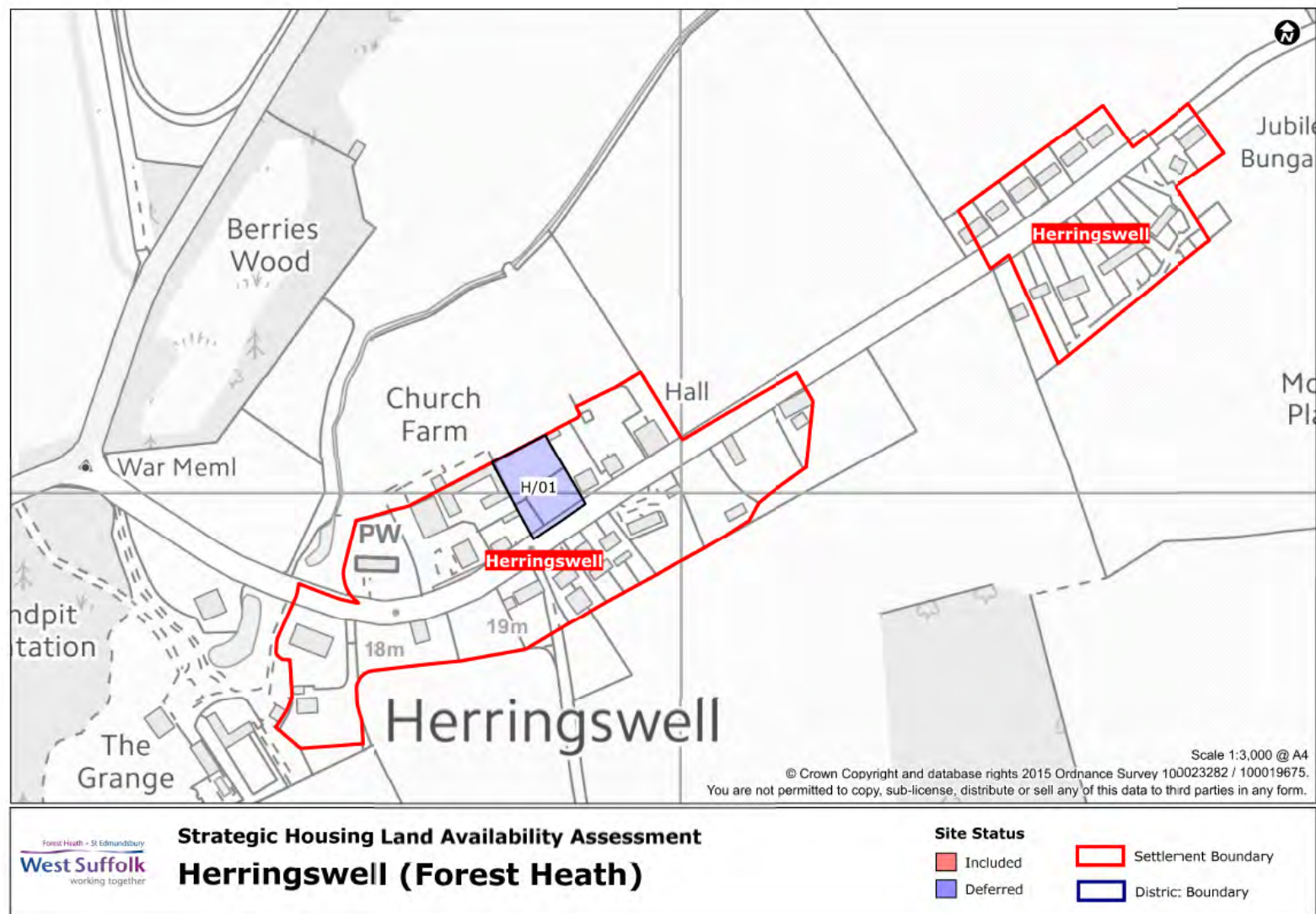


Forest Heath - St Edmundsbury  
**West Suffolk**  
 working together

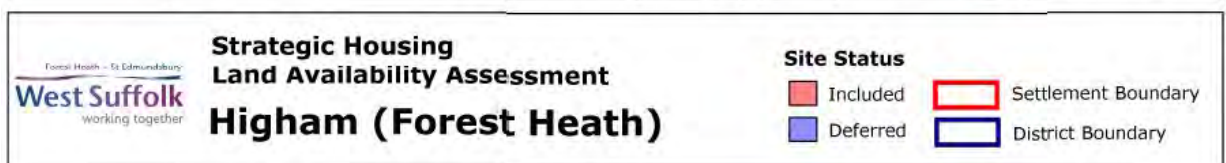
**Strategic Housing  
 Land Availability Assessment  
 Gazeley (Forest Heath)**

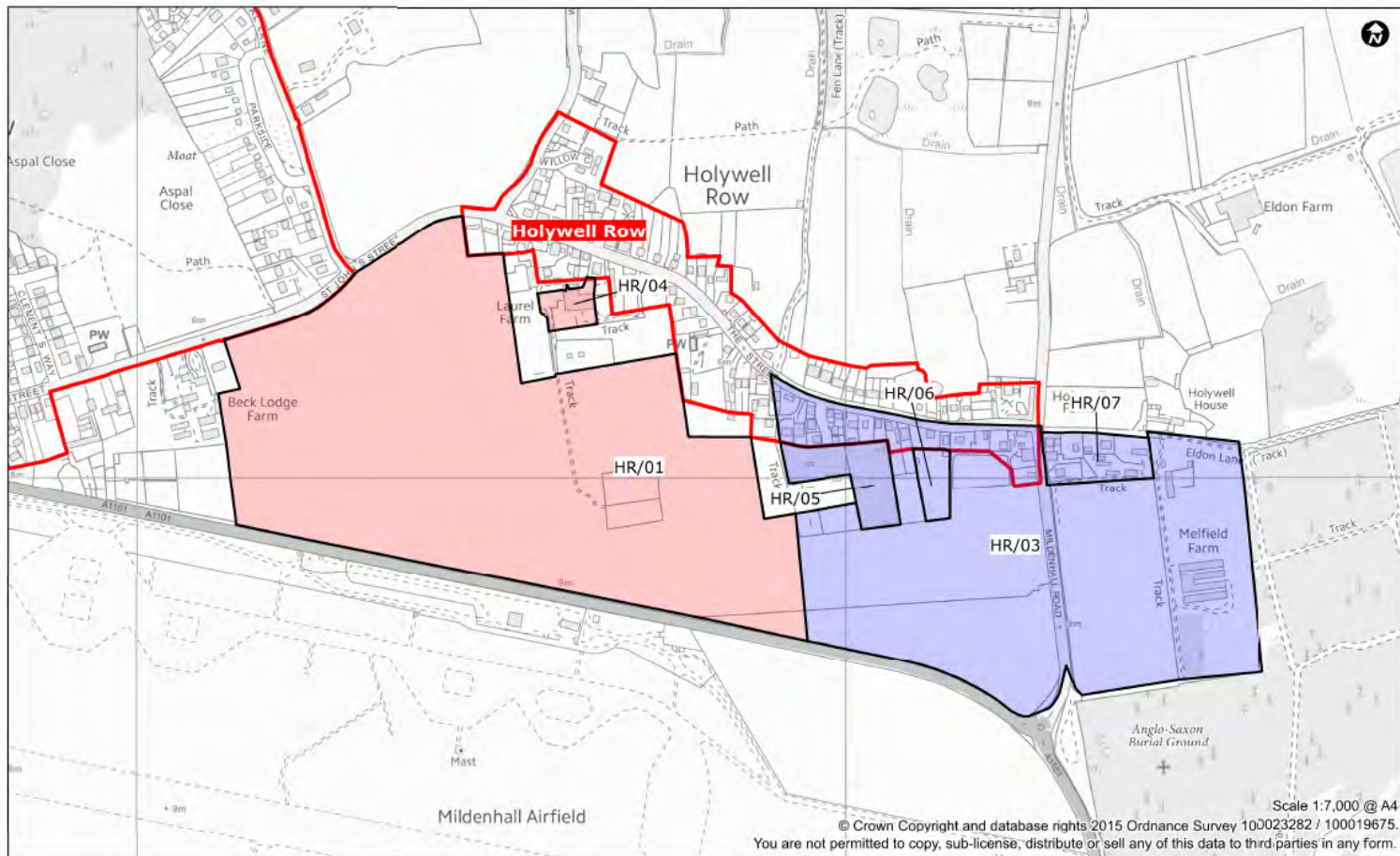
**Site Status**

	Included		Settlement Boundary
	Deferred		District Boundary



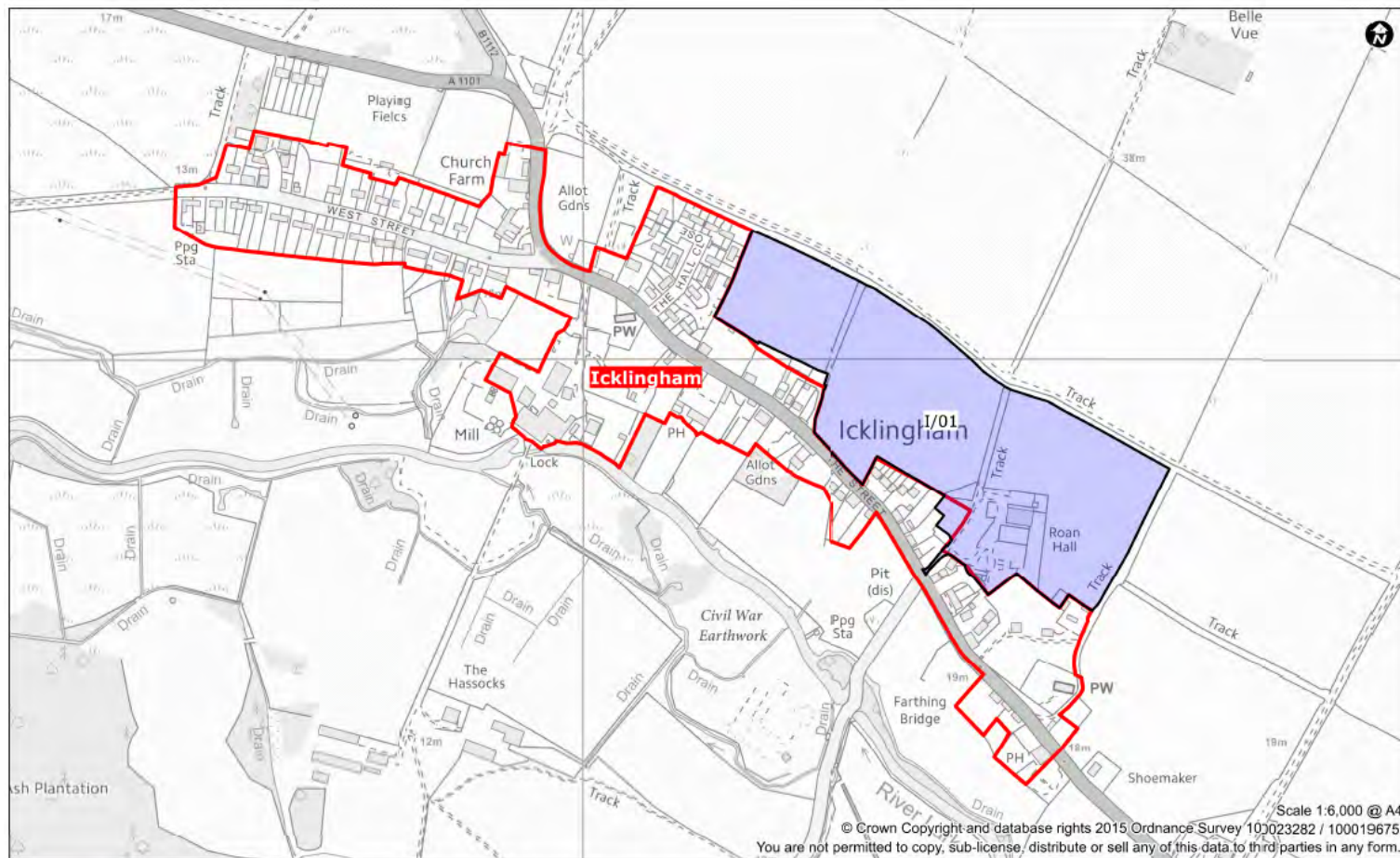




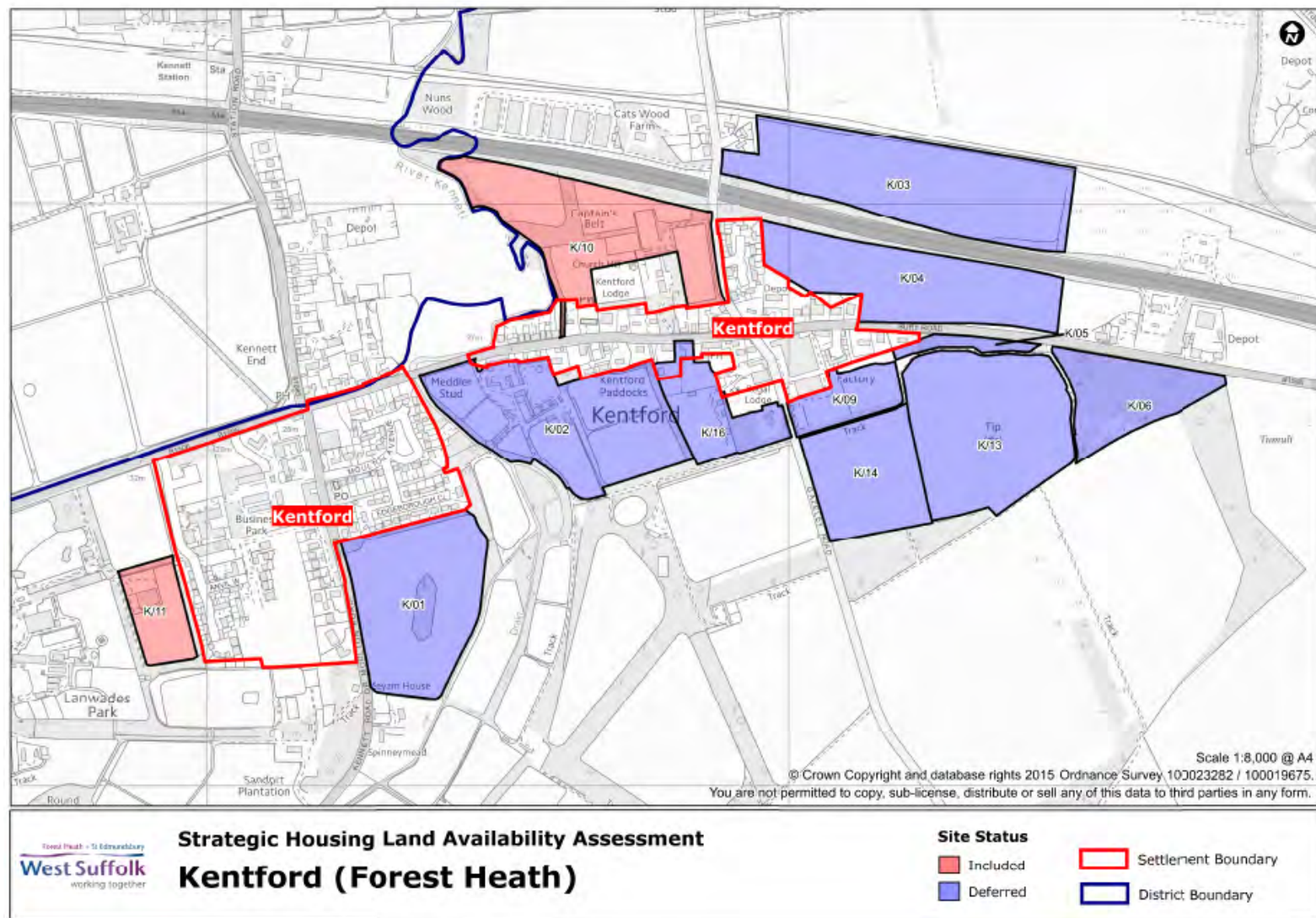


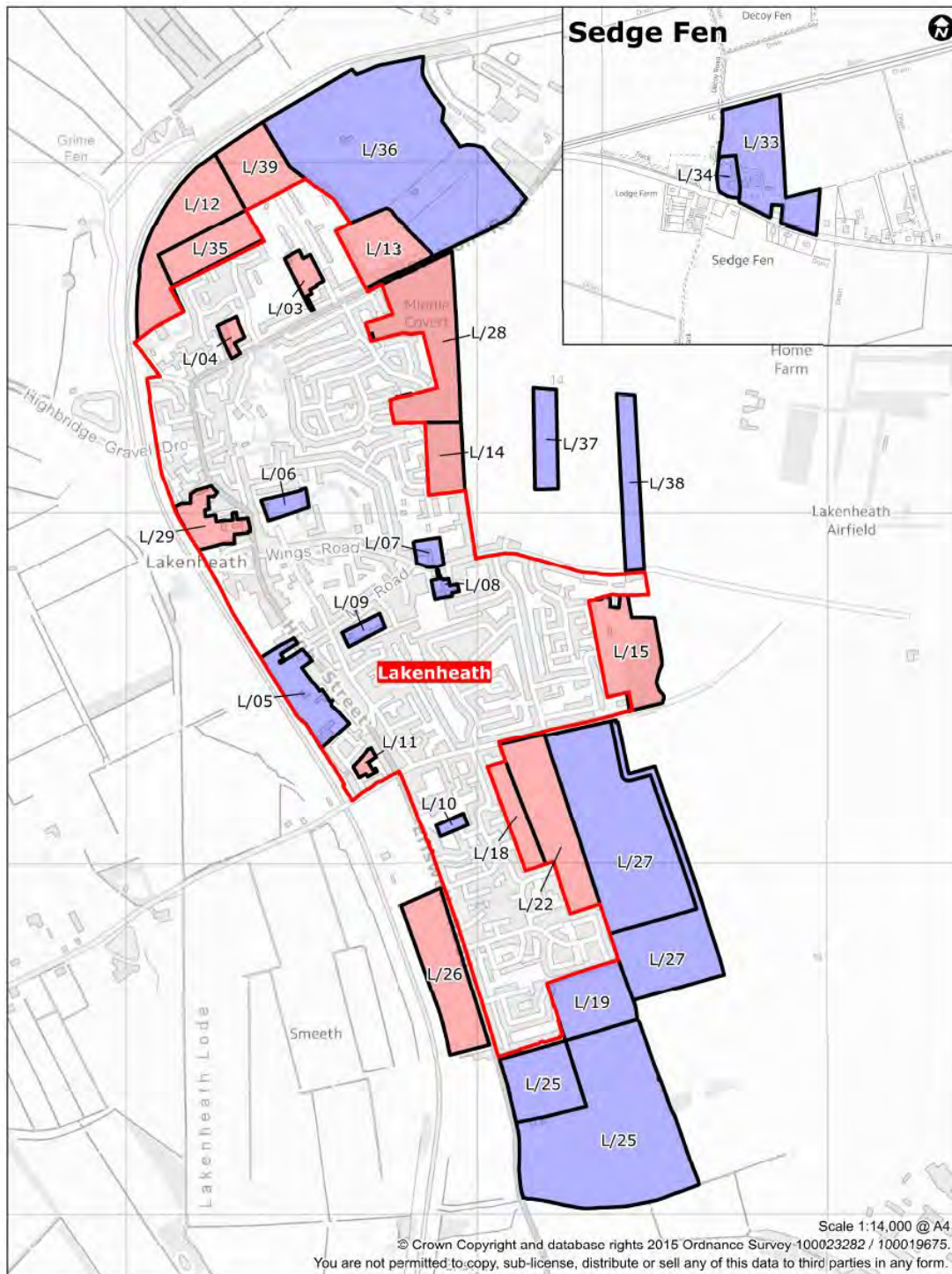
<p>Forest Heath • St Edmundsbury</p> <p><b>West Suffolk</b></p> <p>working together</p>	<p><b>Strategic Housing Land Availability Assessment</b></p> <p><b>Holywell Row (Forest Heath)</b></p>	<p><b>Site Status</b></p> <p><span style="display: inline-block; width: 15px; height: 15px; background-color: #f08080; border: 1px solid black;"></span> Included</p> <p><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span> Deferred</p> <p><span style="display: inline-block; width: 15px; height: 15px; border: 2px solid red;"></span> Settlement Boundary</p> <p><span style="display: inline-block; width: 15px; height: 15px; border: 2px solid blue;"></span> District Boundary</p>
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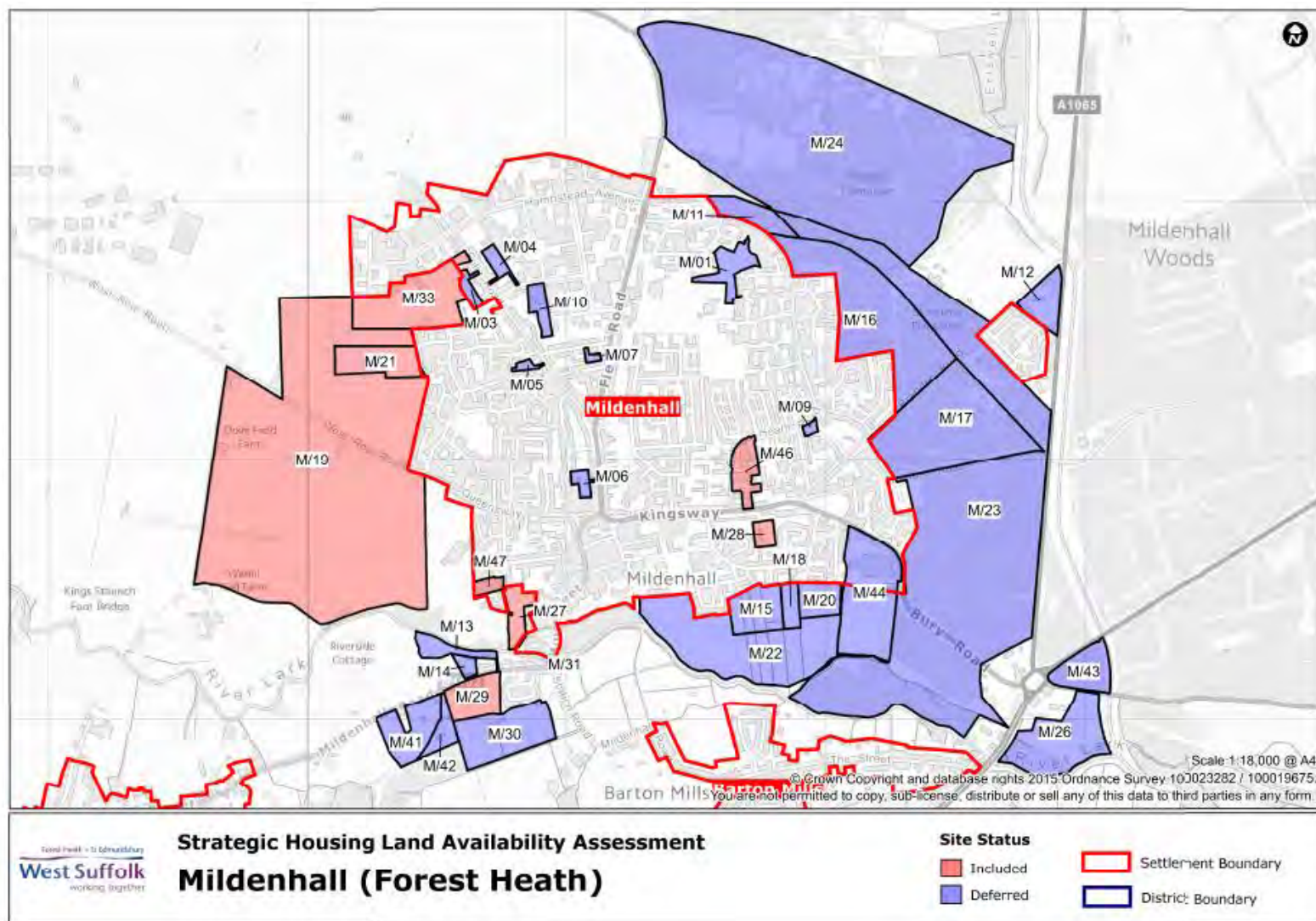


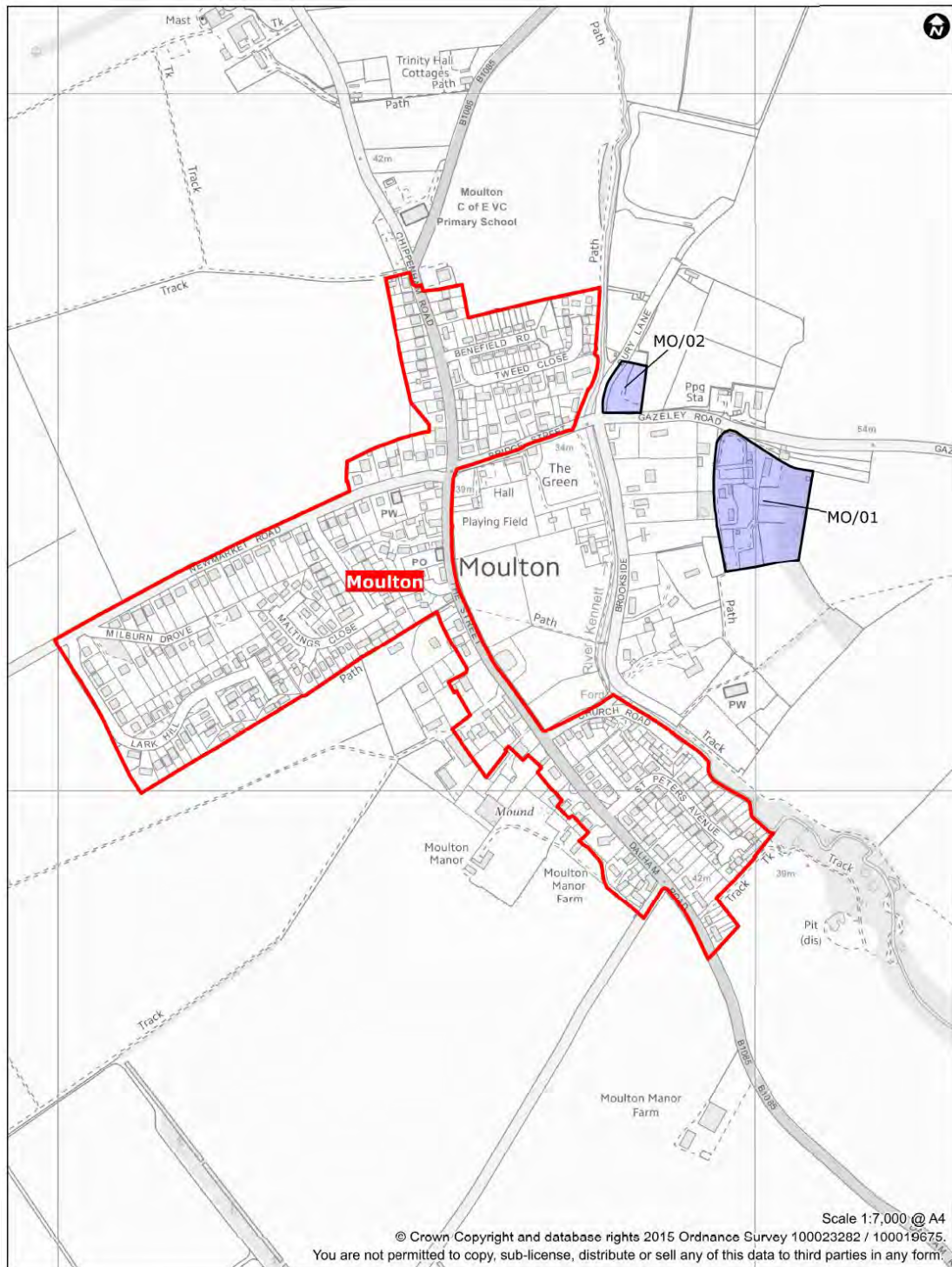
**Strategic Housing**  
**Land Availability Assessment**  
**Lakenheath (Forest Heath)**

**Site Status**

	Included		Settlement Boundary
	Deferred		District Boundary







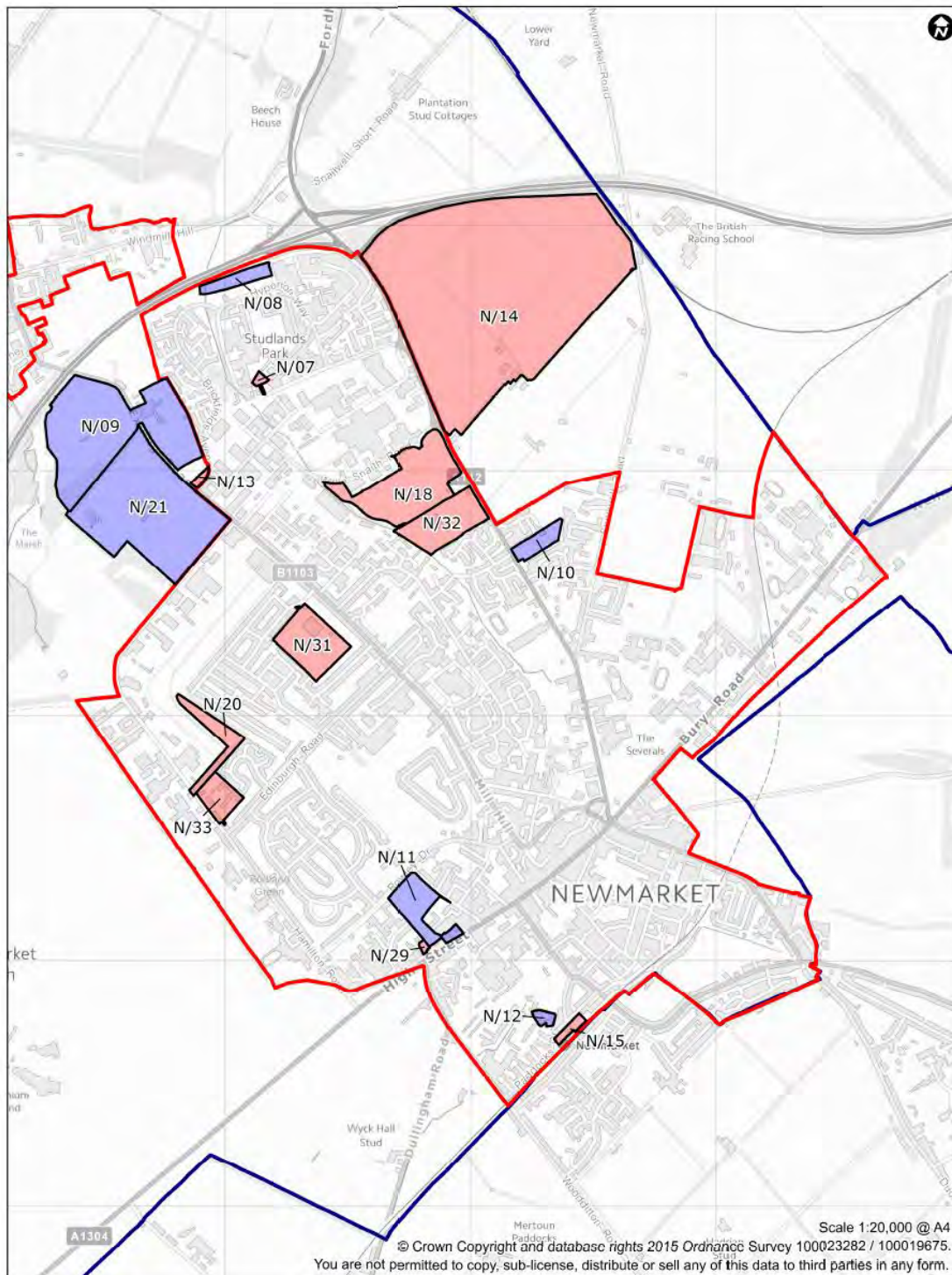
Forest Heath - St Edmundsbury  
**West Suffolk**  
 working together

**Strategic Housing  
 Land Availability Assessment  
 Moulton (Forest Heath)**

**Site Status**

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**West Suffolk**  
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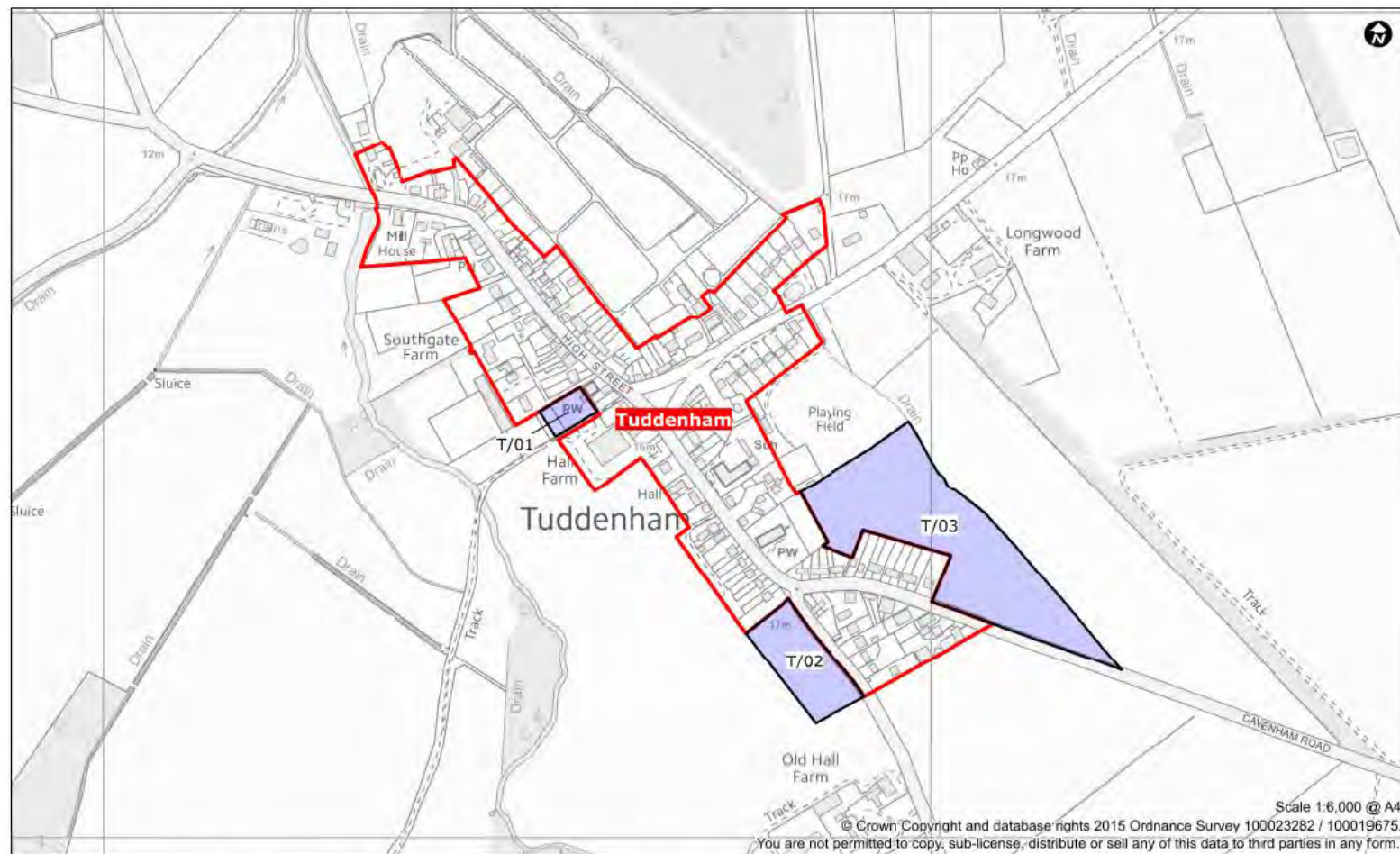
**Strategic Housing  
 Land Availability Assessment  
 Newmarket (Forest Heath)**

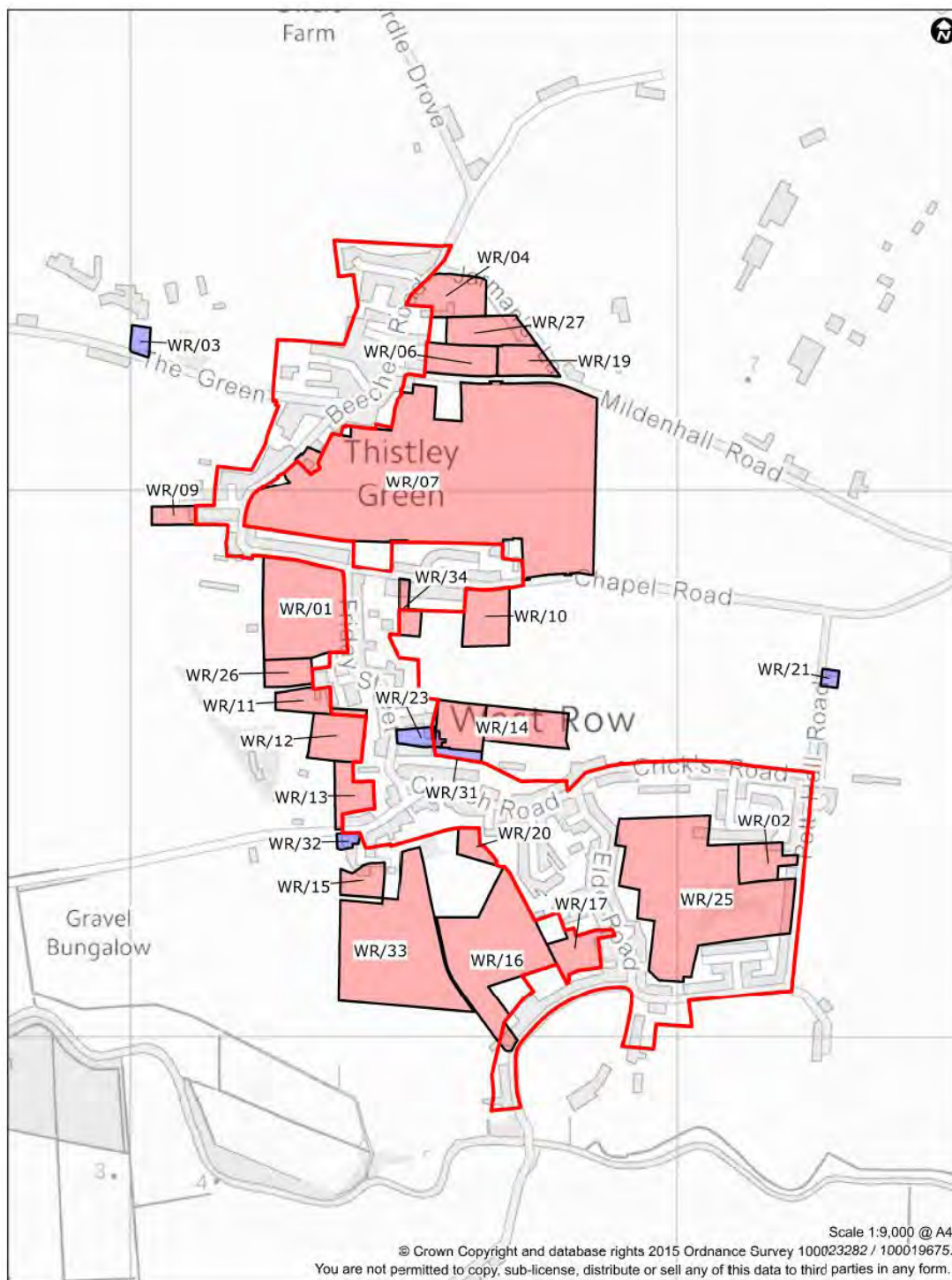
**Site Status**

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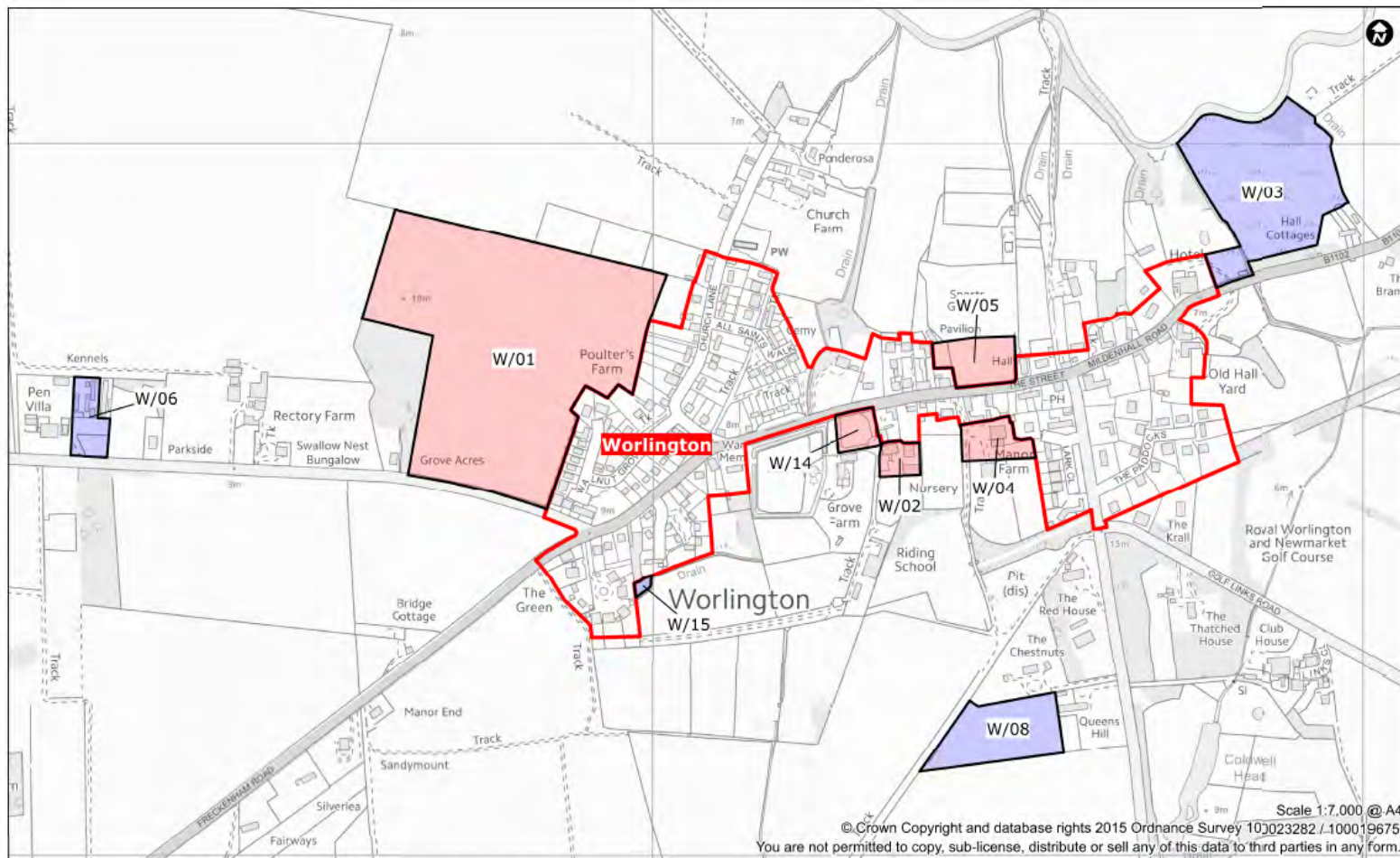
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**West Suffolk**  
working together

**Strategic Housing  
 Land Availability Assessment  
 West Row (Forest Heath)**

**Site Status**

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## Strategic Housing Land Availability Assessment Worlington (Forest Heath)

### Site Status

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#### **Appendix 4:**

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

Site Ref	Address	Settlement	Size			
7.1a	Land adjacent to Littlemoor Hall farm	Bardwell	0.3ha			
<b>Source</b>						
The site was previously identified in the Rural Site Allocations Preferred Options DPD - April 2010. However, this allocation was not carried forward to the Rural Vision 2031 plan adopted in September 2014.						
<b>Description</b>						
Site between the built up area of the village and a farm yard. Small grass strip between site and the road which requires further investigation as this would need to be crossed to access the site.						
<b>Background</b>						
The site was previously used for arable land purposes, however in more recent times seems to have been adopted for grazing/equestrian purposes.						
<b>Suitability</b>						
The site is within a Local Service Centre as identified in the Core Strategy. These settlements could accommodate small scale residential or employment development. No allocations were made in Bardwell in the adopted Rural Vision 2031 plan as there were sites within the settlement boundaries with potential to come forward. This site is not within the settlement boundary.						
<b>Availability</b>						
The site owner has expressed a desire to bring this site forward.						
<b>Achievability</b>						
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. Access across the green is obtainable subject to a payment for an easement. In addition there is an existing access via the farmstead to the east which could also be adapted for use. There is also a possible access 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. The site is available for immediate development and achievable (economically viable).						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	1-5	6-10	11-15
15	12	9	6	0	0	9
<b>Summary</b>						
Greenfield site at the edge of Bardwell with no identified environmental constraints. Ownership and any covenants on grass strip require further investigation. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
9						

Site Ref	Address	Settlement	Size			
7.1b	Land behind The Green	Bardwell	0.4ha			
<b>Source</b>						
The site was previously identified in the Rural Site Allocations Preferred Options DPD – April 2010. However, this allocation was not carried forward to the Rural Vision 2031 plan adopted in September 2014.						
<b>Description</b>						
Site that is located around a green of the village. A farm yard and farm building currently occupy the site.						
<b>Background</b>						
The site is in use as a grain/farm machinery store.						
<b>Suitability</b>						
The site is within a Local Service Centre as identified in the Core Strategy. These settlements could accommodate small scale residential or employment development. No allocations were made in Bardwell in the adopted Rural Vision 2031 plan as there were sites within the settlement boundaries with potential to come forward. This site is not within the settlement boundary.						
<b>Availability</b>						
The site owner has expressed a desire to bring this site forward.						
<b>Achievability</b>						
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. This site is available for immediate development and achievable (economically viable).						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	1-5	6-10	11-15
20	16	12	8	0	0	<b>9</b>
<b>Summary</b>						
Brownfield site at the edge of Bardwell with no identified environmental constraints. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>9</b>						

Site Ref	Address	Settlement	Size			
SS72	Street Farm, Low Street, Bardwell	Bardwell	0.45ha			
<b>Source</b>						
Site submission in May 2008. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
<b>Description</b>						
Site between two built up parts of the village which are within the Housing Settlement Boundary. The site has some ecological value and is partially within flood zone 2. A flood risk assessment has been produced to demonstrate that the site can be developed in a manner which would ensure that the risk of flooding to existing nearby residential properties would not be increased. An ecological assessment has been produced and Suffolk Wildlife Trust are satisfied that the site can be developed without damage to ecology with certain mitigation measures						
<b>Background</b>						
Redundant Farm Yard						
<b>Suitability</b>						
The site is within a Local Service Centre as identified in the Core Strategy. These settlements could accommodate small scale residential or employment development. <b>The Inspector's Report into Rural Vision 2031 (July 2014) states at paragraph 221 that</b> although the Street Farm site contains existing farm buildings, if the site had been allocated, new development would have pushed out to the rear of them which would appear incongruous against the linear pattern of development along the rest of Low Street.						
<b>Availability</b>						
According to the agent, (SHLAA submission Spring 2015), <b>their client's circumstances</b> have not changed and the property may be considered available for residential development.						
<b>Achievability</b>						
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 agent, (SHLAA submission Spring 2015), In terms of achievability, the housing market has been improving at some pace over the past 2/3 years and they are confident that there would be strong demand for housing in this location having regard to the excellent range of services within the village.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
23	18	14	9	14	0	0
<b>Summary</b>						
Brownfield site at the edge of Bardwell with no identified environmental constraints that cannot be addressed or mitigated. However, pattern of development would need to be carefully managed if this site were to come forward in the future.						
<b>Overall yield</b>						
14						

Site Ref	Address	Settlement	Size			
WS20	Land adjoining Millfields	Barningham	2.8ha			
<b>Source</b>						
Site submission December 2008. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
<b>Description</b>						
Rectangular parcel of land that would back onto dwellings on the south west and north west boundaries.						
<b>Background</b>						
Submitted to the council as a December 2008 site submission for residential development.						
<b>Suitability</b>						
The site is located adjacent to a Local Service Centre as identified in the Core Strategy. These settlements could accommodate small scale residential or employment development. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary. The owner, (SHLAA Spring 2015), considers the site suitable for a range of residential units to include affordable homes. Further, any development would also provide amenities for the village. The site is considered to be within 'easy' walking distance of all the village facilities: Post office & shop, the school, public house and village hall.						
<b>Availability</b>						
The site is being promoted for residential development and is in single ownership. Confirmation received, (SHLAA Spring 2015), that site WS20 is still available. The Hopton Road site, (RV15a), is nearing completion and the owner believes that that their site could be an appropriate extension to this.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>Timeframe</b>		
<b>1-5</b>	<b>6-10</b>	<b>11-15</b>				
140	112	84	56	0	0	20
<b>Summary</b>						
The site abuts the Housing Settlement Boundary of a Local Service Centre. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
WS41	Pentland Nursery, Coney Weston Road	Barningham	1.75ha			
<b>Source</b>						
Site submission December 2008. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
<b>Description</b>						
Parcel of land that fronts onto the Coney Weston Road located on the western edge of the village						
<b>Background</b>						
Submitted to the council as a December 2008 site submission for residential development.						
<b>Suitability</b>						
The site is located adjacent to a Local Service Centre as identified in the Core Strategy. These settlements could accommodate small scale residential or employment development. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
<b>Availability</b>						
The site is being promoted for residential development and is in single ownership.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dp h</b>	<b>20dp h</b>	<b>2014- 2019</b>	<b>2020- 2025</b>	<b>2026- 2031</b>
88	70	53	35	0	0	<b>20</b>
<b>Summary</b>						
The site abuts the Housing Settlement Boundary of a Local Service Centre. However sufficient sites, including RV11a at Barningham, have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
SEBARN01	Land south Hopton Road	Barningham	1.66			
Source						
SHLAA CFS Spring 2015						
Description						
Greenfield – Agricultural land bound by site RV15(a) to the North and existing residential development to the west. The site is bound on 2 sides by open fields (countryside).						
Background						
SHLAA CFS Spring 2015						
Suitability						
The site is located adjacent to the settlement boundary of a Local Service Centre as identified in the Core Strategy. These settlements could accommodate small scale residential or employment development. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
Availability						
The site is being promoted 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		
50dph	40dph	30dph	20dph	2014-2019	2020-2025	2026-2031
83	66	50	33			20
Summary						
The site abuts the Housing Settlement Boundary of a Local Service Centre. However sufficient sites, including RV11a at Barningham, have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						



Site Ref	Address	Settlement	Size			
BARN02	Land north of Hepworth Road	Barningham	0.95			
<b>Source</b>						
SHLAA CFS Spring 2015						
<b>Description</b>						
Greenfield – Agricultural land bound by existing residential development and housing development to the north and open fields on 3 sides, (countryside).						
<b>Background</b>						
SHLAA CFS Spring 2015						
<b>Suitability</b>						
The site is located adjacent to a Local Service Centre as identified in the Core Strategy. These settlements could accommodate small scale residential or employment development. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
<b>Availability</b>						
The site is being promoted for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dp h</b>	<b>20dp h</b>	<b>2014- 2019</b>	<b>2020- 2025</b>	<b>2026- 2031</b>
48	38	29	19			<b>20</b>
<b>Summary</b>						
The site abuts the Housing Settlement Boundary of a Local Service Centre. However sufficient sites, including RV11a at Barningham, have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
SS11.1	Land on the corner of Stoney Lane and Bury Road	Barrow	0.76ha			
<b>Source</b>						
Site submission in 2011. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
<b>Description</b>						
Triangular parcel of land that is at the entrance of the village when approached from Bury St Edmunds.						
<b>Background</b>						
Submitted to the council as a site submission for residential development.						
<b>Suitability</b>						
The site is located adjacent to a Key Service Centre as identified in the Core Strategy. These settlements could accommodate medium scale residential or employment development. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
<b>Availability</b>						
The site is being promoted for residential development and is in single ownership.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dp h</b>	<b>20dp h</b>	<b>2014-2019</b>	<b>2020-2025</b>	<b>2026-2031</b>
38	30	23	15	0	0	23
<b>Summary</b>						
The site abuts the Housing Settlement Boundary of a Key Service Centre. However sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
23						

Site Ref	Address	Settlement	Size			
6.1b, SS117	Land to the south of Bury Road, Barrow	Barrow	10.22ha			
<b>Source</b>						
Site submission in May 2008 and identified in the Rural Site Allocations Preferred Options DPD - April 2010. However not included in the Rural Vision 2031 preferred options document as another site was considered more sustainable. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
<b>Description</b>						
Agricultural land bounded by Bury Road to the north and residential development to the west. Agricultural land bounds the land to the east and south.						
<b>Background</b>						
Submitted to the Council as a May 2008 site for residential development						
<b>Suitability</b>						
The site is within a Key Service Centre as identified in the Core Strategy. These settlements will provide the focus for additional homes outside Bury St Edmunds and Haverhill. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary. According to the agent, (SHLAA, Spring 2015), the site is suitable, available and achievable.						
<b>Availability</b>						
Available for residential development. Landowner interest in developing site.						
<b>Achievability</b>						
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 agent, (Spring 2015), the range of services and facilities within Barrow demonstrate its vitality and viability as a location suitable for accommodating growth. Further, 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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
511	409	307	204	0	0	<b>307</b>
<b>Summary</b>						
Greenfield site at the edge of Barrow with no identified environmental constraints however not allocated in the adopted Rural Vision 2031 document. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>307</b>						

Site Ref	Address	Settlement	Size			
SS11.2, WS50	Land south of Stoney Lane	Barrow	0.4ha			
<b>Source</b>						
Site submission originally in December 2008 and then again in 2011. The second submission (site boundary used) is slightly larger than the original submission						
<b>Description</b>						
Parcel of land that fronts onto Stoney Lane. Development here would back onto dwellings to the south on Bury Road						
<b>Background</b>						
Submitted to the council as a site submission for residential development.						
<b>Suitability</b>						
The site is located adjacent to a Key Service Centre as identified in the Core Strategy. These settlements could accommodate medium scale residential or employment development. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary. Other sites considered more suitable are allocated within Barrow.						
<b>Availability</b>						
The site is being promoted for residential development and is in single ownership.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dp h</b>	<b>20dp h</b>	<b>Timeframe</b>		
				<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
20	16	<b>12</b>	8	0	0	<b>12</b>
<b>Summary</b>						
The site abuts the Housing Settlement Boundary of a Key Service Centre. However, sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>12</b>						

Site Ref	Address	Settlement	Size			
RV10b Was RV6, SP3	Land to the east of Barrow Hill	Barrow	4.2ha			
<b>Source</b>						
Site submission in 2011						
<b>Description</b>						
Parcel of land that is predominantly agricultural with the exception of a former farm yard which currently has some general employment use.						
<b>Background</b>						
Submitted to the council as a site submission for residential development.						
<b>Suitability</b>						
The site is located within a Key Service Centre as identified in the Core Strategy. These settlements could accommodate medium scale residential or employment development. The site is allocated in the adopted Rural Vision 2031 plan for residential and employment use, under policy RV10b with delivery expected to take place in the medium term.						
<b>Availability</b>						
The site is being promoted for residential development and is in single ownership.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dp h</b>	<b>20dp h</b>	<b>2014- 2019</b>	<b>2020- 2025</b>	<b>2026- 2031</b>
210	168	126	84	25	50	0
<b>Summary</b>						
The site abuts the Housing Settlement Boundary of a Key Service Centre and is well placed to access the services and facilities nearby. The site was an allocated site in the adopted Rural Vision 2031 plan, for 75 dwellings and 1 hectare of B1 business use, with delivery expected to take place in the medium term.						
<b>Overall yield</b>						
<b>75</b>						

Site Ref	Address	Settlement	Size			
SEBAR01	Land to rear of 2 Stoney Lane, Barrow	Barrow	3.98			
<b>Source</b>						
SHLAA CFS Spring 2015						
<b>Description</b>						
Mixed - Existing dwelling house with substantial residential curtilage of approximately 0.5ha, with a further 3.25 ha of agricultural land in the eastern portion.						
<b>Background</b>						
<b>Suitability</b>						
The site is located on the edge of a Key Service Centre as identified in the Core Strategy. These settlements could accommodate medium scale residential or employment development. There are no known constraints to development on this site.						
<b>Availability</b>						
The site is being promoted for residential development and is in single ownership.						
<b>Achievability</b>						
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 agent, (SHLAA CFS Spring 2015), as a greenfield site in a sustainable location, there are no issues with the achievement of an economically viable residential development on this site.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dp h</b>	<b>20dp h</b>	<b>2014-2019</b>	<b>2020-2025</b>	<b>2026-2031</b>
199	159	119	80			119
<b>Summary</b>						
The site lies adjacent to the Housing Settlement Boundary of a Key Service Centre and is well placed to access the services and facilities nearby. However, sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>119</b>						

Site Ref	Address	Settlement	Size			
SEBAR02	Further land west of Barrow Hill	Barrow	4.18ha			
<b>Source</b>						
SHLAA CFS Spring 2015						
<b>Description</b>						
<b>Greenfield</b> site to the south of the settlement of Barrow and adjacent to the settlement boundary as formed by BV10(b).						
<b>Background</b>						
SHLAA CFS Spring 2015						
<b>Suitability</b>						
The site is located on the edge of a Key Service Centre as identified in the Core Strategy. These settlements could accommodate medium scale residential or employment development. There are no known constraints to development on this site.						
<b>Availability</b>						
The agent is currently promoting this site for mixed-use development. It is anticipated that in the region of 20-25 new homes could be provided through a configuration of development that incorporated a cricket pitch. Further, development of the site could be completed within 5 years according to the agent, (SHLAA, Spring 2015).						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dp h</b>	<b>20dp h</b>	<b>2014-2019</b>	<b>2020-2025</b>	<b>2026-2031</b>
209	167	125	84			125
<b>Summary</b>						
The site lies adjacent to the Housing Settlement Boundary of a Key Service Centre. However, sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>125</b>						

Site Ref	Address	Settlement	Size			
SEBAR03	Further land east of Barrow Hill	Barrow	1.41ha			
<b>Source</b>						
SHLAA CFS Spring 2015						
<b>Description</b>						
<b>Greenfield</b> site to the south of the settlement of Barrow and adjacent to the settlement boundary as formed by BV10(c).						
<b>Background</b>						
SHLAA CFS Spring 2015						
<b>Suitability</b>						
The site is located on the edge of a Key Service Centre as identified in the Core Strategy. These settlements could accommodate medium scale residential or employment development. There are no known constraints to development on this site.						
<b>Availability</b>						
The agent is currently promoting this site for circa. 25 dwellings. Further, development of the site could be completed within 5 years according to the agent, (SHLAA, Spring 2015).						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dp h</b>	<b>20dp h</b>	<b>Timeframe</b>		
				<b>2014- 2019</b>	<b>2020- 2025</b>	<b>2026- 2031</b>
71	56	42	28			42
<b>Summary</b>						
The site lies adjacent to the Housing Settlement Boundary of a Key Service Centre. However, sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>42</b>						



Site Ref	Address	Settlement	Size			
SE/08/0143	5a Kings Road	Bury St Edmunds	0.077ha			
Source						
Planning Application						
Description						
Small brownfield parcel of land located in a central location within the town						
Background						
Planning Application granted						
Suitability						
A site that has been assessed against the Local and national planning policy and been granted planning permission by the Local Planning Authority						
Availability						
The site is being promoted for residential development and is in single ownership.						
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	30dp h	20dp h	1-5	6-10	11-15
4	3	2	1	19	0	0
Summary						
Planning permission granted. The owner may be waiting for the market to pick up before commencing development.						
Overall yield						
19						

Site Ref	Address	Settlement		Size		
BV10g	Almoners Barn	Bury	St Edmunds	0.24ha		
Source						
Site submission 2011 and an allocation in the adopted Bury St Edmunds Vision 2031 plan.						
Description						
Small brownfield parcel of land located in a central location within the town						
Background						
Submitted to the council as a site submission for residential development.						
Suitability						
The site is located within a town as identified in the Core Strategy. These settlements could accommodate residential or employment development. The site is allocated for residential development in the adopted Bury St Edmunds Vision 2031 plan, policy reference BV10 g, with an indicative capacity of 12 dwellings.						
Availability						
The site is being promoted for residential development and is in single ownership.						
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
12	10	7	5	12	0	0
Summary						
This site is allocated for residential development in the Bury St Edmunds Vision 2031 plan.						
Overall yield						
12						

Site Ref	Address	Settlement	Size			
BV10a	Bury St Edmunds Garden centre	Bury St Edmunds	1.75ha			
<b>Source</b>						
Site submission 2011 and allocated in the Bury St Edmunds Vision 2031 plan, with an indicative capacity of 30 dwellings.						
<b>Description</b>						
Currently being used as a Garden Centre and a car park.						
<b>Background</b>						
Submitted to the council as a site submission for residential development.						
<b>Suitability</b>						
The site is located within a town as identified in the Core Strategy. These settlements could accommodate residential or employment development. The site is located inside a flood zone. However the Environment Agency have stated that the site could be redeveloped without out increasing flooding to surrounding areas. The site is allocated for residential development in the Bury St Edmunds Vision 2031 plan. Some improvements to Rougham Hill may be carried out due to the strategic site nearby before this development comes forward. However if this comes forward and Highway improvements are required then they may be required as part of the development.						
<b>Availability</b>						
The site is being promoted for residential development and is in single ownership.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dp h</b>	<b>20dp h</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
88	70	53	35	0	0	<b>30</b>
<b>Summary</b>						
A site well located to the centre of town. It is allocated in the Bury St Edmunds Vision 2031 plan for residential development under policy BV10a with an indicative capacity of 30 dwellings.						
<b>Overall yield</b>						
<b>30</b>						

Site Ref	Address	Settlement	Size
UCS034	Farmers Club car park, Pump Lane	Bury St Edmunds	0.21ha
<b>Source</b>			
Urban Capacity Study 2005			
<b>Description</b>			
Car Park adjacent to the Farmers Club, Pump Lane.			
<b>Background</b>			
Identified in the 2005 Urban Capacity Study as suitable for development. Dwelling capacity 10.			
<b>Suitability</b>			
The site is a well placed brownfield site within Bury St Edmunds. Currently in operation as car park for the Farmers Club. The site offers significant potential for high density residential development. Site within a Conservation Area. Listed building and Tree Preservation Orders within vicinity of site. The site is not allocated in the adopted Bury St Edmunds Vision 2031 plan.			
<b>Availability</b>			
Available for residential development.			
<b>Achievability</b>			
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.			

Site Ref	Address	Settlement	Size			
UCS 081	Former Moreton Hall Community Centre Site	Bury St Edmunds	0.23ha			
<b>Source</b>						
Urban Capacity Review 2005						
<b>Description</b>						
Vacant previously developed site which was used for Moreton Hall Community Centre, however this was deemed surplus to requirements when a new facility was built on the opposite side of the road called Lawson Place.						
<b>Background</b>						
Identified in the 2005 Urban Capacity Study as suitable for development. Dwelling capacity 20.						
<b>Suitability</b>						
Site remains suitable for housing or mixed housing/community uses. Sustainable location justifies higher density development. The site lies within the Housing Settlement boundary of the adopted Bury St Edmunds Vision 2031 plan.						
<b>Availability</b>						
Available for residential development. Single landowner (SEBC)						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
12	9	7	5	0	0	20
<b>Summary</b>						
The site has been previously developed and is located in a central position within Moreton Hall and thus has <b>good access to the services at Lawson’s’ Place and can also</b> access the cycle/pedestrian routes to the rest of Bury St Edmunds. The site is in the ownership of St Edmundsbury Borough Council. The site lies within the Housing Settlement boundary of the adopted Bury St Edmunds Vision 2031 plan and could come forward as windfall development.						
<b>Overall yield</b>						
20						

Site Ref	Address	Settlement	Size			
BV10h Was BV10k	Garages and Bus Dept, Cotton Lane	Bury St Edmunds	0.7ha			
<b>Source</b>						
2006 Replacement Local Plan Allocation and allocated in Bury St Edmunds Vision 2031 (2014).						
<b>Description</b>						
Several large buildings for Car repairs, bus depot and offices and car dealership. All appear to still be in use.						
<b>Background</b>						
Allocated as a brownfield site under Policy BSE1 in the 2006 Replacement Local Plan.						
<b>Suitability</b>						
Centrally located in the town, large areas of the site are within flood zone 2. Environment Agency have reviewed a Flood Risk Analysis submitted by the site promoter and have no objection. The site is allocated in the Bury St Edmunds Vision 2031 plan for residential development under policy BV10h, with an indicative capacity of 50 dwellings. Relocation of the existing employment use would be a prerequisite to the development of the site.						
<b>Availability</b>						
Available for residential development, subject to relocation of the existing business use. Landownership unknown.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
35	28	21	14	0	0	<b>50</b>
<b>Summary</b>						
The site is a well placed brownfield site within Bury St Edmunds. Landownership is unknown. The site could accommodate a significantly higher density of dwellings due to its central location within the town and access to good public transport and therefore has been allocated with an indicative capacity of 50 units.						
<b>Overall yield</b>						
<b>50</b>						

Site Ref	Address	Settlement	Size			
BV10c	Hospital Site, Hospital Road	Bury St Edmunds	1.5ha			
<b>Source</b>						
Urban Capacity Study 2005, Site submission in May 2008, Replacement Local Plan allocation. Bury St Edmunds Vision 2031 adopted plan allocation.						
<b>Description</b>						
Brownfield site accessed off Hospital Road. Allocated in Bury St Edmunds Vision 2031 for 45 dwellings.						
<b>Background</b>						
Brownfield site well located to existing residential development and services and facilities. Site identified in the 2005 Urban Capacity Study as being suitable for housing or mixed housing/community uses.						
<b>Suitability</b>						
There are no identified constraints on this site. It is close to existing services and facilities and has good links with the local transport network. The site is allocated for residential development in the adopted Bury St Edmunds Vision 2031 plan, policy BV10 c, with an indicative capacity of 45 dwellings.						
<b>Availability</b>						
Available for residential development. Single landowner. Site should be developed to allow future integration with land to the north for pedestrians and cyclists.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
75	60	45	30	<b>40</b>	<b>5</b>	
<b>Summary</b>						
A small brownfield site well located to existing services and facilities in Bury St Edmunds. The site is allocated for residential development in the adopted Bury St Edmunds Vision 2031 plan, policy BV10 c, with an indicative capacity of 45 dwellings. It would be appropriate to combine the development with the adjoining land at Jacqueline Close site ref: BV10b.						
<b>Overall yield</b>						
<b>45</b>						

Site Ref	Address	Settlement	Size			
SS56	Land at Hollow Road Farm, Barton Hill	Bury St Edmunds	5.9ha			
<b>Source</b>						
Site submission in May 2008						
<b>Description</b>						
Area of greenfield agricultural land bounded by the A143 to east and Barton Hill estate to the west. Compiegne Way bounds the site to the south.						
<b>Background</b>						
Submitted to the council in May 2008 as a site for residential development.						
<b>Suitability</b>						
A greenfield site bounded on all four sides by housing/road infrastructure. Good relationship to residential area to the west. No known environmental constraints. The site lies outside the housing settlement boundary and is designated as countryside in the adopted Bury St Edmunds Vision 2031 plan.						
<b>Availability</b>						
Available for residential development. Single ownership. According to the agent, (SHLAA Spring 2015), the site is available immediately for development in part or as a whole.						
<b>Achievability</b>						
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 agent, (SHLAA Spring 2015), the site is economically viable.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>2014-2019</b>	<b>2020-2025</b>	<b>2026-2031</b>
295	236	177	118	0	0	177
<b>Summary</b>						
The site is on the edge of Bury St Edmunds and whilst well related to the residential area to the west, it is remote from services and facilities in the town. Other sites are better related to existing services and should be developed prior to this site. The site lies outside the housing settlement boundary and is designated as countryside in the adopted Bury St Edmunds Vision 2031 plan. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
177						



Site Ref	Address	Settlement	Size			
BV10b	Land at Jacqueline Close	Bury St Edmunds	2.0ha			
<b>Source</b>						
Urban Capacity Study 2005, Site submission May 2008, Replacement Local Plan allocation. Allocated for residential development in the Bury St Edmunds Vision 2031 adopted plan.						
<b>Description</b>						
Brownfield site accessed off Hospital Road. Allocated in the Replacement Local Plan as BSE1 (b) for 50 dwellings.						
<b>Background</b>						
Brownfield site well located to existing residential development and services and facilities. Site identified in the 2005 Urban Capacity Study as being suitable for housing or mixed housing/community uses. Allocated in Local Plan BSE1 (b) for 50 dwellings.						
<b>Suitability</b>						
The Bury St Edmunds Vision 2031 plan recognises the site contains the remains of former chalk workings which could make it difficult to bring the site forward. It is also acknowledged that there may be traffic and environmental constraints to be overcome before development could proceed. It is close to existing services and facilities and has good links with the local transport network.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
100	80	60	40	10	20	0
<b>Summary</b>						
A small brownfield site well located to existing services and facilities in Bury St Edmunds. It is allocated for residential development in the Bury St Edmunds Vision 2031 plan under policy BV10 b, with an indicative capacity of 30 dwellings.						
<b>Overall yield</b>						
30						

Site Ref	Address	Settlement	Size			
BV11, was BV10j, SS119, SS126	Land at Ram Meadow	Bury St Edmunds	3.84ha			
<b>Source</b>						
Site submission in May 2008						
<b>Description</b>						
Car Park, Football ground, meadow land						
<b>Background</b>						
Submitted to the council in May 2008 as a site for residential development.						
<b>Suitability</b>						
Centrally located in the town, large areas of the site are within flood zone 2. Environment Agency have reviewed a Flood Risk Analysis submitted by the developer and have no objection. This site is allocated for mixed use development in policy BV11 of the adopted Bury St Edmunds Vision 2031 plan. This may include residential development, commercial uses, public open space and car parking.						
<b>Availability</b>						
Available for residential development following the relocation of the football club. Owned by St Edmundsbury Borough Council.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>2014-2019</b>	<b>2020-2025</b>	<b>2026-2031</b>
192	154	115	77	84		0
<b>Summary</b>						
The site is well placed brownfield site within Bury St Edmunds. The agent has produced a comprehensive FRA which the EA have accepted. A transport assessment, full site specific ecological survey and site specific flood risk assessment are required. The site is allocated for mixed use development in policy BV11 of the adopted Bury St Edmunds Vision 2031 plan. This may include residential development, commercial uses, public open space and car parking.						
<b>Overall yield</b>						
<b>84</b>						

Site Ref	Address	Settlement	Size			
SS36	Land at the corner of Symonds Road	Bury St Edmunds	11.21ha			
<b>Source</b>						
Site submission in May 2008						
<b>Description</b>						
Arable land that sits between Moreton Hall and Bury St Edmunds town centre						
<b>Background</b>						
Submitted to the council as a site submission for residential development.						
<b>Suitability</b>						
Abuts the housing settlement boundary as identified in the adopted Bury St Edmunds Vision 2031 plan but forms part of the important open views from the historic core of Bury St Edmunds which are protected by policy BV25. The site is designated as countryside.						
<b>Availability</b>						
The site is being promoted for residential development and is in single ownership.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>			<b>Timeframe</b>			
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
560	448	336	224	0	0	336
<b>Summary</b>						
Although it is a site which abuts the Bury St Edmunds Housing Settlement Boundary, and is located within walking distance to the town centre, it creates a strategic gap between the town centre and Moreton Hall and forms part of the important open views from the historic core of Bury St Edmunds. The site is designated as countryside in the adopted Bury St Edmunds Vision 2031 plan. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
336						

Site Ref	Address	Settlement	Size			
SS107	Land north of Barton Hill and to the west of the A134	Bury St Edmunds	11.24ha			
<b>Source</b>						
Site submission May 2008						
<b>Description</b>						
Area of greenfield agricultural land bounded by A134 to the east, greenfield land to the north and west. South western part of the site abuts Barton Hill residential area.						
<b>Background</b>						
Submitted to the council in May 2008 as a site for residential development.						
<b>Suitability</b>						
A greenfield site bounded on one side by A134. Single ownership. It lies within a designated countryside, adjacent to the settlement boundary as defined in the adopted Bury St Edmunds Vision 2031 plan.						
<b>Availability</b>						
Available for residential development. Single ownership. The agent anticipates that development could be completed within 5 years, (SHLAA submission Spring 2015).						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
562	450	337	225	0	0	337
<b>Summary</b>						
The site is on the edge of Bury St Edmunds and is remote from services and facilities in the town. Other sites better related to existing services and allocated in the Bury St Edmunds Vision 2031 plan should be developed prior to this site. Potential for co-ordinated development with SS56 and SS87 other sites. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
337						

Site Ref	Address	Settlement	Size			
SS73	Land to the north of Mount Road, south of Cattishall and east of Cherry trees	Bury St Edmunds	7.98ha			
<b>Source</b>						
Site submission in May 2008						
<b>Description</b>						
Area of agricultural land bounded by the Cambridge/Ipswich railway lane to the north and Thurston Road to the south. The existing Moreton Hall residential area lies to the west of the site.						
<b>Background</b>						
Submitted to the council as a May 2008 site submission for residential development. This site was considered as part of CS11/SS94 which is allocated for 500 homes. The western part of the site was allocated for residential development in the Bury St Edmunds Vision 2031 plan under policy BV4 strategic site – Moreton Hall.						
<b>Suitability</b>						
The site is a large area of greenfield land adjacent to Bury St Edmunds. The Moreton Hall residential area lies to the west with a range of services and facilities. Site would be suitable for mixed use strategic site development.						
<b>Availability</b>						
Available for residential development. Single landowner.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
399	319	239	160	0	0	239
<b>Summary</b>						
The site is a large greenfield site on the edge of Bury St Edmunds. Single ownership. Part of the site has been allocated for residential development in the adopted Bury St Edmunds Vision 2031 plan under policy BV4 strategic site – Moreton Hall. There is a separate SHLAA site reference which addresses this below, (BV4).						
<b>Overall yield</b>						
239						

Site Ref	Address	Settlement	Size			
SS122	Land to the south of Westley Road and west of Bury St Edmunds	Bury St Edmunds	62.31ha			
<b>Source</b>						
Site submission in May 2008. Site area amended – SHLAA CFS Spring 2015						
<b>Description</b>						
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.						
<b>Background</b>						
Submitted to the council as a May 2008 site submission for residential development. Site area amended – SHLAA CFS Spring 2015						
<b>Suitability</b>						
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.						
<b>Availability</b>						
Available for residential development. Confirmation that the land is available for new residential development, (SHLAA Spring 2015).						
<b>Achievability</b>						
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).						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
3116	2492	1869	1246	0	0	1869
<b>Summary</b>						
This site is so large that it would act as a strategic site for Bury St Edmunds. This site has not been selected to be carried forward and was not allocated in the adopted Bury St Edmunds Vision 2031 plan document. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
1869						

Site Ref	Address	Settlement	Size			
SS12.9	Land to the west of 38 Horsecroft Road	Bury St Edmunds	0.384ha			
<b>Source</b>						
Site submission in 2012.						
<b>Description</b>						
The site sits behind some dwellings which have direct access and face onto Horsecroft Road. The site is designated as a Special Landscape and abuts the Housing Settlement of Bury St Edmunds as defined by the adopted Bury St Edmunds Vision 2031 plan.						
<b>Background</b>						
Site submission, no other planning history						
<b>Suitability</b>						
An access could possibly be from Linton Gardens or directly onto Horsecroft Road between 38 and 38a Horsecroft Road. However the applicant has submitted details which include the access joining onto an access located to the south of the site which leads onto Horsecroft Road. It appears from a desktop approach that dwellings would sit comfortably here however further assessments would need to demonstrate that no harm to the SLA would be caused.						
<b>Availability</b>						
The site was submitted and it is considered to be available.						
<b>Achievability</b>						
The site is outside of a Housing Settlement Boundary so is contrary to Planning Policy.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
19	15	12	8	0	0	12
<b>Summary</b>						
The site is outside of the Housing Settlement Boundary of a town. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031. Any application would need to demonstrate how development of this site does not materially harm the Special Landscape Area. Highways matters would appear acceptable but the highway authority have not been consulted.						
<b>Overall yield</b>						
12						

Site Ref	Address	Settlement	Size			
SS12.10	Land to the west of Staple Cottage, Horsecroft Road	Bury St Edmunds	0.2ha			
<b>Source</b>						
Site submission in 2012.						
<b>Description</b>						
The site sits behind some dwellings which form a cluster west of Horsecroft Road. The site is designated as a Special Landscape Area and abuts the Housing Settlement boundary of Bury St Edmunds as defined by the adopted Bury St Edmunds Vision 2031 plan.						
<b>Background</b>						
Site submission, no other planning history						
<b>Suitability</b>						
The applicant has submitted details which include the access joining onto an access which leads onto Horsecroft Road. It appears from a desktop approach that dwellings would sit comfortably here. However, further assessments would need to demonstrate that no harm to the SLA would be caused.						
<b>Availability</b>						
The site was submitted and it is considered to be available.						
<b>Achievability</b>						
The site is outside of a Housing Settlement Boundary so is contrary to Planning Policy.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
10	8	6	4	0	0	6
<b>Summary</b>						
The site is outside of the Housing Settlement Boundary of a town. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031. Any application would need to demonstrate how development of this site does not materially harm the Special Landscape Area. Highways matters would appear acceptable but the highway authority have not been consulted.						
<b>Overall yield</b>						
6						



Site Ref	Address	Settlement	Size			
BV4 Was BV3 and part of SS73 & SS94	Moreton Hall Bury St Edmunds	Bury St Edmunds	34.1ha			
<b>Source</b>						
Site submission in May 2008. Allocated in the adopted Bury St Edmunds Vision 2031 Local Plan under Policy BV4.						
<b>Description</b>						
Area of agricultural land bounded by the Cambridge/Ipswich railway lane to the north and Thurston Road to the south and extending south adjacent to Moreton hall east residential area.						
<b>Background</b>						
Submitted to the council as a May 2008 site submission for residential development. Formed part of a strategic site in the Core Strategy. Allocated as a strategic housing site in the Bury St Edmunds Vision 2031 plan under policy BV4.						
<b>Suitability</b>						
The site is a large area of greenfield land adjacent to Bury St Edmunds. The Moreton Hall residential area lies to the west with a range of services and facilities. Site would be suitable for mixed use strategic site development.						
<b>Availability</b>						
Available for residential development. Single landowner.						
<b>Achievability</b>						
The site is designated as an area for strategic growth within the Core Strategy and the Bury St Edmunds Vision 2031 plan document.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
1705	1364	1023	682	<b>250</b>	<b>250</b>	0
<b>Summary</b>						
The site is a large greenfield site on the edge of Bury St Edmunds. Single ownership.						
<b>Overall yield</b>						
<b>500</b>						

Site Ref	Address	Settlement		Size		
BV6 Was BV5, SS48	North East Bury St Edmunds	Bury St Edmunds		89.5ha		
<b>Source</b>						
Site submission in 2008. Allocated in the adopted Bury St Edmunds Vision 2031 Local Plan under Policy BV6.						
<b>Description</b>						
Large area of agricultural land bounded by A143 to the north and the Cambridge/Ipswich railway lane. The existing Moreton Hall residential area is to the south.						
<b>Background</b>						
Allocated as a strategic housing site in the Bury St Edmunds Vision 2031 plan under policy BV6.						
<b>Suitability</b>						
The site is a large area of greenfield land adjacent to Bury St Edmunds. The Moreton Hall residential area lies to the south with a range of services and facilities. Site would be suitable for mixed use strategic site development.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
The site is identified in the Core Strategy for long term strategic growth, under policy CS11 and policy BV6 of the Bury St Edmunds Vision 2031 plan.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>2014-2019</b>	<b>2020-2025</b>	<b>2026-2031</b>
4475	3580	2685	1790	350	650	250
<b>Summary</b>						
The site is a large greenfield site on the edge of Bury St Edmunds. Forms part of a Strategic Site in the Core Strategy. Allocated as a strategic site under Policy CS11 of the Core Strategy. A wider site area is identified in the Bury St Edmunds Vision 2031 plan as a strategic site for growth.						
<b>Overall yield</b>						
<b>1250</b>						

Site Ref	Address	Settlement	Size			
BV3, SS3 Was BV2	North West Bury St Edmunds	Bury St Edmunds	76.5ha			
<b>Source</b>						
Site submission in May 2008. Allocated in the adopted Bury St Edmunds Vision 2031 document under policy BV3.						
<b>Description</b>						
Greenfield site located north of the Howard estate and Northern Way industrial area. The north eastern edge of the site bounds the A1101 Mildenhall Road, the western edge of the site bounds Tut Hill.						
<b>Background</b>						
Submitted to the council as a May 2008 site submission for residential development.						
The site now benefits from planning permission. The permission is in hybrid form and includes full permission for the construction of the link road, change of use of agricultural land to informal countryside recreation. It also gave outline permission for residential development, local centre, school site and public open space.						
There is a submission of details application for the first phase of residential development for 126 dwellings, which is due to be considered by Committee in August 2015, with a recommendation of approval.						
<b>Suitability</b>						
There are no known environmental constraints on this site. The identified area is close to existing services and facilities and has good links to the local transport network and A14. The site is identified in the Core Strategy for strategic growth, under policy CS11 and policy BV3 of the Bury St Edmunds Vision 2031 plan.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
The site is identified in the Core Strategy for strategic growth, under policy CS11 and policy BV6 of the Bury St Edmunds Vision 2031 plan.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>2014-2019</b>	<b>2020-2025</b>	<b>2026-2031</b>
3825	3060	2295	1530	<b>845</b>	<b>105</b>	<b>0</b>
<b>Summary</b>						
The site is allocated as a strategic site in Policy CS11 of the Core Strategy and policy BV3 of the Bury St Edmunds Vision 2031 plan.						
<b>Overall yield</b>						
<b>950</b>						

Site Ref	Address	Settlement	Size			
SS87	Rathkeltair Lodge, Barton Hill	Bury St Edmunds	6.2ha			
<b>Source</b>						
Site submission in May 2008						
<b>Description</b>						
Site consists of 5.15 ha of greenfield agricultural land and 1.05 ha of brownfield. The area is bounded by Thetford Road to the west and greenfield land to the north and east. South part of the site abuts Barton Hill residential area.						
<b>Background</b>						
Submitted to the council in May 2008 as a site submission for residential development.						
<b>Suitability</b>						
A greenfield site bounded on one side by Thetford Road.						
<b>Availability</b>						
Available for residential development. Single ownership.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
310	248	186	124	0	0	186
<b>Summary</b>						
The site is on the edge of Bury St Edmunds and is remote from services and facilities in the town. Other sites better related to existing services should be developed prior to this site.						
<b>Overall yield</b>						
186						

Site Ref	Address	Settlement	Size			
BV10(f)	School Yard	Bury St Edmunds	0.64ha			
Source						
Urban Capacity Study 2005						
Description						
Site made up of Car Park and other land associated with auctioneers.						
Background						
Identified in the 2005 Urban Capacity Study as suitable for development.						
Suitability						
The site is a well placed brownfield site within Bury St Edmunds. Currently in operation as car parking facilities and as part of an auctioneers. The site offers significant potential for high density residential development. Site within a Conservation Area. Allocated for development within the Bury Visions 2031 Local Plan document for 32 dwellings.						
Availability						
Available for residential development.						
Achievability						
The site is located within the Housing Settlement Boundary and accords with Local and National Planning Policy.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5	6-10	11-15
32	26	19	13	32	0	0
Summary						
The site is well placed brownfield site within Bury St Edmunds and is allocated in the Bury St Edmunds Vision 2031 Local Plan.						
Overall yield						
32						

Site Ref	Address	Settlement	Size			
BV10d	Shire Hall	Bury St Edmunds	1.3ha			
Source						
Council Identified						
Description						
Brownfield site which is located to the centre of town which has become vacant due to County Council relocating staff.						
Background						
The County Council have vacated the site and have brought the site forward. A development brief was adopted in 2008.						
Suitability						
This site is very close to the town centre of Bury St Edmunds. Constraints include Listed buildings, Archaeological, Conservation Area and flood zone. Transport Assessment required. The site is allocated in policy BV10d of the Bury St Edmunds Vision 2031 plan with an indicative capacity for 25 dwellings.						
Availability						
Available for residential development. Single landowner.						
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	2014-2019	2020-2025	2026-2031
65	52	39	26	25	0	0
Summary						
A small brownfield site well located to existing services and facilities in Bury St Edmunds. The site is allocated in policy BV10d of the Bury St Edmunds Vision 2031 plan with an indicative capacity for 25 dwellings.						
Overall yield						
25						

Site Ref	Address	Settlement	Size			
BV7, Was SS95, BV6	South East Bury St Edmunds	Bury St Edmunds	74.9ha			
<b>Source</b>						
Site submission in May 2008						
<b>Description</b>						
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.						
<b>Background</b>						
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.						
<b>Suitability</b>						
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.						
<b>Availability</b>						
Available for residential development						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
3745	2996	2247	1498	0	<b>525</b>	<b>725</b>
<b>Summary</b>						
The site is a large greenfield site allocated in the Bury St Edmunds Vision 2031 Local Plan. Single ownership.						
<b>Overall yield</b>						
<b>1250</b>						

Site Ref	Address	Settlement	Size			
BV8 Was BV10	Station Hill	Bury St Edmunds	6.9ha			
<b>Source</b>						
Allocated in the Bury St Edmunds Vision 2031 Local Plan under Policy BV8.						
<b>Description</b>						
Brownfield site comprising underused and vacant land as well as some existing commercial premises. Site is bounded by Old Northgate Street, Tayfen Road and the Ipswich/Cambridge railway line.						
<b>Background</b>						
Site was allocated in the former Replacement Local Plan for mixed use development and now superseded by the Bury St Edmunds Vision 2031 allocation BV8. Concept Statement approved. Masterplan has been through consultation, although not yet adopted. A planning application has been received for 'Phase I', (ref. DC/13/0906/FUL).						
<b>Suitability</b>						
The site is a well placed brownfield site within Bury St Edmunds. The site is envisaged to be residential but offers significant potential for mixed use development including residential, retail and business use. Existing constraints on site include protected and notable species; County Council archaeological site and part of site falls within Flood Zones 2 and 3. The operational railway sidings would need to become available before the site could be developed comprehensively. The site forms part of the allocation in the Bury St Edmunds Vision 2031 plan for a residential-led mixed use development, under allocation BV8, (indicative capacity of 300 residential units).						
<b>Availability</b>						
Partly available for residential development. A number of landownerships and the Borough Council is seeking a coordinated approach to the redevelopment of the area via the masterplan approach.						
<b>Achievability</b>						
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. The rail sidings would need to be relocated before development commences which impacts upon the sites viability.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
345	276	207	138	130		170
<b>Summary</b>						
The site is a well placed brownfield site within Bury St Edmunds which is allocated in the adopted local plan for mixed use development. Whilst the site is brownfield land there are constraints to be overcome on the site to ensure successful redevelopment.						
<b>Overall yield</b>						
<b>300</b>						



Site Ref	Address	Settlement	Size			
BV9, Was SS84, SS11.10	Tayfen Road	Bury St Edmunds	3.8ha			
<b>Source</b>						
Allocated in the Bury St Edmunds Vision 2031 Local Plan under Policy BV9.						
<b>Description</b>						
Brownfield site located on the main entrance corridor into the town centre. A mix of commercial uses along the frontage including the contaminated site of the gas holder and Transco depot.						
<b>Background</b>						
Site allocated in the Replacement Local Plan for mixed use development and now superseded by the Bury St Edmunds Vision 2031 allocation BV9. Residential capacity likely to be 100 dwellings.						
<b>Suitability</b>						
The site is a well placed brownfield site within Bury St Edmunds. The site offers significant potential for mixed use development including residential, retail and leisure. Existing constraints on site include contaminated land; Tree Preservation Orders and part of site falls within Flood Zones 2 and 3. The site is allocated in the Bury St Edmunds Vision 2031 plan for mixed use development, under allocation BV9. This policy has an indicative capacity of 100 residential units. There are likely to be protected species present and an ecological survey will almost certainly be required.						
<b>Availability</b>						
Available for residential development. Number of landownerships involved and the Borough Council is seeking a coordinated approach to the redevelopment of the area.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
190	152	114	76	<b>100</b>		
<b>Summary</b>						
The site is a well placed brownfield site within Bury St Edmunds which is now allocated in the Bury St Edmunds Vision 2031 plan for mixed use development. Whilst the site is brownfield land there are constraints to be overcome on the site to ensure successful redevelopment it is considered that this can be achieved with a well thought out scheme.						
<b>Overall yield</b>						
<b>100</b>						

Site Ref	Address	Settlement	Size			
BV5, Was BV4, SS5	West Bury St Edmunds	Bury St Edmunds	54.3ha			
<b>Source</b>						
Site submission in May 2008. Allocated in the Bury St Edmunds Vision 2031 Local Plan under Policy BV5.						
<b>Description</b>						
Greenfield land that lies between the Westley estate and Westley village. The north of the site bounds the A14.						
<b>Background</b>						
Allocated in the Bury St Edmunds Vision 2031 Local Plan under Policy BV5.						
<b>Suitability</b>						
Biodiversity Action Plan species have been identified at this site which is located close to existing services and facilities.						
<b>Availability</b>						
Available for residential development. Single landowner.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
2715	2172	1629	1086	<b>450</b>	0	0
<b>Summary</b>						
Greenfield site between Westley Village and Westley Estate. The site is allocated as a Strategic Site within the Core Strategy for 450 homes and is an allocation in the Bury St Edmunds Vision 2031 plan.						
<b>Overall yield</b>						
<b>450</b>						

[illegible]

Site Ref	Address	Settlement	Size			
SS061	Land to south of Rougham Road	Bury St Edmunds	39.40			
<b>Source</b>						
SHLAA CFS Spring 2015						
<b>Description</b>						
Greenfield - The site is located to the south of the A14. To the west of the site lies land that is subject of Bury St Edmunds Vision 2031 policy BV7, (strategic extension of the town). The site is bound by the A14 trunk road to the north.						
<b>Background</b>						
Submitted during a SHLAA 'call for sites' in spring 2015.						
<b>Suitability</b>						
According to the agent, given the location of the site, it presents the opportunity for <b>development which integrates with the 'Bury East' site, as well as the ability for the</b> 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.						
<b>Availability</b>						
According to the agent, (SHLAA Spring 2015), given the size and character of the site, it is expected to be deliverable within a 6-10 year time frame.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
1970	1576	1182	788			1182
<b>Summary</b>						
Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>1182</b>						

Site Ref	Address	Settlement	Size			
RV16a Was RV12a	Land at end of Nether Road	Cavendish	0.4 ha			
<b>Source</b>						
Council Identified.						
<b>Description</b>						
Greenfield site that lies to the east of Nether Road. The site is situated in a central position within the village.						
<b>Background</b>						
Council identified site for the Rural Site Allocations Preferred Options Document 2010 and was subsequently allocated for residential development in the Rural Vision 2031 plan under policy RV16a. The edge of this site forms a pedestrian route into the central part of the village and would need to remain.						
<b>Suitability</b>						
Biodiversity Action Plan species have been identified at this site. It is located close to existing services and facilities. The site is allocated for residential development in the Rural Vision 2031 plan under policy RV16a.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
20	16	12	8	<b>10</b>	0	0
<b>Summary</b>						
Small greenfield residential site which could provide the village with some much needed affordable and market housing. The site is well located in relation to services and the aim would be to improve pedestrian routes onto the High Street of Cavendish. This site is allocated for residential development in the Rural Vision 2031 plan under policy RV16a with an indicative capacity of 10 dwellings.						
<b>Overall yield</b>						
<b>10</b>						

Site Ref	Address	Settlement	Size			
SS29	Land north of Bury Road	Chedburgh	2.63ha			
<b>Source</b>						
Site submission May 2008.						
<b>Description</b>						
A predominately greenfield site that is located to the east of the former fireworks factory.						
<b>Background</b>						
Submitted to the council as a May 2008 site submission for residential development.						
<b>Suitability</b>						
The site is adjacent to a Local Service Centre as identified in the Core Strategy. These settlements could accommodate small scale residential or employment development. However the site was not allocated for residential development in the subsequent Rural Vision 2031 plan, as an alternative site was considered better suited. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Good access to existing services and facilities.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
132	105	79	53	0	0	20
<b>Summary</b>						
Not included in the adopted Rural Vision 2031 document as a more suitable site was available within the village. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
SS47	Land to the north of Elizabeth Drive	Chedburgh	4.34ha			
<b>Source</b>						
Site submission in May 2008.						
<b>Description</b>						
A greenfield site that is located to the west of a cluster of dwellings that forms Elizabeth Drive. Currently an agricultural field.						
<b>Background</b>						
Submitted to the council, (May 2008), for residential development.						
<b>Suitability</b>						
The site is within 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. However the site was not allocated for residential development in the subsequent Rural Vision 2031 plan, as an alternative site was considered better suited. Good access to existing services and facilities.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
217	174	130	87	0	0	<b>20</b>
<b>Summary</b>						
Not included in the adopted Rural Vision 2031 document as a more suitable site was available within the village. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
SS30	Land to the west of Elizabeth Drive	Chedburgh	2.82ha			
<b>Source</b>						
Site submission May 2008.						
<b>Description</b>						
A greenfield site that is located to the west of a cluster of dwellings that forms Elizabeth Drive. Currently an agricultural field.						
<b>Background</b>						
Submitted to the council, (May 2008), for residential development.						
<b>Suitability</b>						
The site is within 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. However the site was not allocated for residential development in the subsequent Rural Vision 2031 plan, as an alternative site was considered better suited. Good access to existing services and facilities.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
141	113	85	56	0	0	<b>20</b>
<b>Summary</b>						
Not included in the adopted Rural Vision 2031 document as a more suitable site was available within the village. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>20</b>						



Site Ref	Address	Settlement	Size			
RV17a, Was RV13a, SS49	Queens Lane	Chedburgh	0.7ha			
<b>Source</b>						
Site submission in May 2008.						
<b>Description</b>						
A greenfield site that is located between a gap in existing residential development located off the west side of Queens Lane. This site lies within the settlement boundary as defined in the Policies Map book.						
<b>Background</b>						
Submitted to the council, (May 2008), for residential development. The site was subsequently allocated in the adopted Rural Vision 2031 plan under Policy RV17.						
<b>Suitability</b>						
The site is within 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. The site was subsequently allocated in the adopted Rural Vision 2031 plan for long term provision with an indicative capacity of 10 dwellings. Good access to existing services and facilities.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
35	28	21	14	0	0	<b>10</b>
<b>Summary</b>						
This site was allocated for residential development in the Rural Vision 2031 plan for long term provision of 10 dwellings.						
<b>Overall yield</b>						
<b>10</b>						

Site Ref	Address	Settlement	Size			
SECHED01	Land south-west of Chevington Rd.	Chedburgh	1.41ha			
<b>Source</b>						
SHLAA CFS Spring 2015						
<b>Description</b>						
Greenfield – Agricultural land bound by Chevington Road to the north and adjoining the settlement boundary to the east.						
<b>Background</b>						
SHLAA CFS Spring 2015						
<b>Suitability</b>						
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.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
71	56	42	28			20
<b>Summary</b>						
Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
SECHED03	Land west of RV17A Queens Lane	Chedburgh	1.89ha			
<b>Source</b>						
SHLAA CFS Spring 2015						
<b>Description</b>						
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).						
<b>Background</b>						
SHLAA CFS Spring 2015						
<b>Suitability</b>						
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.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
95	76	57	38			20
<b>Summary</b>						
Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
SS90	Fields known as Cricketers & Lutus-Daneum, north of Stoke Road	Clare	23.6ha			
<b>Source</b>						
Site submission in May 2008						
<b>Description</b>						
Arable field that abuts the Housing Settlement Boundary of Clare.						
<b>Background</b>						
Submitted to the Council as a May 2008 site for residential development.						
<b>Suitability</b>						
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.						
<b>Availability</b>						
Available for residential development. According to the agent, (Spring 2015), a start date of 2020 is anticipated with a build out rate of approx. 50 dwellings per annum.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
1180	944	708	472	0	0	<b>75</b>
<b>Summary</b>						
Sites which are better related to the services and facilities of Clare are available and should come forward before any part of this site is considered. Alternative sites have been allocated in the Rural Vision 2031 plan to come forward in the plan period to 2031. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031						
<b>Overall yield</b>						
<b>75</b>						

Site Ref	Address	Settlement	Size			
RV11b, Was RV7c WS29	Land off Cavendish Road	Clare	2.2ha			
<b>Source</b>						
Site submission August 2009. Allocation in the Rural Vision 2031 Local Plan.						
<b>Description</b>						
The site is to the east of Clare and is located adjacent to the Stour Valley Community School. Access would be taken off the Cavendish Road (A1092). The site is a Greenfield site which is only partly in use for equestrian purposes.						
<b>Background</b>						
Submitted to the council as a August 2009 site submission for residential development. Allocated for residential development, with an indicative capacity for 64 units in the Rural Vision 2031 adopted plan.						
<b>Suitability</b>						
No environmental constraints have been identified at this location. With improved pedestrian infrastructure, the site would have good connections with town centre services and facilities. Easy access to existing public transport provision. The site is within a Key Service Centre as identified in the adopted Core Strategy and allocated for residential development, with an indicative capacity for 64 units dwellings in the Rural Vision 2031 adopted plan.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>2014-2019</b>	<b>2020-2025</b>	<b>2026-2031</b>
110	88	66	44	64	0	0
<b>Summary</b>						
Greenfield site located within reasonable distance to all services. The site has no environmental constraints and would cause minimal impact to the village. The site is allocated for residential development, with an indicative capacity for 64 units dwellings in the Rural Vision 2031 adopted plan. The development is likely to come forward in the medium term.						
<b>Overall yield</b>						
64						

Site Ref	Address	Settlement	Size			
SS91, WS05	Land to the rear of Nethergate Street	Clare	3ha			
<b>Source</b>						
Site submission May 2008.						
<b>Description</b>						
A greenfield site that abuts the west of Nethergate Street in the centre of Clare village. The site expands out behind existing residential development into open countryside. The south-eastern edge of the site abuts the current housing settlement boundary.						
<b>Background</b>						
Submitted to the council as a May 2008 site submission for residential development.						
<b>Suitability</b>						
No environmental constraints have been identified at this location. Good connections with town centre services and facilities. Easy access to existing public transport provision. The site is within a Key Service Centre as identified in the Core Strategy. These settlements will provide the focus for additional homes outside Bury St Edmunds and Haverhill. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. However the site is not allocated for development within the Rural Vision 2031 plan as alternative sites were considered better suited.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
150	120	90	60	0	0	<b>75</b>
<b>Summary</b>						
Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
<b>Overall yield</b>						
<b>75</b>						

Site Ref	Address	Settlement	Size			
WS2	Land to the south east of Chiltern Street Business Park	Clare	2.5ha			
<b>Source</b>						
Site submission						
<b>Description</b>						
Arable fields with housing to the south, open countryside to the west and a general employment site to the north.						
<b>Background</b>						
Submitted to the council as a May 2008 site submission for residential development.						
<b>Suitability</b>						
The site is within a Key Service Centre as identified in the Core Strategy. These settlements will provide the focus for additional homes outside Bury St Edmunds and Haverhill. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. However the subsequent Rural Vision 2031 plan allocated alternative sites for residential development in Clare which were considered better suited.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
125	100	75	50	0	0	75
<b>Summary</b>						
Abuts the housing settlement of Clare but sufficient sites have been identified in the Rural Vision 2031 Local Plan to meet the housing requirement to 2031						
<b>Overall yield</b>						
75						

Site Ref	Address	Settlement	Size			
7.5b	Land adjacent to Free Church Mill Lane	Great Barton	0.8ha			
<b>Source</b>						
Council Identified						
<b>Description</b>						
The site is greenfield agricultural land with the south and western boundaries abutting the existing Housing Settlement Boundary. To the north and east is open countryside. The site is adjacent to the Free Church and accessed off Mill Road (B1106).						
<b>Background</b>						
Council Identified Site and was included within Rural Site Allocations Preferred Options DPD April 2010. This allocation was not carried forward into the adopted Rural Vision 2031 plan.						
<b>Suitability</b>						
The site is within a Local Service Centre as identified in the adopted Core Strategy. These settlements could accommodate small scale residential or employment development. The site is well related to all services and facilities in the village. However it has not been allocated for development in the Rural Vision 2031 plan.						
<b>Availability</b>						
Available for residential development and owned by Suffolk County Council.						
<b>Achievability</b>						
The market is currently weak 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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
40	32	24	16	0	0	<b>20</b>
<b>Summary</b>						
The site has few planning constraints and is suitable for development in line with the village's status as a Local Service Centre in the Core Strategy, where a small number of dwellings per site may be permitted. 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.						
<b>Overall yield</b>						
<b>20</b>						



Site Ref	Address	Settlement	Size			
SS103	Land to the west of Livermere Road	Great Barton	8.5ha			
<b>Source</b>						
Site submission May 2008.						
<b>Description</b>						
The north and western edges of the site abut open countryside. The south of the site borders Fornham Road and to the east Livermere Road. The site wraps around existing residential development/the settlement boundary.						
<b>Background</b>						
Submitted to the council, (May 2008), for residential development. This site has not been allocated within the context of the Rural Vision, (2031), Local Plan document.						
<b>Suitability</b>						
The site is within a Local 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 of each settlement.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
The market is currently weak 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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
425	340	255	170	0	0	20
<b>Summary</b>						
The site has few planning constraints and is suitable for development in line with the village's status as a Local Service Centre in the Core Strategy, where a small number of dwellings per site may be permitted. 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.						
<b>Overall yield</b>						
20						

Site Ref	Address	Settlement	Size			
RV18 Former RV14	Land at School Road	Great Barton	12.4ha			
<b>Source</b>						
Council Identified site was for a smaller parcel of land around the school. This parcel of land was submitted by the Parish Council and its development is a long term aspiration. The site would not be completely residential and may also include a post office and/or other village facilities.						
<b>Description</b>						
The site is greenfield agricultural land and the south, west and eastern boundaries abut the existing Housing Settlement Boundary. To the north is open countryside.						
<b>Background</b>						
Council Identified Site and was included within Rural Site Allocations Preferred Options DPD April 2010. Also included in the Rural Vision 2031 preferred options document. Site has been allocated within the adopted Rural Vision 2031 Local Plan.						
<b>Suitability</b>						
The site is within a Local Service Centre as identified in the adopted Core Strategy. These settlements could accommodate small scale residential or employment development. The site is well related to all services and facilities in the village.						
<b>Availability</b>						
Available for residential development and owned by Suffolk County Council.						
<b>Achievability</b>						
The market is currently weak 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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
620	496	372	248	20	20	0
<b>Summary</b>						
The site has few planning constraints and is suitable for development in line with the village's status as a Local Service Centre in the Core Strategy.						
<b>Overall yield</b>						
<b>40</b>						

Site Ref	Address	Settlement	Size			
RV20b Was RV15	Land opposite Tutolina Rise,	Great Whelnetham	0.4ha			
Source						
Council Identified.						
Description						
The site is a Greenfield agricultural field which is well located to the existing services and facilities. The site abuts the existing housing settlement boundary and would form a natural infill development between Hambrook Close and Fentons Farm. The site has two access points, one off Stanningfield Road and the other off Hambrook Close.						
Background						
Council Identified Site and was included within Rural Site Allocations Preferred Options DPD April 2010. Also included in the Rural Vision 2031 preferred options document. This site has been allocated within the Rural Vision 2031 Local Plan document.						
Suitability						
The site is within a Local Service Centre as identified in the adopted Core Strategy. These settlements could accommodate small scale residential or employment development. The site is well related to all services and facilities in the village and the development size complies with the small number of dwellings that are permitted within these settlements.						
Availability						
Available for residential development.						
Achievability						
The market is currently weak 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
20	16	12	8	0	0	10
Summary						
The site has little by way of planning constraints, is well related to services, has good access provisions and is suitable for development in line with the village's status as a Local Service Centre in the Core Strategy.						
Overall yield						
10						

Site Ref	Address	Settlement	Size			
RV20a Was SS12.2	Land to the rear of Erskine Lodge	Great Whelnetham	2ha			
<b>Source</b>						
Site Submission 2012						
<b>Description</b>						
The site is a mixed use brownfield and greenfield site. The site is accessed off Stanningfield Road. The site has several constraints which include flooding, Conservation Area, Cordon Sanitaire and Archaeological constraints. The part of the site in the Housing Settlement Boundary currently has some affordable housing units on it which are 1 bed units owned by Havebury Housing Association.						
<b>Background</b>						
Site submission in 2012. Allocated under Policy RV20a in the Rural Vision 2031 Local Plan.						
<b>Suitability</b>						
Some of the site is within the Housing Settlement Boundary of Great Whelnetham which is a Local Service Centre. Several constraints on the site but some work has been done by the developer to establish how these might be mitigated. Site levels will almost certainly constrain development to some extent.						
<b>Availability</b>						
The site is believed to have two land owners who have been working with each other on site delivery.						
<b>Achievability</b>						
The market is currently weak 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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
100	80	60	40	60	0	0
<b>Summary</b>						
The site has been allocated within the context of the Rural Vision 2031 document and as a consequence it is not considered that the site should be restricted to the 20 dwelling limit imposed on Local Service Centres within the context of the SHLAA. As a consequence, a yield at 30dph has been applied albeit this figure will be subject to further consideration and potential amendment as part of the Development Management process.						
<b>Overall yield</b>						
60						

Site Ref	Address	Settlement	Size			
SS12.5 and RV19	Goldings Farm, Great Thurlow	Great Whelnetham	0.25ha			
Source						
Site submission 2012 and allocated under Policy RV19 of the Rural Vision 2031 Local Plan						
Description						
Farm Yard that is also used for parking of cars by nearby residents.						
Background						
Previously submitted to the borough as a site submission. The owner wrote to the LPA some time ago stating that the site is no longer available. However in 2012 the site was formally submitted to the borough as a site submission as the site is now available. This site has been allocated within the Rural Vision 2031 Local Plan.						
Suitability						
An allocated site within a Housing Settlement Boundary of a Local Service centre.						
Availability						
Available for residential development.						
Achievability						
The market is currently weak 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
13	10	8	5	0	0	8
Summary						
The site has few planning constraints and is suitable for development.						
Overall yield						
8						

Site Ref	Address	Settlement	Size			
SE/06/1504 Was HV5e	Atterton and Ellis	Haverhill	0.63ha			
Source						
Urban Capacity Study 2005, Replacement Local Plan 2016						
Description						
Previously developed land located on Hamlet Road. Surrounded by residential development and employment. In use as engineering works.						
Background						
Site identified in the 2005 Urban Capacity Study as being suitable for housing development. Allocated in Replacement Local Plan HAV1 (d) for 25 dwellings. Planning application to convert silk mill to 3 dwellings and erection of 39 dwellings approved in 2010 subject to S106 but since expired. Not allocated within the context of the Haverhill Vision 2031 Local Plan document.						
Suitability						
Business has indicated a desire to develop the site. Close to services and facilities. Possible contamination at this location.						
Availability						
Available for residential development.						
Achievability						
The market is currently weak 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
32	25	19	13	39		
Summary						
Available employment premises within central Haverhill. Possible contamination.						
Overall yield						
39						

Site Ref	Address	Settlement	Size			
UCS255	Car park to the north west of the council offices	Haverhill	0.26ha			
<b>Source</b>						
Urban Capacity Study 2005.						
<b>Description</b>						
Previously developed land with road access off Downs Crescent. Site is located behind residential properties on Withersfield Road.						
<b>Background</b>						
Site identified in the 2005 Urban Capacity Study as being suitable for housing development. Indicative capacity 13 dwellings. This site has not been allocated within the context of the Haverhill Vision 2031 Local Plan document but could come forward as a 'windfall'.						
<b>Suitability</b>						
Site is located within the designated conservation area. Close to main transport links through Haverhill town centre. Well related to existing residential development.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
The market is currently weak 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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
13	10	8	5	0	0	13
<b>Summary</b>						
Small brownfield site in a conservation area. Located close to existing development.						
<b>Overall yield</b>						
<b>13</b>						

Site Ref	Address	Settlement	Size			
UCS219	Dove House Road	Haverhill NW	Overall site 2.43. Site included in SHLAA 0.664			
<b>Source</b>						
Originally identified by the Urban Capacity Study. Reduced site size has been promoted by landowner’s agent.						
<b>Description</b>						
Overall Urban capacity site is much larger than the small part of the site which is included in the SHLAA. The site is adjoined on two sides by existing housing (south west and south east) with woodland to the north west and a horticultural nursery to the North East. The site has been recognised by the Suffolk Wildlife trust as a Local Wildlife Site and the trees are protected by a Tree Preservation Order.						
<b>Background</b>						
Planning Application refused in 2006. Planning Appeal dismissed by the Planning Inspectorate in 2007. If development is to be realised then any future application will need to overcome the reasons for refusal. The site is designated as a Local Wildlife Site and the trees are protected by a TPO. Any future planning application would need to address the potential effects on these designations. This site has not been allocated within the context of the Haverhill Vision 2031 Local Plan document but could come forward as a ‘windfall’.						
<b>Suitability</b>						
Within the Housing Settlement Boundary with good access but previously refused application for a residential scheme. Any application would need to address the issues highlighted within the Planning Inspector’s decision notice.						
<b>Availability</b>						
Site is available according to Agent.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
33	27	20	13	0	0	20
<b>Summary</b>						
Inside the Housing Settlement Boundary but previous refusal reasons that applicants would need to overcome.						
<b>Overall yield</b>						
20						



Site Ref	Address	Settlement	Size			
HV5c Was HV5d	Former Castle Hill Middle School	Haverhill	0.75ha			
<b>Source</b>						
Officer identified						
<b>Description</b>						
Greenfield – Part of playing fields of Previous Middle School site						
<b>Background</b>						
Site became redundant following school organisation review. This site has been allocated within the context of the Haverhill Vision 2031 Local Plan document.						
<b>Suitability</b>						
Within the Housing Settlement Boundary with good access to the town centre						
<b>Availability</b>						
Landowner has informed the authority that the land is available.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
38	30	23	15	<b>25</b>	0	0
<b>Summary</b>						
Inside the Housing Settlement Boundary.						
<b>Overall yield</b>						
<b>25</b>						

Site Ref	Address	Settlement	Size			
HV6a Was HV5a	Former Gasworks, Withersfield Road	Haverhill	0.3ha			
<b>Source</b>						
Replacement Local Plan 2016 allocation. Urban Capacity Study 2005. Allocated under Policy HV6a of the Haverhill Vision 2031 Local Plan.						
<b>Description</b>						
Small Brownfield site located off Withersfield Road. The site is surrounded by residential development.						
<b>Background</b>						
Site identified in the 2005 Urban Capacity Study and former 2016 Local Plan as being suitable for housing development. This site has been allocated within the context of the Haverhill Vision 2031 Local Plan document.						
<b>Suitability</b>						
The site is a well placed brownfield site within Haverhill. The site offers potential for residential development. There are no existing constraints identified on this site. Under EA Flood Zones constraint half of the site is within the bank width planning 3,2. Following discussions with the EA this constraint highlights a regional land drainage by law. This means that any works within 9 metres of the top of the bank of the river requires a further consent from the EA, (to ensure access to carry out maintenance for river flow).						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
15	12	9	6	10	0	0
<b>Summary</b>						
Small Brownfield site close to existing development with no identified constraints.						
<b>Overall yield</b>						
<b>10</b>						

Site Ref	Address	Settlement	Size			
HV6c Was HV5c	Former Westfield Primary School	Haverhill	1.2ha			
<b>Source</b>						
Officer identified and site became available due to Schools organisation review. Allocated in the Haverhill Vision 2031 Local Plan under Policy HV6c.						
<b>Description</b>						
Former Primary School						
<b>Background</b>						
Site became redundant following schools organisation review. This site has been allocated within the context of the Haverhill Vision 2031 Local Plan document.						
<b>Suitability</b>						
Within the Housing Settlement Boundary with good access to the town centre						
<b>Availability</b>						
Landowner has informed the authority that the land is available.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>			<b>Timeframe</b>			
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
60	48	36	24	30	0	0
<b>Summary</b>						
Inside the Housing Settlement Boundary. Brownfield site, included in the Haverhill Vision 2031 Local Plan.						
<b>Overall yield</b>						
30						

Site Ref	Address	Settlement	Size			
HV5a Was HV4a	Land south of Chapelwent Road	Haverhill	2.8ha			
<b>Source</b>						
Officer identified						
<b>Description</b>						
Greenfield land within the Housing Settlement Boundary						
<b>Background</b>						
Previously set aside for a middle school site and no longer required following School Organisational Review. This site has been allocated within the context of the Haverhill Vision 2031 Local Plan document under Policy HV5a.						
<b>Suitability</b>						
There are no known environmental constraints at this site. Well located greenfield site close to existing residential development. Good access onto site and good access to transport infrastructure.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
140	112	84	56	85	0	0
<b>Summary</b>						
Small greenfield site close to existing development with no identified constraints.						
<b>Overall yield</b>						
85						

Site Ref	Address	Settlement	Size			
HV4 Was HV3	North East Haverhill	Haverhill	138ha			
<b>Source</b>						
Core Strategy Strategic growth direction						
<b>Description</b>						
Greenfield land to the north of Chalkstone Way.						
<b>Background</b>						
Included within the Core Strategy LP document which was found sound by the planning inspectorate in August 2010 and adopted in December 2010. This site has been allocated within the context of the Haverhill Vision 2031 Local Plan document under Policy HV4.						
<b>Suitability</b>						
There are very few known environmental constraints at this site. Well located to existing town centre. Good access onto site and good access to transport infrastructure. Site would be suitable for mixed use strategic site development.						
<b>Availability</b>						
Landowner promoting site. Masterplan consultation undertaken in spring 2015.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
6900	5520	4140	2760	<b>750</b>	<b>1170</b>	<b>580</b>
<b>Summary</b>						
Large Greenfield site to the north east of Haverhill allocated in the adopted Haverhill Vision 2031 Local Plan.						
<b>Overall yield</b>						
<b>2500</b>						

Site Ref	Address	Settlement	Size			
HV3 Was HV2, SS104	North West Haverhill	Haverhill	42ha			
<b>Source</b>						
Site submission May 2008. Allocated in the adopted Haverhill Vision 2031 Local Plan under policy HV3.						
<b>Description</b>						
A large strategic greenfield site north of Howe Road/ Ann Suckling Road residential estate. The east of the site bounds Wratting Road. The site bounds open countryside to the north.						
<b>Background</b>						
Identified within Policy CS12 of the Core Strategy which was adopted in December 2010. This site has been allocated within the Haverhill Vision 2031 Local Plan document.						
<b>Suitability</b>						
<b>Availability</b>						
Available for mixed use development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
2100	1680	1260	840	<b>425</b>	<b>550</b>	<b>175</b>
<b>Summary</b>						
Large greenfield site north west of Haverhill. Masterplan has been adopted and planning application was approved in spring 2015.						
<b>Overall yield</b>						
<b>1150</b>						

Site Ref	Address	Settlement	Size			
HV7a HV6a	Wisdom Toothbrushes Factory	Haverhill	1.5ha			
<b>Source</b>						
Urban Capacity Study Identified in 2005 and submitted in August 2009. Allocated in the adopted Haverhill Vision 2031 Local Plan under policy HV7a.						
<b>Description</b>						
Previously developed land which is within the Housing Settlement Boundary. The site is located between Duddery Hill and Colne Valley Road and also takes access from both roads.						
<b>Background</b>						
Identified in the 2005 Urban Capacity Study and was deemed as unavailable under the market conditions at that time. This site has been allocated within the context of the Haverhill Vision 2031 Local Plan document.						
<b>Suitability</b>						
Well located brownfield site which is within the Housing Settlement Boundary and well related to other existing residential development. Good access onto site with good pedestrian routes to the town centre and employment available around Haverhill						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
75	60	45	30	75	0	0
<b>Summary</b>						
Well located brownfield site which is within the Housing Settlement Boundary. Good access onto site with good pedestrian routes to the town centre and employment available around Haverhill. Site included in the Haverhill Vision 2031 Local Plan document.						
<b>Overall yield</b>						
<b>75</b>						

Site Ref	Address	Settlement	Size			
RV21 Was RV16a, SS60, SS69	Land at Bury Road, Hopton	Hopton	2.5ha			
<b>Source</b>						
Site submission May 2008. Allocated in the adopted Rural Vision 2031 Local Plan under policy RV21.						
<b>Description</b>						
Agricultural land off Bury Road, located to the south of the primary school.						
<b>Background</b>						
Submitted to the council, (May 2008), for residential development. This site has been allocated within the context of the Rural Vision 2031 Local Plan document.						
<b>Suitability</b>						
The site is within a Local 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 of each settlement. Good access to existing services and facilities. No environmental constraints identified on this site.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
125	100	75	50	25	0	0
<b>Summary</b>						
The site would be suitable for small scale development in line with village's status as a Local Service Centre.						
<b>Overall yield</b>						
25						



Site Ref	Address	Settlement	Size			
WS80	Land to the east of Holme Close	Hopton	1.52ha			
<b>Source</b>						
Site submission May 2008.						
<b>Description</b>						
Agricultural land located to the east of the Hopton Housing Settlement Boundary.						
<b>Background</b>						
Submitted to the council as a May 2008 site for residential development. This site has not been allocated within the context of the Rural Vision 2031 Local Plan document.						
<b>Suitability</b>						
The site is within a Local 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 of each settlement. Possible access issues.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
76	61	46	30	0	0	<b>20</b>
<b>Summary</b>						
The site would be suitable for small scale development in line with village's status as a Local Service Centre. 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.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
SS11.7	Land to the north of Thelnetham Road	Hopton	2.54ha			
<b>Source</b>						
Site submission May 2008.						
<b>Description</b>						
Agricultural land located to the east of the Hopton Housing Settlement Boundary.						
<b>Background</b>						
Submitted to the council, (May 2008), for residential development. This site has not been allocated within the context of the Rural Vision 2031 Local Plan document.						
<b>Suitability</b>						
The site is within a Local 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 of each settlement.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
127	102	76	51	0	0	<b>20</b>
<b>Summary</b>						
The site would be suitable for small scale development in line with village's status as a Local Service Centre. 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.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
SS58	Land at Mill Road	Hundon	14.2ha			
<b>Source</b>						
Site submission May 2008.						
<b>Description</b>						
Large greenfield site located north of Hundon village. Southern edge of site abuts Mill Road and eastern edge abuts Upper North Street. This site has not been allocated within the context of the Rural Vision 2031 Local Plan document.						
<b>Background</b>						
Submitted to the council, (May 2008), for residential development.						
<b>Suitability</b>						
The site is within a Local 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 of each settlement. Part of the site adjacent to existing settlement boundary may be suitable for development. No known environmental constraints. Within walking distance of village services. According to the agent, (SHLAA Spring 2015), there are no known constraints, (environmental, highway, services etc).						
<b>Availability</b>						
According to the agent, (SHLAA Spring 2015), the land is available for immediate development.						
<b>Achievability</b>						
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 agent, development of the site can be achieved and is economically viable. It is anticipated that within the next 5-10 years an outline planning application will be submitted.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
710	568	426	284	0	0	<b>20</b>
<b>Summary</b>						
Part of the site is suitable for development in line with village's status as a Local Service Centre in the Core Strategy. 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.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
WS13	Land Between Valley Wash and Church Street	Hundon	4.065ha			
<b>Source</b>						
Site submission December 2008.						
<b>Description</b>						
Large greenfield site located to the west of Hundon village. Valley Wash abuts the southern edge of site with Church Street on the northern boundary. The eastern edge is bordered by an unsealed track known as Green Lane.						
<b>Background</b>						
Submitted to the council, (December 2008), for residential development. This site has not been allocated within the context of the Rural Vision 2031 Local Plan document.						
<b>Suitability</b>						
The site is within a Local 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 of each settlement. Part of the site adjacent to existing settlement boundary may be suitable for development. No known environmental constraints. Within walking distance of village services.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
203	163	122	81	0	0	20
<b>Summary</b>						
Part of site suitable for development in line with village's status as a Service Centre in the Core Strategy, where typically up to 10 dwellings per site may be permitted. 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.						
<b>Overall yield</b>						
20						

Site Ref	Address	Settlement	Size			
SS57	Land to the south east of the cricket pitch	Hundon	0.5ha			
<b>Source</b>						
Site submission December 2008.						
<b>Description</b>						
Small parcel of land the east of the Hundon Housing Settlement Boundary						
<b>Background</b>						
Submitted to the council as a December 2008 site submission for residential development. This site has not been allocated within the context of the Rural Vision 2031 Local Plan document but could come forward as a 'windfall'.						
<b>Suitability</b>						
The site is within a Local 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 of each settlement. Part of the site adjacent to existing settlement boundary may be suitable for development. No known environmental constraints. Within walking distance of village services.						
<b>Availability</b>						
Available for residential development. Access would need to be accommodated and this may require the cooperation of a different landowner						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
25	20	15	10	0	0	<b>20</b>
<b>Summary</b>						
Part of site suitable for development in line with village's status as a Service Centre in the Core Strategy. 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.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
RV22 Was RV17a	Land at The Gables	Ingham	0.8ha			
<b>Source</b>						
Site submission. Allocated in the adopted Rural Vision 2031 Local Plan under Policy RV22.						
<b>Description</b>						
Brownfield land located to the north of the junction in the heart of the village close to other employment land, the village pub and the post office. This site has been allocated within the context of the Rural Vision 2031 Local Plan document.						
<b>Background</b>						
Submitted to the council as a May 2008 site submission for residential development. Allocated in the Rural Vision 2031 Local Plan.						
<b>Suitability</b>						
The site is within a Local 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. Site has no known environmental constraints. Location is close to the services and facilities within the village.						
<b>Availability</b>						
The site is available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
40	32	24	16	22	0	0
<b>Summary</b>						
Close to existing facilities and no environmental constraints. A site suitable for development in line with village's status as a Local Service Centre in the Core Strategy. Site is included in the Rural Vision Document.						
<b>Overall yield</b>						
22						

Site Ref	Address	Settlement	Size			
7.10a, SS74	Land to the west Ingham	Ingham	38.22ha			
<b>Source</b>						
Site submission in May 2008						
<b>Description</b>						
Agricultural land situated between existing employment area and residential development Located off the A134 that runs through the village.						
<b>Background</b>						
Submitted to the council as a May 2008 site submission for residential development. A smaller part of the site was allocated in the Rural Site Allocations Preferred Options Document (April 2010). This site has not been allocated within the context of the Rural Vision 2031 Local Plan document but could come forward as a 'windfall'.						
<b>Suitability</b>						
The site is within a 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. Site has no known environmental constraints. Location is close to the services and facilities within the village. According to the agent, (SHLAA submission Spring 2015), 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. Further, 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.						
<b>Availability</b>						
According to the agent, (SHLAA, Spring 2015), the land would be available for immediate development as a whole or in part in the short term. Constraints -						
<b>Achievability</b>						
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 agent, (SHLAA submission Spring 2015), <b>development of the site can be achieved, within the definitions of 'achievability'</b> outlined in the SHLAA process, i.e. it is economically viable to do so. Further, although the land is <b>available 'now' for development, it is proposed that over the next two years a Masterplan</b> will be commissioned by the land owner to bring forward a comprehensive 'development plan'. <b>It is therefore anticipated that it will be at least five to ten years before a phased</b> development of the land could begin to be achieved.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
1911	1529	1147	764	0	0	<b>20</b>
<b>Summary</b>						
Close to existing facilities and no environmental constraints. Part of the site would be suitable for development in line with village's status as a Local Service Centre in the Core Strategy. 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.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
RV12b Was RV8b	Land off Crown Lane	Ixworth	2.5ha			
<b>Source</b>						
Allocated in the Rural Vision 2031 adopted Local Plan under policy RV12b.						
<b>Description</b>						
Greenfield land that is located north of Crown Lane and abuts the A143 to the east.						
<b>Background</b>						
A Masterplan has been produced and been through consultation. This site has been allocated within the adopted Rural Vision 2031 Local Plan document.						
<b>Suitability</b>						
The site is within a Key Service Centre as identified in the adopted Core Strategy. Part of this site is designated as a County Archaeological site.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
125	100	75	50	<b>90</b>	0	0
<b>Summary</b>						
Greenfield site located to the east of Ixworth. Adopted concept statement in December 2008. Masterplan process completed. Site included in the Rural Vision Local Plan Document.						
<b>Overall yield</b>						
<b>90</b>						



Site Ref	Address	Settlement	Size			
RV12c RV8c, SS75	Land west of the A143 and south of the A1088	Ixworth	11.8ha			
<b>Source</b>						
Site submission May 2008. Allocated in the adopted Rural Vision 2031 Local Plan under policy RV12c.						
<b>Description</b>						
Large greenfield site to the east of the village located between the middle school grounds and the A143. Land extends north adjacent to the residential development at Thistledown Drive and the A1088. Well located with existing residential development.						
<b>Background</b>						
Submitted to the council as a May 2008 site submission for residential development. This site has been allocated within the adopted Rural Vision 2031 Local Plan document.						
<b>Suitability</b>						
The site is within a Key Service Centre as identified in the adopted Core Strategy. Part of this site is designated as a County Archaeological site.						
<b>Availability</b>						
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 of each settlement. No known environmental constraints on this site. Concept Statement has been adopted for land which abuts site to the south.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
590	472	354	236	0	80	0
<b>Summary</b>						
Part of site suitable for development in line with village's status as a Key Service Centre in the Core Strategy, where typically up to 70 dwellings per site may be permitted. Some of the site may be required for a school.						
<b>Overall yield</b>						
80						

Site Ref	Address	Settlement	Size			
RV12a Was RV8a	Reeves Farm, Stow Road	Ixworth	0.5ha			
<b>Source</b>						
Replacement Local Plan 2016 allocation RA1(a)						
<b>Description</b>						
Small Brownfield site located south of Stow Road. Within current housing settlement boundary.						
<b>Background</b>						
Land allocated in Replacement Local Plan as housing allocation RA1 (a). Development permitted after 1 April 2008. Indicative capacity 20 dwellings in Local Plan. Planning Application approved (SE/11/1071) which granted 3 barn conversions and 13 new dwellings – not yet commenced. This site has been allocated within the adopted Rural Vision 2031 Local Plan document.						
<b>Suitability</b>						
The site is within a Key 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. Site is partly within a designated conservation area. A listed building is located on site.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
25	20	15	10	16	0	0
<b>Summary</b>						
Greenfield site located to the south of Ixworth. Within a conservation area and a listed building is on site. Planning permission granted for a total of 16 new residential dwellings.						
<b>Overall yield</b>						
16						

Site Ref	Address	Settlement	Size			
RV13b RV9b, SS129	Land adjacent The Limes Cottage, Mill Road	Kedington	1.8ha			
<b>Source</b>						
Site submission May 2008 and allocated in the adopted Rural Vision 2031 Local Plan under policy RV13b.						
<b>Description</b>						
The site is bound by open countryside and Dash End Lane, (existing residential development).						
<b>Background</b>						
Submitted to the council as a May 2008 site for residential development. This site has been allocated within the adopted Rural Vision 2031 Local Plan document. Development Brief adopted in September 2014.						
<b>Suitability</b>						
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.						
<b>Availability</b>						
Available for residential development. Outline application DC/14/1751/OUT for up to 40 units not yet determined.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
90	72	54	36	0	40	0
<b>Summary</b>						
Greenfield site close to existing development, Tree preservation orders constrain the site.						
<b>Overall yield</b>						
40						

Site Ref	Address	Settlement	Size			
SEKED01	Land East of Haverhill Road	Kedington	3.26			
<b>Source</b>						
SHLAA CFS Spring 2015						
<b>Description</b>						
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.						
<b>Background</b>						
<b>Suitability</b>						
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.						
<b>Availability</b>						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
163	130	98	65			98
<b>Summary</b>						
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.						
<b>Overall yield</b>						
<b>98</b>						

Site Ref	Address	Settlement	Size			
RV23a Was RV18a, SS11.13, WS60, SS113	Land to the south of the cricket pitch	Risby	1.7ha			
<b>Source</b>						
Site submission May 2008						
<b>Description</b>						
Greenfield land located south of School Road, east of the residential properties on South Street and north of the A14 junction 41.						
<b>Background</b>						
Submitted to the council as a May 2008 site for residential development. This site has been allocated within the Rural Vision 2031 Local Plan under Policy RV23a.						
<b>Suitability</b>						
The site is within a Local 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. Site has no known environmental constraints. Location is close to the services and facilities within the village.						
<b>Availability</b>						
Available for residential development. Application DC/13/0520/OUT approved August 2014. Reserved matters application pending.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
85	68	51	34	20	0	0
<b>Summary</b>						
Greenfield site located south of Risby and north of the A14. Close to existing facilities and no environmental constraints. A site suitable for development in line with village's status as a Local Service Centre in the Core Strategy.						
<b>Overall yield</b>						
20						

Site Ref	Address	Settlement	Size			
SERIS02	Land South of School Road	Risby	2.23			
<b>Source</b>						
SHLAA CFS Spring 2015						
<b>Description</b>						
Greenfield – Agricultural land adjacent to the settlement boundary of Risby.						
<b>Background</b>						
SHLAA CFS Spring 2015						
<b>Suitability</b>						
The site is adjacent to a Local 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. Site has no known environmental constraints. Location is close to the services and facilities within the village.						
<b>Availability</b>						
Available for residential development. According to the agent, development could be completed within 5 years.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
112	89	67	45			20
<b>Summary</b>						
Greenfield site located south and close to existing facilities and no environmental constraints. A site suitable for development in line with village's status as a Local Service Centre in the Core Strategy. 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.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
7.12a	Land at Moat Lane and New Road	Rougham	0.5ha			
<b>Source</b>						
Council Identified						
<b>Description</b>						
The site is located at the northern edge of the Rougham, Kingshall Street settlement. The site is greenfield and is currently used as agricultural land.						
<b>Background</b>						
Council Identified Site and was included within Rural Site Allocations Preferred Options DPD April 2010. Not included in the Vision 2031 preferred options document. This site has not been allocated within the context of the adopted Rural Vision 2031 Local Plan document but could come forward as a 'windfall'.						
<b>Suitability</b>						
The site is within a Local Service Centre as identified in the adopted Core Strategy. These settlements could accommodate small scale residential or employment development. The site is well related to all services and facilities in the village.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
25	20	15	10	0	0	15
<b>Summary</b>						
The site has little by way of planning constraints and is suitable for development in line with the village's status as a Local Service Centre in the Core Strategy. 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.						
<b>Overall yield</b>						
15						

Site Ref	Address	Settlement	Size			
RV24a Was RV19a SP1	Land to the west of Kingshall Street	Rougham	0.75ha			
<b>Source</b>						
Promoted by the Parish Council during the April 2010 consultation Process. Allocated in the adopted Rural Vision 2031 Local Plan under policy RV24a.						
<b>Description</b>						
The site is located at the south west edge of the Rougham, Kingshall Street settlement. The site is greenfield and is currently used as agricultural land.						
<b>Background</b>						
Promoted by the Parish Council during the April 2010 consultation Period. This site has been allocated within the context of the adopted Rural Vision 2031 Local Plan document.						
<b>Suitability</b>						
The site is within a Local Service Centre as identified in the adopted Core Strategy. These settlements could accommodate small scale residential or employment development. The site is well related to all services and facilities in the village.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
38	30	23	15	<b>12</b>	0	0
<b>Summary</b>						
The site has little by way of planning constraints and is suitable for development in line with the village's status as a Local Service Centre in the Core Strategy, where a small number of dwellings per site may be permitted.						
<b>Overall yield</b>						
<b>12</b>						



Site Ref	Address	Settlement	Size			
WS69	Fordhams Farm, Bury Lane	Stanton	10.48ha			
<b>Source</b>						
Site submission December 2008. Site extended SHLAA CFS Spring 2015.						
<b>Description</b>						
Mixed brownfield and greenfield. Land located to the south of Stanton on Bury Lane. The northern edge abuts recreational open space. The site has several agricultural farm buildings, a road frontage with open countryside on western boundary. 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.						
<b>Background</b>						
Submitted to the council as a December 2008 site submission for residential development. This site has not been allocated within the adopted Rural Vision 2031 Local Plan document. Site extended, (SHLAA CFS Spring 2015).						
<b>Suitability</b>						
The site is within a Key Service Centre as identified in the adopted Core Strategy. These settlements will provide the focus for additional homes outside Bury St Edmunds and Haverhill. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Site is located within walking distance of services and facilities. No known environmental constraints at this location. Access might not be appropriate						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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 agents, (SHLAA Spring 2015), no viability testing has taken place. However, according to the agent, 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 a small element of brownfield land (0.5ha) comprising agricultural farm buildings to the east.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
524	419	314	210	0	0	314
<b>Summary</b>						
Located on the edge of the village with no environmental constraints. 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.						
<b>Overall yield</b>						
<b>314</b>						

Site Ref	Address	Settlement	Size			
WS67	Land to the north of Upthorpe Road, opposite Blackburn Middle School	Stanton	5.89			
<b>Source</b>						
Site submission						
<b>Description</b>						
Greenfield land located to the east of Stanton village and to the north of the Middle school.						
<b>Background</b>						
Submitted to the council as a May 2008 site. Not previously included in any site allocation documents. This site has not been allocated within the adopted Rural Vision 2031 Local Plan document.						
<b>Suitability</b>						
The site is within a Key Service Centre as identified in the adopted Core Strategy. These settlements will provide the focus for additional homes outside Bury St Edmunds and Haverhill. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Close to school and others services. No known environmental constraints.						
<b>Availability</b>						
It is anticipated that development of the site could be completed within 5 years, (SHLAA submission Spring 2015).						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
295	236	177	118	0	0	177
<b>Summary</b>						
The site 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.						
<b>Overall yield</b>						
177						

Site Ref	Address	Settlement	Size			
SS21	Land between Bury Lane and Wyken Road	Stanton	2.6ha			
<b>Source</b>						
Site submission in May 2008.						
<b>Description</b>						
Greenfield site located to the south of Stanton village, close to the Bowling Club. Site is situated between Bury Lane and The Street. Northern access to the site is from Honeymeade and Newlands Close.						
<b>Background</b>						
Submitted to the council as a May 2008 site for residential development. Included in the Rural Site Allocations Preferred Options DPD (April 2010). This site has not been allocated within the adopted Rural Vision 2031 Local Plan document.						
<b>Suitability</b>						
The site is within a Key Service Centre as identified in the adopted Core Strategy. These settlements will provide the focus for additional homes outside Bury St Edmunds and Haverhill. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Site is located within walking distance of services and facilities. No known environmental constraints at this location. <u>According to the agent, (SHLAA submission 2015)</u> , 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. Further, it is considered that 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.						
<b>Availability</b>						
On behalf of the landowners, Hopkins Homes can confirm that the site is available for residential redevelopment, (SHLAA submission Spring 2015).						
<b>Achievability</b>						
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 Homes, (SHLAA Spring 2015), 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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
130	104	<b>78</b>	52	0	0	<b>78</b>
<b>Summary</b>						
Greenfield site located to the south of Stanton, close to existing services. No environmental constraints. Part of site suitable for development in line with village's status as a Key Service Centre in the Core Strategy, where typically up to 70 dwellings per site may be permitted.						
<b>Overall yield</b>						
<b>78</b>						

Site Ref	Address	Settlement	Size			
AS5	Land at Cemetery Hill	Wickhambrook	1.08ha			
<b>Source</b>						
Site submission in 2009.						
<b>Description</b>						
Greenfield land located in a central position within the village. Site is located to the east of Cemetery Road. Closely related to existing residential development and adjacent housing settlement boundary.						
<b>Background</b>						
This site has not been allocated within the context of the adopted Rural Vision 2031 Local Plan document but could come forward as a 'windfall'.						
<b>Suitability</b>						
Wickhambrook was downgraded from a Key Service Centre to a Local Service Centre during the examination of the Core Strategy. The Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Possible Biodiversity constraints.						
<b>Availability</b>						
Confirmation from the agent, (SHLAA consultation Spring 2015), that the site remains available for residential development in the future and there is no reason why they could not come forward immediately if required.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
54	43	32	22	0	0	<b>20</b>
<b>Summary</b>						
Central greenfield site, which is well related to existing development. No identified environmental constraints. 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.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
RV25a Was RV20a, SS116	Land at Nunnery Green & Cemetery Hill	Wickhambrook	1.5ha			
<b>Source</b>						
Site submission in May 2008. Allocated in the adopted Rural Vision 2031 Local Plan under Policy RV25a.						
<b>Description</b>						
Greenfield land located in a central position within the village. Site is located to the west of Cemetery Road, to the east of Nunnery Green and south of Croft Close. Closely related to existing residential development and adjacent to housing settlement boundary.						
<b>Background</b>						
Submitted to the council as a May 2008 site submission for residential development. Included in the Rural 2031 Vision Document.						
<b>Suitability</b>						
Wickhambrook was downgraded from a Key Service Centre to a Local Service Centre during the examination of the Core Strategy. The Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Possible Biodiversity constraints.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
65	52	39	26	22	0	0
<b>Summary</b>						
Central greenfield site, which is well related to existing development. No identified environmental constraints.						
<b>Overall yield</b>						
22						

Site Ref	Address	Settlement	Size			
6.6b, WS39	Land north of Bunters Road	Wickhambrook	1.3ha			
<b>Source</b>						
Site submission August 2009						
<b>Description</b>						
Greenfield site currently being used for arable purposes and located in the north west of Wickhambrook. The site is between Bunters Road (B1063) and Nunnery Green and could take access off both of these roads.						
<b>Background</b>						
Submitted to the council as an August 2009 site for residential development. Included within Rural Site Allocations Preferred Options DPD. Not included in the Rural 2031 Vision Document. This site has not been allocated within the adopted Rural Vision 2031 Local Plan document.						
<b>Suitability</b>						
Wickhambrook was downgraded from a Key Service Centre to a Local Service Centre during the examination of the Core Strategy. The Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. No environmental constraints have been identified at this location.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
The market is currently weak with house prices falling. This will impact on the viability of sites and the ability to deliver sites in the short/medium term.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
65	52	39	26	0	0	<b>20</b>
<b>Summary</b>						
The site has little by way of planning constraints and is suitable for development in line with the village's status as a Local Service Centre in the Core Strategy. 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.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
6.6c, AS04	Land south of Bunters Road	Wickhambrook	1.6ha			
<b>Source</b>						
Site submission November 2009						
<b>Description</b>						
Greenfield land located in a central position within the village. The site is located in the south of the main settlement in between Mole Hill and Thorns Corner.						
<b>Background</b>						
Submitted to the council as a November 2009 site to be considered as a preferred option for the 2010 document. Included within Rural Site Allocations Preferred Options DPD. This site has not been allocated the adopted Rural Vision 2031 Local Plan document.						
<b>Suitability</b>						
The site is within a Key Service Centre as identified in the Core Strategy. Wickhambrook was downgraded from a Key Service Centre to a Local Service Centre during the examination of the Core Strategy. The Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. No environmental constraints have been identified at this location.						
<b>Availability</b>						
Confirmation from the agent, (SHLAA consultation Spring 2015), that the site remains available for residential development in the future and there is no reason why they could not come forward immediately if required.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
80	64	48	32	0	0	<b>20</b>
<b>Summary</b>						
Central greenfield site, which is well related to existing development. No identified environmental constraints. However the site 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.						
<b>Overall yield</b>						
<b>20</b>						

Site Ref	Address	Settlement	Size			
WS38	Land to the east of Gaines Hall	Wickhambrook	13.42ha			
<b>Source</b>						
Site submission in November 2009						
<b>Description</b>						
Greenfield land located to the west of the centre of the village						
<b>Background</b>						
Submitted to the council as a November 2009 site and to date has not been included in any draft allocation documents. This site has not been allocated within the adopted Rural Vision 2031 Local Plan.						
<b>Suitability</b>						
The site is within a Local Service Centre as identified in the Core Strategy. Wickhambrook was downgraded from a Key Service Centre to a Local Service Centre during the examination of the Core Strategy. The Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. No environmental constraints have been identified at this location.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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.						
<b>Future potential housing capacity</b>						
<b>Timeframe</b>						
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
671	537	403	268	0	0	20
<b>Summary</b>						
Greenfield site, which is well related to existing development. No identified environmental constraints. 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.						
<b>Overall yield</b>						
20						



Site Ref	Address	Settlement	Size			
SEWICK01	Further land south of Bunters Road	Wickhambrook	1.78			
<b>Source</b>						
SHLAA CFS Spring 2015						
<b>Description</b>						
Greenfield – Agricultural land bound by Bunters Road to the north/east.						
<b>Background</b>						
This site has not been allocated within the context of the adopted Rural Vision 2031 Local Plan. This site is a sub-division of site WS38, (also 'included' within the context of the final SHLAA report).						
<b>Suitability</b>						
The site is within a Local Service Centre as identified in the Core Strategy. Wickhambrook was downgraded from a Key Service Centre to a Local Service Centre during the examination of the Core Strategy. The Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. No environmental constraints have been identified at this location.						
<b>Availability</b>						
Available for residential development.						
<b>Achievability</b>						
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 agent, (SHLAA, Spring 2015), The site is flat and can be easily accessed from Bunters Road. Consequently there is no reason to believe that residential development would not be viable.						
<b>Future potential housing capacity</b>				<b>Timeframe</b>		
<b>50dph</b>	<b>40dph</b>	<b>30dph</b>	<b>20dph</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>
89	71	53	36			<b>20</b>
<b>Summary</b>						
Greenfield site, which is well related to existing development. However, site 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.						
<b>Overall yield</b>						
<b>20</b>						

# 7.1a Land adjacent to Littlemoor Hall Farm, The Green, Bardwell



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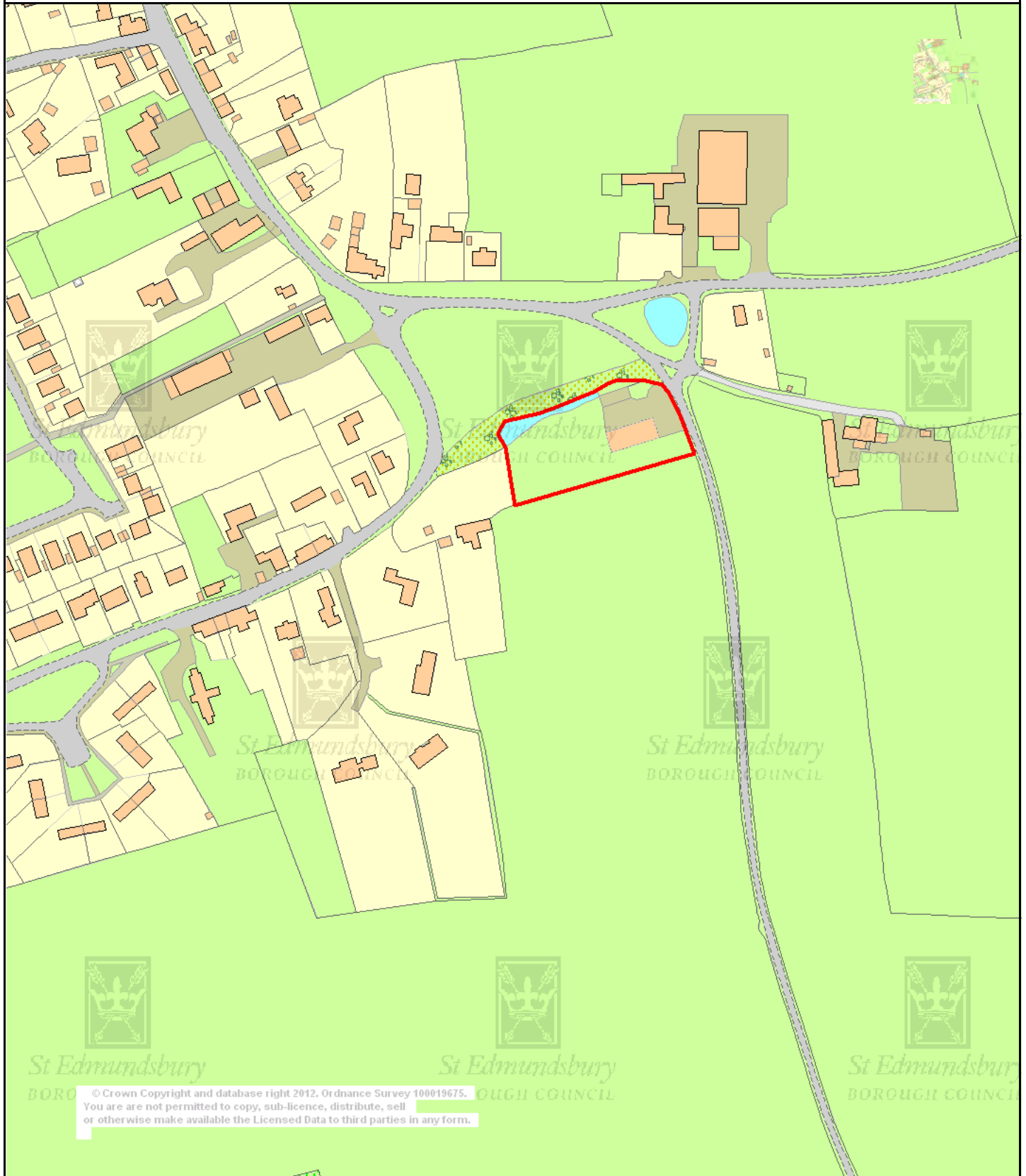
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## 7.1b Land behind The Green, Bardwell



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SS72 Street Farm, Low Street, Bardwell



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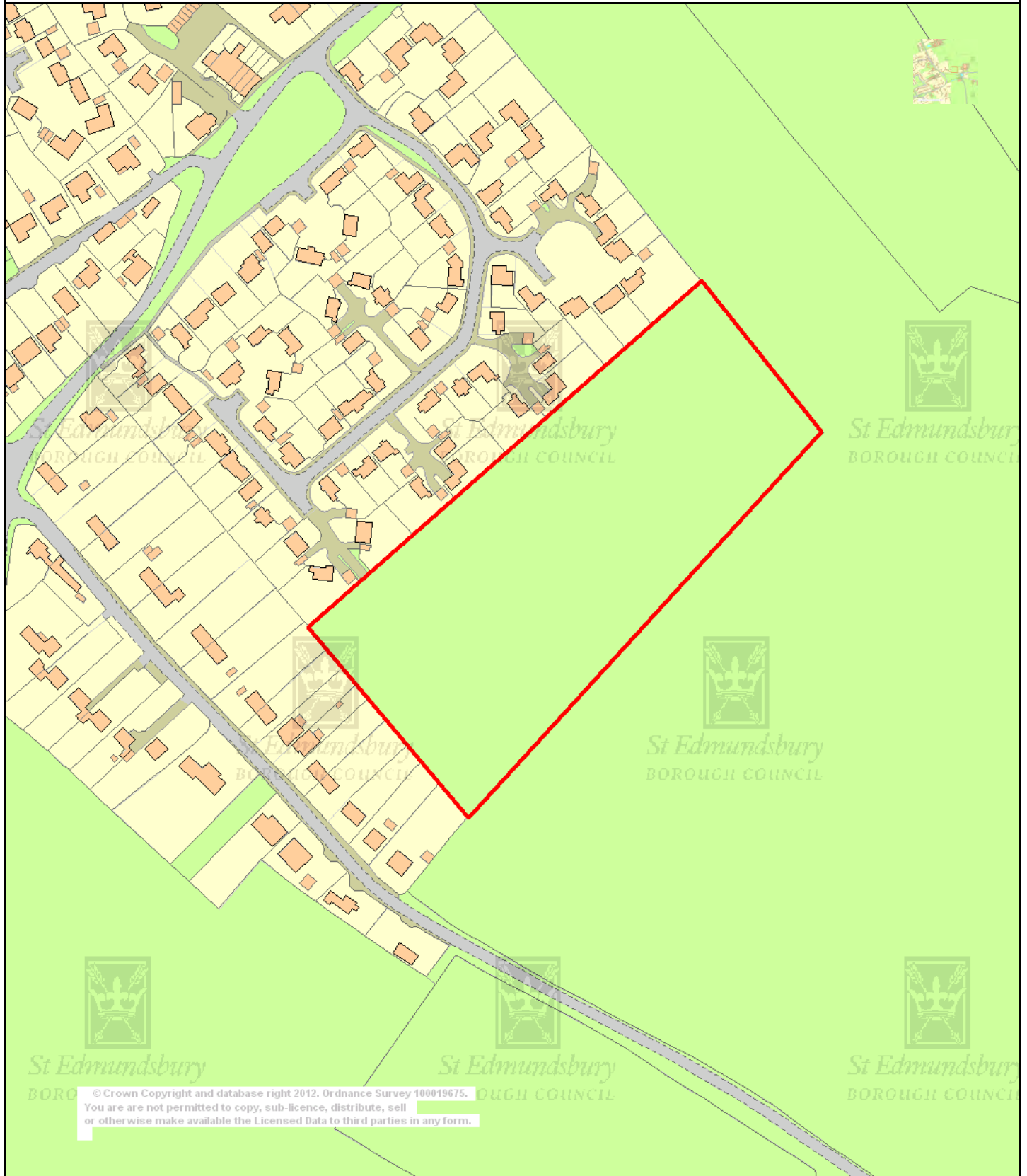
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WS20 Land adjoining Millfields, Barningham



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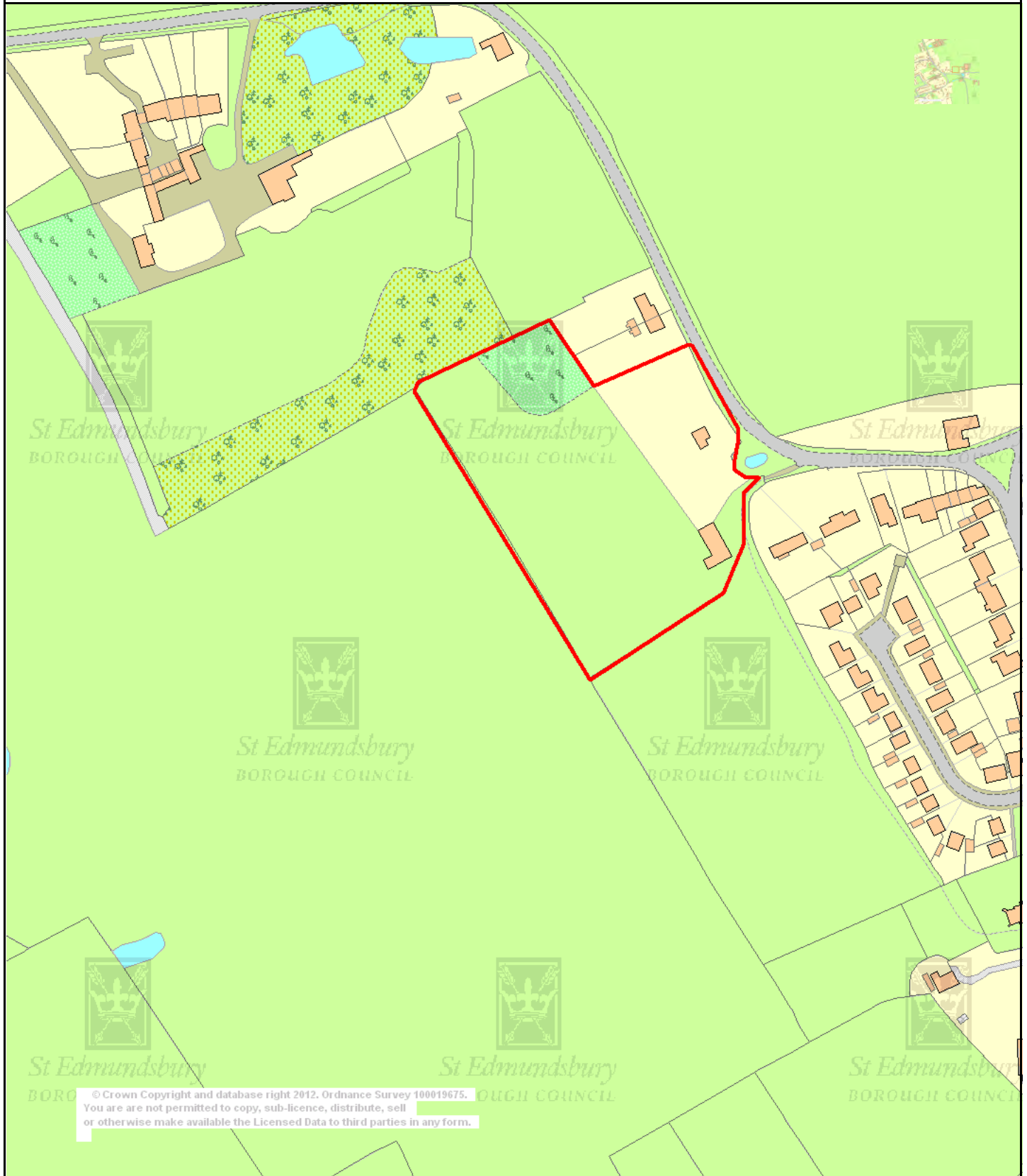
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Date 17/10/2012



WS41 Pentland Nursery , Coney Weston Road, Barningham



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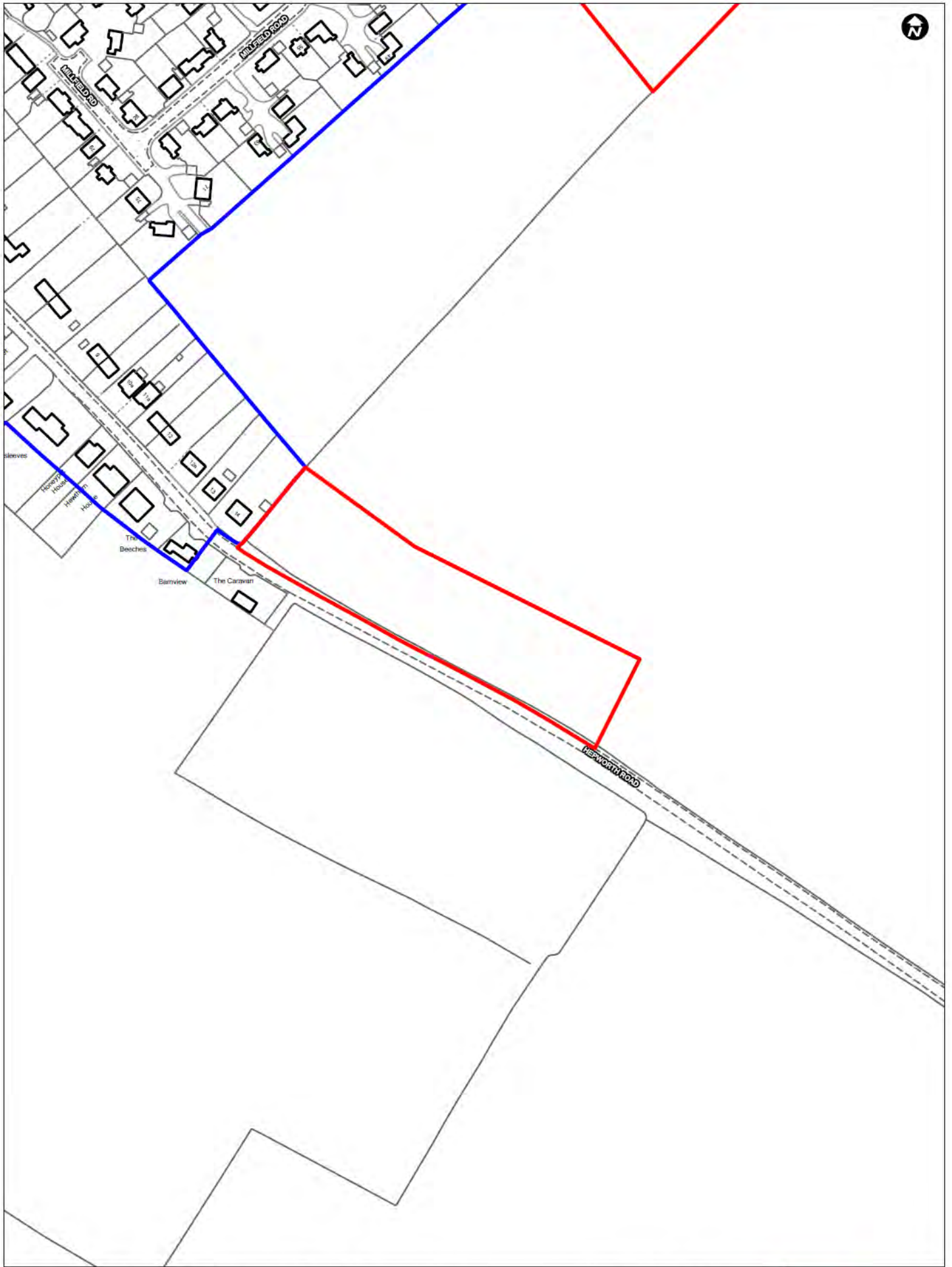
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Date 17/10/2012

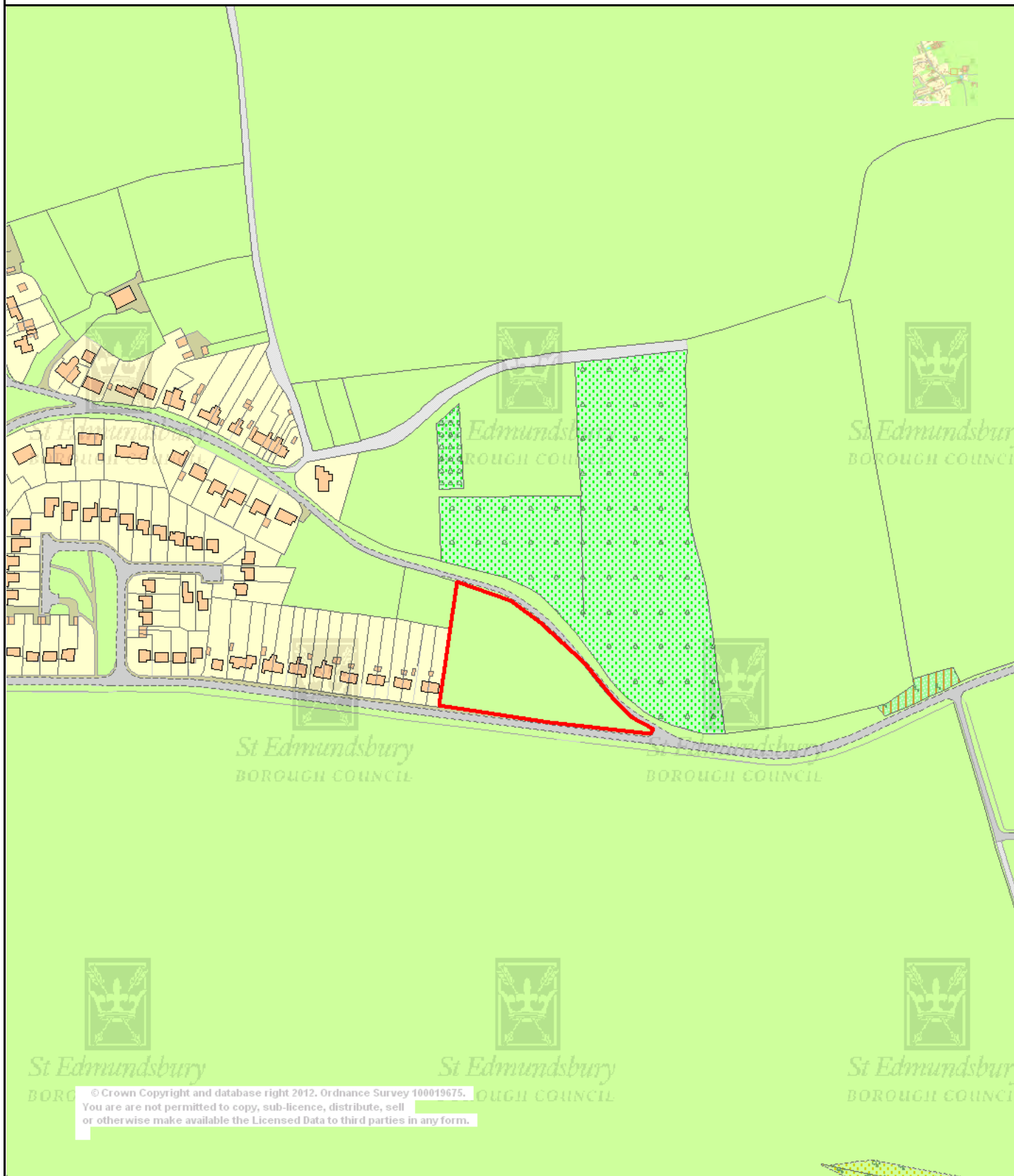


<p>Forest Heath - to Edmundsbury</p> <p><b>West Suffolk</b></p> <p>working together</p>	<p><b>Land South Hopton Road, Barningham</b></p> <p><b>SEBARN01</b></p> <p>© Crown Copyright and database rights 2015 Ordnance Survey 100023282 / 100019675. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.</p>	<p>Scale: 1:2,500 @ A4</p> <p>Centre: 597232 E 276823 N</p> <p>2 July 2015</p>	<p><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px; vertical-align: middle;"></span> SHLAA Sites</p> <p><span style="border: 2px solid blue; display: inline-block; width: 20px; height: 10px; vertical-align: middle;"></span> Settlement Boundary</p>
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SS11.1 Land on the corner of Stoney Lane and Bury Road, Barrow



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2 July 2015



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N

Date 19/10/2012

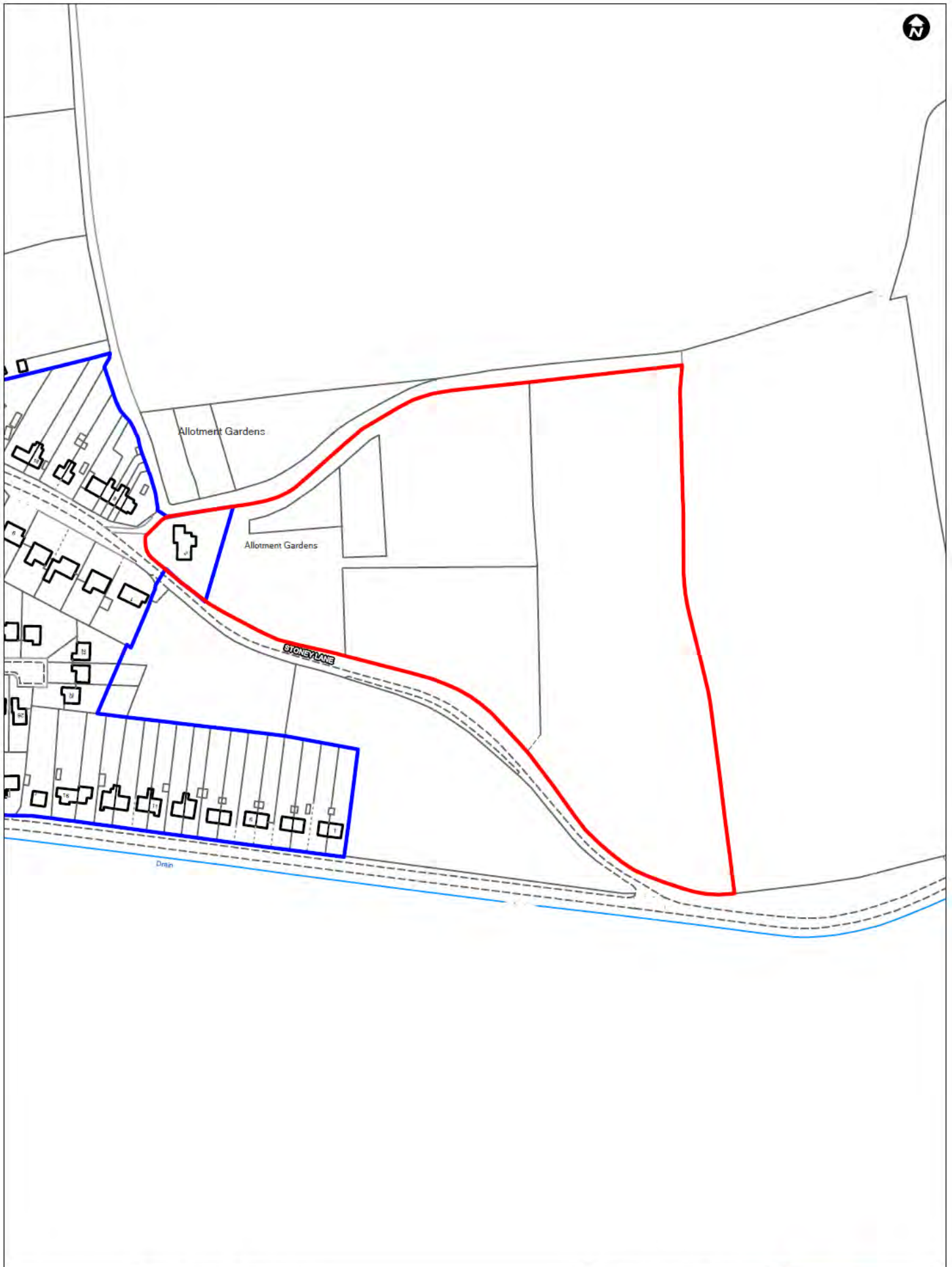




Scale 1/3632

Centre = 576650 E 263206  
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Date 15/10/2012









SE/08/0143 5a Kings Road, Bury St Edmunds



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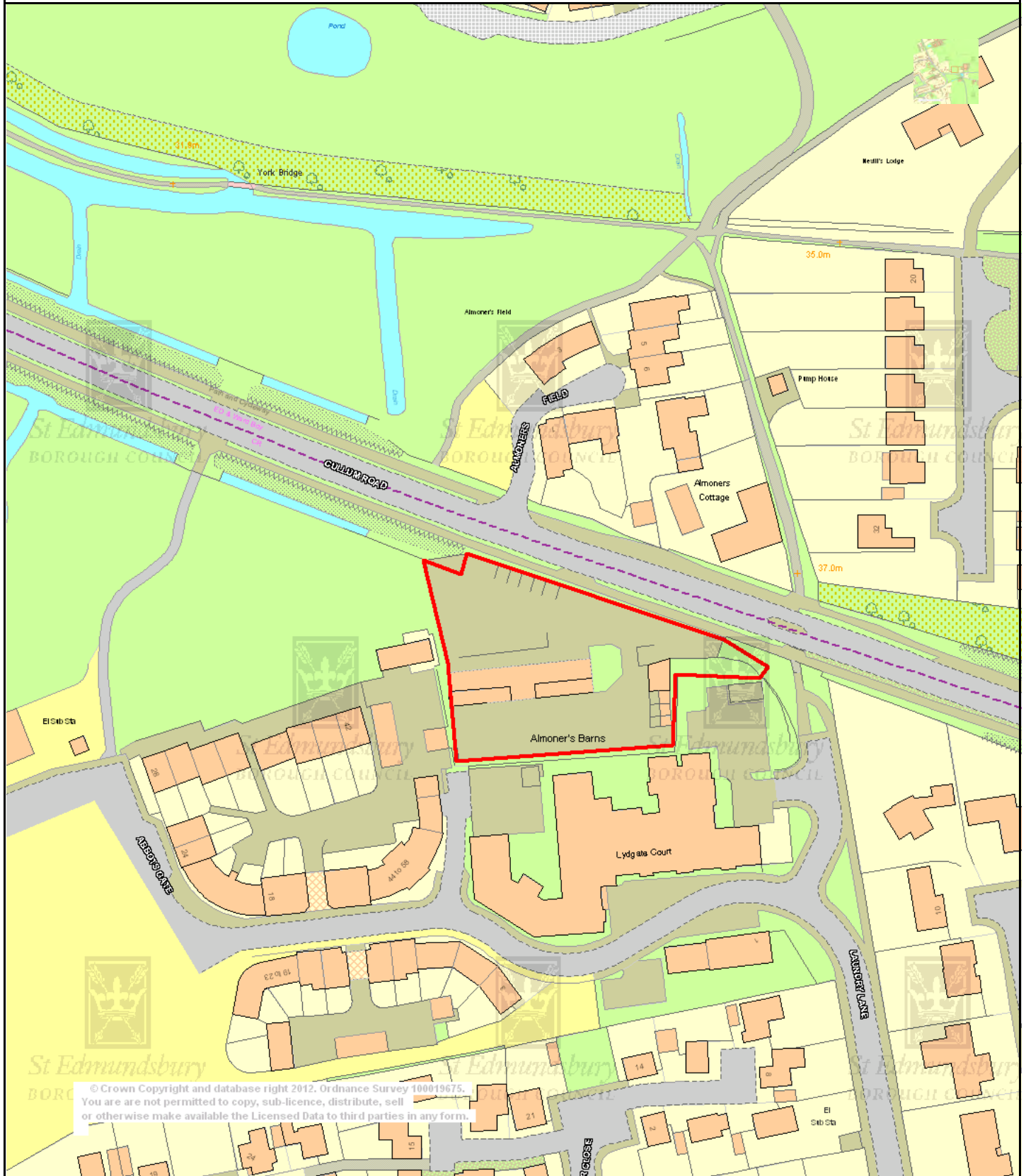
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Date 17/10/2012



# BV10g Almoners Barn, Bury St Edmunds



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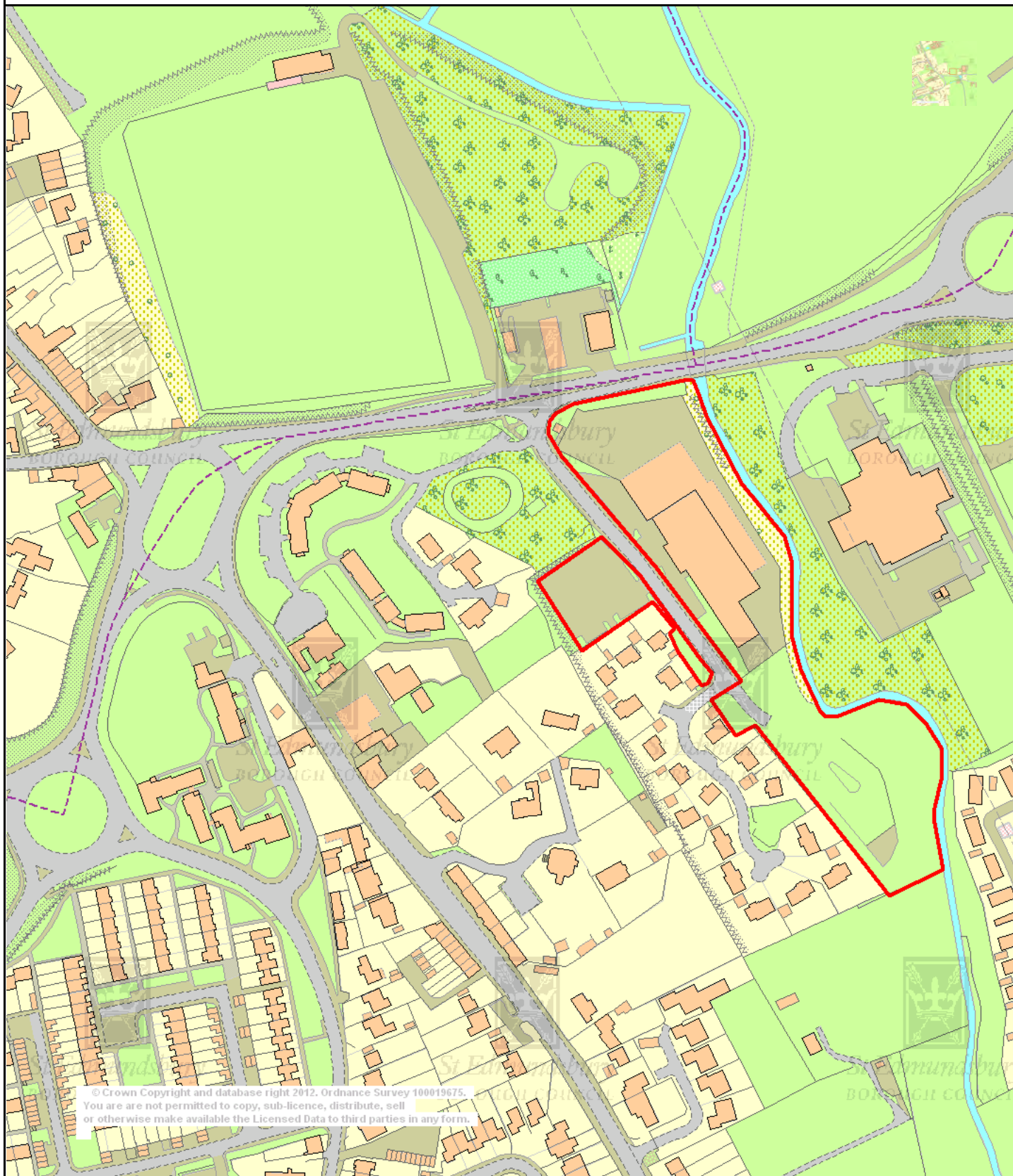
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# BV10a Bury St Edmunds Garden Centre, Bury St Edmunds



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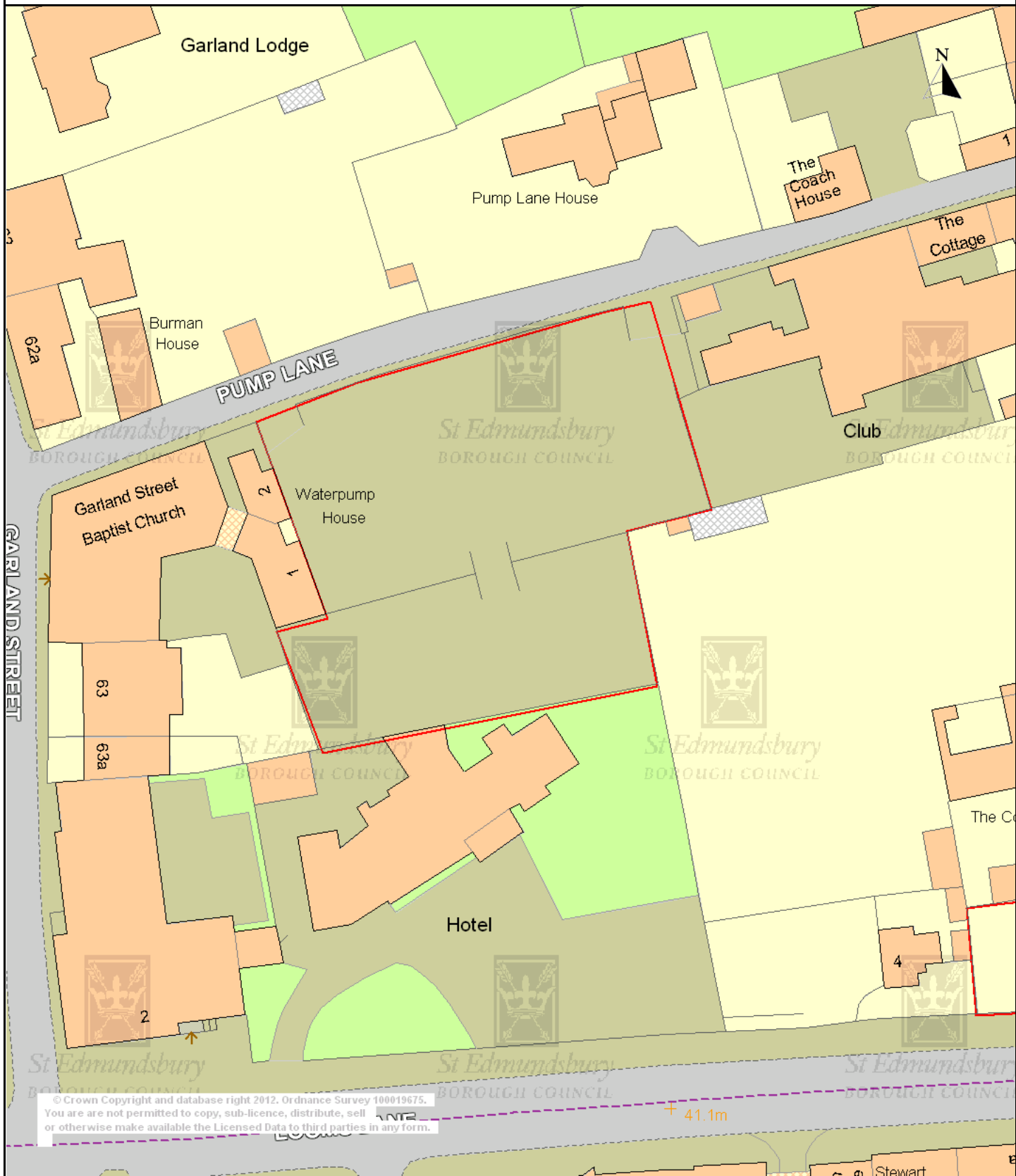
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Centre = 586351 E 263224  
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Date 15/10/2012

# UCS034 Farmers Club car park, Pump Lane, Bury St Edmunds

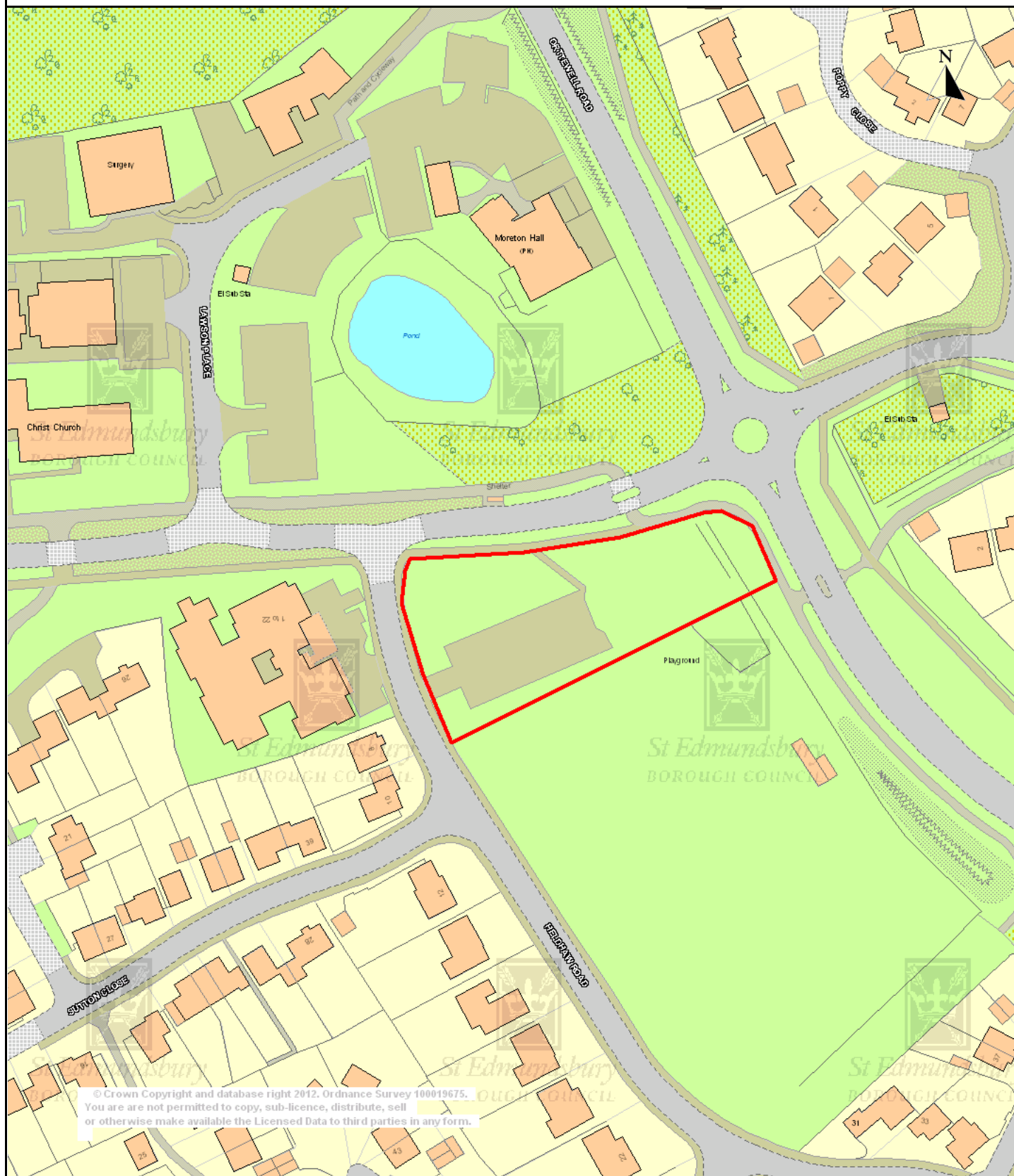


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Scale 1/661  
Centre = 585481 E 264443 N  
Date 6/11/2012



# UCS081 Former Moreton Hall Community Centre, Bury St Edmunds



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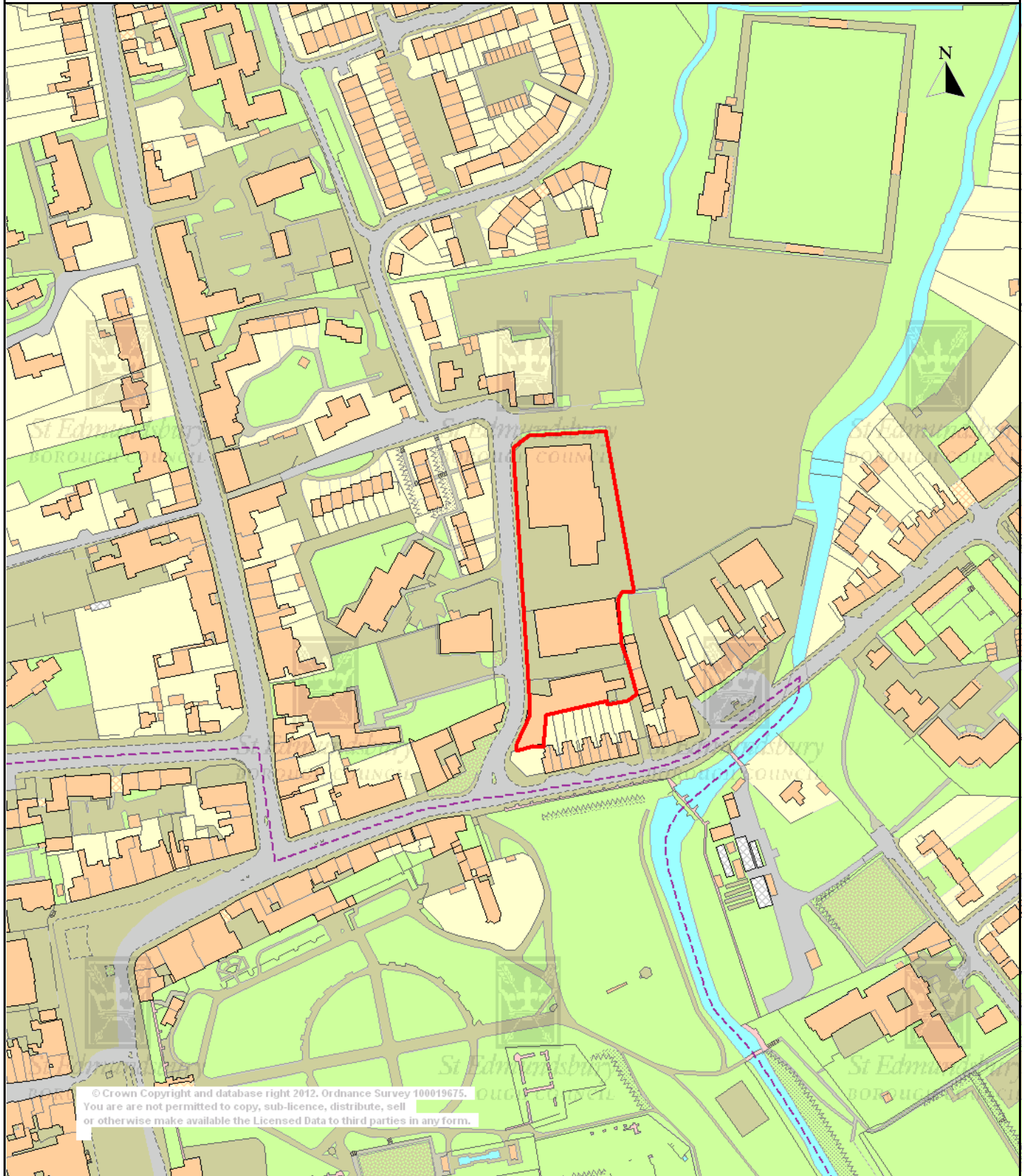
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Scale 1/1316

Centre = 587393 E 264200  
N

Date 15/10/2012

BV10h Garages and Bus Dept, Cotton Lane, Bury St Edmunds



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Scale 1/2543

Centre = 585705 E 264459  
N

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# BV10c Hospital site, Hospital Road, Bury St Edmunds



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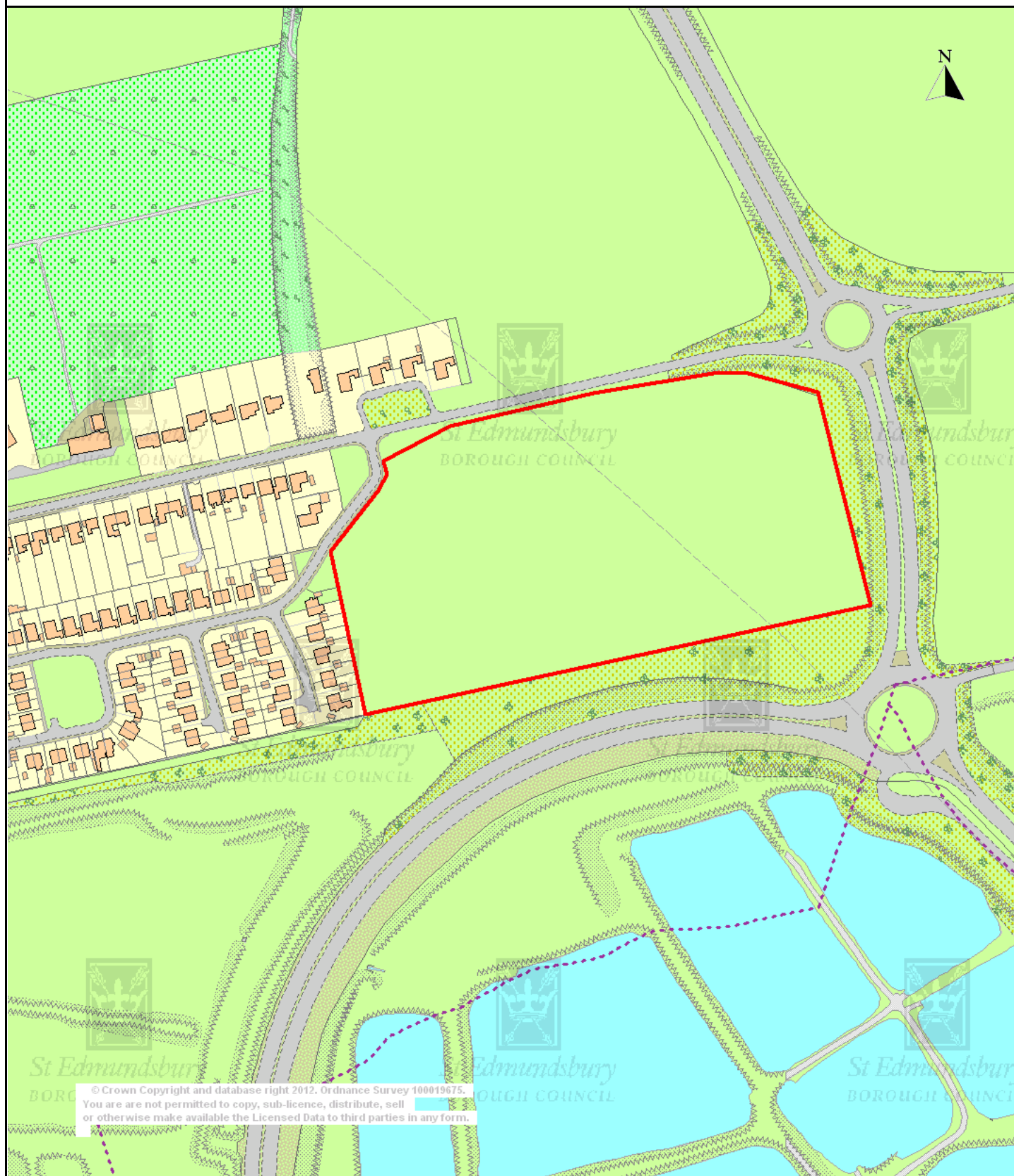
Scale 1/2543

Centre = 584646 E 263843  
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Date 15/10/2012



# SS56 Land at Hollow Road Farm, Barton Hill, Bury St Edmunds



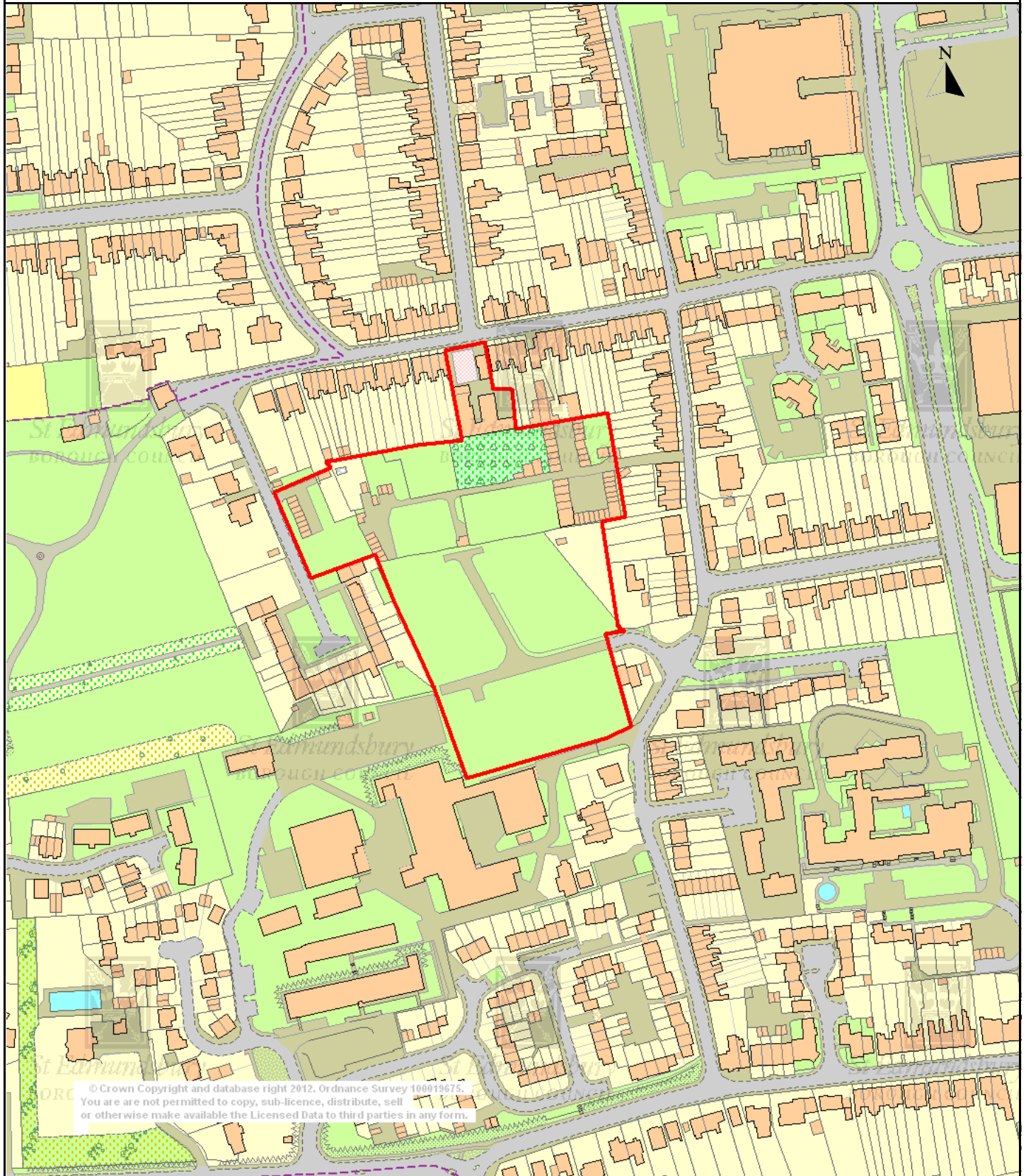
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Scale 1/3632

Centre = 585817 E 266240  
N

Date 15/10/2012

# BV10b Land at Jacqueline Close, Bury St Edmunds



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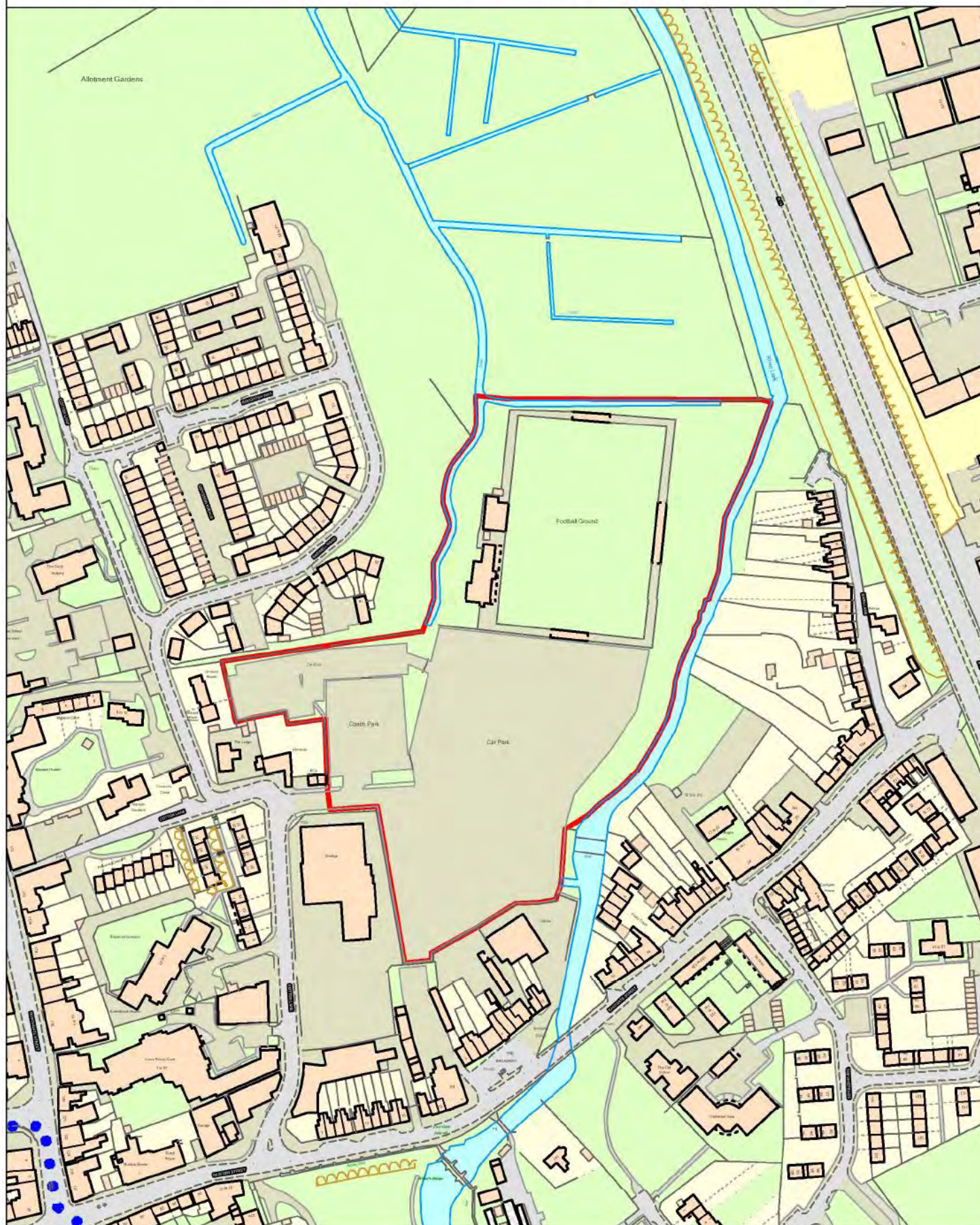
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Centre = 584731 E 264000  
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Date 15/10/2012



# BV11 - Land at Ram Meadow, Bury St Edmunds





SS36 Land at the corner of Symonds Road, Bury St Edmunds



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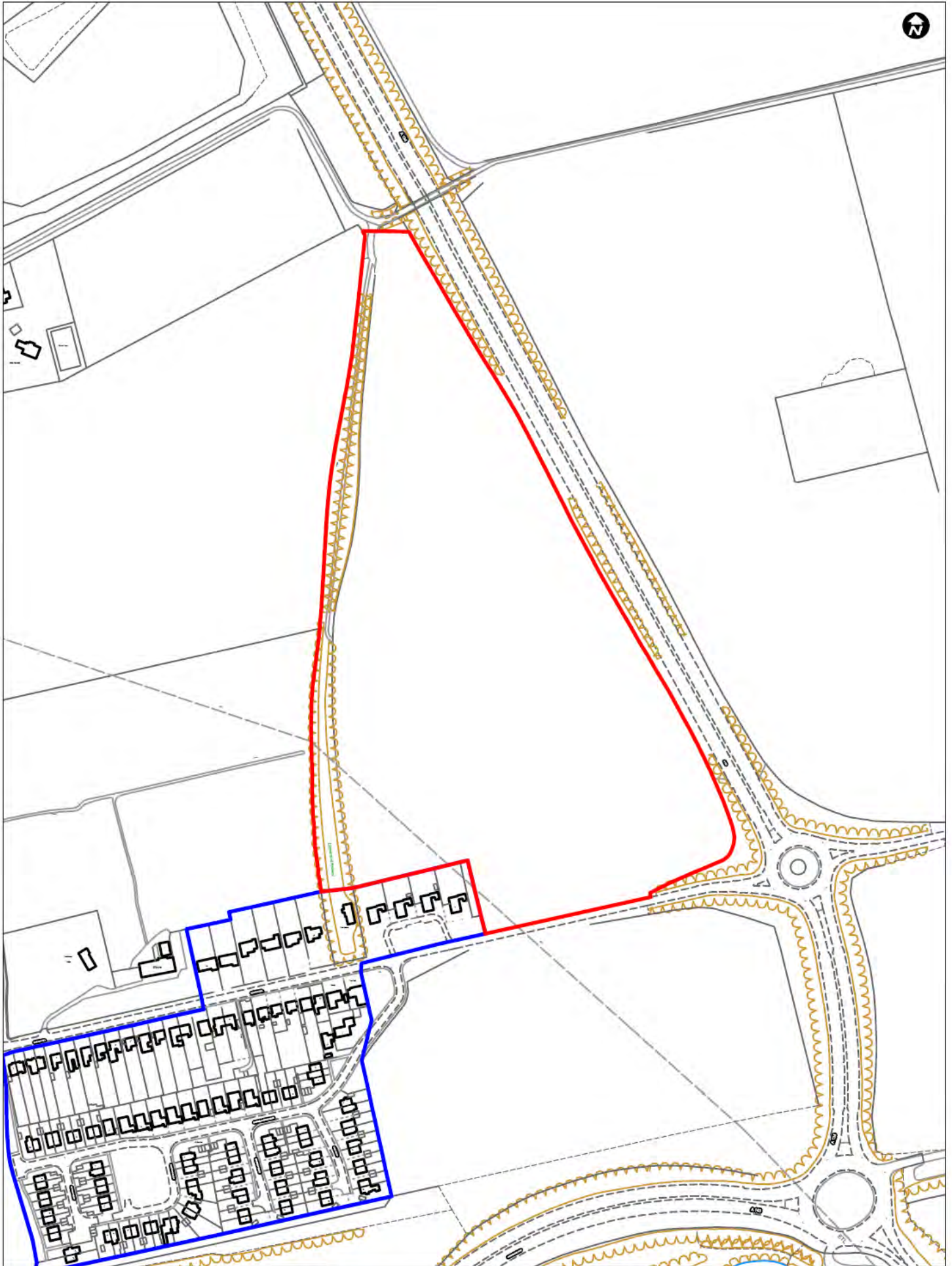


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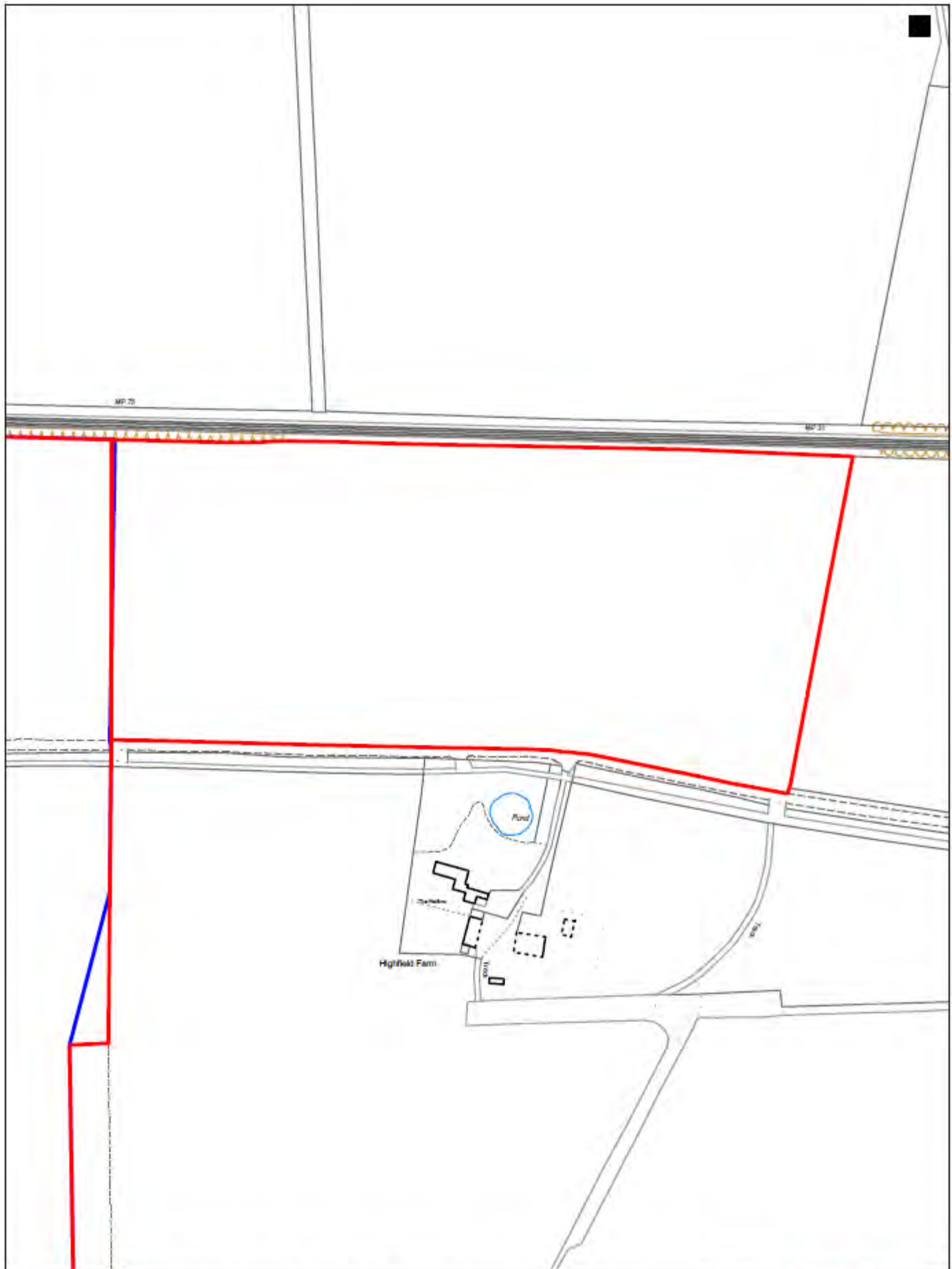
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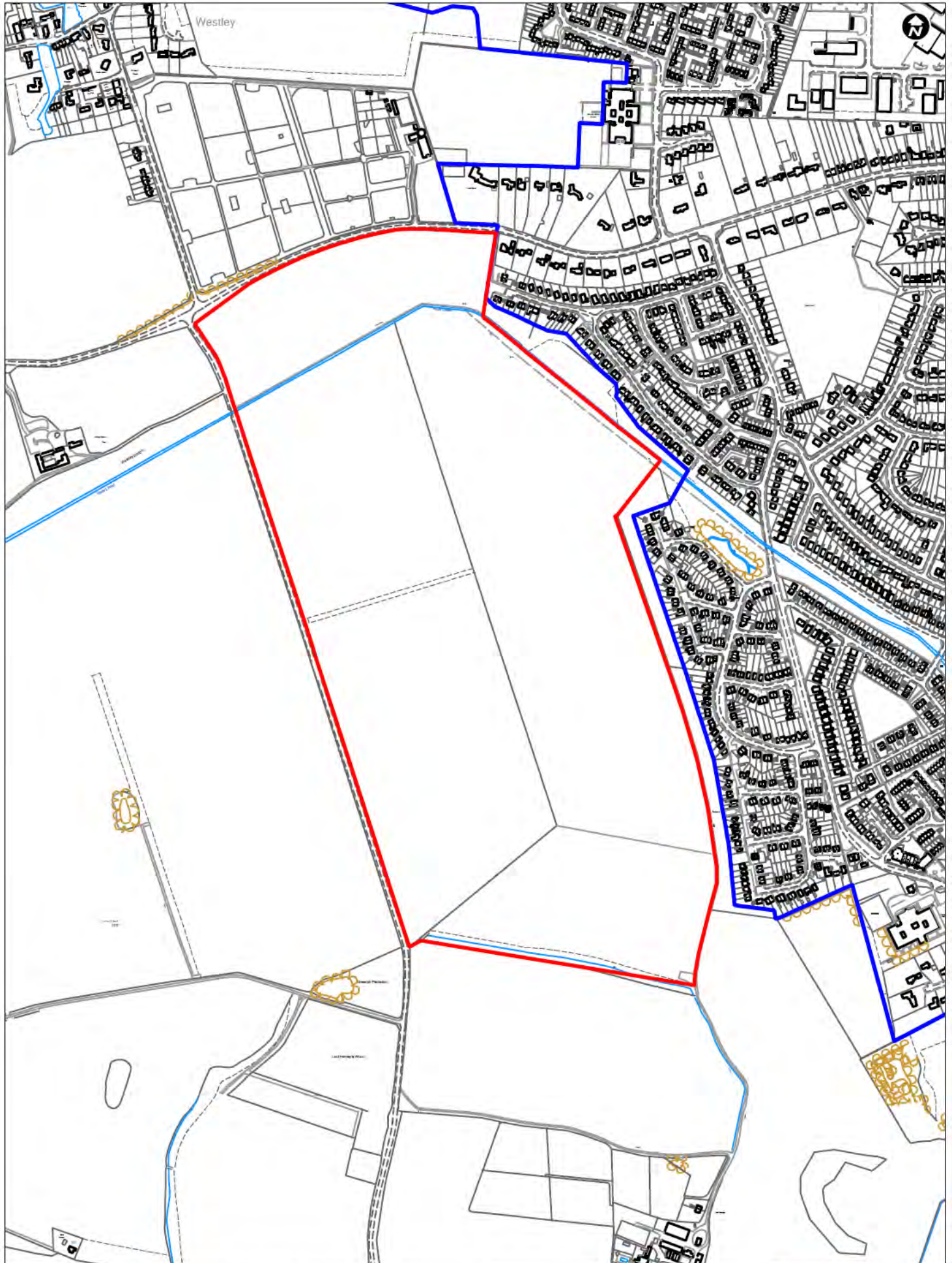
Centre = 586491 E 264021  
N

Date 30/10/2012











# SS12.9 Land to the west of 38 Horsecroft Road, Bury St Edmunds



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Scale 1/2632

Centre = 584472 E 263031 N

Date 19/10/2012

SS12.10 Land to the west of Staple Cottage, Horsecroft Road, Bury St Edmunds



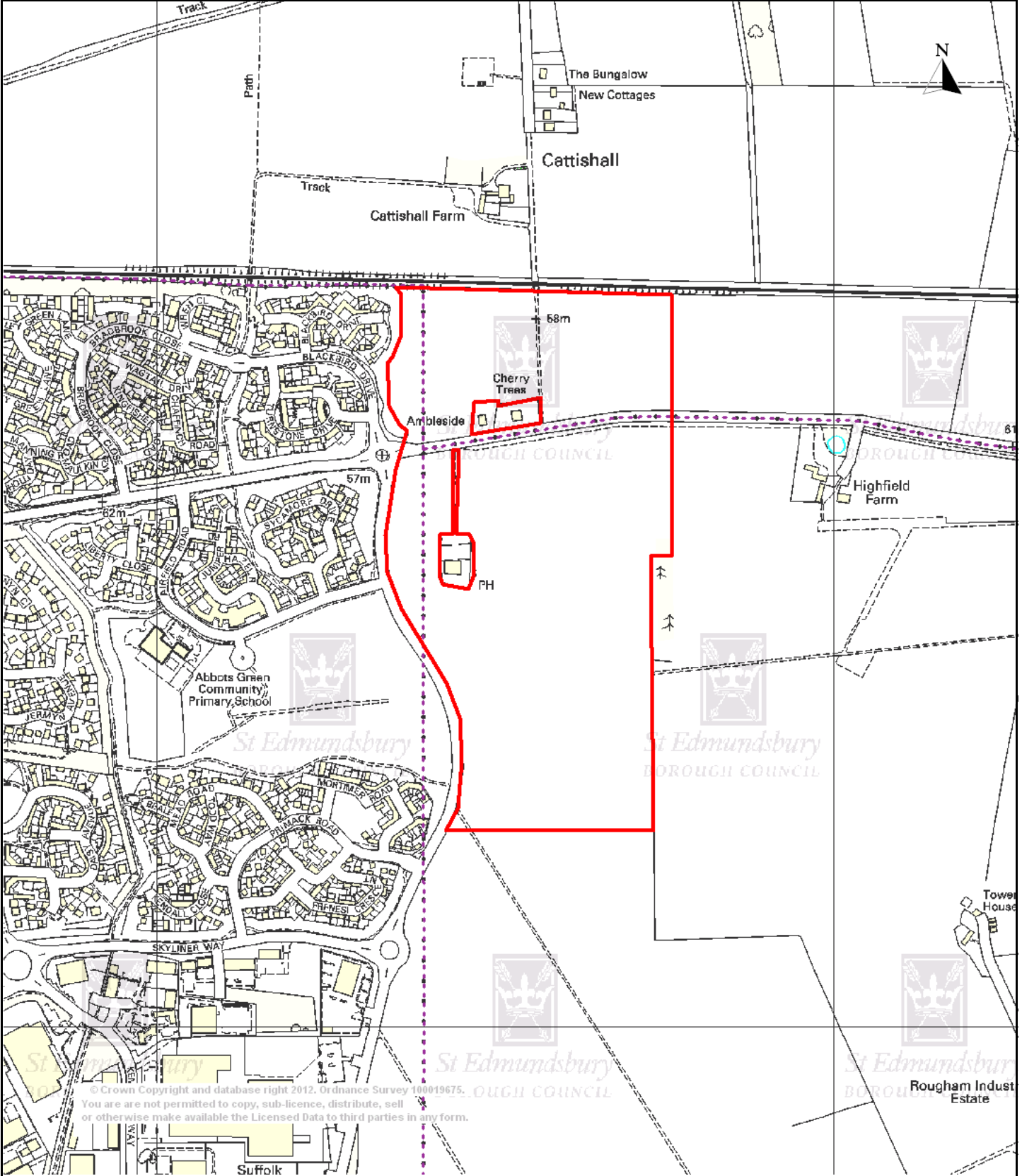
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Scale 1/2839

Centre = 584418 E 262984  
N

Date 19/10/2012

# BV4 Moreton Hall, Bury St Edmunds

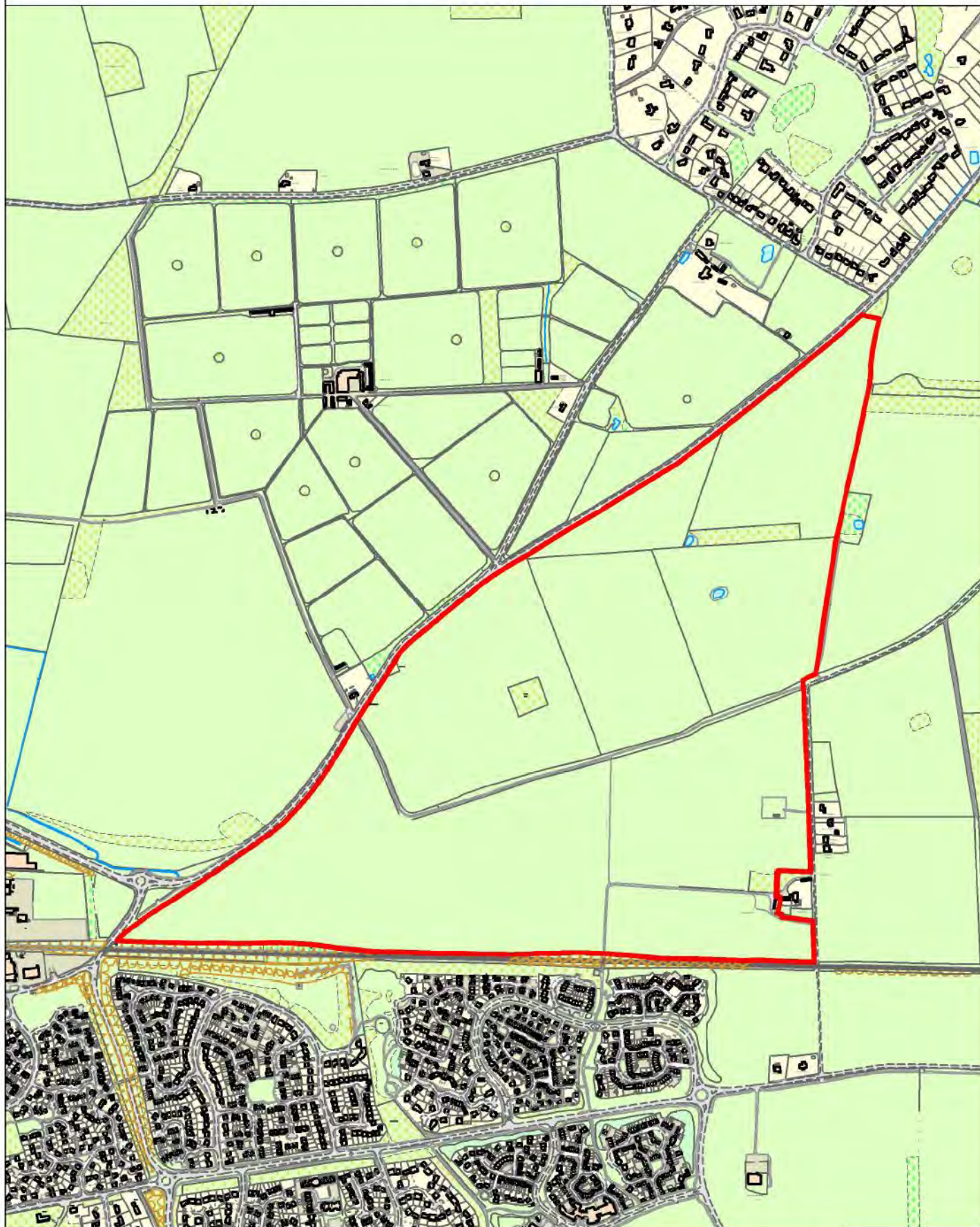


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Scale 1/7895  
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 Date 15/10/2012



## BV6 - North East Bury St Edmunds



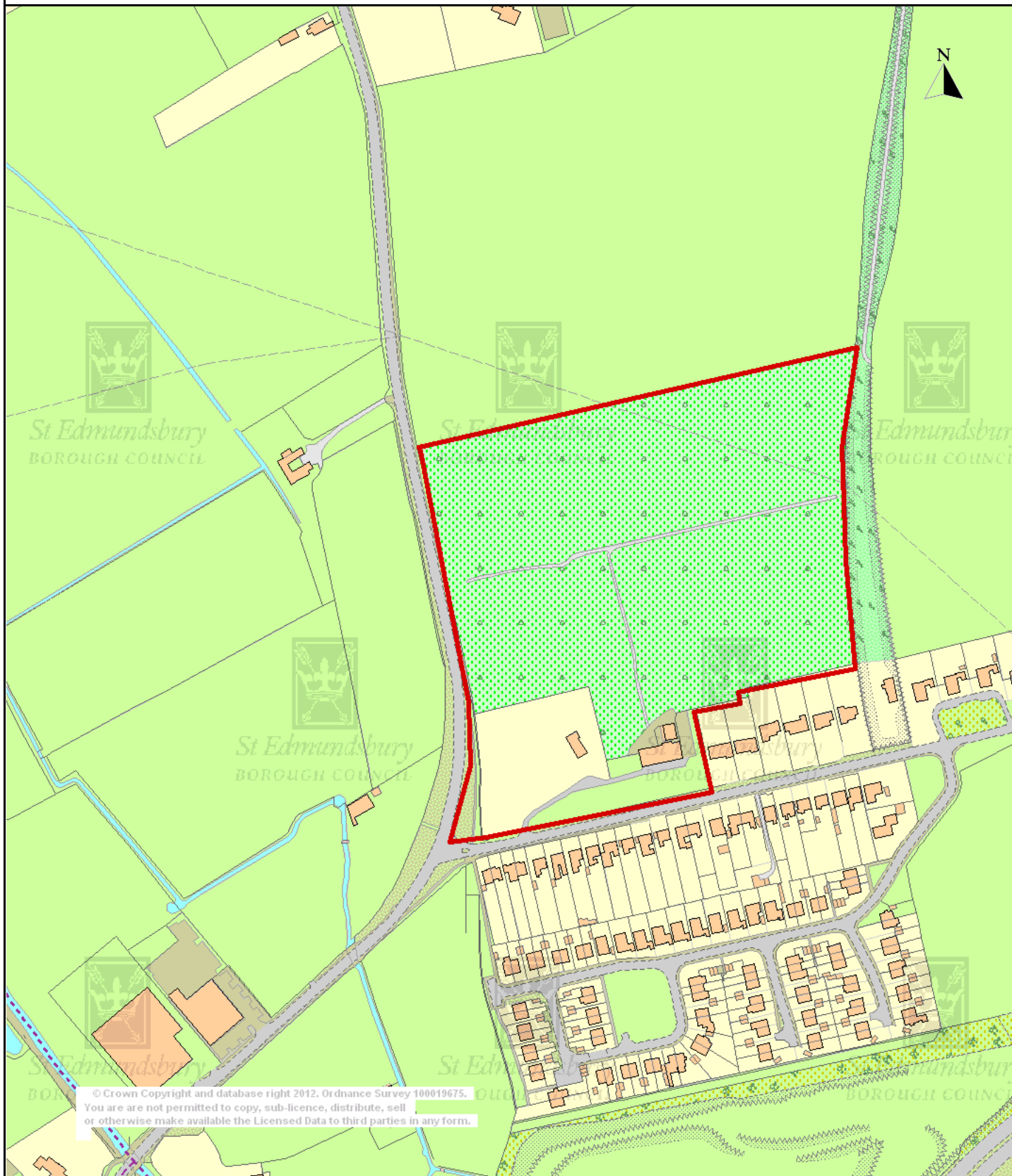


Scale 1/10995

Centre = 583703 E 266495  
N

Date 15/10/2012

SS87 Rathkeltair Lodge, Barton Hill, Bury St Edmunds



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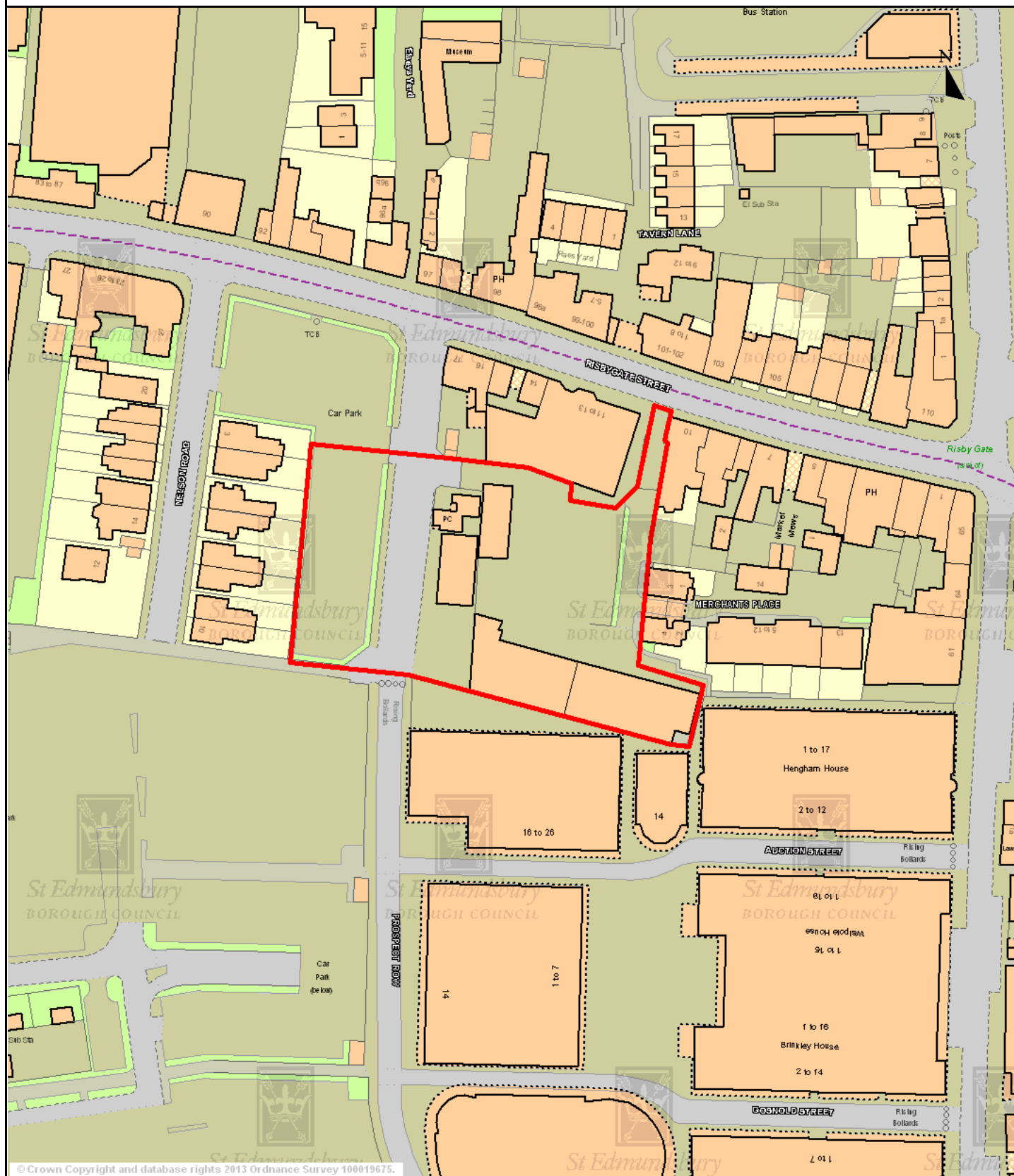
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Scale 1/3579

Centre = 585428 E 266451  
N

Date 8/10/2012

# BV10f School Yard, Bury St Edmunds



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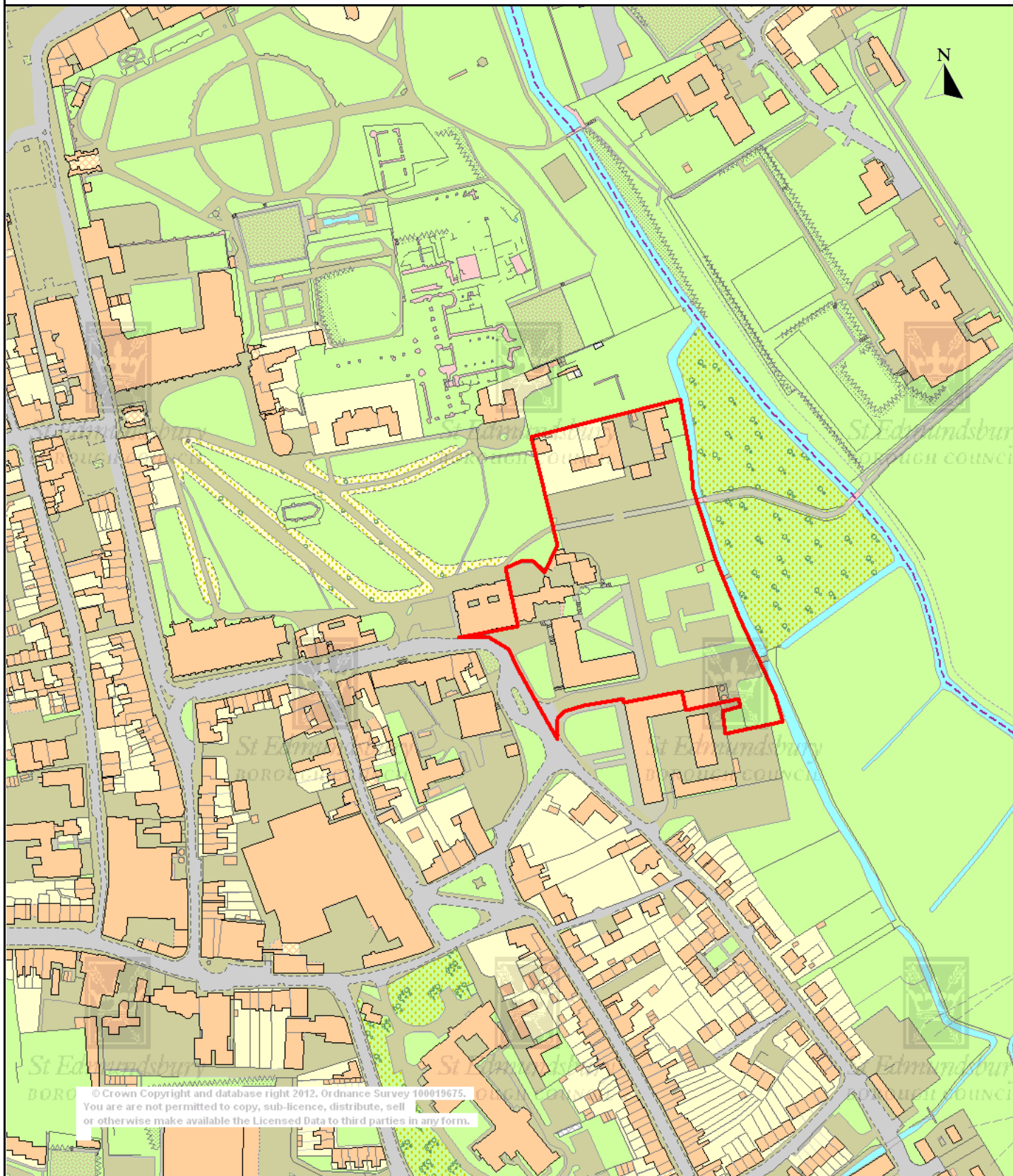
Scale 1/1316

Centre = 585067 E 264401 N

Date 12/9/2013



# BV10d Shire Hall, Bury St Edmunds



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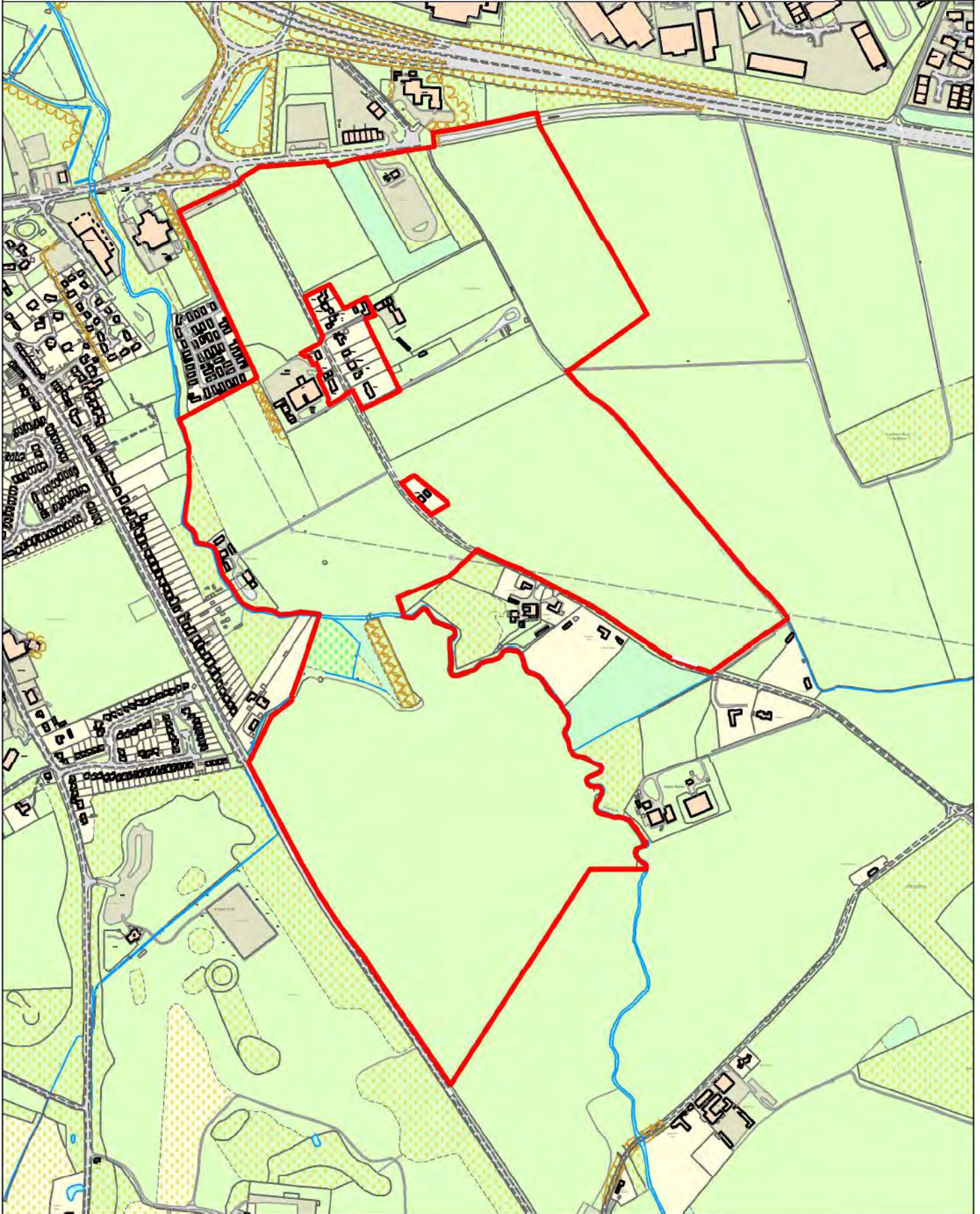
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Date 30/10/2012

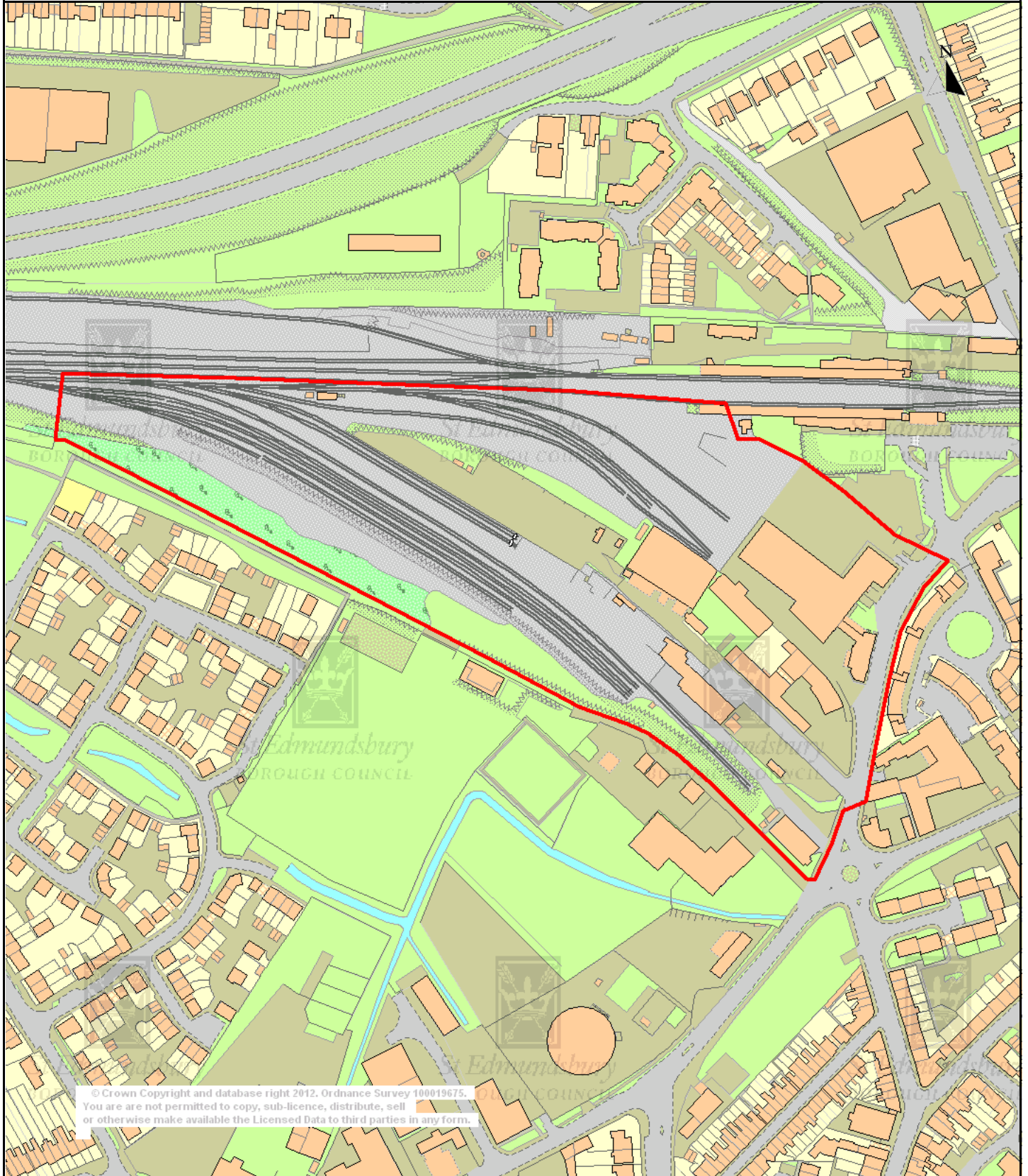


## BV7 - South East Bury St Edmunds





# BV8 Station Hill, Bury St Edmunds



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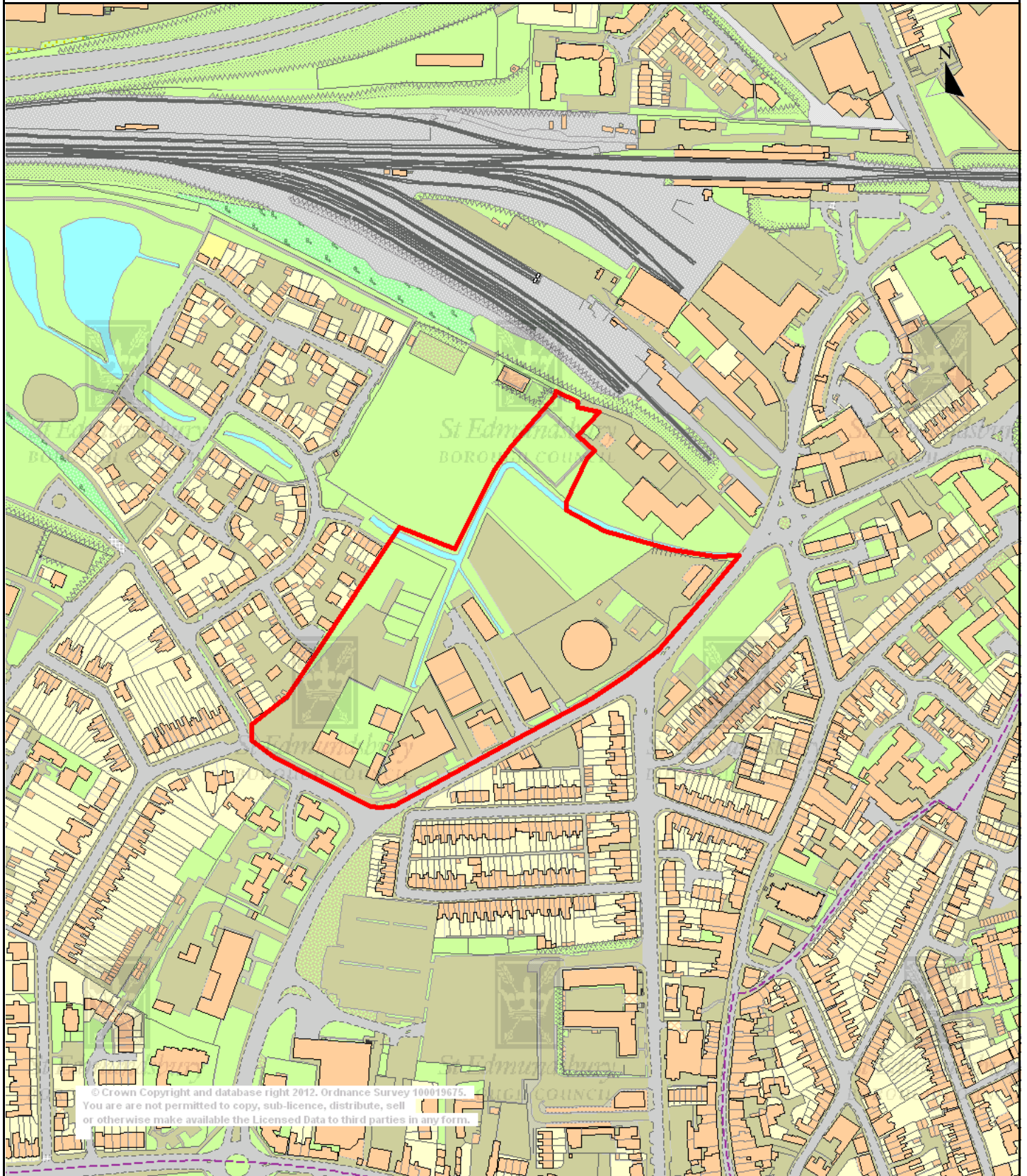
Scale 1/2708

Centre = 585101 E 265082  
N

Date 30/10/2012



# BV9 Tayfen Road, Bury St Edmunds



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Centre = 585085 E 264891  
N

Date 30/10/2012



# BV5 West Bury St Edmunds

This is a detailed Ordnance Survey map of the BV5 West Bury area in St Edmunds, Suffolk. The map shows a large area outlined in red, which includes several farms and a residential area. Key features include:

- Home Farm** and **Westley Hall Farm** in the upper central part.
- Westley** in the center, a large area with a grid of fields.
- Westley Bottom** at the bottom left.
- Westley Middle School** on the right side.
- Roads:** ROMNEY ROAD (A1302) at the top, NEW MARKET ROAD on the right, and several smaller lanes like OLD CHURCH LANE and GARDEN LA.
- Landmarks:** A **Graveyard** on the left, **Westley Middle School** on the right, and **Cedar House** near the bottom right.
- Water:** The **River Linnets** is shown at the bottom right.
- Infrastructure:** A **Track** is shown near the top left, and a **Path** is shown near the bottom right.
- Scale:** A scale bar indicates 52m and 68m.
- North Arrow:** Located in the top right corner.
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This is a small inset map located in the bottom left corner. It shows a larger area of St Edmunds, with a red rectangle highlighting the specific location of BV5 West Bury. The map includes a scale bar and a north arrow.

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Scale 1/6579  
 Centre = 582580 E 264639 N  
 Date 15/10/2012

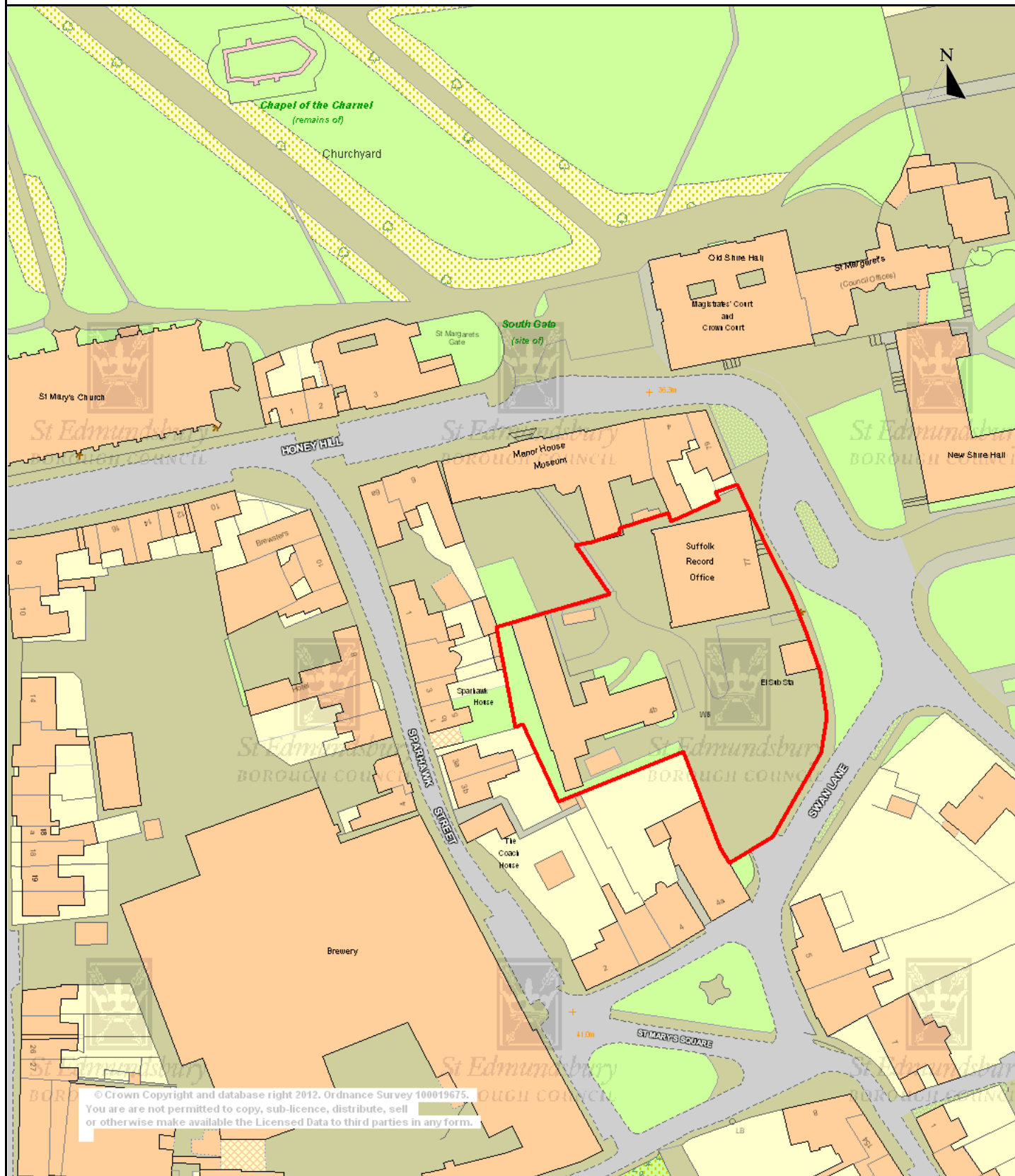


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Centre = 582580 E 264639  
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# BV10e Weymed site, Bury St Edmunds



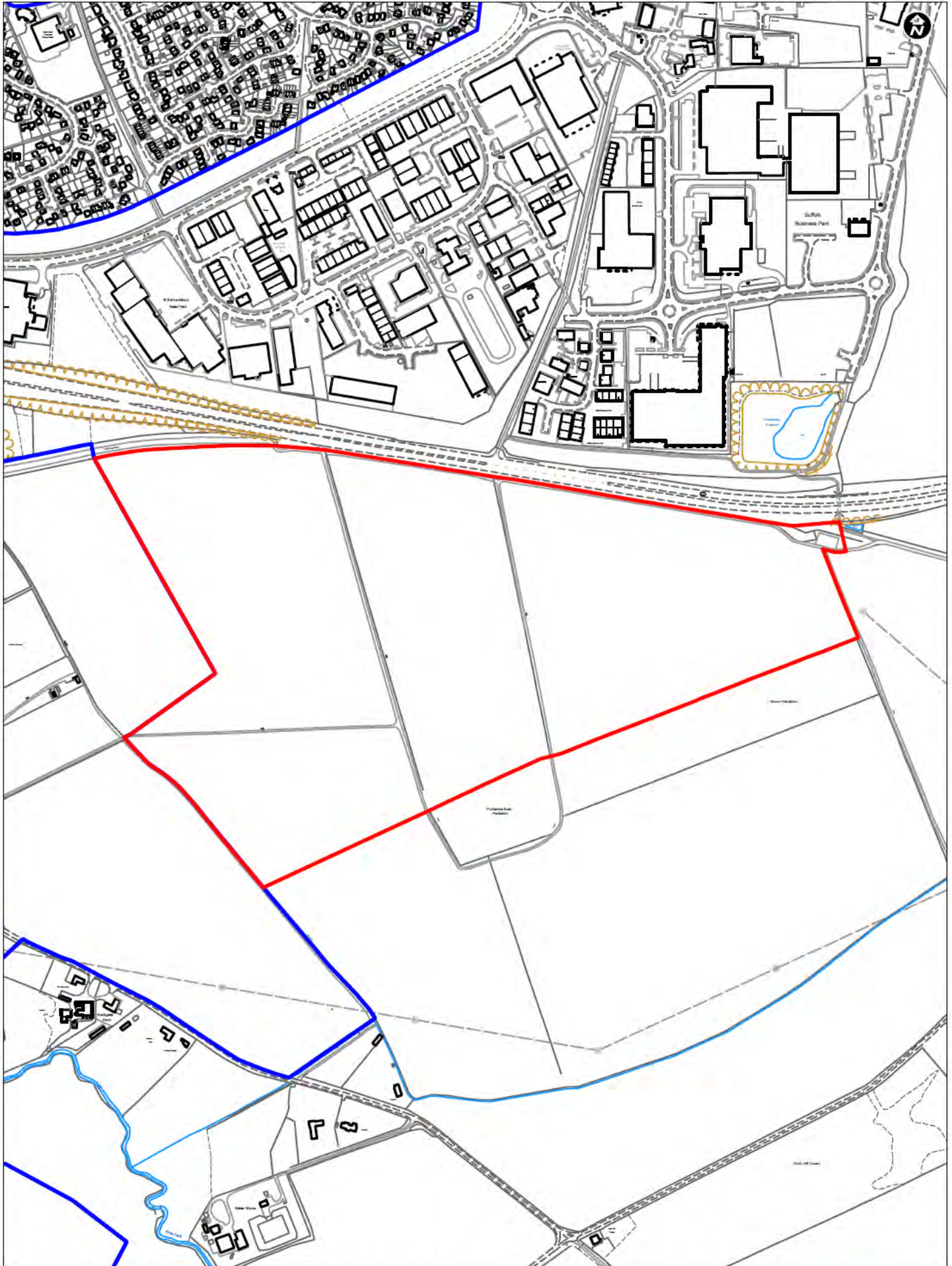
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# RV16a Land at the end of Nether Road, Cavendish



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Date 10/10/2012



# SS29 Land north of Bury Road, Chedburgh



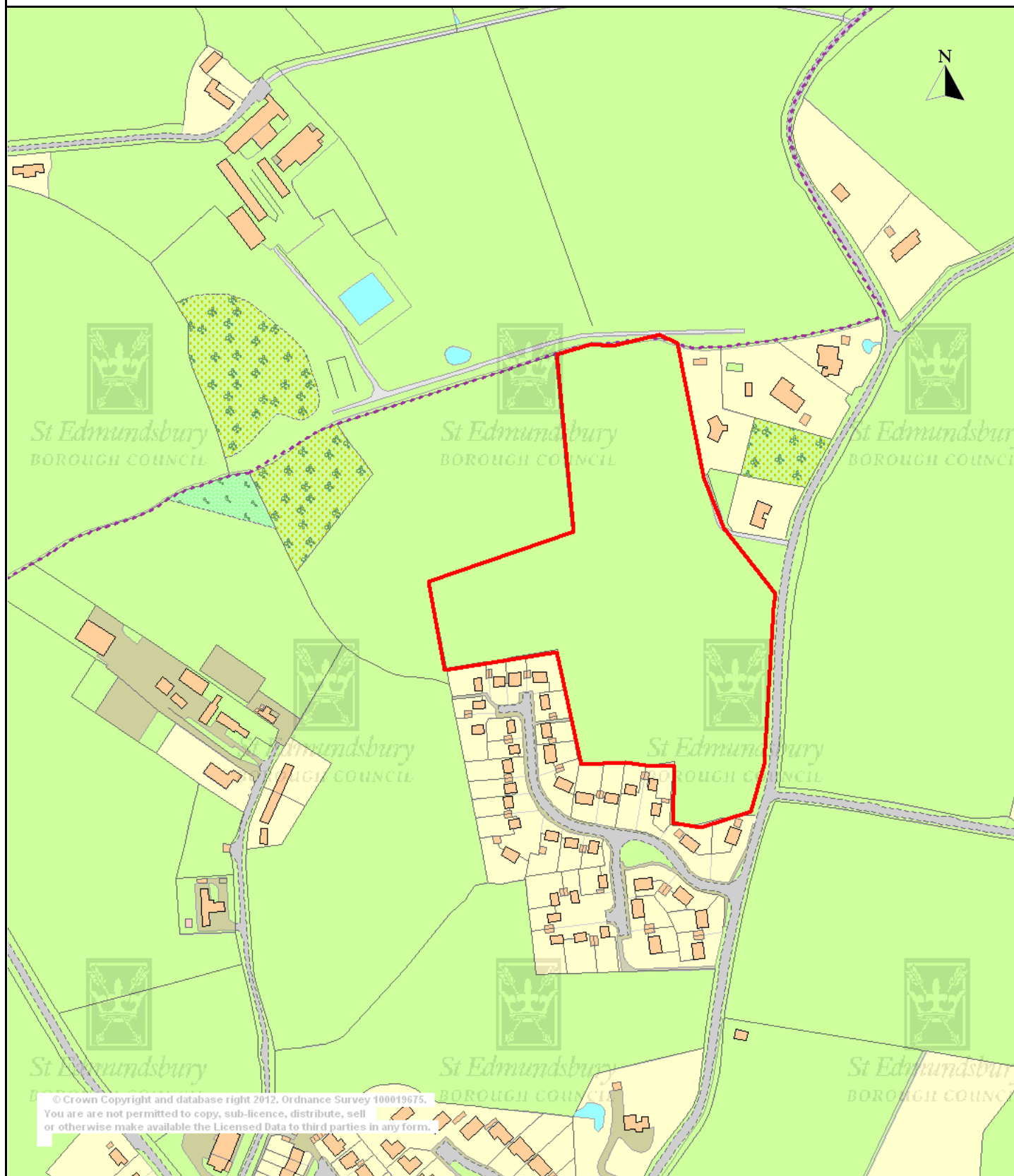
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Scale 1/3596

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Date 25/10/2012

SS47 Land to the north of Elizabeth Drive, Chedburgh



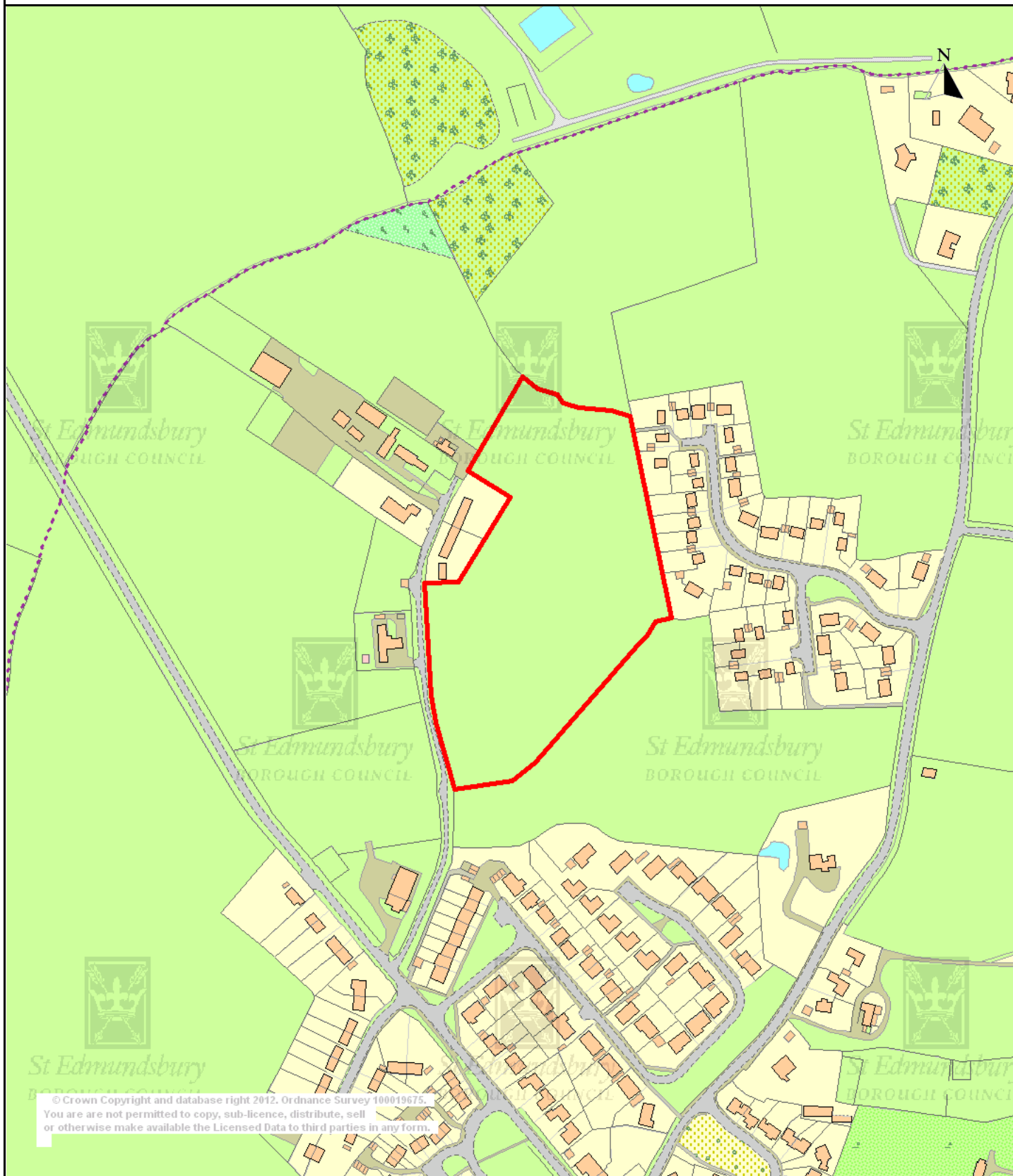
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Scale 1/3663

Centre = 579024 E 258435  
N

Date 25/10/2012

# SS30 Land to the west of Elizabeth Drive, Chedburgh



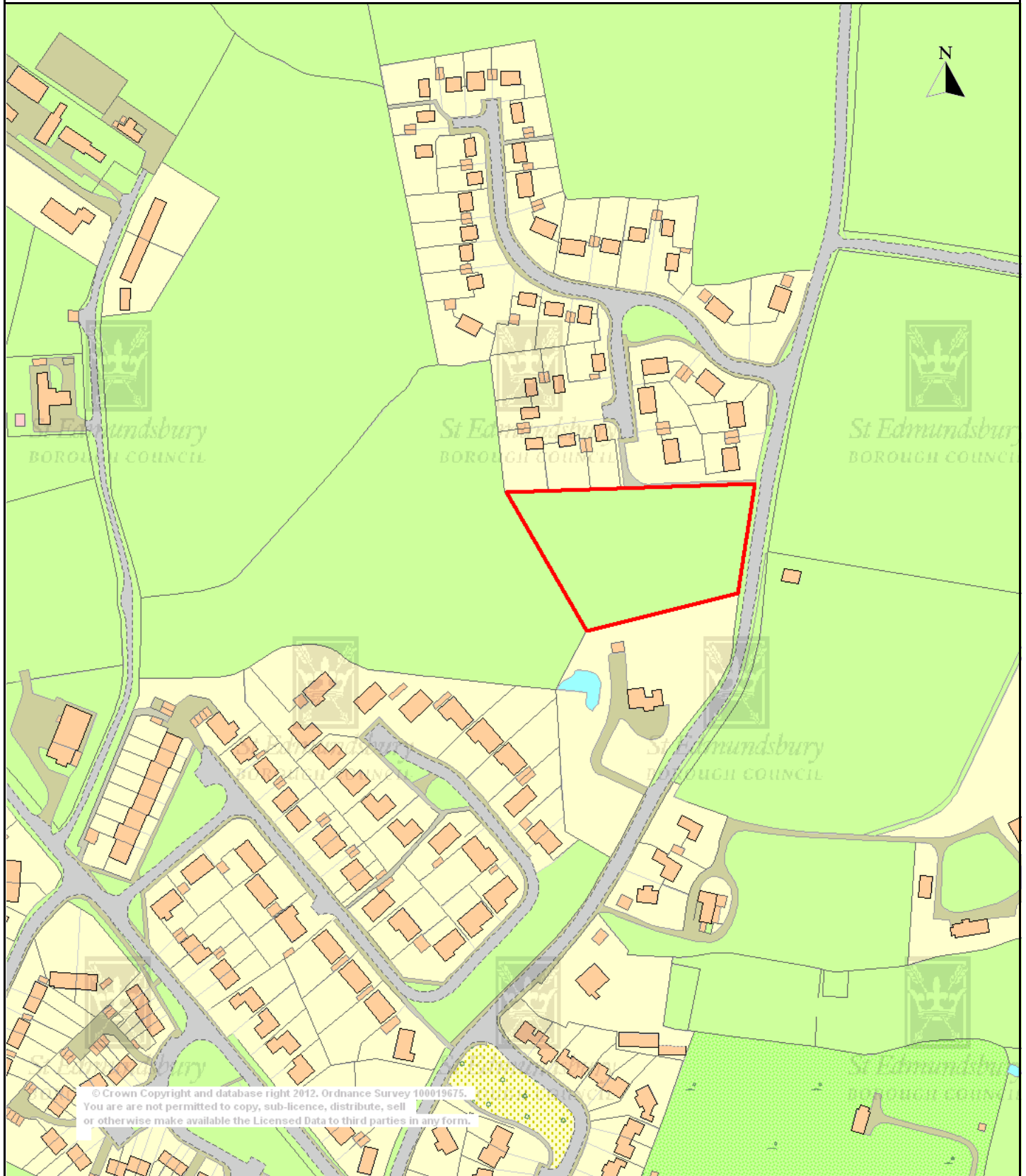
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# RV17a Queens Lane, Chedburgh



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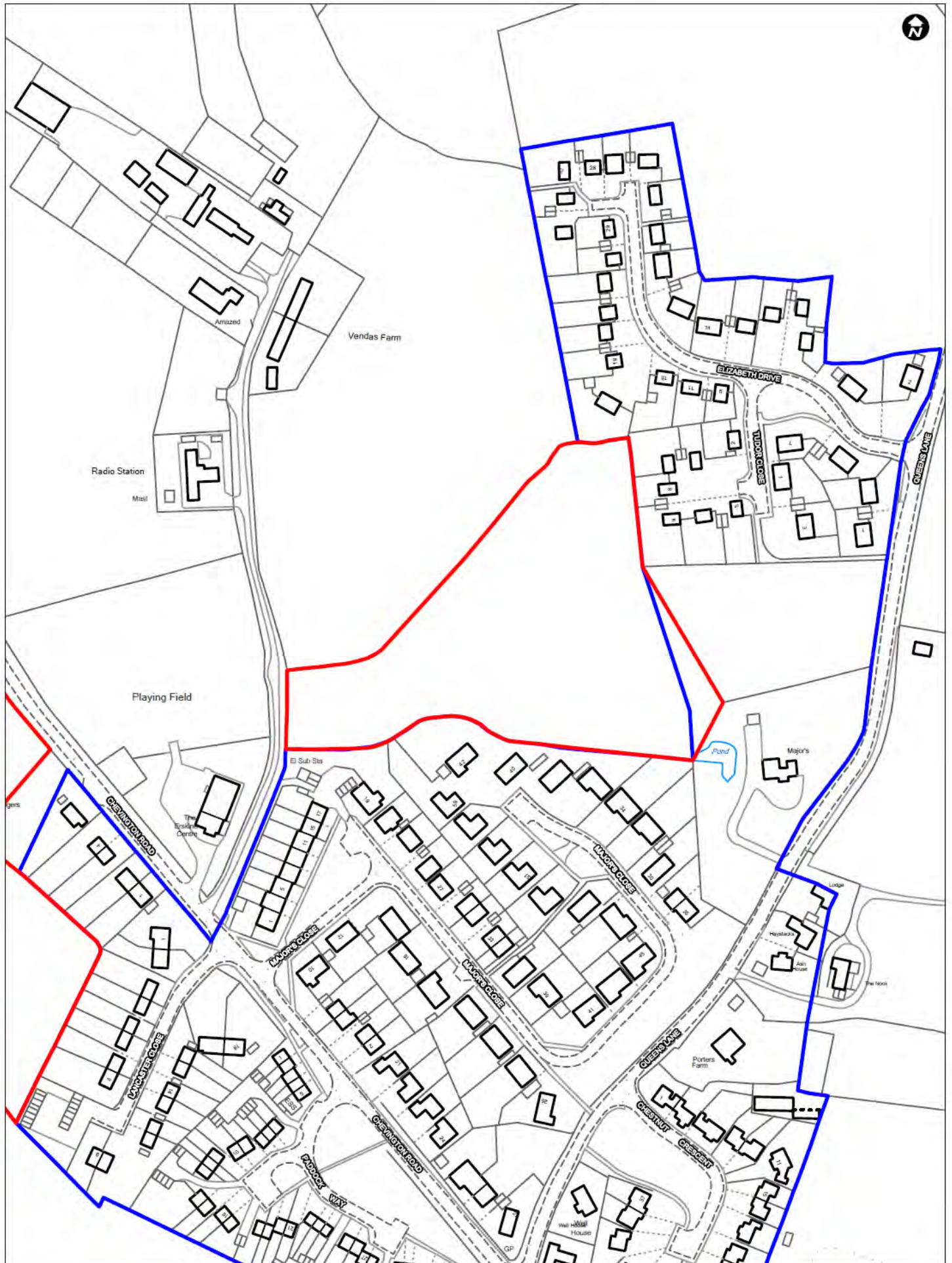
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Date 10/10/2012

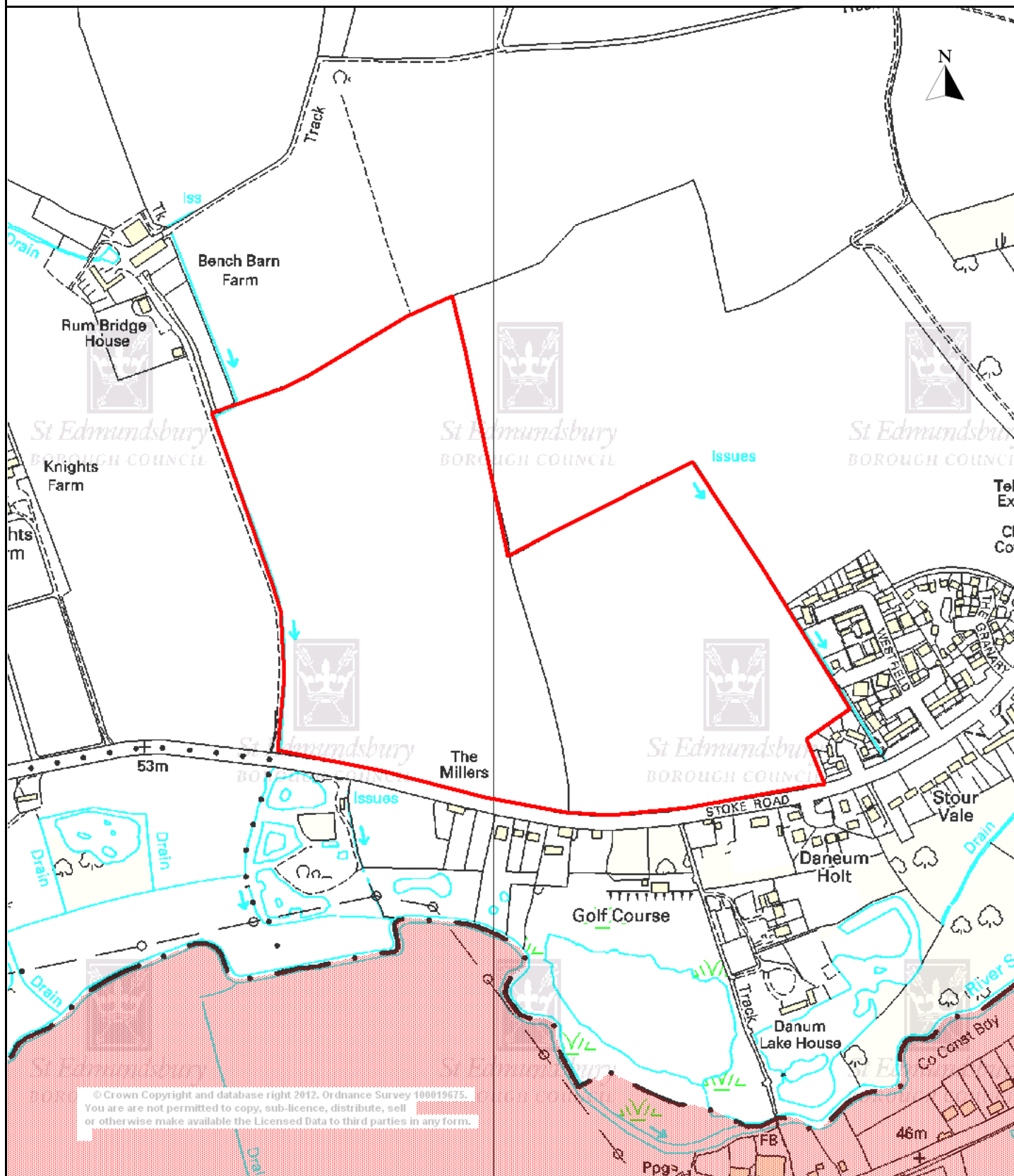








# SS90 Fields known as Cricketers & Lutus - Daneum, north of Stoke Road



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## RV11b Land off Cavendish Road, Clare



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# SS91 Land to the rear of Nethergate Street, Clare



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WS2 Land to the south east of Chiltern Street Business Park, Clare



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Date 22/10/2012

# 7.5b Land adjacent to Free Church, Mill Lane, Great Barton



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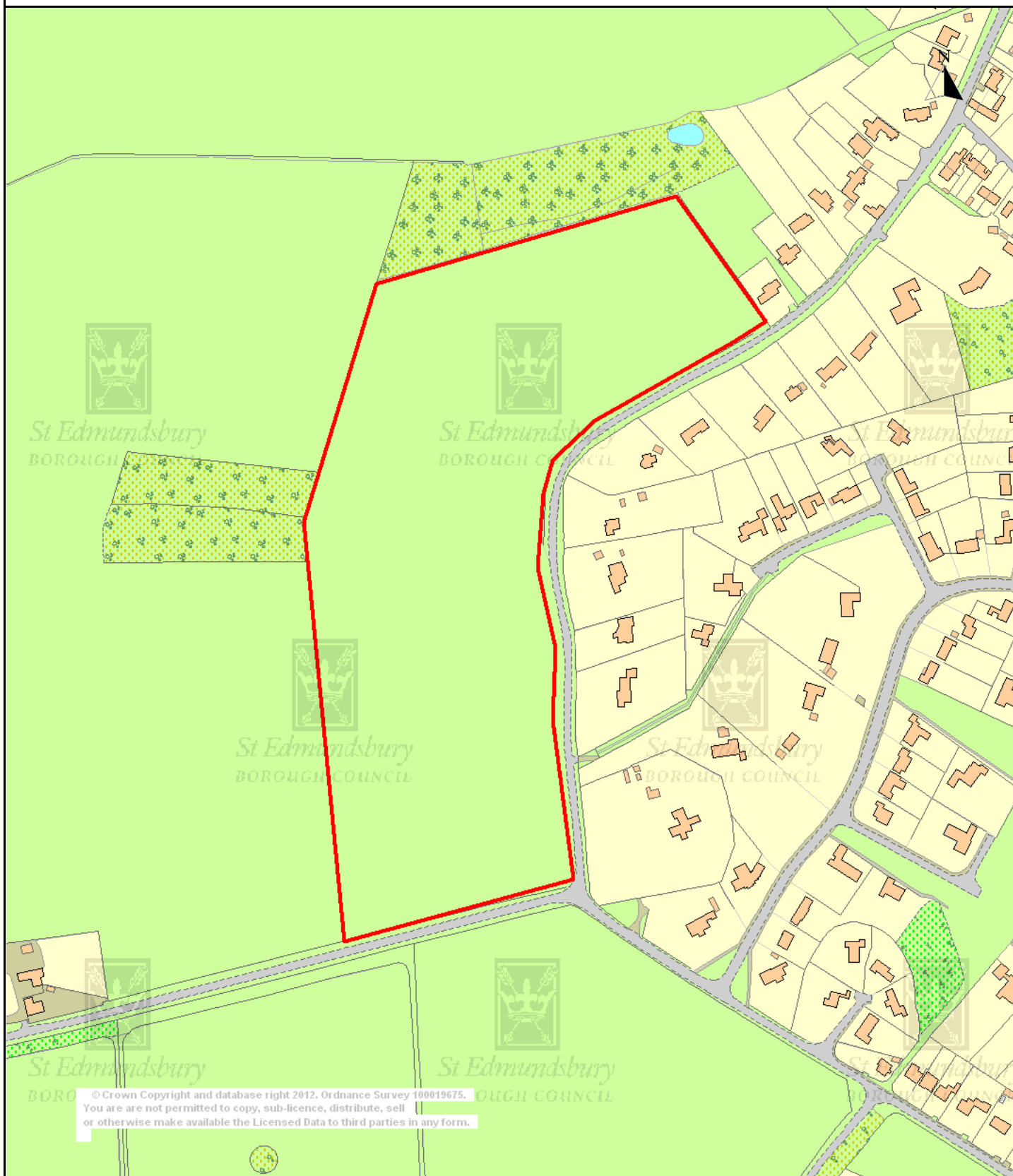
Scale 1/3663

Centre = 588956 E 267648 N

Date 10/10/2012



# SS103 Land to the west of Livermere Road, Great Barton



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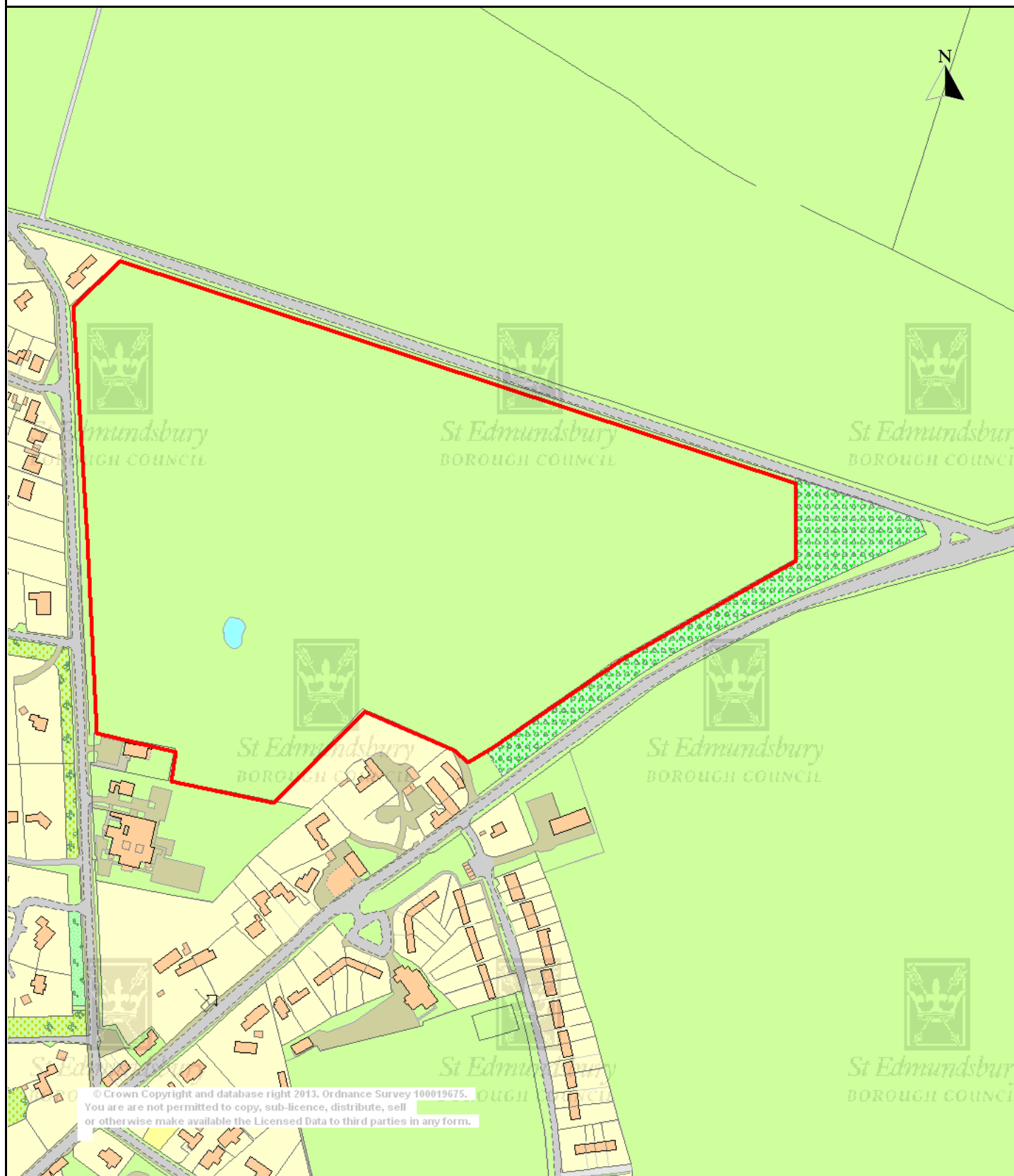
Scale 1/3663

Centre = 588115 E 266955  
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Date 10/10/2012



# RV18 Land at School Road, Great Barton



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## RV20b Land opposite Tutelina Rise, Great Whelnetnam



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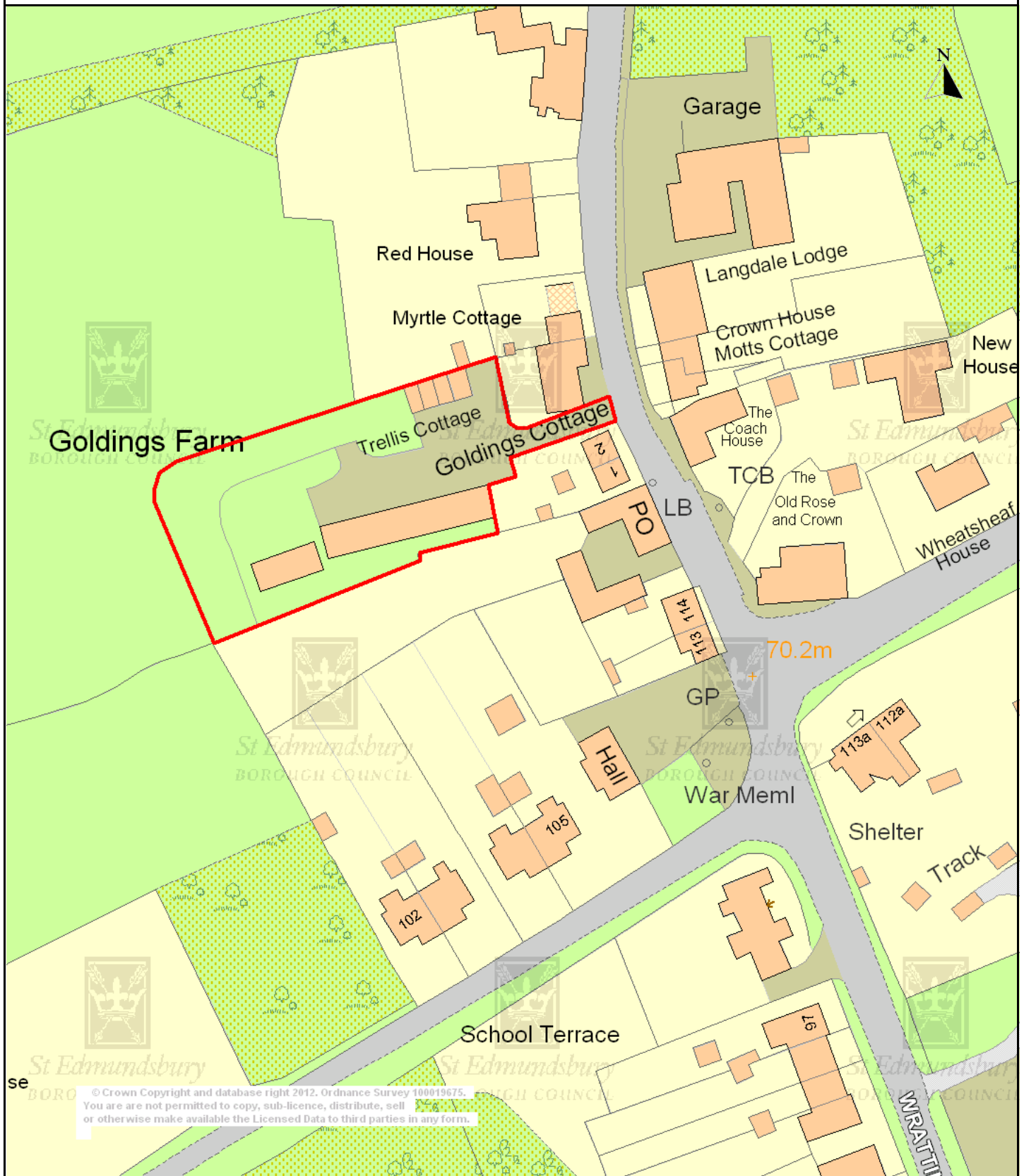
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Date 15/10/2012





# SS12.5 Goldings Farm, Great Thurlow



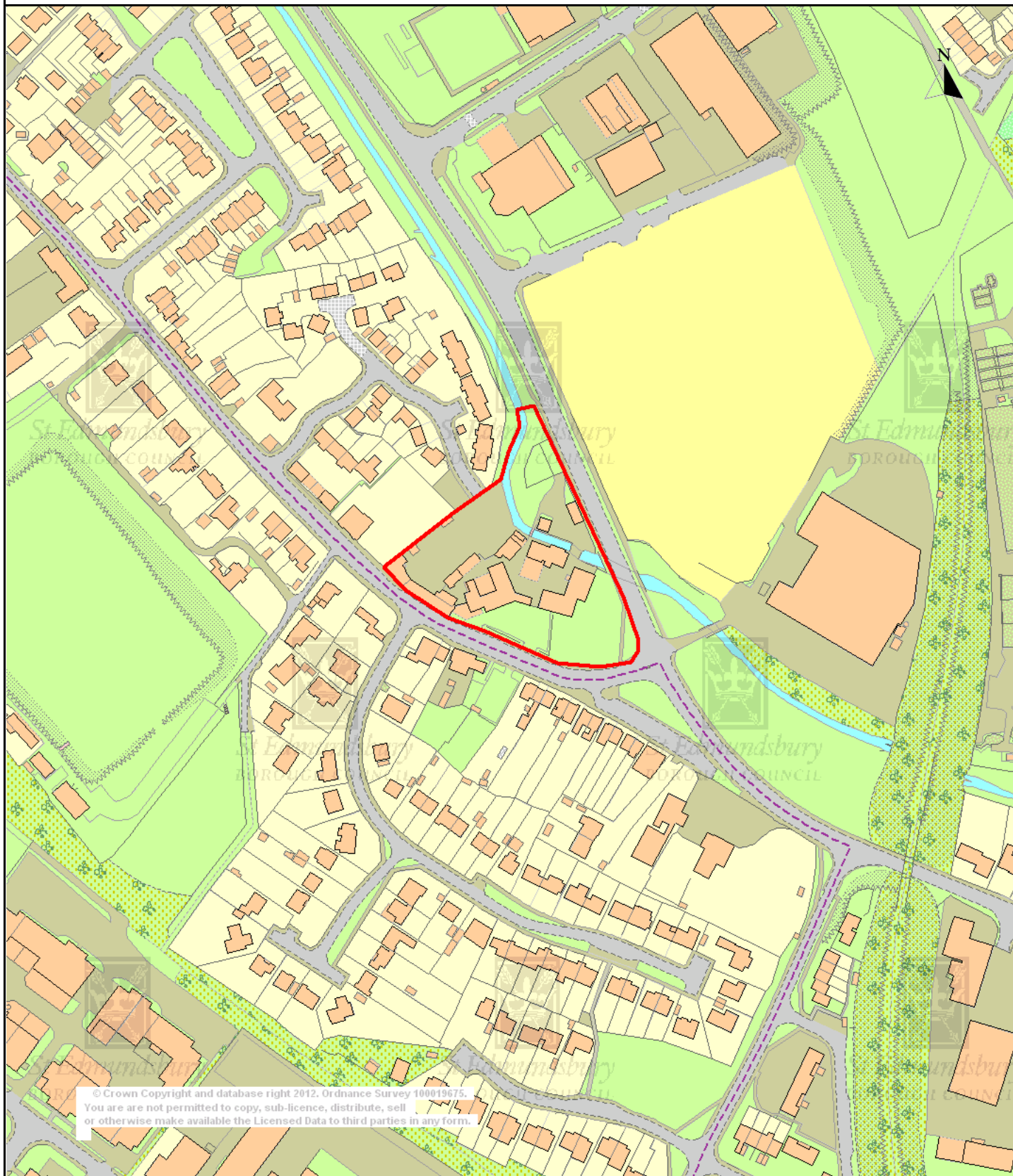
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SE/06/1504 Atterton and Ellis , Haverhill



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Date 16/10/2012

UCS255 Car park to the north west of the council offices, Haverhill



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Scale 1/1205

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Date 9/10/2012



# UCS219 Dove House Road, Haverhill



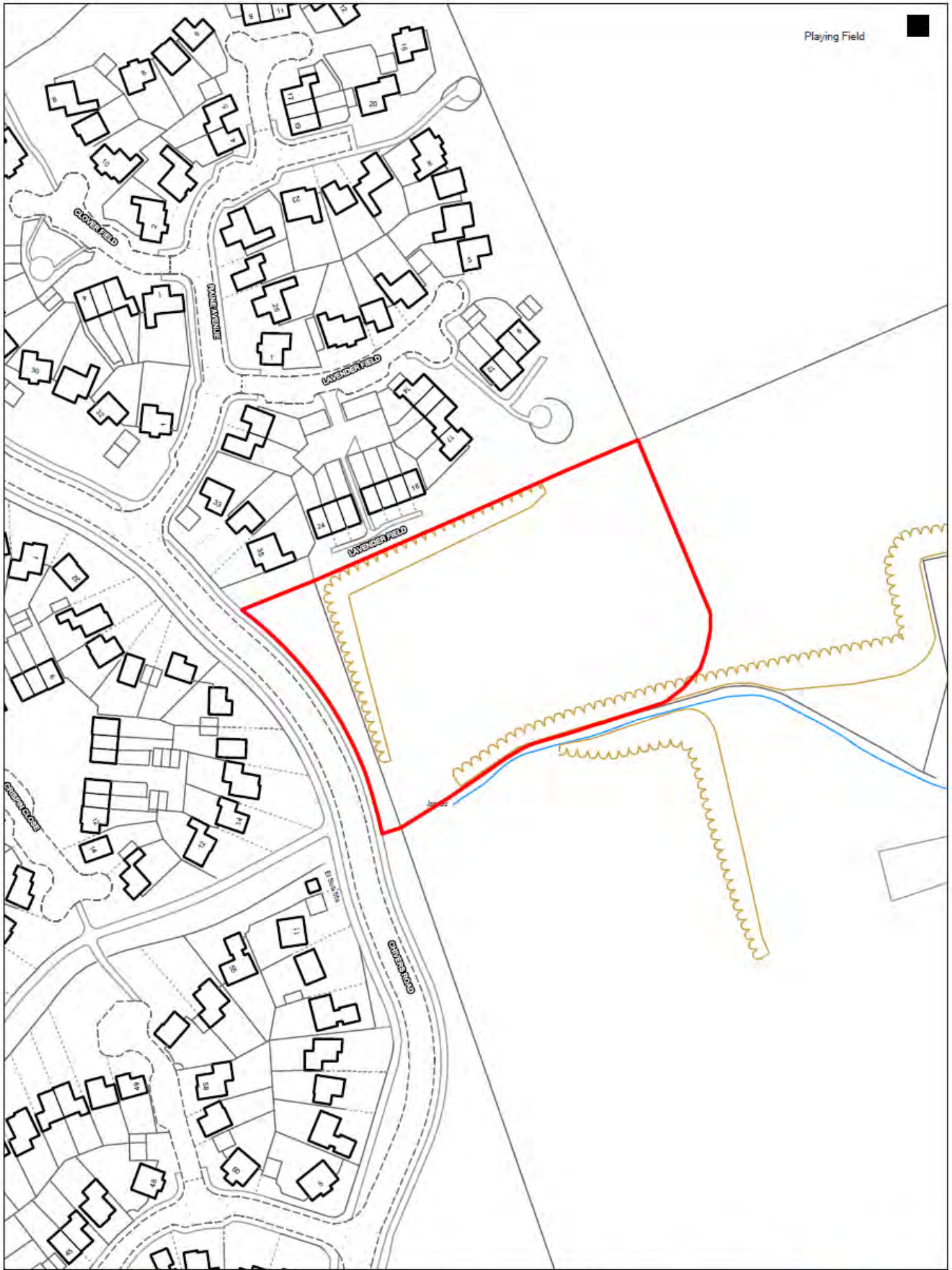
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Scale 1/2632

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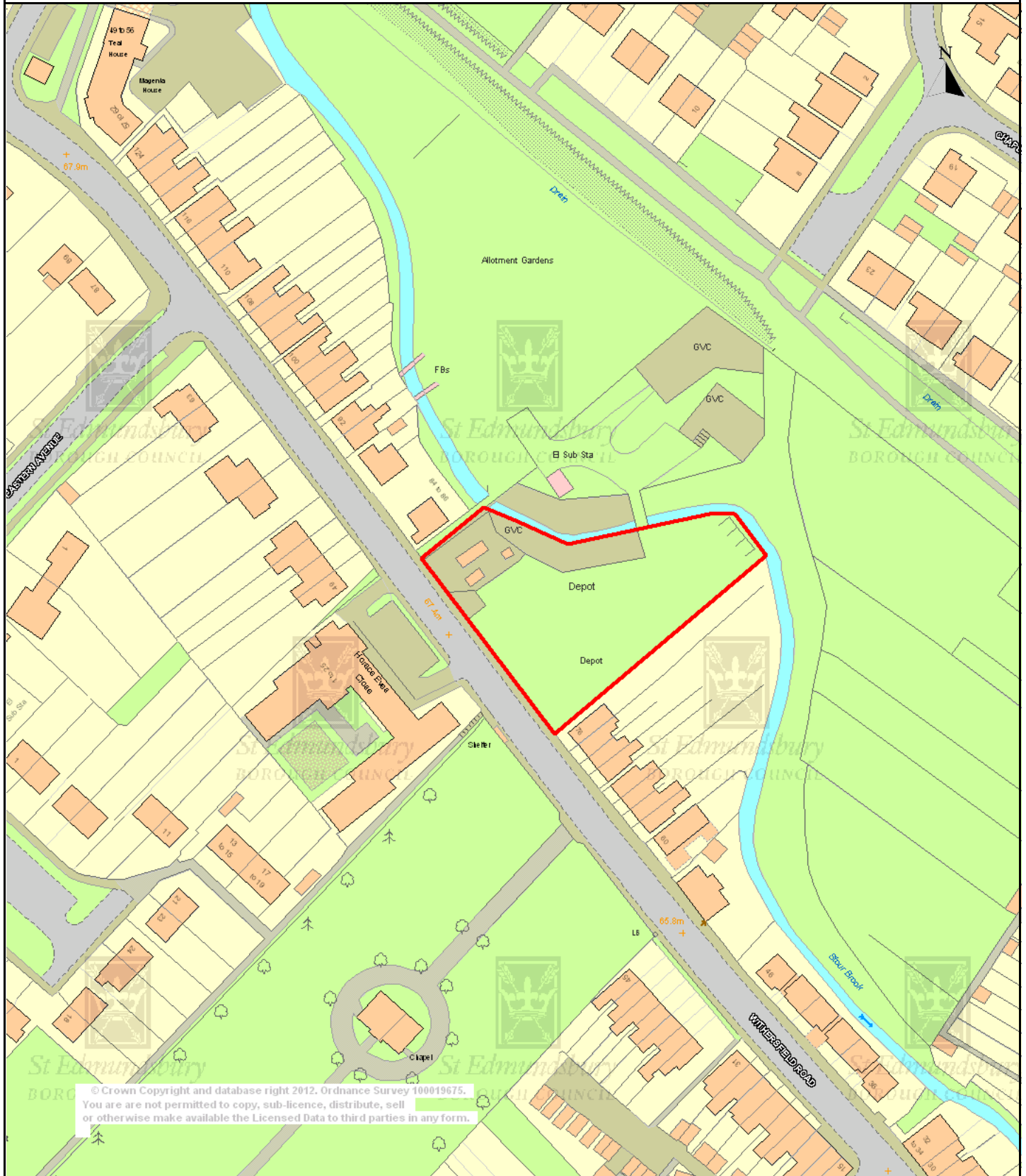


Playing Field





# HV6a Former Gasworks , Withersfield Road, Haverhill



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Scale 1/1316

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# HV6c Former Westfield Primary School, Haverhill



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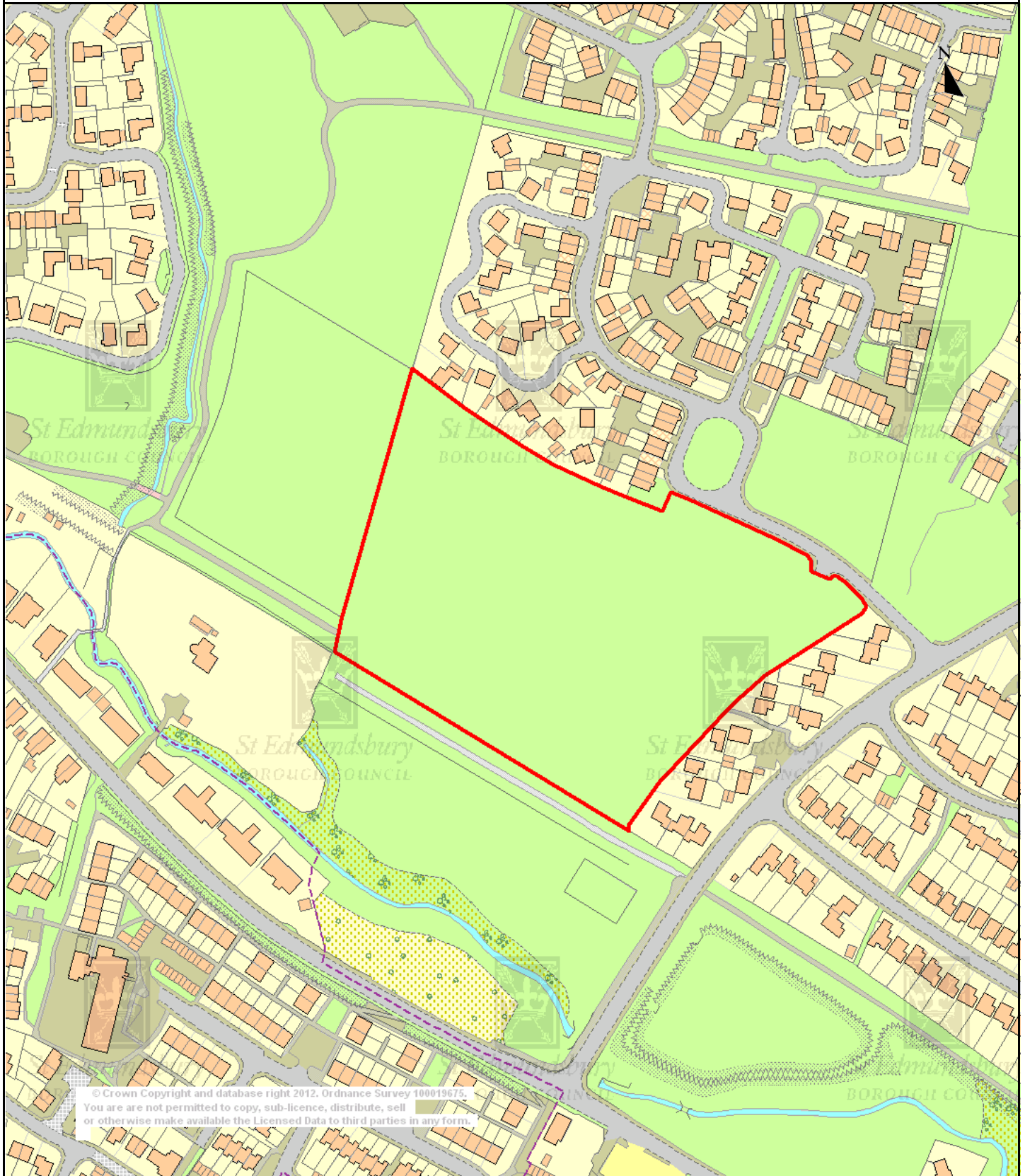
Scale 1/2632

Centre = 567884 E 245339  
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Date 16/10/2012



HV5a Land south of Chapelwent Road, Haverhill



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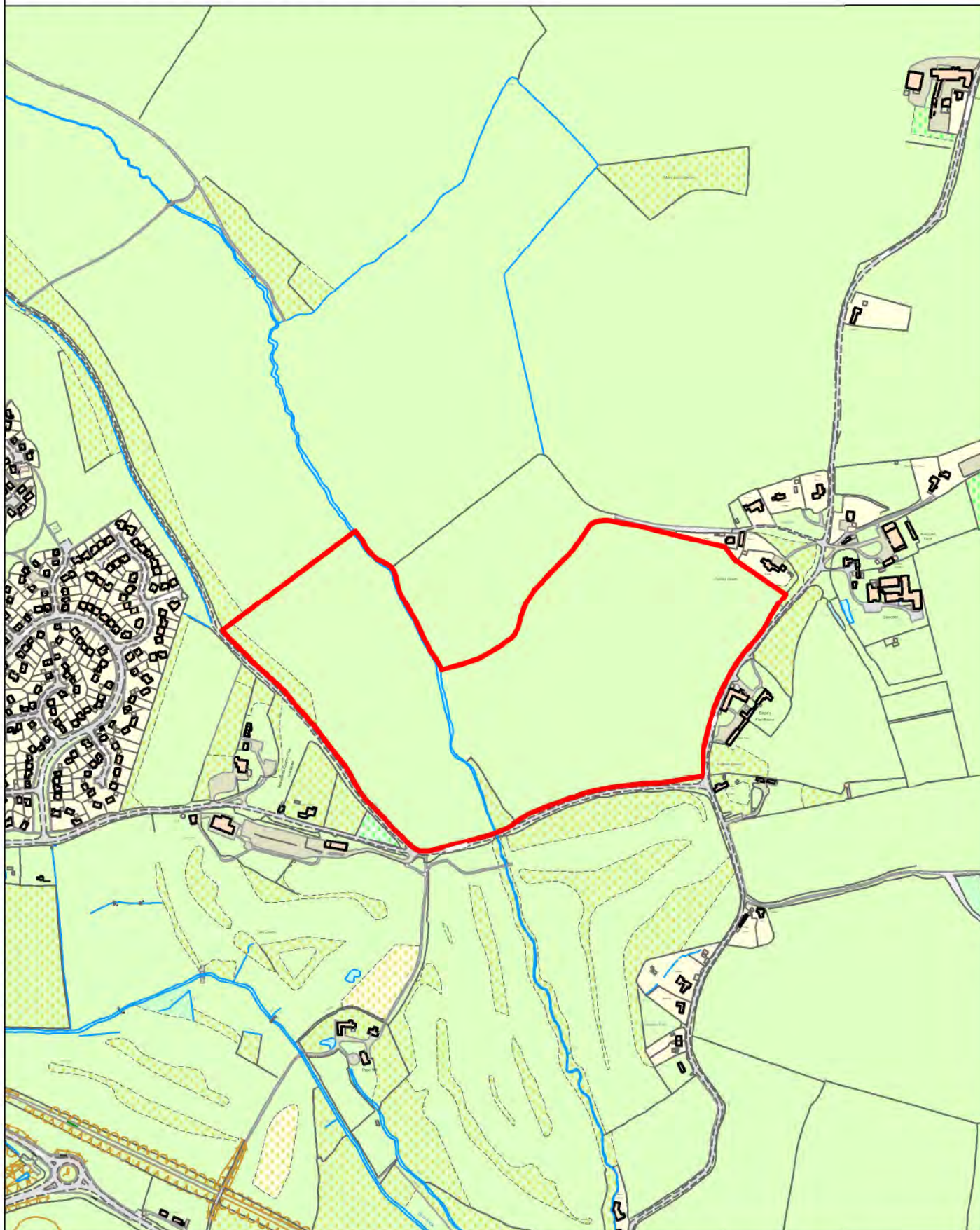
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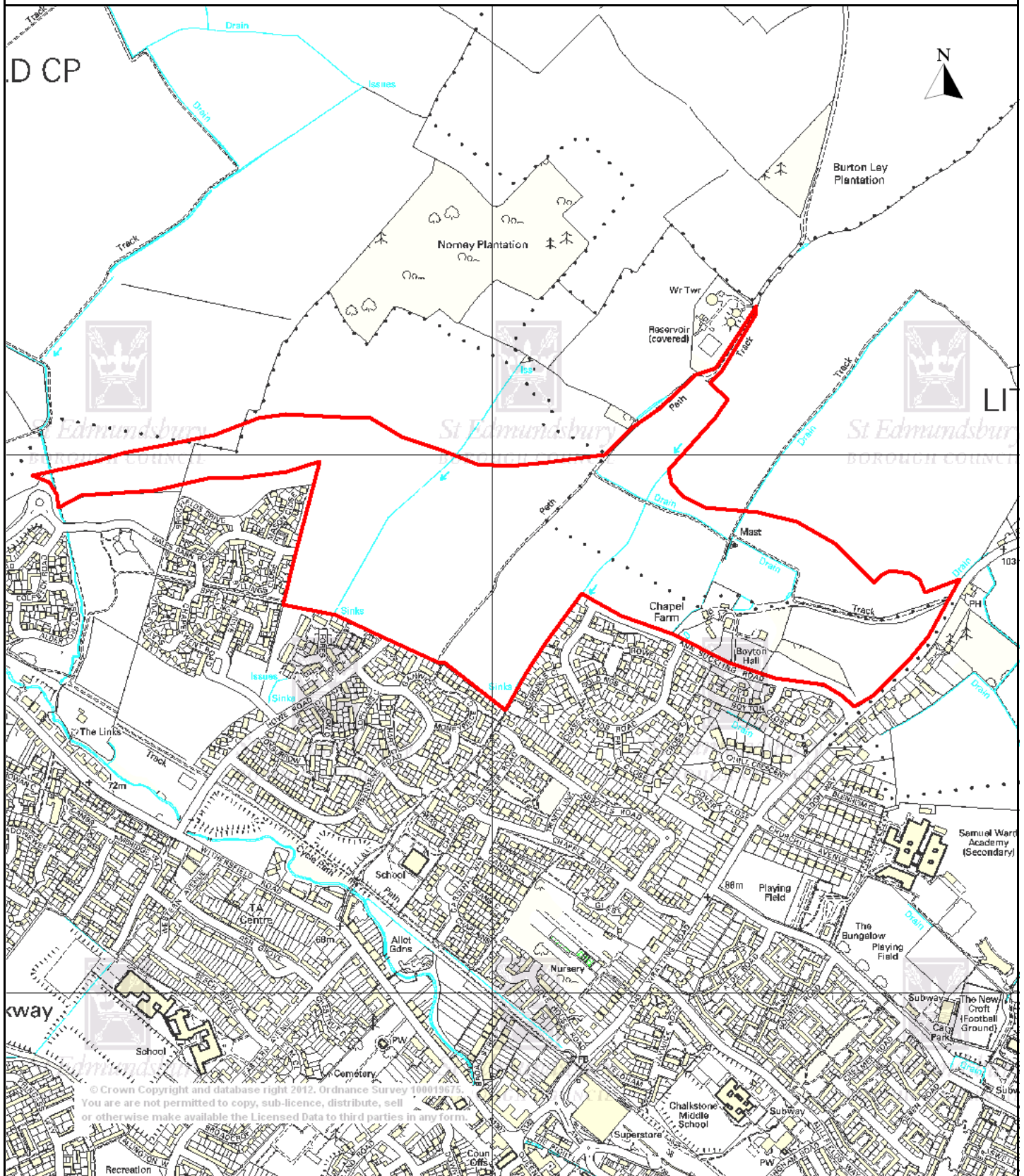


## HV4 - North East Haverhill





# HV3 North West Haverhill



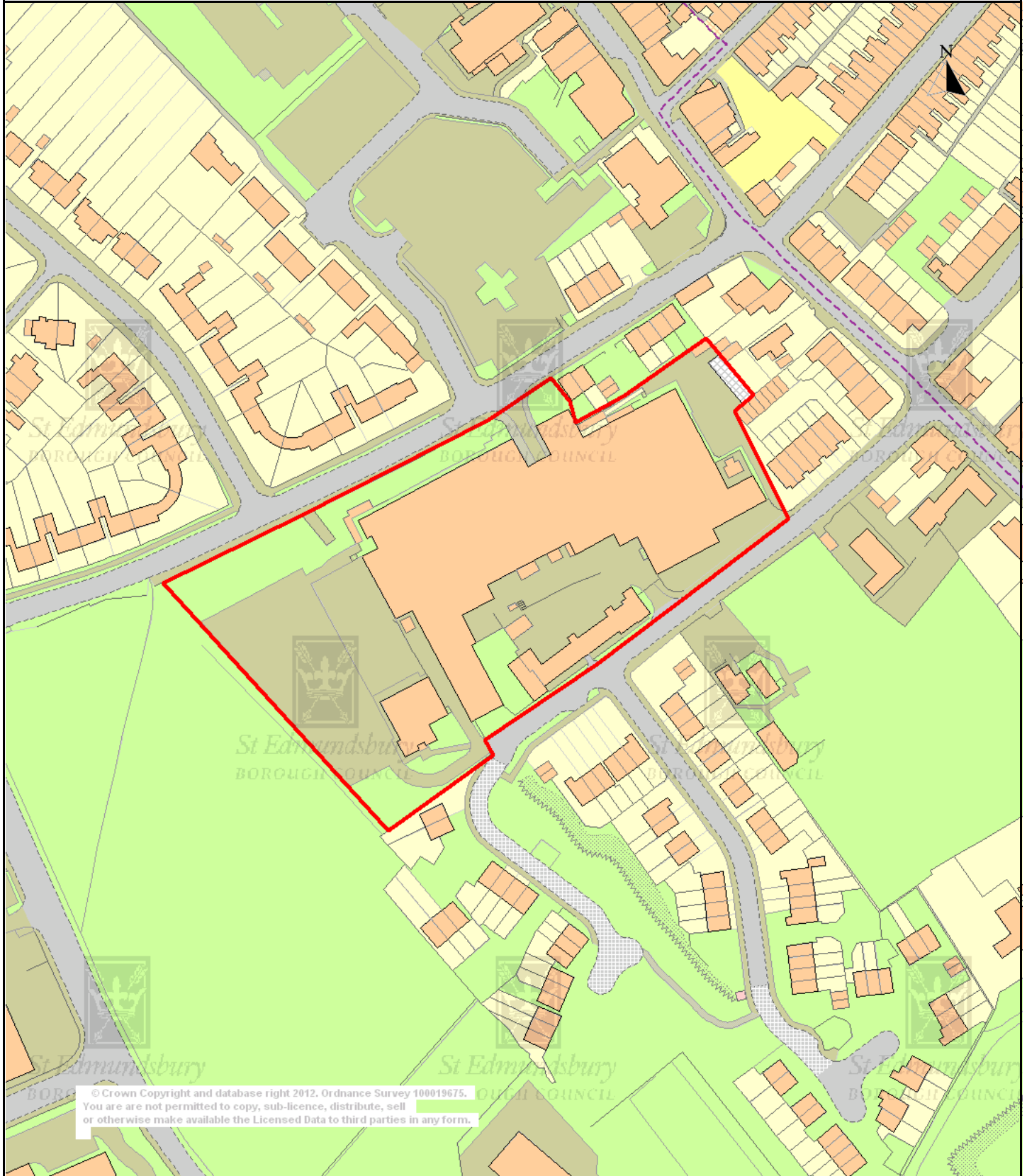
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# HV7a Wisdom Toothbrush Factory , Duddery Hill, Haverhill



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# RV21 Land at Bury Road, Hopton



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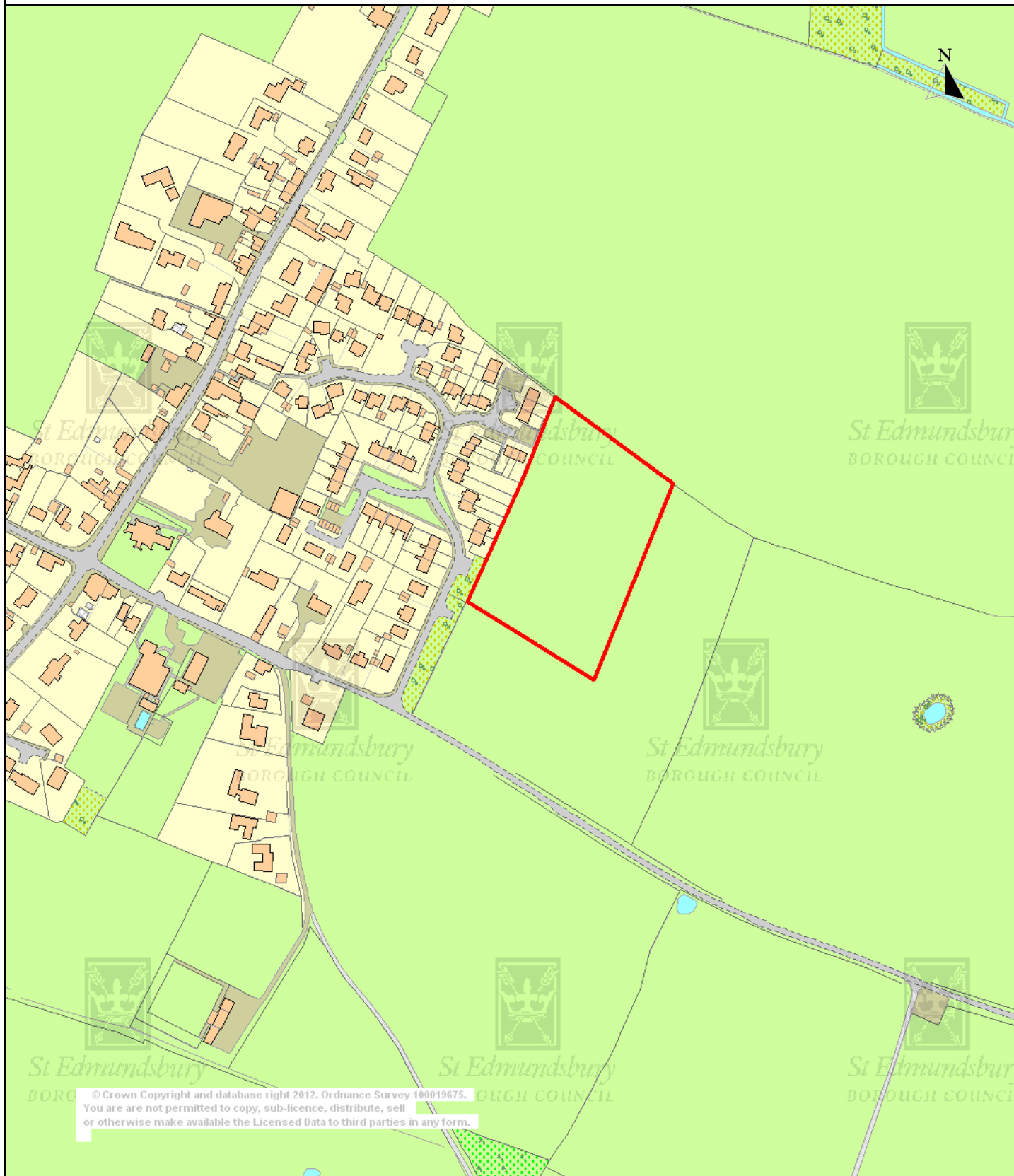
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Scale 1/2626

Centre = 599260 E 278804  
N

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WS80 Land to the east of Holme Close, Hopton



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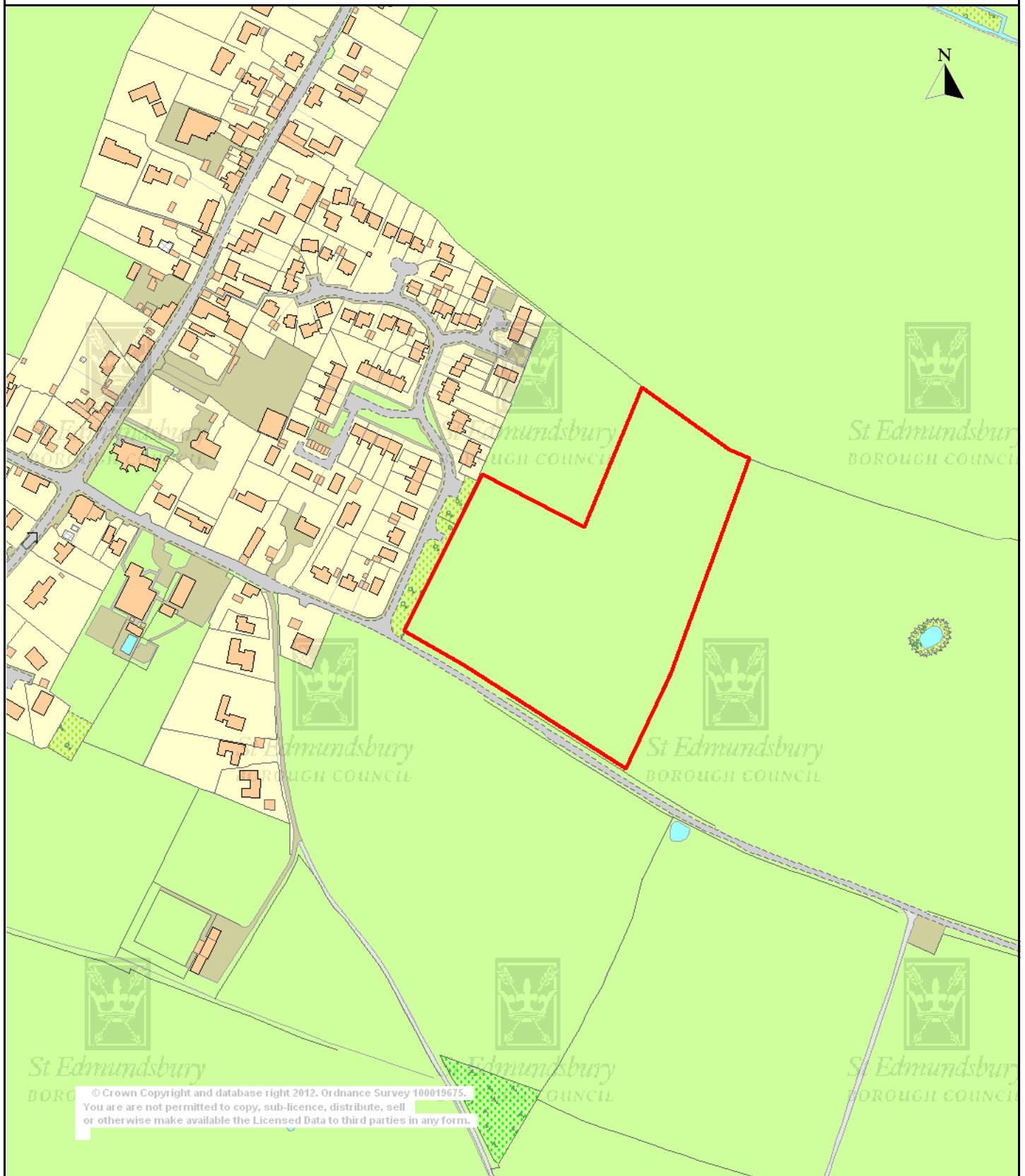
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Centre = 599643 E 278997 N

Date 24/10/2012



SS11.7 Land to the north of Thelnetham Road, Hopton



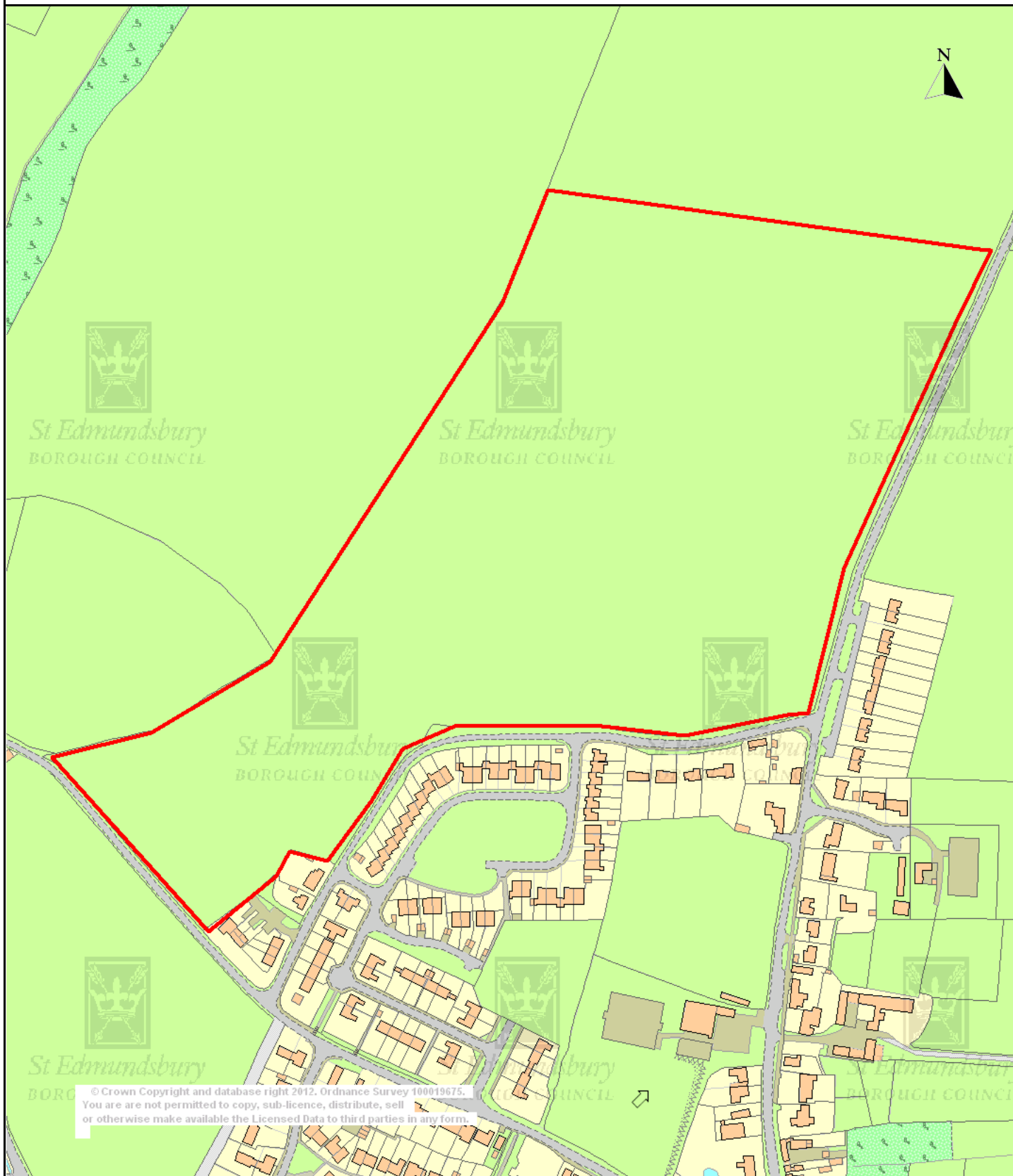
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Scale 1/3632

Centre = 599649 E 278944  
N

Date 19/10/2012

# SS58 Land at Mill Road, Hundon



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Scale 1/3658

Centre = 573601 E 249241  
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Date 9/10/2012

# WS13 Land between Vale Wash and Church Street, Hundon



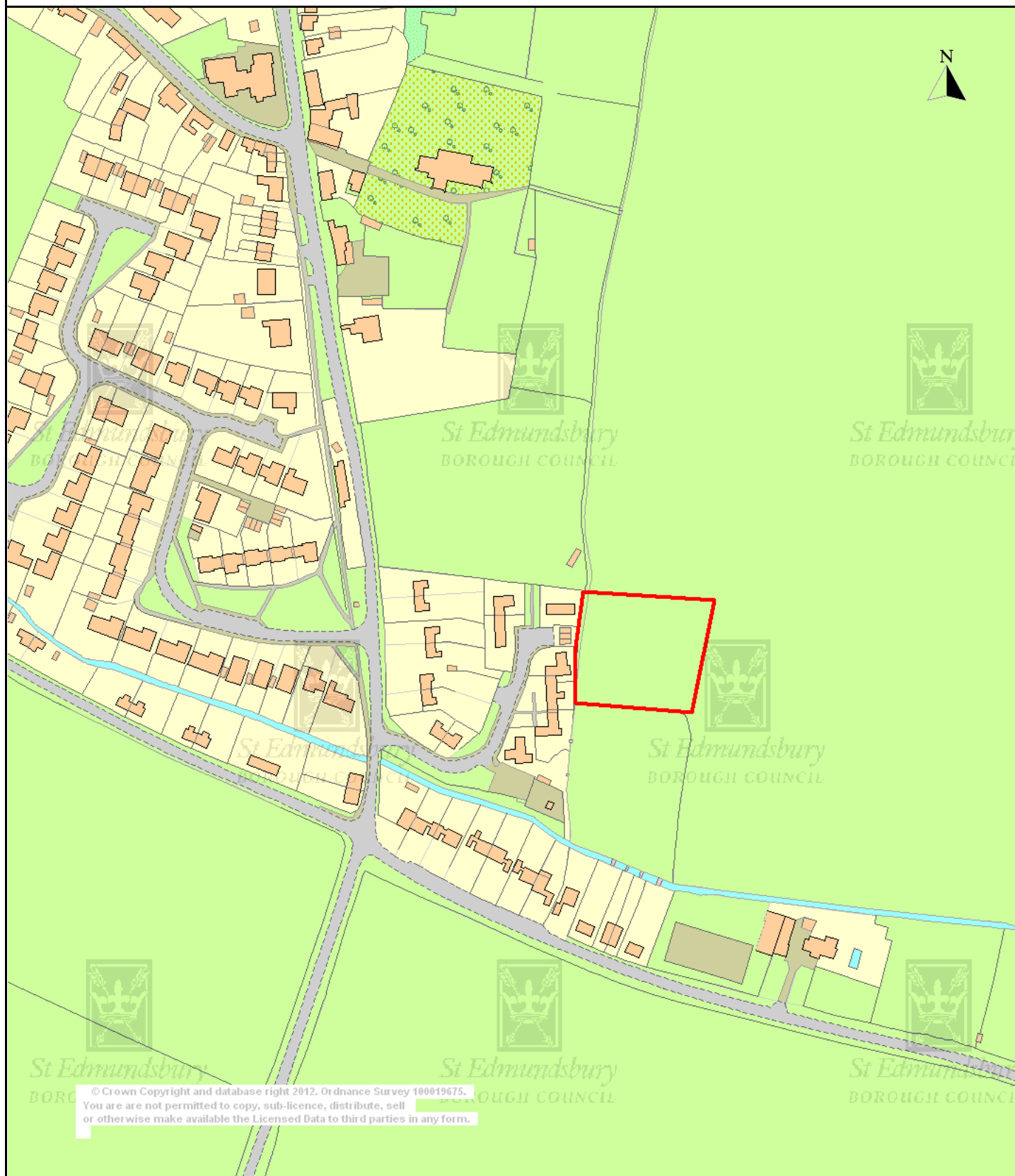
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Scale 1/3632  
 Centre = 573228 E 248931 N  
 Date 9/10/2012

SS57 Land to the south east of the cricket pitch, Hundon



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Scale 1/2626

Centre = 573897 E 248532  
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Date 31/10/2012

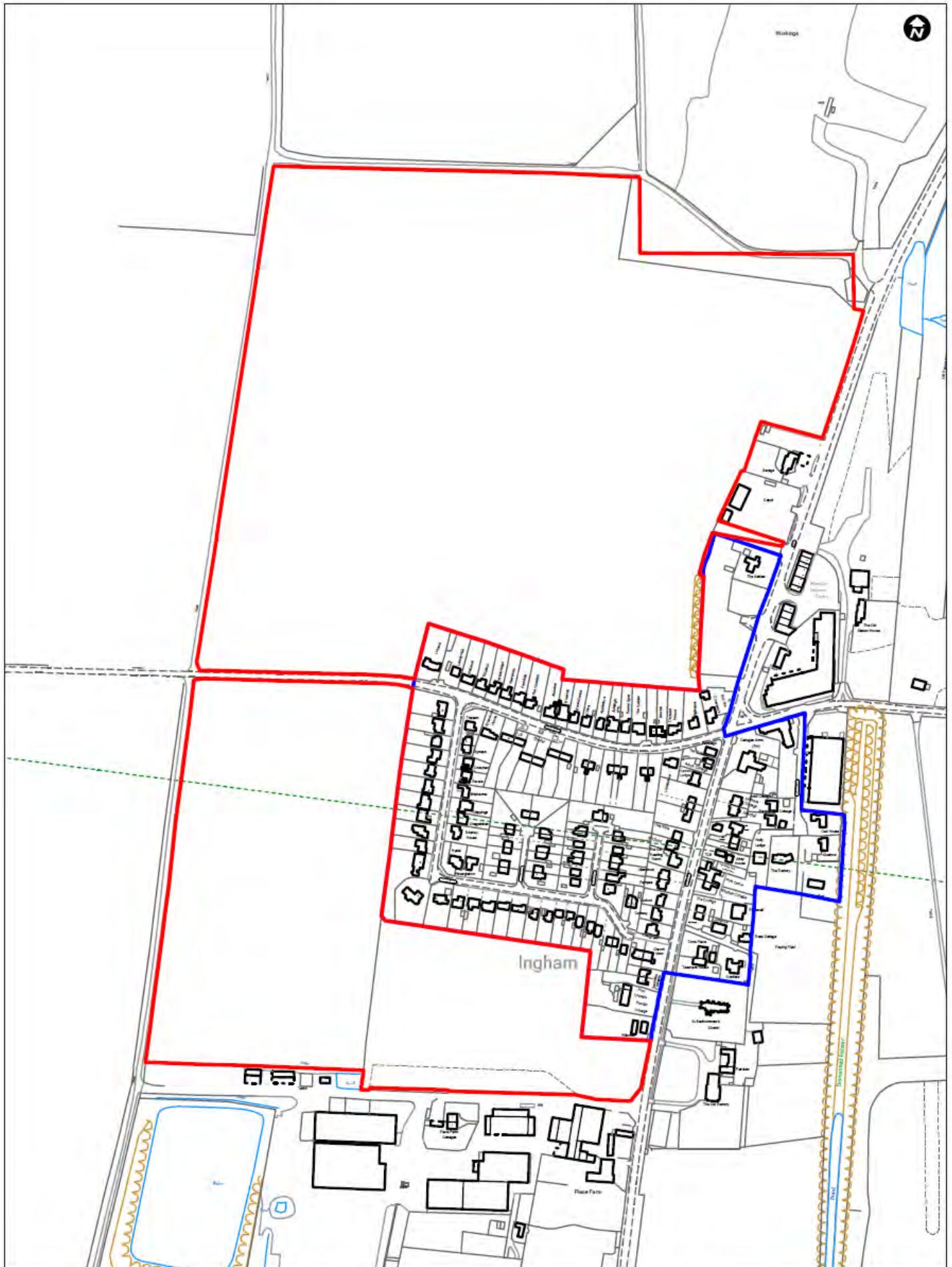




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Centre = 585548 E 270949  
N

Date 8/10/2012



RV12b Land off Crown Lane, Ixworth



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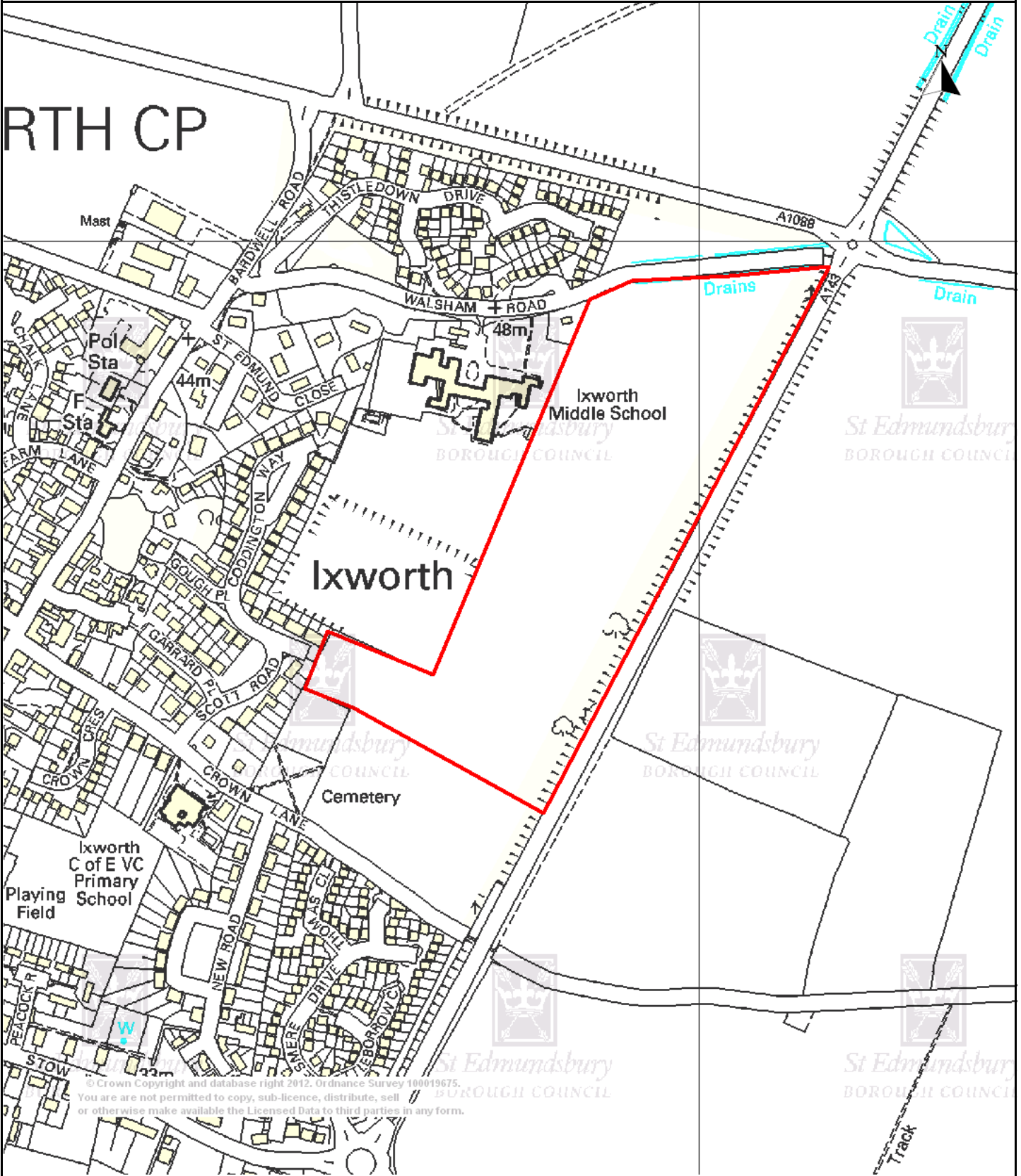
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Centre = 593639 E 270482  
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Date 15/10/2012



# RV12c Land to the west of the A143 and south of A1088, Ixworth

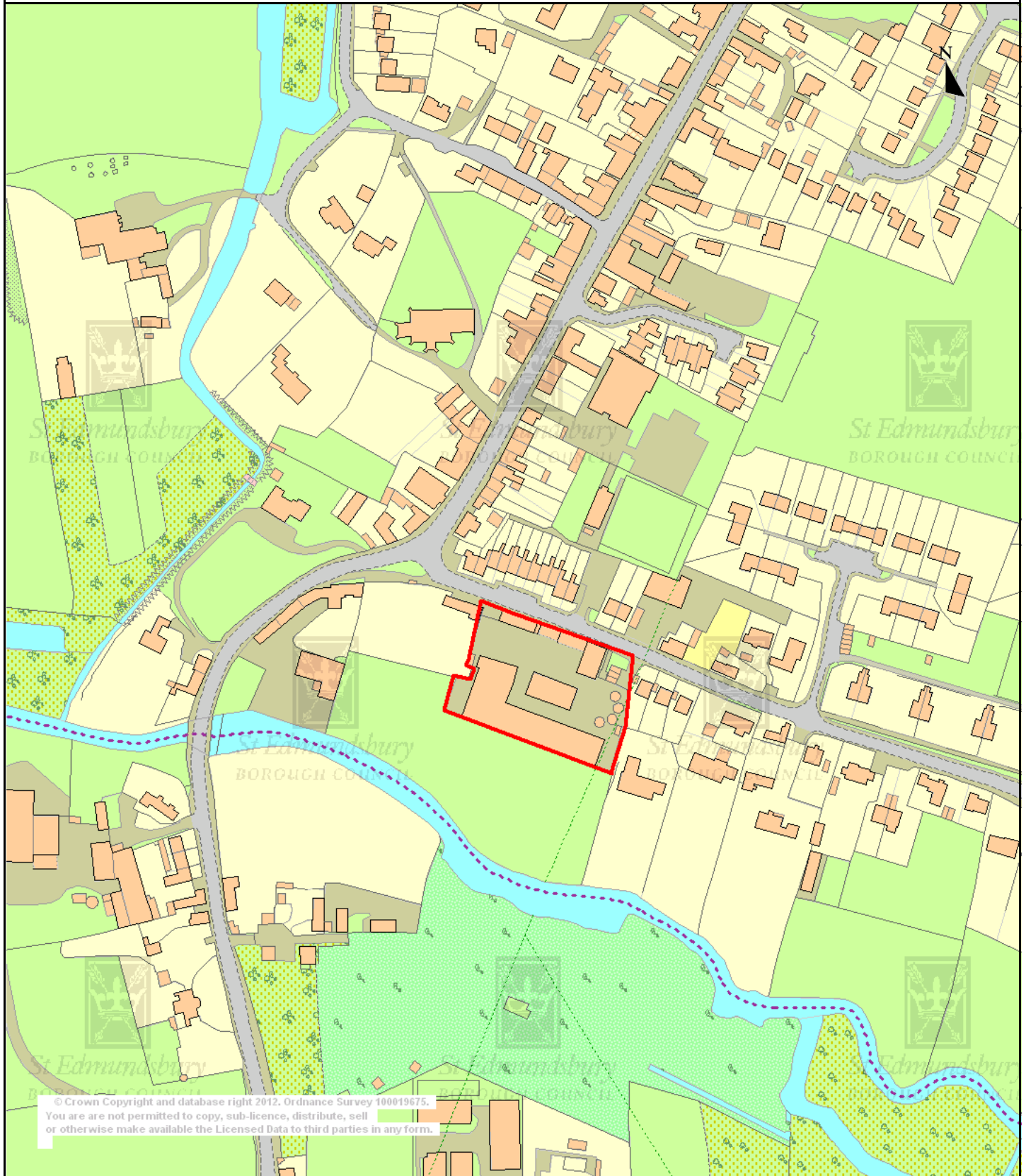


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Scale 1/5263  
 Centre = 593815 E 270655 N  
 Date 15/10/2012



# RV12a Reeves Farm, Stow Road, Ixworth



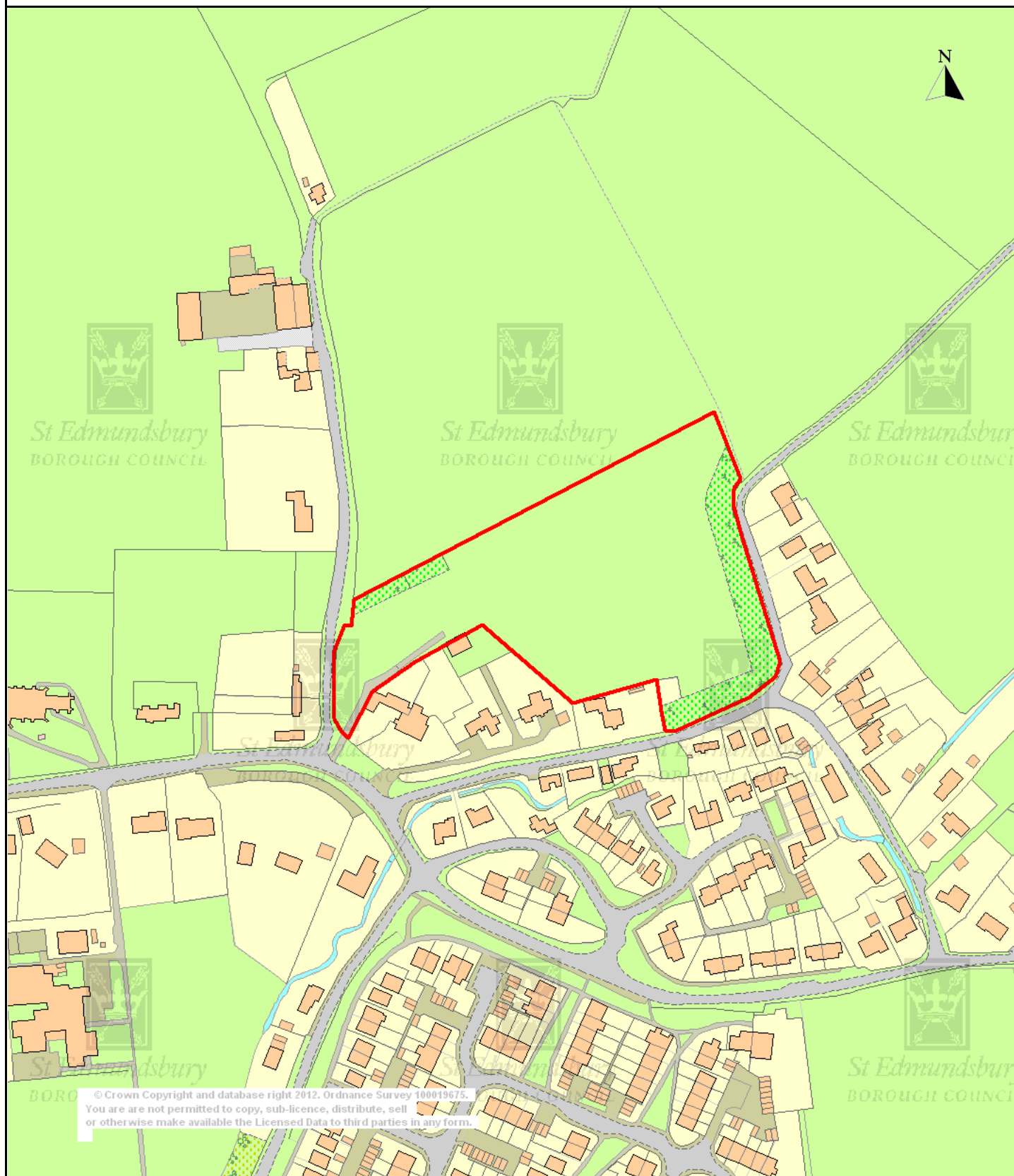
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Scale 1/2626

Centre = 593179 E 270260 N

Date 8/10/2012

# RV13b Land adjacent The Limes Cottage, Mill Road, Kedington



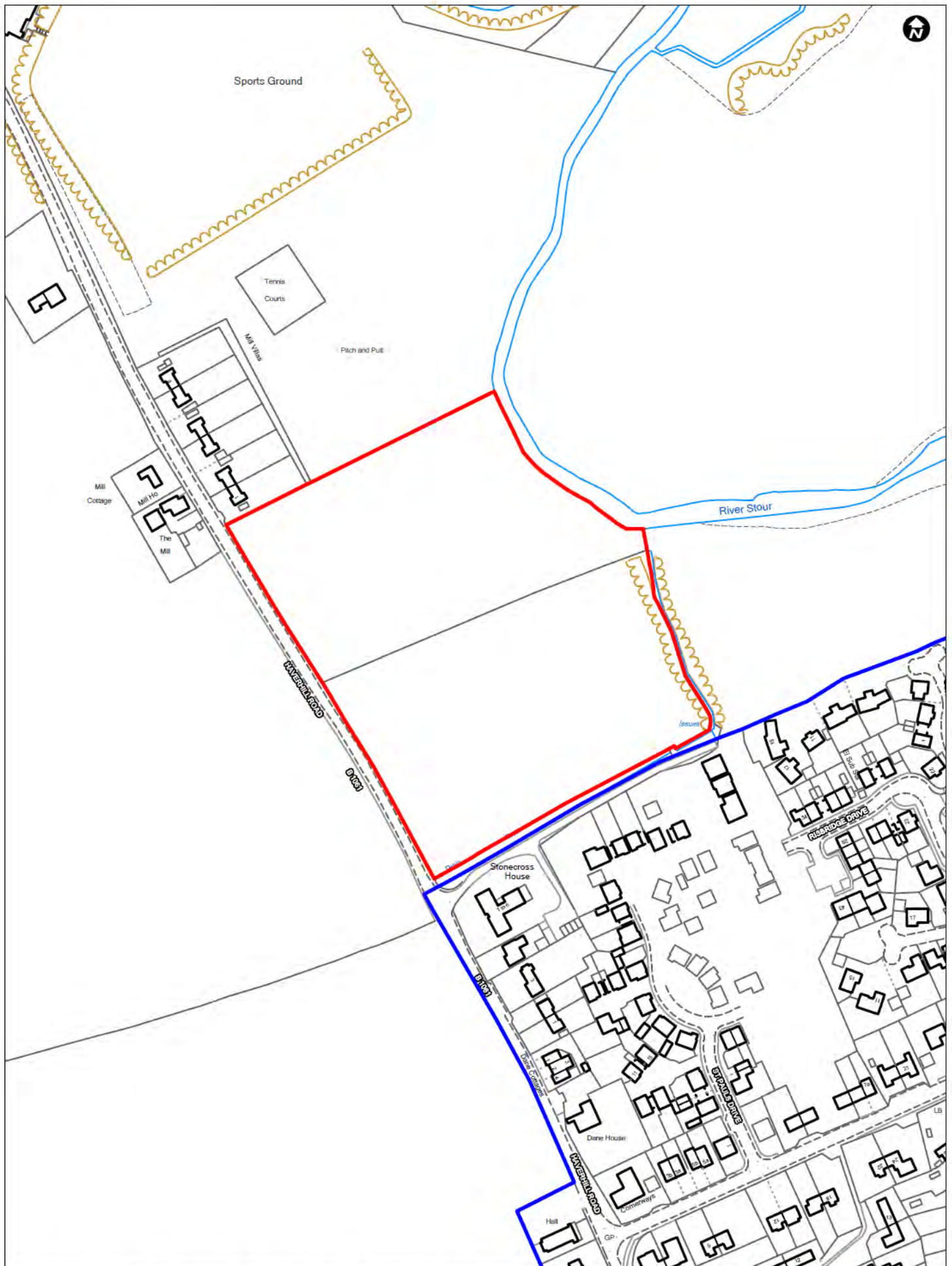
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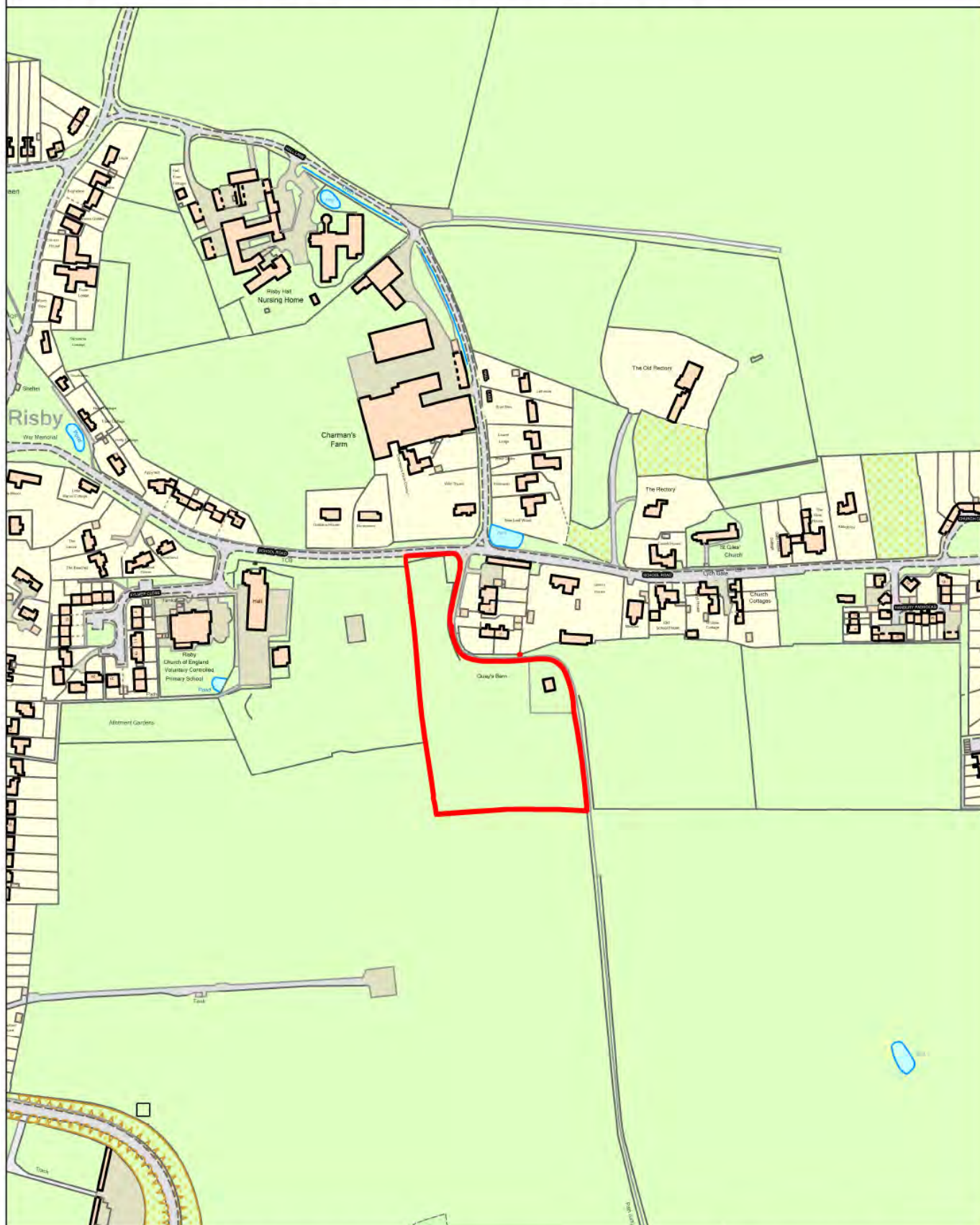
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Date 12/11/2012

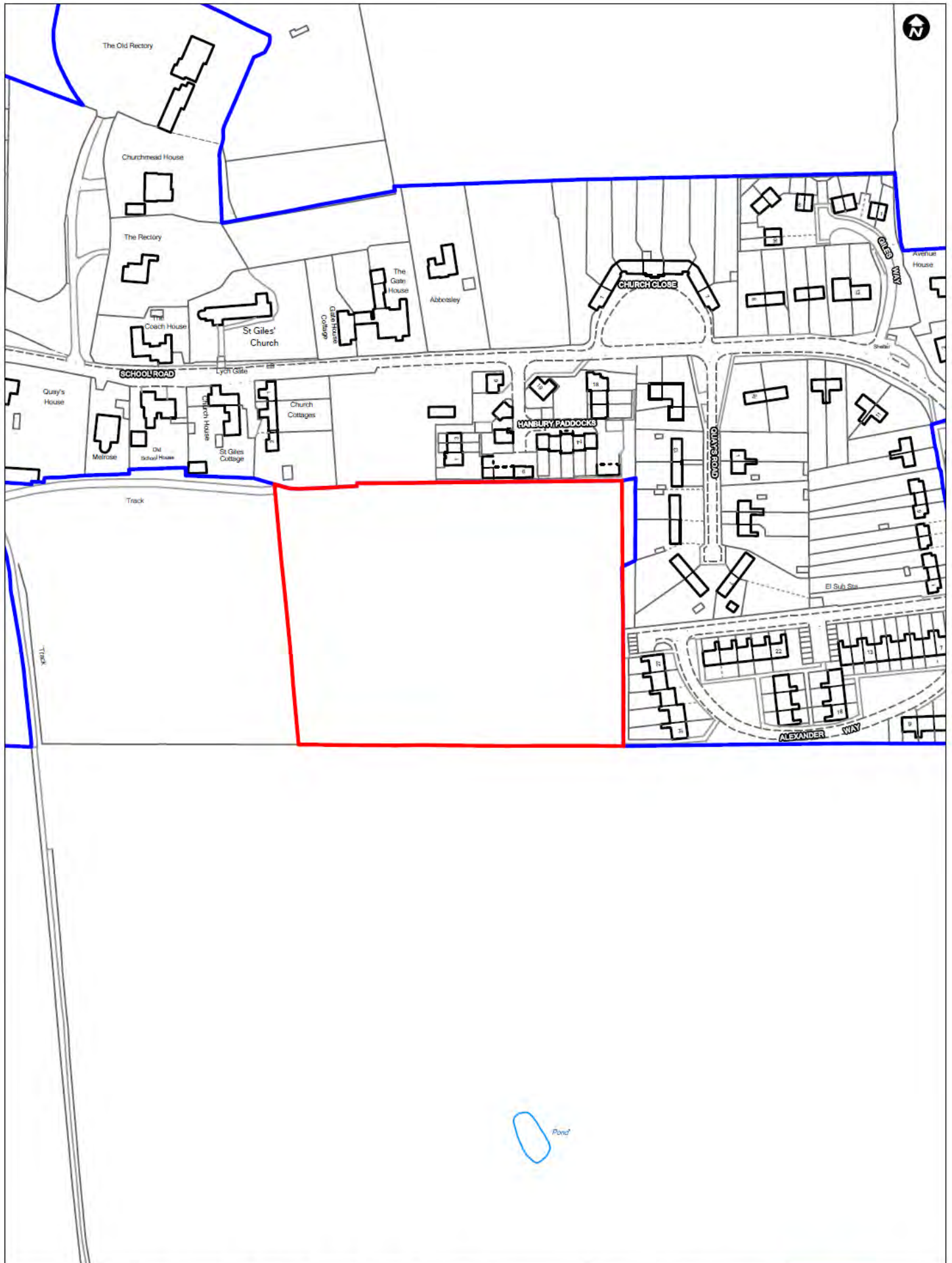




# RV23a - Adjacent to the Cricket Pitch, Risby







# 7.12a Land at Moat Lane and New Road, Rougham



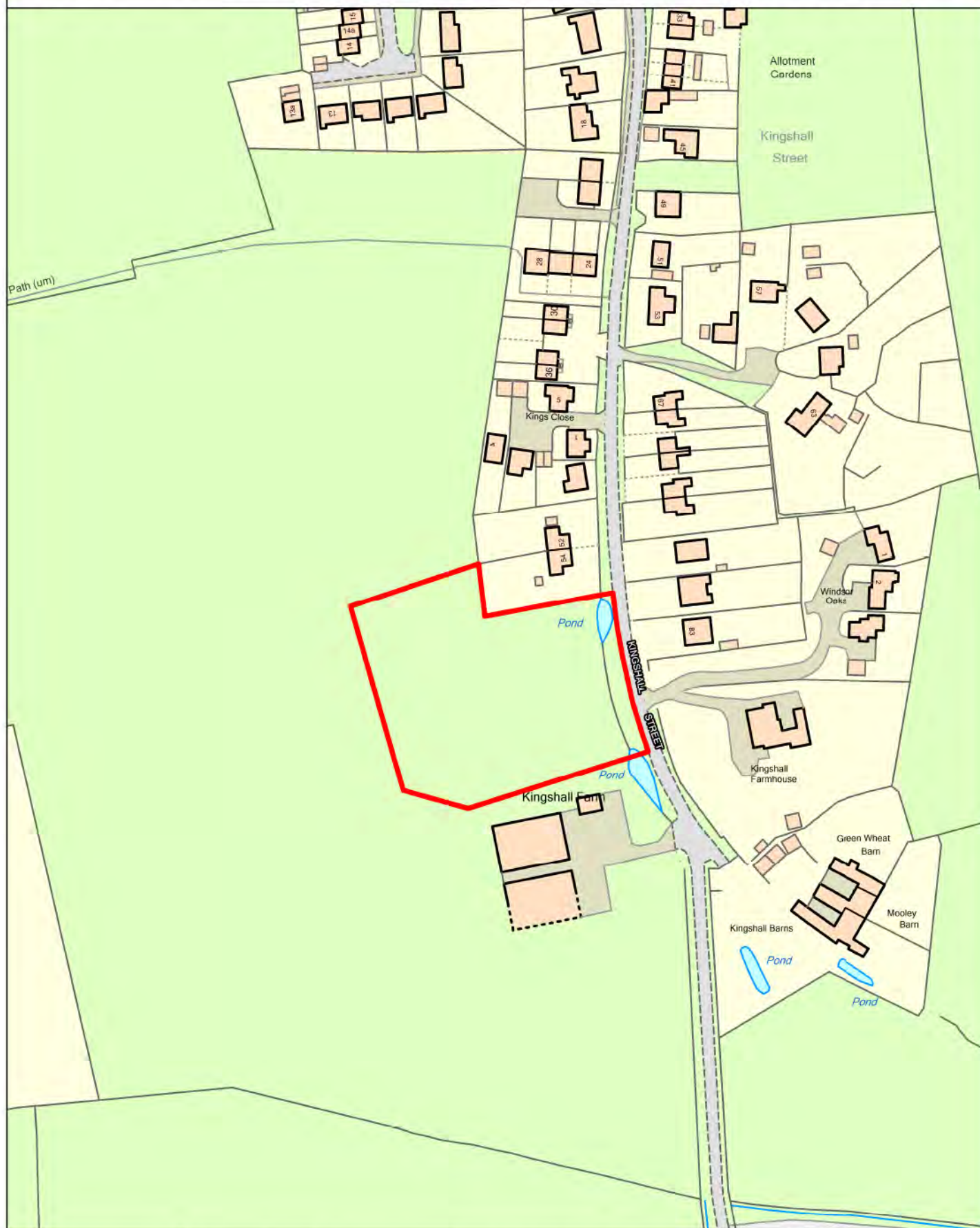
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Scale 1/2626

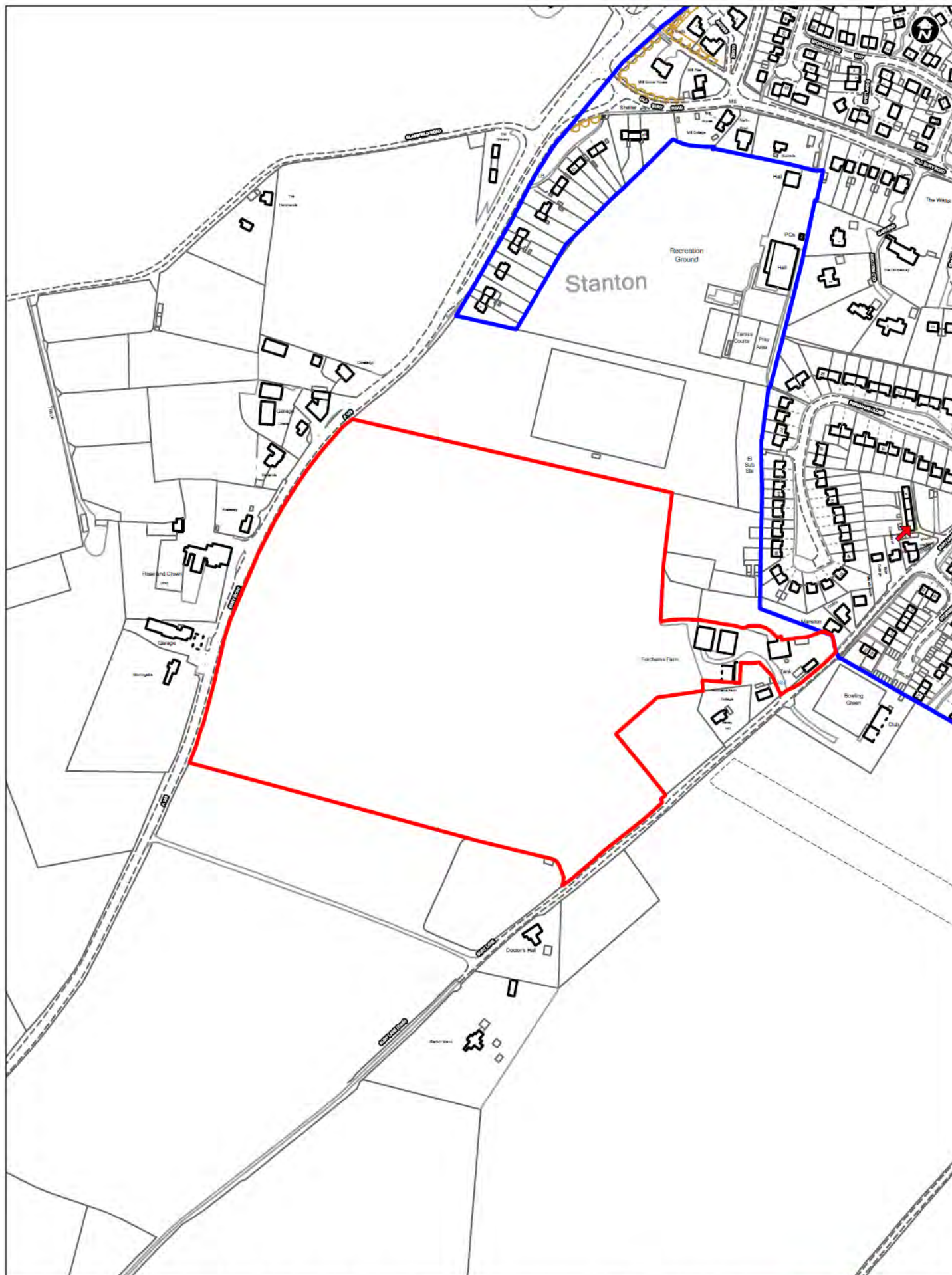
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Date 9/10/2012

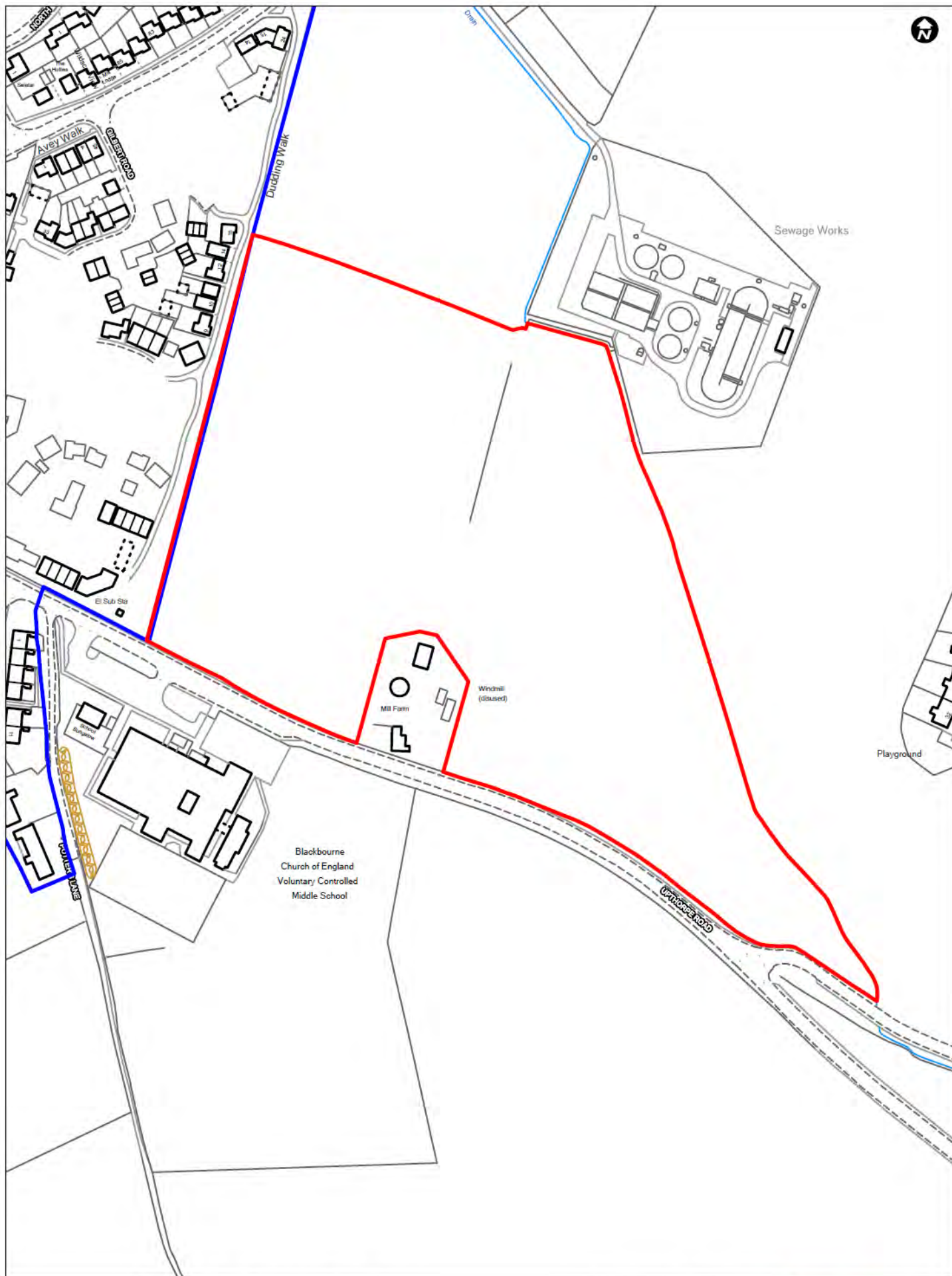
# RV24a - Land at the South of Kingshall Street, Rougham



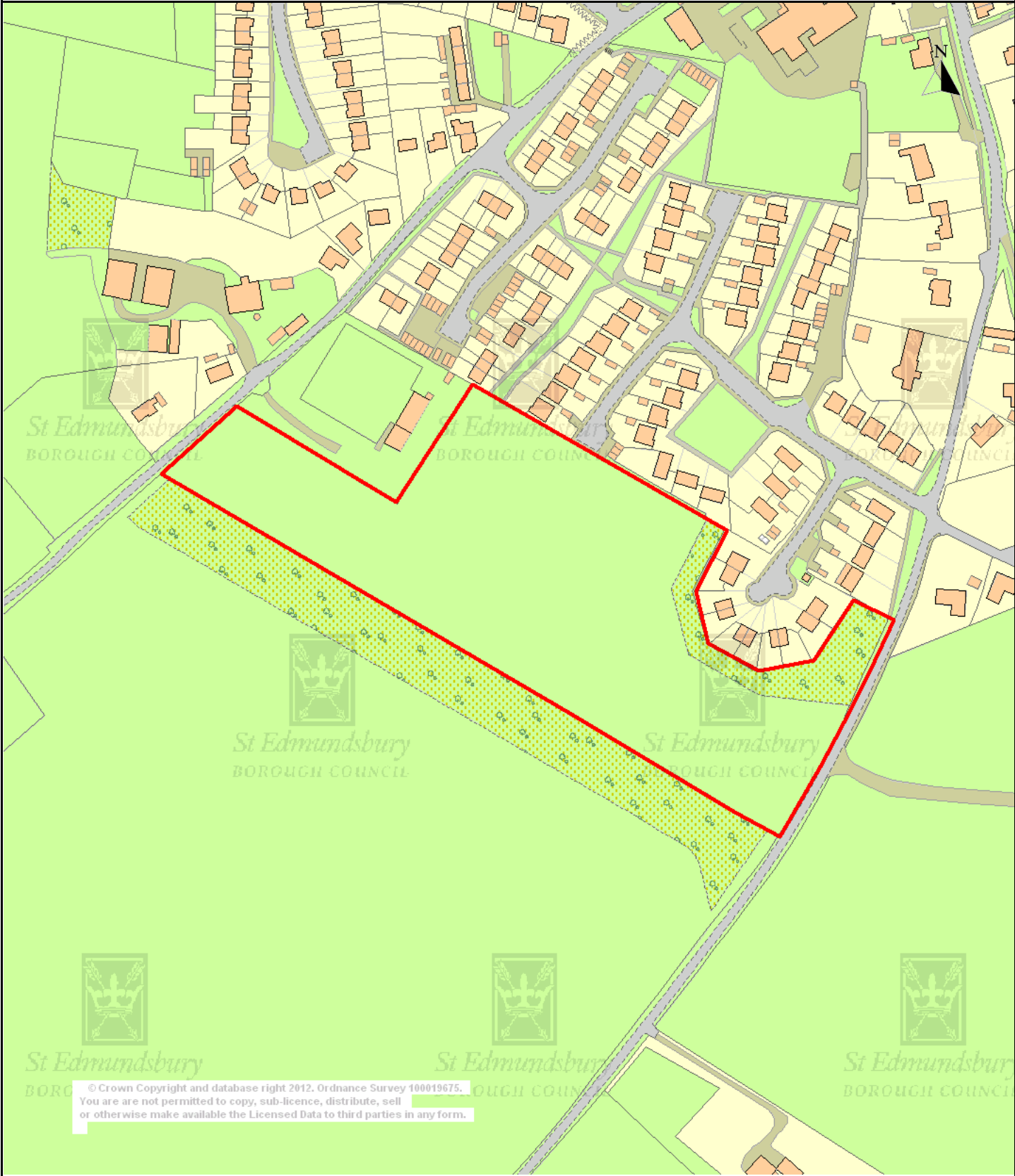








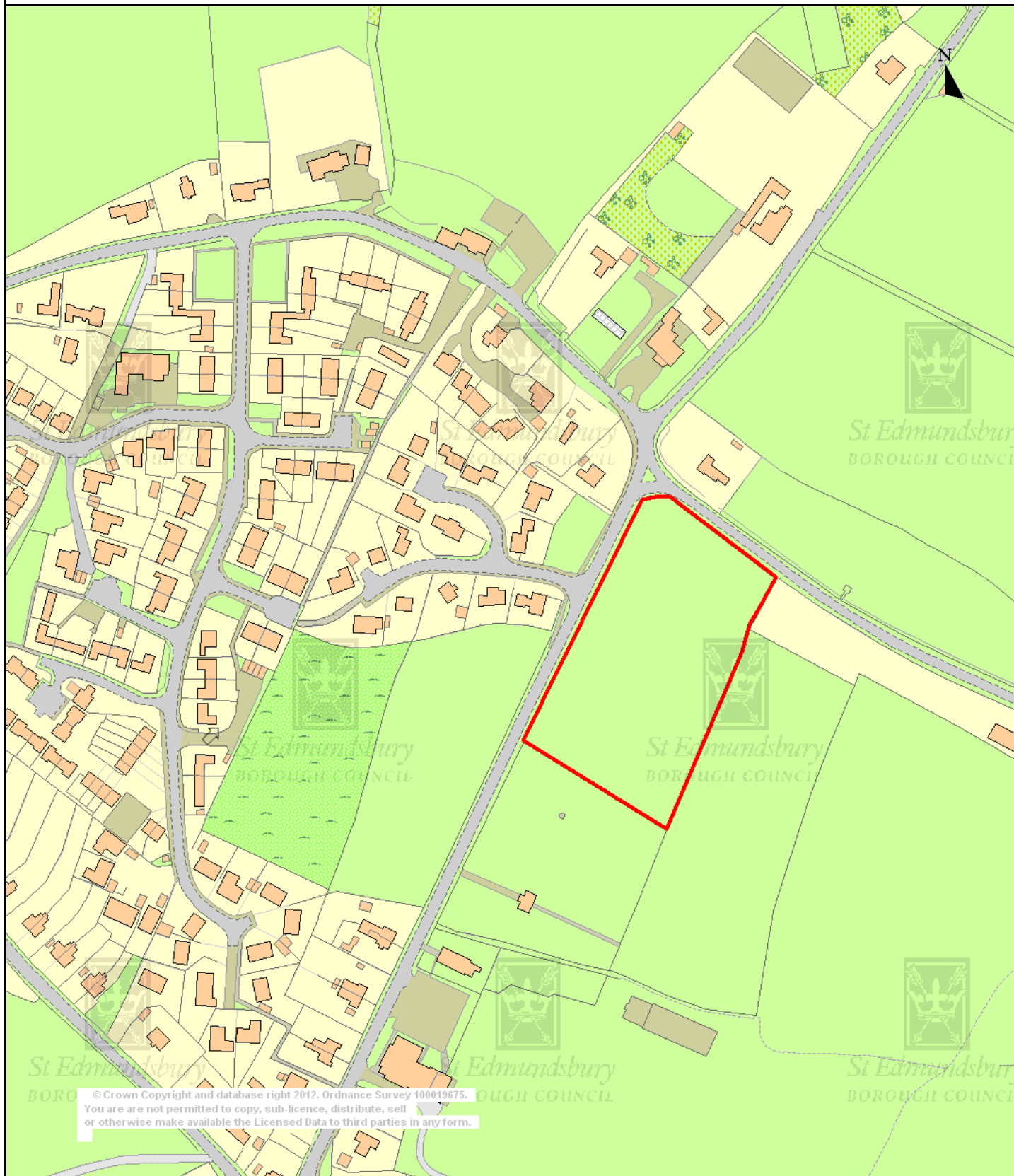
# SS21 Land between Bury Lane and Wyken Road, Stanton



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Scale 1/2557  
 Centre = 596477 E 272985  
 N  
 Date 31/10/2012

# AS5 Land at Cemetery Hill, Wickhambrook



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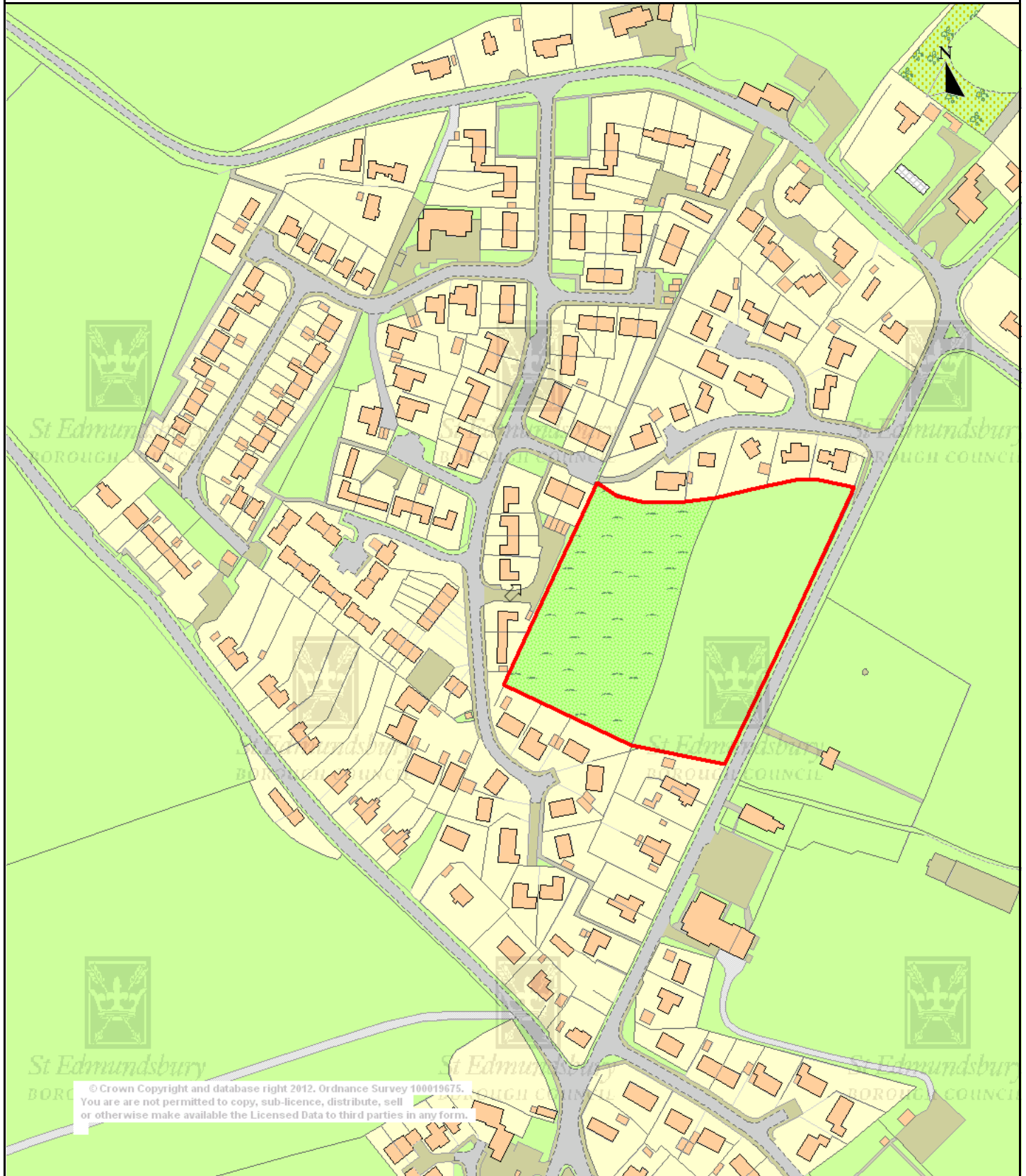
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Centre = 574554 E 255576  
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Date 23/10/2012



# RV25a Land at Nunnery Green and Cemetery Hill, Wickhambrook



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Scale 1/2632

Centre = 574405 E 255506  
N

Date 31/10/2012

# 6.6b Land north of Bunters Road, Wickhambrook



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 Date 8/10/2012

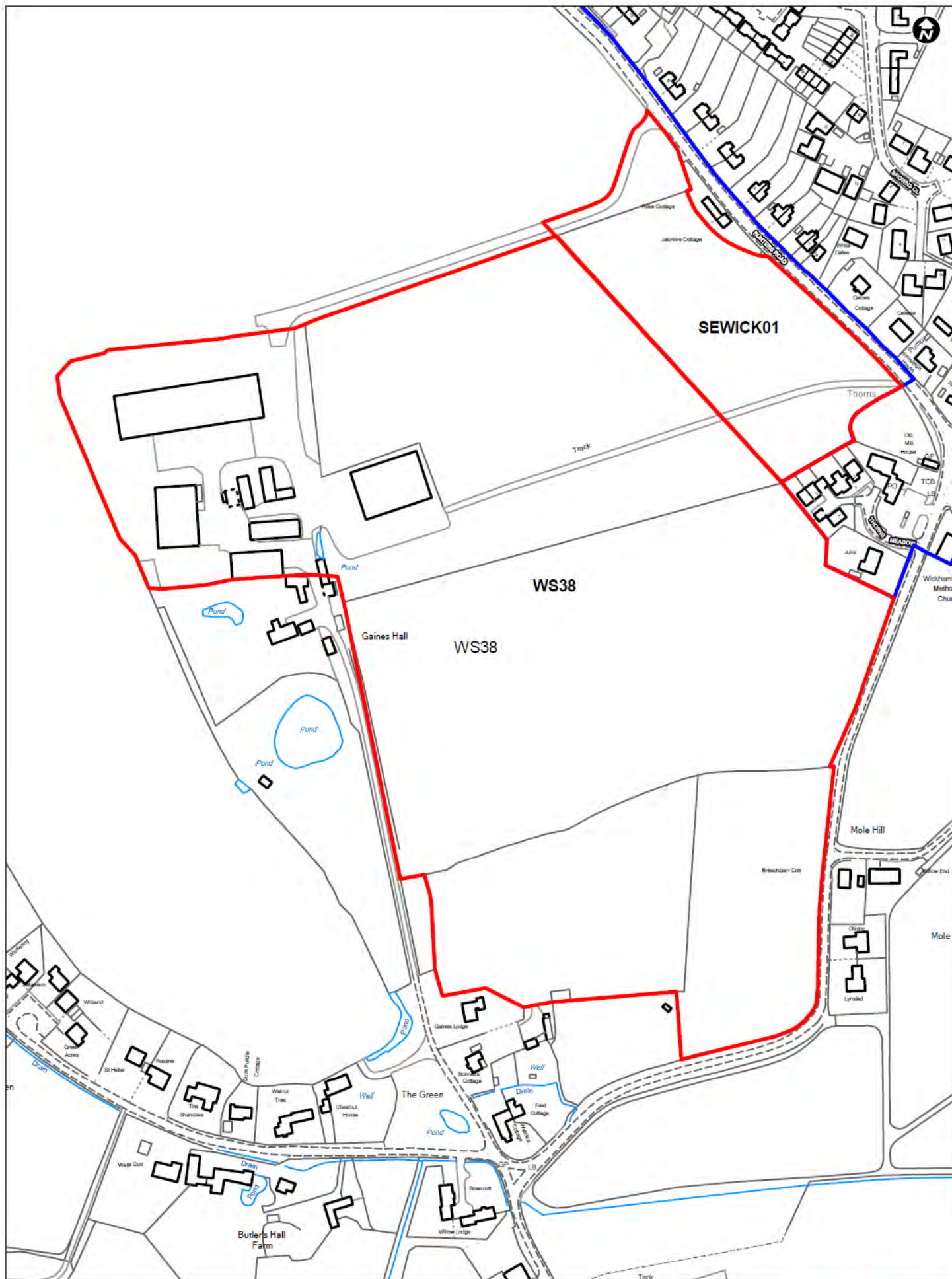
# 6.6c Land south of Bunters Road, Wickhambrook



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Scale 1/2632  
Centre = 574426 E 255115 N  
Date 15/10/2012





**Land to the east of Gaines Hall, Wickhambrook  
WS38**

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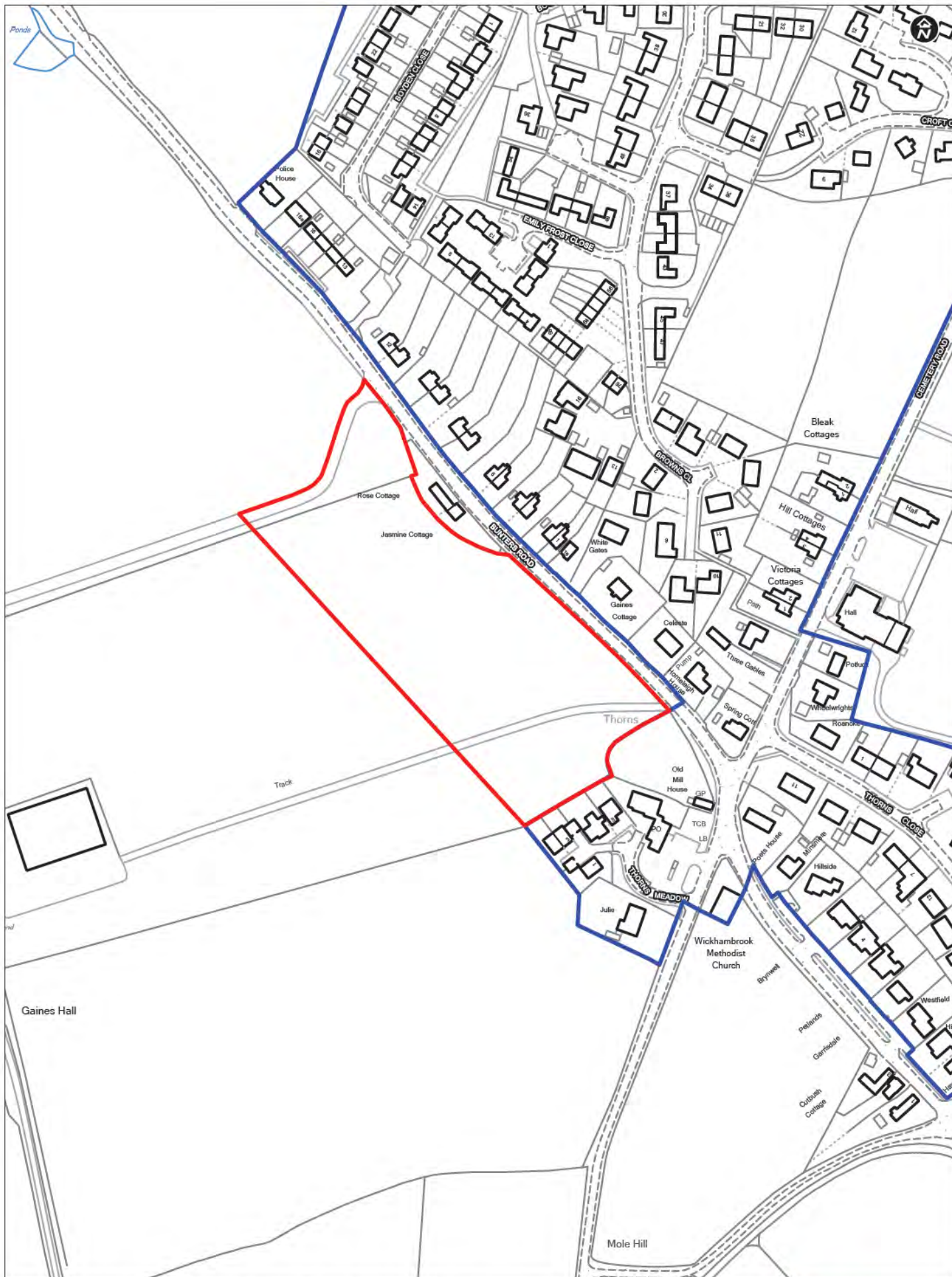
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Centre: 574148 E 255138 N

2 July 2015

- SHLAA Sites
- Settlement Boundary





## 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.	<b>No change required</b> – 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.	<b>No change required</b> - 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.	<b>No change required</b> - 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.	<b>No change required</b> – 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	<b>Change required</b> – Comments to be considered within the

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

Consultee	Comment	Council's Response
	<p>proportion of homes to be delivered on infill locations, that is, sites with fewer than five dwellings, is less likely to adversely affect the overall sustainability of a village or put a burden on existing resources.</p> <p>h) No sites are included to go forward for Brandon, although there is a demonstrable housing need.</p> <p><b>Forest Heath's Core Strategy Policy CS1 states that 'land will be allocated for a minimum of 260 dwellings on brownfield sites to be built between 2010 and 2031'. The policy further indicates considerably more potential if the northern relief road is delivered. We would expect the SHLAA consultation process to identify sites in Brandon.</b></p> <p>i) We are not aware of any further sites that might become available, that have not been included.</p> <p>j) One of the aims of the SHLAA is to identify land supply for the dwellings needed across all tenures. Given the apparent shortfall in land supply for affordable homes indicated above, we would argue that the SHLAA process needs to (a) explore with all partners the availability of additional sites, and (b) revisit densities and thresholds for identified sites.</p>	<p>in accordance with the Core Strategy documents of each Authority and in broad terms have been agreed with the housing market partnership within previous iterations of the SHLAA.</p>
James Meyer Suffolk Wildlife Trust	<p>We consider that any site which is designated for its nature conservation value, (both statutory and non-statutory designations), should be deferred. The inclusion or deferral of sites within Forest Heath district should be informed by the findings of the wildlife audit which is currently being undertaken. Sites identified as being of ecological value should be deferred. The wildlife audit does not include sites in <b>settlements classified either as 'Secondary Villages' or as 'Small Settlements' in the Core Strategy Development Plan Document.</b> The inclusion or deferral of sites in these settlements should be informed by an appropriate level of ecological assessment. St Edmundsbury Borough Council sites - The ecological value of the submitted sites should be taken in to account in the decision to either include or</p>	<p><b>No change required</b> - The council's approach to deferring sites on nature conservation designations is identified at 4.7 and 4.8 of the document, (i.e. <b>in all instances the 'precautionary approach' is applied</b>). The <b>'Wildlife Audit'</b> currently being undertaken by consultants on behalf of the council is comprehensive and will inform the Site Allocations Local Plan process, (and indeed future iterations of the SHLAA).</p>

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 Breckland District Council	As the consultation mainly seeks views on whether or not specific site constraints should be reviewed and 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 <b>sites</b> ), were categorised as <b>"deferred sites"</b> 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.	<b>No change required</b> – Comments noted.



## Forest Heath Specific

Consultee	Comment	Council's Response
Stephen & Karen Irons	<b>Submission of a site plan and site details in respect of 'existing'</b> SHLAA site BR/23, (Stocks Corner, Beck Row). The landowner is not aware of any constraints on development in the immediate area. 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.	<b>Change required</b> - Details submitted have been reflected in a revised proforma for <b>'included'</b> site BR/23.
Adam Bell – Development Director Bennett Plc	New Site – Land East of Mabalín Farm and North of Drift Road, (our ref. L/39): Bennett Plc is able to confirm that there are no constraints that could prevent or delay development. In terms of access, this can be achieved from Drift Road and through site L/35 and the site L/12 over which Bennett Plc have control. Secondary access can be <b>provided from Sharpe's Corner at the southernmost tip of L/12 over</b> 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.	<b>Change required</b> – This new site has been <b>afforded the 'status' of an 'included' within the</b> context of the final SHLAA report. The details submitted have been reflected in a revised site proforma.
Adam Bell – Development Director Bennett Plc	Submission in respect of <b>'existing'</b> site L/28. This land is in the control of Bennett Plc and is available for development in a short timeframe. Bennett Plc is preparing a planning application for which 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 <b>'group' Tree Preservation Order</b> . 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 <b>dwellings which preserves the 'woodland'</b> nature of the site.	<b>Change required</b> – Details submitted have been considered within the context of a revised site <b>proforma for 'included' site L/28.</b>
Adam Bell –	<b>Submission in respect of 'existing' site L/12</b> – Bennett are in control of	<b>Change required</b> – Details submitted have

Consultee	Comment	Council's Response
Development Director Bennett Plc	this site and confirm that there are no constraints identified that could prevent or delay residential development of it. Bennett believes that the site could be brought forward in the earlier timeframe with their experience and knowledge of testing the viability of an adjacent site, (L/35). Access to the site can be achieved through this site and from <b>the southernmost part of L/12, (Sharpe's Corner), as well as through the new site via Drift Road.</b>	been considered within the context of the site proforma for site L/12. The timescale for delivery of the site has been altered from 6-10 years to 1-5 years to reflect the information contained within the SHLAA consultation response.
Adam Bell – Development Director Bennett Plc	<b>'Existing' site L/35</b> – Land off Briscoe Way: This site already has approval for 67 dwellings, (ref. DC/13/0660/FUL), subject to completion of a legal agreement. The timeframe for delivery of the 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.	<b>Change required</b> – Details have been reflected within the context of the site proforma for <b>'existing' and 'included' site L_35.</b>
Alan & Kay Finnis	This response concerned the further subdivision of existing site BR11, (new site reference BR/30, land north of St Johns Street). Agricultural Land Grade 4. Looking at this parcel of land as a future phased development continuing on from BR28 as a second or even third phase, continuing into years 6-10 also years 11-15 depending on the local demand for housing. Land is part of BR/11 and is accessible from St. Johns Street Beck Row. Expectation that access will be achieved from Aspal Lane via parcel of land BR/28.	<b>Change required</b> – This <b>'new' site has been mapped and allocated site reference BR/30. The site is an 'included' one within the context of the SHLAA.</b> Consequential amendments have been made to the proforma for site BR/11.
Alan & Kay Finnis	<b>Comments submitted in respect of 'existing' site BR28, (Beck Row).</b> Suitability - The above parcel of land is located on the periphery of this primary village as defined by the, (1995), Local Plan. The site 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.	<b>Change required</b> - Details submitted have been reflected in a revised proforma for <b>'included' site BR/28.</b>
Simon J Gilbey Brown & Co	<b>Comments in support of the inclusion of 'existing' site BR/21, (Aspal Lane, Beck Row).</b> Suitability – There are no known constraints, (environmental, services, highways etc.), and the land is available for immediate development. Availability – The land would be available for immediate development as a whole or in part in the short term, i.e.	<b>Change required</b> – The details submitted have been reflected within the context of a revised proforma for <b>'included' site BR/21.</b>



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 <b>'existing' site M/27, (Mildenhall)</b> . 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).	<b>Change required</b> - Details submitted have been reflected in a revised site proforma for <b>'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).</b>
Simon J Gilbey Brown & Co	<b>Submission of additional detail in respect of 'existing' site MO/01.</b> 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.	<b>Change required</b> – There is no new evidence to suggest that the status of site MO/01 <b>should be changed from one of 'deferred' on 'policy' grounds, (the site lies in a relatively unsustainable location).</b> The site details as submitted shall be retained on file.
Simon Gilbey Brown & Co	<b>Details submitted in respect of 'existing' site W/01.</b> 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.	<b>Change required</b> – 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 Anglian Water	Comprehensive RAG, (Red, Amber, Green), assessment of sites in Forest Heath in terms of the availability of water/wastewater infrastructure to serve development.	<b>No change required</b> – Details submitted have been considered and will inform the Site Allocations LP preparation process.
Stephen Stuteley	<b>Details submitted in respect of 'existing' site K/04</b> – 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 <b>'included'</b> . <b>The site remains deferred as a consequence of it being within the 1,500m Stone Curlew SPA, in accordance with paras.</b>

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.	<b>No change required</b> – The site is known 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 SHLAA 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.	<b>No Change required.</b> Planning permission is not a pre-requisite for a site to appear, (and/or <b>be 'included'</b> ), <b>within the context of</b> the SHLAA. Having checked the in-house mapping system, it appears that the site in question 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 <b>'existing' site N/20. Horse Racing</b> 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.	<b>Change required</b> – The details submitted have been reflected in an amended proforma for <b>this 'included' site. The site area of site N/20</b> 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. <b>42 dwellings at 30% of 'deliverable' area.</b>
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	<b>Change required</b> – The site has been mapped and afforded the reference N/33. Details submitted have been reflected within a <b>proforma for this 'new' and 'included' site.</b> 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	<b>Comments submitted in respect of 'existing' sites BR03 and E02.</b> Persimmon Homes/Charles Church own sites BR03, (Land adjacent to <b>Smoke House Inn, Skelton's Drove, Beck Row</b> ), and E02, (Land off the Drift/Burwell Road, Exning), and support the identification of both <b>sites as "included" in the SHLAA.</b> BR03 has 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. <b>Persimmon Homes can confirm that the sites are suitable, available and achievable with the intention of commencing delivery within the next five years.</b>	<b>Change required</b> – Details submitted have been reflected within the context of the site proforma for 'included' sites BR/03 & E/02.
Evolution Town Planning	<b>Comments submitted in respect of 'existing' site L/13.</b> 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.	<b>Change required</b> – 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.	<b>No Change required.</b> 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	<b>No change required</b> – 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	<b>Comments submitted in respect of 'existing' site K/14. Availability and Ownership</b> – 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.	<b>Change required</b> – Details submitted have <b>been considered. This site was 'deferred'</b> 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 <b>in respect of 'harm' to the SPA</b> 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 <b>one of 'included'</b> .
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	<b>No Change required.</b> In line with paragraph 4.7 of the SHLAA report, the status of the site <b>will remain one of 'deferred'</b> . 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 Hopkins Homes	<b>Comments submitted in respect of 'existing' site G/01.</b> Description: 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.	<b>Change required</b> – Details submitted have been reflected in a revised proforma for this 'included' site.
Kath Slater Eclipse Planning Services	Paddock land and premises of the Allen Centre for vaccine studies. 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 <b>no additional constraints affecting K/11 'south'</b> . 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. <b>K/11 'south' is also owned by the Animal Health Trust. The development of K/11 'south' is the next logical phase of development</b> 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 41 dwellings approved on K/11 north.	<b>Change required</b> – Details submitted have 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 <b>they ought to be 'deferred' in accordance with</b> 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 <b>'existing' site E/03</b> . 150 new <b>dwelling, (in the 'plan' period), public open space, replacement and</b> 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.	<b>Change required</b> – Details submitted have been reflected within the context of a revised <b>proforma for 'included' site E/03</b> .
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.	<b>Change required</b> – 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 <b>has been 'deferred' on the basis that it lies in</b> 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	<b>Comments submitted in respect of 'existing' site N/09</b> . 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	<b>No change required</b> – 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.	<b>Change required</b> – 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.	<b>Change required</b> – 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).	<b>Change required</b> – 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.	<b>Change required</b> – 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).	<b>Change required</b> – 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 <b>created for this 'included' site. HI/02 (Plot B)</b> , This site has been included within the context <b>of the SHLAA but with a status of 'deferred'</b> 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.	<b>Change required</b> – This site has been included within the context of the SHLAA but with a <b>'deferred' status as a consequence of its size</b> , (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.	<b>Change required</b> – This site has been included within the context of the SHLAA but with a <b>'deferred' status as a consequence of its size</b> , (below threshold).
Nicky Parsons Pegasus Planning  On behalf of the Newmarket <b>Horsemen's Group</b>	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

Consultee	Comment	Council's Response
	<p>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 <b>Council's initial view on this matter</b>. 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.</p> <p>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.</p> <p>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.</p> <p>FHDC/N/14 - The NHG believes most strongly that the redevelopment of this site for housing will have adverse consequences of a significant nature for the horse racing industry. The NHG has presented evidence on this issue at a recent inquiry related to housing on part 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 issue 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.</p> <p>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.</p> <p>FHDC/N/18 George Lambton Playing Fields - Again, the NHG is disappointed to note that the discussion regarding the suitability of this site does not include reference to the potential impact on the horse-racing industry. The NHG considers that this site raises</p>	<p>context of the Site Allocation LP document itself, (including its requisite SA/SEA), as it emerges.</p> <p>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.</p> <p>c) Noted.</p> <p>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 <b>'plan' period and this has been reflected</b> 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.</p> <p>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, <b>(including the Inspector's</b> 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 <b>related to the 'current' application which</b> pertains to only part of the site area. The site proforma pertains to the, (potential), yield from the site in its entirety.</p> <p>N/15 - <b>The 'constraint' in terms of finding</b></p>

Consultee	Comment	Council's Response
	<p>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.</p>	<p>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 – <b>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.</b>  N/31 – See (a) above,  N/32 – See (a) above.</p>

### St Edmundsbury Specific

Consultee	Comment	Council's Response
Juliet Konrath	<p>Against proposals to include the land off Livermere Road, (reference SS103), in the SHLAA on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The land is prime agricultural land,</li> <li>2. Authorities have invested heavily in this land by providing an expensive irrigation system on it.</li> <li>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</li> </ol>	<p><b>No Change required</b> - Site reference <b>SS103 remains 'included'</b> on the basis that it is not considered subject to specific SHLAA constraints, (or at least to an extent whereby it ought to be 'deferred').</p>

	current beauty of the village. 4. The area next to the proposed site is an official bat preservation area.	
Robert Fairey Brown & Co - Property & Business Consultants LLP	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.	<b>Change required</b> – Details submitted have been reflected within the context of <b>revised proforma for these 2 'included' sites.</b>
Roger Davison Lacy Scott & Knight	Site Reference: SS72 Street Farm, Low Street, Bardwell, <b>Suffolk. The client's circumstances have not changed and the</b> 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.	<b>Change required</b> – Details submitted have been reflected within the context of a <b>revised proforma for this 'included' site.</b>
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.	<b>Change required</b> – The site has been logged and is considered within the context of the SHLAA although it has a <b>'deferred' status as</b> 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).	<b>Change required</b> – 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 <b>suggests that the site's status</b> 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).	<b>Change required</b> – This <b>'new' site is</b> included within the context of the SHLAA <b>but with a 'deferred' status as a</b> 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.	<b>Change required</b> – 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.	<b>Change required</b> - 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.	<b>Change required</b> – 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	<b>This response concerned the submission of part of 'existing' site</b> WS12, (Land at Shepherds Grove Industrial Estate, Stanton).	<b>No change</b> – 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 <b>the land at Shepherd's Grove for provision</b> 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 <b>'deferred'</b> .
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 <b>'Clopton Hall Farms Limited'</b> . 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 <b>the definitions of 'achievability' outlined in the SHLAA process;</b> i.e. it is economically viable to do so. Constraints - The <b>'Sustainability Appraisal' appended to this Statement, reviews</b> 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.	<b>Change required</b> – The wider site area is known to the council as SS58, Land at Mill Road, Hundon. This features within the <b>context of the SHLAA as an 'included' site</b> 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 <b>playing field, the Parish Council's interest in the land has ended</b> and it is now used for the grazing of horses. Achievability - Development of the site can be achieved, within the definitions <b>of 'achievability' outlined in the SHLAA process; i.e. it is</b> 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.	<b>Change required</b> – The site is <b>'deferred'</b> on the grounds of being valued open space with community value.

Simon J Gilbey of Brown & Co	<p><b>Submission of revised site area and details for 'existing' site 7.10a, (land to the west of Ingham).</b> Availability - The land would be available for immediate development as a whole or in part in the short term. Achievability - Development of the site <b>can be achieved, within the definitions of 'achievability' outlined in the SHLAA process; i.e. it is economically viable to do so.</b> 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 - <b>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 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.</b></p>	<p><b>Change required</b> – The site area has been remapped and details submitted have been reflected within the context of a revised proforma for this site which <b>already has an 'included' status.</b></p>
Simon J Gilbey Brown & Co	<p>Statement of support for site reference SS56, (land at Hollow Road Farm, Barton Hill, BSE). Suitability – There are no known constraints. Availability – The site is available immediately for development in part or as a whole. Achievability – The site is economically viable.</p>	<p><b>Change required</b> - Details submitted have been reflected within the context of a <b>revised proforma for this 'included' site.</b></p>
John Popham Carter Jonas	<p><b>Additional information submitted in respect of 2 'existing' sites, (our references 7.1a &amp; 7.1b).</b> 7.1a - Access across the green is obtainable subject to a payment for an easement. In addition there is an existing access via the farmstead to the east which could also be adapted for use. There is also a possible access 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 &amp; 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</p>	<p><b>Change required</b> – Details submitted have been reflected within the context of <b>revised proforma for these two 'existing' sites, both of which have an 'included' status.</b></p>



	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.	
Richard Seamark, Carter Jonas	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 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.	<b>Change required</b> – This site was included within the context of the draft SHLAA but <b>with a 'deferred' status on the grounds of</b> it being in an unsustainable location. There is no new evidence to suggest that the status of this site should be altered.
Rob Hopwood, Bidwells	<b>Submission of 'new' site and details pertaining to it, our ref. SEKED01,</b> (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.	<b>Change required</b> – The site has been assessed and afforded the status of an <b>'included' site within the context of the</b> final report. A new site proforma has been completed.
Rob Hopwood Bidwells Land South of Primary School, Kedington	Submission of site details in <b>respect of 'existing' site WS44,</b> (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	<b>No change required.</b> This site had a <b>'deferred' status within the context of the</b> 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.

	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.	
Rapleys LLP – British Sugar PLC	<p>We respectfully request that our comments on the suitability of the Sites, (SS56, SS87 and SS107), are reflected in the final SHLAA. These sites are not suitable for residential use on the basis that:</p> <ul style="list-style-type: none"> <li>• <b>The sites are located</b> in the countryside designation in the adopted, Development Plan, and residential use is contrary to the adopted policy,</li> <li>• <b>The sites are outside the settlement boundary, and do not</b> have a connectivity to the existing services; and</li> <li>• <b>The sites are adjacent</b> to, or in close proximity to, the existing industrial operations.</li> </ul>	<b>No Change required</b> – There is no 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.	<b>No change required</b> – Site 6.6b/WS39 is <b>'included' within the context of the final SHLAA report</b> . The SHLAA does not <b>'allocate' sites for housing</b> .
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 <b>SHLAA, whether their status is 'deferred' or 'included', are provided</b> .	<b>Change required</b> – Details submitted had been considered. It is not considered that <b>the 'status' of the sites commented upon</b> 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:	<b>Change required</b> - Details submitted have been reflected within the context of a <b>revised proforma for this 'included' site</b> .

	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.	
Jennifer Moor Pegasus Planning	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.	<b>Change required</b> – The site extension has been mapped and the details submitted reflected within the context of a revised site proforma <b>for this 'included' site.</b>
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.	<b>Change required</b> - Site to be re-mapped as area is different and details to be reflected within a revised proforma for <b>this 'included' site.</b>
Ben Pridgeon Cheffins	<b>Submission of 'existing' site and details, (land at Shepherds Grove Industrial Estate, Stanton – Our ref. RV4(J)/WS12).</b> 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.	<b>No change</b> – 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 <b>the land at Shepherd's Grove for provision</b>

		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.
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 <b>constraints to the site's delivery and the freehold nature of the site</b> , 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.	<b>Change required</b> – This site has been considered within the context of the SHLAA, (our reference SEBSE01), but has <b>been afforded a 'deferred' status on the grounds</b> 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.
Rosanna Metcalfe Savills	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 <b>the site's delivery and the freehold nature of the site, and the level and type of development proposed</b> , would suggest that the site is viable. In due course, an indicative masterplan will be 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.	<b>Change required</b> – This new site, (our reference SEBSE02), has been included within the context of the final SHLAA <b>report but afforded a 'deferred' status on the grounds</b> that it is a relatively large expanse of land designated as a Special Landscape Area.
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 <b>development which integrates with the 'Bury East' site, as well</b>	<b>Change required</b> – This is a reconfiguration of previously submitted site area SS061, (land to south of Rougham Road). Site SS061 was <b>'deferred' within the context of the consultation draft</b> 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 <b>the aforementioned policy 'constraint' and the site's status to one of 'included'</b> . 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.	<b>Change required</b> – The site submission has been assessed. This site was included within the context of the consultation draft SHLAA with a <b>status of 'deferred'</b> , (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.	<b>Change required</b> – 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.	<b>Change required</b> – This site has been <b>afforded the status of 'deferred' within the</b> 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.	<b>Change required</b> – 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.	<b>Change required</b> – 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.	<b>Change required</b> – 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 <b>SHLAA report with a status of 'deferred'</b> , (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.	<b>Change required</b> – The site is already <b>'known' to the council and was deferred</b> 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	<b>No change required</b> - Option A and B have been discounted on the basis that two of the parcels of land lie adjacent to the <b>settlement boundary of an 'infill village', (Option A), i.e. in an 'unsustainable' location.</b> Option B as presented includes development of all sites including those on <b>the periphery of the 'infill village'.</b> 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 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.	considered on their own merits.
Will Lusty Savills	<p>These sites are submitted to highlight their continued availability for development. As illustrated on the enclosed Concept Plan, Area A lies to both the east and west of Barrow Hill and is allocated for housing development within the St Edmundsbury Rural Vision document. The land to the west of Barrow Hill within Area A benefits from planning permission for the development of 56 market dwellings and 24 affordable dwellings and this is currently under construction. Development of the land lying within Area A to the east of Barrow Hill will be brought forward for development in due course and completed with 5 years. Beyond Area A two development options are proposed for land to the west of Barrow Hill, as follows: Option 1 Option 1 proposes the development of Area C on the enclosed 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.</p>	<p><b>Change required</b> –</p> <p>Option 1 – (Our reference SEBAR01, further land west of Barrow Hill). This site <b>will have the status of 'included' within the</b> context of the final SHLAA report. A new site proforma will be created.</p> <p>Option 2 – (our reference SEBAR02, further land east of Barrow Hill). This site <b>will have the status of 'included' within the</b> context of the final SHLAA report. A new site proforma will be created.</p>
Will Lusty, Savills	The site is agricultural land, and comprises of two separate areas, (parcels B and C as shown on the enclosed Concept Plan), that are available for housing development along with their respective associated areas of amenity space, (parcels D as shown on the enclosed Concept Plan), which respectively adjoin the areas that are available for housing development. The first of these areas, (parcel B as shown on the enclosed	<p><b>Change required</b> –</p> <p>Site B – (Our reference SEBARN01, land south of Hopton Road). This site will have <b>the status of 'included' within the context</b> of the final SHLAA report. A new site proforma will be created.</p>



	<p>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:</p> <ul style="list-style-type: none"> <li>· Formal (e.g. x 2 adult sports pitches) and informal open space;</li> <li>· Incidental open space (parcels D);</li> <li>· Village walk;</li> <li>· Community building; and,</li> <li>· <b>Facilitation of redevelopment of the village's existing hall to</b> raise significant funds to be used for a range of further community benefits.</li> </ul>	<p>Site C - (Our reference SEBARN02, land north of Hepworth Road). This site will <b>have the status of 'included' within the</b> context of the final SHLAA report. A new site proforma will be created.</p>
Will Lusty, Savills	<p>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.</p>	<p><b>Change required</b> – This 'new' site has been considered within the context of the final SHLAA review report. The site has <b>been afforded the 'status' of 'deferred' on</b> 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.</p>
Tim Baker Woolpit Business parks	<p>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:</p> <ul style="list-style-type: none"> <li>• Available for development</li> <li>• <b>Allocated in the Council's newly adopted Rural Vision 2031</b> Local Plan</li> <li>• Being promoted by a willing developer that has control of the majority of the available development land, and</li> <li>• Deliverable within the Local Plan period.</li> </ul>	<p><b>No Change</b> - 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</p>

		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.
Ben Pridgeon Cheffins	<p>The site has no known planning constraints that would restrict development of the site for residential purposes. The site is flat 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:</p> <ul style="list-style-type: none"> <li>• <b>There would be no impact on any area of recognised</b> environmental or historic importance nor would its development be likely to affect any areas of ecological, heritage or biodiversity value;</li> <li>• <b>The site is currently in agricultural use and is not designated</b> as being of importance for landscape, wildlife or ecology and does not adjoin any designated sites;</li> <li>• <b>The site is outside any area at risk from flooding. Access</b> to/from the site could be gained from Bunters Road</li> </ul>	<p><b>Change required</b> – This 'new' site SEWICK01, (land south of Bunters Road, Wickhambrook), has been mapped and assessed. The site will feature within the context of the final SHLAA report with a <b>status of 'included'</b>. 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 <b>WS38 and SEWICK01 appear as 'included'</b> sites within the context of the final version of the report.</p>
Andrew Hattersley Smiths Gore	<p>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.</p>	<p><b>Change required</b> – This 'new' site has been included within the context of the final SHLAA report, (our ref. SECHED01), <b>and assigned the status of an 'included'</b> site.</p>
Andrew Hattersley	<p>This site is situated in a sustainable location to the east of Chedburgh and to the north of Bury Road. The site is bordered</p>	<p><b>Change required</b> – It is considered that this 'new' site, (our reference SECHED02,</p>

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 <b>the SHLAA but afforded a 'status' of 'deferred' as it does not relate well to the</b> (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.	<b>Change required</b> – It is considered that this new site, (our reference SECHED03, land west of RV17a, Queens Lane, Chedburgh), <b>should be afforded a 'status' of 'included' within the context of the SHLAA.</b>
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 <b>client's site, (SS117), is suitable, available and achievable.</b> 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.	<b>Action required</b> – 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 <b>revised proforma for this 'included' site.</b>

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.	<b>Change required</b> . Details submitted have been reflected within the context of a <b>revised proforma for this 'included' site</b> .
Will Lusty Savills	Submission of a plan showing land to the north of Barton Hill, 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 <b>'included' within the context of the draft SHLAA report and will remain 'included'</b> 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.	<b>Action required</b> – 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 – <b>Adjoining 'site' has been 'included' as it is not affected by the SPA</b> , (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.	<b>No change required</b> – Details submitted to be considered within the context of the final SHLAA report and Site Allocations LP document preparation.