

Appendix 3:

Assessment sheets for included sites (for Forest Heath District only)

Site Ref	Address	Settlement	Size			
FHDC/BM/01	Land to west of Church Lane	Barton Mills	0.81 ha			
Source						
SHLAA call for sites October 2008.						
Description						
Greenfield. Cultivated land on periphery of existing housing development.						
Background						
Suitability						
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						
According to the applicant there are no ownership or viability constraints that relate to the site.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
41	32	24	16	12		
Summary						
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 secondary villages will provide only nominal housing and no urban expansion will be considered for these villages.						
Overall yield						
12						

Site Ref	Address	Settlement	Size			
FHDC/BM/02	Land at Grange Farm Cottages	Barton Mills	0.33 ha			
Source						
SHLAA call for sites October 2008.						
Description						
Brownfield - Existing housing development on the periphery of playing fields within the settlement boundary.						
Background						
Suitability						
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						
According to the applicant, there are no ownership or viability constraints pertaining to the site.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
17	13	10	7	10		
Summary						
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 secondary villages will provide only nominal housing and no urban expansion will be considered for these villages.						
Overall yield						
10						

Site Ref	Address	Settlement	Size			
FHDC/BM/03	Land at Rear 21 Mildenhall Road	Barton Mills	0.44 ha			
Source						
SHLAA call for sites October 2008.						
Description						
Greenfield. Predominantly vacant and unmanaged grassland with some outbuildings used for storage purposes.						
Background						
Suitability						
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.						
Availability						
According to the agent there is no ownership or other constraints on development.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
22	18	13	9	12		
Summary						
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 secondary villages will provide only nominal housing and no urban expansion will be considered for these villages.						
Overall yield						
12						

Site Ref	Address	Settlement	Size			
FHDC/BR/01	Lamble Close	Beck Row	2.3 ha			
Source						
Local Plan Allocation.						
Description						
<p>Greenfield. This is a predominantly greenfield site within the Beck Row settlement boundary. The site comprises a mixture of grazing land and unmanaged grassland, with some agricultural buildings to the south-east. The site is surrounded by residential development and was the subject of a planning permission for 60 units in October 2015 ref DC/15/0922/OUT.</p>						
Background						
Suitability						
Primary villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.						
Availability						
According to the agent the site, which now has an outline planning permission, will be developed within 1-5 years.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
115	92	60	46	60		
Summary						
The extant planning permission is for 60 dwellings. The site has been 'preferred' for 60 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference BR1a).						
Overall yield						
60						

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 comprises an extensive area of open grassland currently used for animal grazing, located in the centre of the settlement and bound by existing residential development to the east and north-west. The site lies adjacent to the existing settlement boundary. In November 2015, the site received planning permission for 166 units ref. DC/14/1206/FUL.						
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						
Planning application (DC/14/1206/FUL) approved for 166 dwellings (with no occupancy restriction). According to the agent (Autumn 2015) the developer intends to begin construction as early as possible following the issue of consent.						
Achievability						
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. A viability appraisal was submitted with the recent planning application (DC/14/1206/FUL).						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
293	234	176	117	166		
Summary						
Site has planning permission for 166 dwellings. The site has been 'preferred' for 166 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference BR1b).						
Overall yield						
166						

Site Ref	Address	Settlement	Size			
FHDC/BR/05	Land off The Grove	Beck Row	2.42 ha			
Source						
SHLAA call for sites October 2008.						
Description						
<p>Mixed. This site currently consists of a two dwellings Medway & White Gables in addition to their extensive grounds incorporating trees and various outbuildings. The site 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.</p>						
Background						
The site areas now incorporates former SHLAA site BR/23 on the request of the landowners/agent (SHLAA Spring 2016 submission). Part of the site is subject to planning application reference DC/0436/HYB (8 dwellings).						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Primary villages which provide only basic local services should only accommodate small scale housing growth to meet local needs. According to the agent (October 2015) the site has no known physical limitations to future development in terms of access, infrastructure, ground condition, flood risk, ecology, heritage, air quality (AQMA) or noise. Further, ecological and land condition surveys demonstrate that the site is not constrained in terms of these matters and the site is not constrained in any other way.						
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 (SHLAA Spring 2015 submission). According to the agent (SHLAA submission Spring 2015) the site remains available as the site owners retain control over the whole site and its access. It remains their intention to develop the site within a 1 to 5 year timeframe if 'allocated'.						
Achievability						
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. According to the agent (SHLAA submission Spring 2016) the site is confirmed as being available now - It is in a suitable location abutting the settlement boundary to a sustainable village, with good access to the highway which is under the owner's control. The earlier SHLAA recognised the likelihood of the 1 to 5 year development timeframe and we support that assessment.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
121	97	73	48	73		
Summary						
This site could potentially yield 73 dwellings at 30dph.						
Overall yield						

Site Ref	Address	Settlement	Size			
FHDC/BR/06	Land south of Rookery Drove	Beck Row	5.32 ha			
Source						
SHLAA call for sites October 2008.						
Description						
<p>Greenfield. 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.</p>						
Background						
Suitability						
<p>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. According to the landowners (Autumn 2015) the site currently comprises a grass meadow with a sandy soil and no drainage problems.</p>						
Availability						
<p>According to a recent submission (Autumn 2015) the site is in the ownership of 3 brothers who, with planning permission, wish to offer the land for sale for first time buyers, social housing and private home owners – depending on the needs of the locality.</p>						
Achievability						
<p>There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.</p>						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
266	213	160	106	160		
Summary						
Overall yield						
160						

Site Ref	Address	Settlement	Size			
FHDC/BR/08	Land at Junction of Holmsey Green and Aspal Lane	Beck Row	0.23 ha			
Source						
Local Development Framework site included in 2006 consultation.						
Description						
Greenfield. Un-managed grassland to the north-east of the settlement. Residential development lies to the south of the site.						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Primary villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.						
Availability						
It is unclear at this stage as to when the site may be available for development.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
12	9	7	5		7	
Summary						
The site could potentially deliver 7 dwellings at 30dph.						
Overall yield						
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						
Mixed greenfield/brownfield. The site comprises open grassland and a residential dwelling with associated outbuildings, lying to the north-east of the village and adjacent to the settlement boundary. The site is bound by existing residential development to the south. The site 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						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
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			
Source						
SHLAA call for sites October 2008.						
Description						
Greenfield. This is a greenfield site to the east of Beck Row which lies adjacent to the existing settlement boundary. The site is classified as Grade 4 agricultural land and it is bound by existing residential development to the north and west. Planning permission for 117 units (DC/13/0123/OUT) was obtained in June 2015.						
Background						
The site is the subject of a planning permission for 124 dwellings (as amended by plans reducing the number to 117) reference DC/13/0123/OUT.						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Primary villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.						
Availability						
According to the agent, there are no ownership or legal issues pertaining to this site.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
207	166	124	83	117		
Summary						
Site subject to planning permission for 124 dwellings (as amended by plans reducing the number to 117) reference: DC/13/0123/OUT. The site has been 'preferred' for 117 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference BR1c).						
Overall yield						
117						

Site Ref	Address	Settlement	Size			
FHDC/BR/12	Land adj. to Beck Lodge Farm, St John's Street	Beck Row	2.75 ha			
Source						
Local Development Framework site included in 2006 consultation.						
Description						
Mixed-use. The site is located on the south-eastern edge of Beck Row and is bound by the A1101 to the south and St John's Street to the north. The tip of the eastern edge of the site lies adjacent to the settlement boundary. The land is predominantly used for grazing, with some outbuildings, and is classified as Grade 4 agricultural land. RAF Mildenhall airbase lies directly across the road from the site.						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Primary villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.						
Availability						
The site is likely to be available for development in the medium to long term. According to the agent (Autumn 2015) the site is available for development within 1-5 years with no legal or ownership issues.						
Achievability						
According to the agent (Autumn 2015) a preliminary assessment has been prepared to demonstrate that development for residential use would be viable.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
139	110	82	55	82		
Summary						
This site could potentially yield 82 dwellings at 30dph.						
Overall yield						
82						

Site Ref	Address	Settlement	Size			
FHDC/BR/14	The Deals, Aspal Lane	Beck Row	0.21 ha			
Source						
SHLAA call for sites October 2008.						
Description						
Brownfield. 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.						
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						
According to the agent there are no ownership constraints.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
11	9	6	4	6		
Summary						
The site could potentially yield 6 dwellings at 30dph.						
Overall yield						
6						

Site Ref	Address	Settlement	Size			
FHDC/BR/17	Land east of Skeltons Drove	Beck Row	25.07 ha			
Source						
SHLAA call for sites October 2008.						
Description						
Greenfield. 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.						
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. Part of the site is within the 70db aircraft noise constraint zone.						
Availability						
It is understood that the site is within sole ownership and is likely to be available for development in the medium to long term.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
1,254	1,003	752	501	376	376	
Summary						
Overall yield						
752						

Site Ref	Address	Settlement	Size			
FHDC/BR/21	Aspal Nursery, Aspal Lane	Beck Row	3.14 ha			
Source						
SHLAA call for sites October 2008.						
Description						
<p>Brownfield. The site lies adjacent to the settlement boundary to the east of Beck Row. The site 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.</p>						
Background						
Suitability						
<p>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. According to the owner (Autumn 2015) access to the site can be achieved either via Aspal Lane or from the new development to the north of the site.</p>						
Availability						
<p>According to the agent (Autumn 2015) there are no legal or ownership issues and the site is available for immediate development. Further, the area currently occupied by the nursery would be available in 6-10 years once the remainder of the site has been developed.</p>						
Achievability						
<p>According to the landowner (SHLAA submission Spring 2015) development of the site is economically viable. However, according to their submission (October 2015) no formal viability assessment has been prepared pertaining to this specific site.</p>						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
157	126	94	63	94		
Summary						
This site could potentially yield 94 dwellings at 30dph.						
Overall yield						
94						

Site Ref	Address	Settlement	Size			
FHDC/BR/26	Land east of Aspal Lane	Beck Row	0.55 ha			
Source						
This is a subdivision of site BR/21 (submitted to SHLAA call for sites October 2008).						
Description						
Greenfield. This site is located to the east of Beck Row and lies adjacent to the existing settlement boundary. The site comprises grassland with some mature trees along the eastern boundary. To the east of the site there is a tree nursery. The site is subject to a planning permission for 5 units obtained in June 2015 (DC/15/0321/OUT).						
Background						
This is a subdivision of site BR/21 (submitted to SHLAA call for sites October 2008). The site has an outline planning permission DC/15/0321/OUT - erection of 5 dwellings.						
Suitability						
This 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.						
Availability						
It is understood that the site is under sole ownership and available for development early within the plan period.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
28	22	17	11	5		
Summary						
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. The site has been 'preferred' for 5 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference BR1d) as a consequence of the recent planning permission.						
Overall yield						
5						

Site Ref	Address	Settlement	Size			
FHDC/BR/27	Land adj. to Beck Lodge Farm	Beck Row	0.6 ha			
Source						
Subdivision of site BR/12 - Local Development Framework site included in 2006 consultation.						
Description						
Mixed greenfield/brownfield. This site lies adjacent to the existing settlement boundary, to the south of Beck Row. The site is bound by agricultural buildings to the south and St Johns Street to the north. Beck Lodge Farm lies to the east and residential development lies to the west. The site, which currently comprises open land which has been used for animal grazing, is subject to planning permission (resolution to approve) for the erection of up to 24 dwellings, including 12 affordable units (DC/14/1745/OUT).						
Background						
The outline planning application (DC/14/1745/OUT) for the erection of 24 dwellings including 12 affordable units was approved in July 2015 – subject to legal agreement(s).						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Primary villages which provide only basic local services should only accommodate small scale housing growth to meet local needs. The site lies in close proximity to the RAF Mildenhall airbase and immediately north of the associated 70 decibel noise constraint zone.						
Availability						
The site is understood to be available for development early within the Local Plan period. According to the agent (Autumn 2015) the site is available for development in 1-5 years with no legal or ownership issues.						
Achievability						
The outline planning application was approved in July 2015 – subject to S106.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
30	24	18	12	24		
Summary						
Site is subject of planning permission (resolution to approve) for 24 units. The site has been 'preferred' for 24 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference BR1e).						
Overall yield						
24						

Site Ref	Address	Settlement	Size			
FHDC/BR/28	Land at Junction of Aspal Lane & Johns Street	Beck Row	1.90 ha			
Source						
Subdivision of site BR/11 (submitted as part of SHLAA call for sites October 2008).						
Description						
Greenfield. 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.						
Background						
Subdivision of site BR/11. Landowner considered development of site BR/11 in its entirety to be too great for a primary village.						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Primary villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.						
Availability						
According to the landowner, the site is available now and there are no ownership constraints (SHLAA Spring 2015). This position was reaffirmed in a SHLAA submission to the council in Autumn 2015.						
Achievability						
The landowner considers (Spring 2015) that the housing market has recently shown an upturn and the industry is showing signs of recovery. The owner is willing for the parcel of land to be developed as soon as possible and as of Spring 2015 was in consultation with a developer with the intention of promoting it for development within the 1-5 year timeframe. According to an Autumn 2015 submission to the council, no formal viability appraisal had been undertaken.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
95	76	57	38	57		
Summary						
The site could potentially yield 57 dwellings at 30dph.						
Overall yield						
57						

Site Ref	Address	Settlement	Size			
FHDC/BR/29	Scrapyard, Skeltons Drove	Beck Row	1.31 ha			
Source						
Submitted by landowner						
Description						
Brownfield The site is located to the north of Beck Row at the junction of Skeltons Drove and Rookery Drove, outside of the settlement boundary.						
Background						
The site has planning permission (DC/13/0144/FUL) for change of use of land from scrap yard to mobile home park for permanent residential occupation by persons of over 50 years of age.						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Primary villages, which provide only basic local services, should only accommodate small scale housing growth to meet local needs.						
Availability						
The site has planning permission (DC/13/0144/FUL) for change of use of land from scrap yard to mobile home park for permanent residential occupation by persons of over 50 years of age.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
66	52	39	26	32		
Summary						
Site understood to be available for development early within the plan period. Planning permission for 32 units (DC/13/0144/FUL) was obtained 1st June 2015.						
Overall yield						
32						

Site Ref	Address	Settlement	Size			
FHDC/B/01	Land off Fengate Drove	Brandon	0.96ha			
Source						
This site has an extant planning permission (council resolution to approve) (DC/14/2219/FUL).						
Description						
Brownfield – This is a brownfield site which lies to the north of the railway line. Part of the site lies within the settlement boundary. An application was approved (subject to a S106 agreement) in July 2015 for 64 affordable dwellings on the site, extending across the boundary into Breckland District. 38 of these units are within Forest Heath district.						
Background						
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 subsequently submitted and latterly approved (DC/14/2219/FUL) for 64 dwellings of which 38 units are proposed within Forest Heath, the remainder in the neighbouring authority area (Breckland District). The revised (SHLAA area) reflects the application site area.						
Suitability						
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.						
Availability						
The site is available and subject of a council resolution to approve planning permission (DC/14/2219/FUL).						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
48	38	29	19	38		
Summary						
Planning permission for 64 dwellings (subject to legal agreement) of which 38 are proposed within Forest Heath district. This site has been 'allocated' for 38 dwellings within the context of the Site Allocations (Preferred Options) Local Plan document, reference B1(a).						
Overall yield						
38						

Site Ref	Address		Settlement	Size		
FHDC/B/29	Warren Brandon	Close,	Brandon	0.68ha		
Source						
This site was submitted to the Site Allocations (Issues and Options) Local Plan consultation (call for sites) in the Summer of 2015.						
Description						
Brownfield – This site was proposed by Suffolk County Council during the 2015 call for sites. It lies within the settlement and is a brownfield site comprising the former library, which has relocated to the Brandon Centre, and pre-school. The site is within the settlement boundary and would be accessed off Warren Close. There are mature beech trees on this site which should be retained. This could be achieved with a tree preservation order.						
Background						
This site was proposed by Suffolk County Council during the 2015 call for sites.						
Suitability						
The site lies within the 1,500m SPA constraint zone for Stone Curlew. However, given this site is shielded by existing development, it is considered that the site will be deliverable.						
Availability						
The site is know to be available for development in the short term.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
34	27	20	14	20		
Summary						
This site is 'preferred' for 20 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference B1b).						
Overall yield						
20						

Site Ref	Address		Settlement	Size		
FHDC/B/31	Land off House Lane	Gas	Brandon	0.35ha		
Source						
This site was identified by council officers in October 2015.						
Description						
Brownfield – Former gas works site. The mature trees on the southern part of the site should be retained. This could be achieved with a tree preservation order. The former gas works site has already undergone a desk based archaeological evaluation when remediation works were being considered and no further archaeological works are required. Access is directly onto Gas House Lane which is an unadopted road and will restrict the number of dwellings that can be provided on the site.						
Background						
This site was identified by officers in October 2015. It is the site of a former gas works and has recently been subject to soil remediation works to deal with contamination issues on the site.						
Suitability						
The site lies within the 1,500m SPA constraint zone for Stone Curlew. However, given this site is shielded by existing development, it is considered that the site will be deliverable. The former gas works site has already undergone a desk based archaeological evaluation when remediation works were being considered and no further archaeological works are required. Access is directly onto Gas House Lane which is an unadopted road and will restrict the number of dwellings that can be provided on the site.						
Availability						
The site is know to be available for development in the short term. National Grid has informed the council that they are looking to dispose of the site for development in 2016.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
18	14	11	7	10		
Summary						
This site is 'preferred' for 10 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference B1c).						
Overall yield						
10						

Site Ref	Address	Settlement	Size			
FHDC/D/01	Land at The Woodyard, Stores Hill	Dalham	0.96 ha			
Source						
SHLAA call for sites October 2008. Site subject of Planning Application						
Description						
Mixed Brownfield/Greenfield. To the rear of cottages on Stores Hill. Part vacant plot, part driveway, part outbuildings.						
Background						
Suitability						
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 and development should be respectful to the setting of any locally listed buildings.						
Availability						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
48	38	29	19	5		
Summary						
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.						
Overall yield						
5						

Site Ref	Address	Settlement	Size			
FHDC/E/02	Land off The Drift/Burwell Road	Exning	6.05 ha			
Source						
Local Development Framework site included in 2006 consultation. Site with extant planning permission.						
Description						
Greenfield. This site is the subject of an extant planning permission for 120 dwellings (references DC/14/0942/RM and F/2012/0552/OUT). The site is located off (and accessed via) the Burwell Road and it lies to the west of the settlement (outside of the existing settlement boundary). Planning permission (resolution to approve) was granted in April 2014.						
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 available for development early within the plan period. According to the agent (Autumn 2015) there is nothing to suggest that the permission will not be implemented within 1-5 years.						
Achievability						
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. According to the agent (Autumn 2015) a viability assessment has been undertaken.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
303	242	182	121	120		
Summary						
Site subject of planning permission (F/2012/0552/OUT) for 120 dwellings. This site is 'preferred' for 120 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference E1b).						
Overall yield						
120						

Site Ref	Address	Settlement	Size			
FHDC/E/03	Land to rear of Laceys Lane (Includes Frogmore)	Exning	18.98 ha			
Source						
SHLAA call for sites October 2008.						
Description						
Greenfield. Farmland and allotments to the south of Laceys Lane and to the east of Heath Road.						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Primary villages which provide only basic local services should only accommodate small scale housing growth to meet local needs. According to the agent (SHLAA Spring 2015) any future development on the site will be contingent on the successful mitigation of any possible detriment to Horse Racing Industry Operations. Further, it will be necessary to seek to ensure that mitigation measures are put in place for the safe movement of Exning based horses to the Newmarket training grounds. According to the agent (Autumn 2015), the site is capable of having an appropriate access to a highway which meets County highway specifications.						
Availability						
According to the agent, (SHLAA Spring 2015), 150 new dwellings, public open space, replacement and additional allotment land within the total land area is appropriate and sustainable for the plan period. For the purposes of the local plan period, consideration of a proportion of the site only is appropriate, and accordingly a significant reduction in the number of dwellings is proposed to that which appeared within the context of the consultation draft SHLAA. According to the agent (Autumn 2015 submission) the site is available for development. There are no legal or ownership problems. There would be no overall loss of existing allotments as any proposal will provide additional allotment land to serve existing and future residents. Further, the proposal can be delivered on the ground between 1-5 years.						
Achievability						
Bidwells and JCE have carried out viability testing which indicates that development on the site is both deliverable and sustainable, (SHLAA Spring 2015).						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
949	759	569	380	150		
Summary						
According to the agent 150 new dwellings, public open space, replacement and additional allotment land within the total land area is appropriate and sustainable for the plan period.						
Overall yield						
150						

Site Ref	Address	Settlement	Size			
FHDC/E/12	Land south of Burwell Road & west of Queen View	Exning	14.44 ha			
Source						
Site Allocations Local Plan consultation call for sites Summer 2015.						
Description						
<p>Greenfield. This site was submitted as part of the Site Allocations Issues and Options consultation (Summer 2015) call for sites. The site is being promoted by the developer of an adjoining site that is the subject of an extant planning permission (resolution to approve) for 120 dwellings – see below. This site comprises agricultural land (lying outside of the existing settlement boundary).</p>						
Background						
Suitability						
<p>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 Highway Authority has advised that an access off the Burwell Road, additional to that serving the adjacent site that has the permission, will probably be required.</p>						
Availability						
<p>It is understood that the site is available for development early within the plan period. According to the agent (Summer 2015) the site is available for development in the first 5 years of the plan period.</p>						
Achievability						
<p>There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.</p>						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
722	578	433	289		140	
Summary						
<p>This site is 'preferred' for 140 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference E1a).</p>						
Overall yield						
140						

Site Ref	Address	Settlement	Size			
FHDC/F/01	Land south of Fordham Road	Freckenham	0.36 ha			
Source						
Local Development Framework site submitted to 2006 consultation.						
Description						
Mixed Greenfield/Brownfield. 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.						
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						
The availability status of this site is unclear.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
18	14	11	7		10	
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						
10						

Site Ref	Address	Settlement	Size			
FHDC/F/02	Land east of Mortimer Lane	Freckenham	0.55 ha			
Source						
Local Development Framework site submitted to 2006 consultation.						
Description						
Brownfield. Derelict agricultural building and vacant land on the northern fringe 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 only a limited amount of new development. The very eastern edge of the site is within Flood Zones 2/3.						
Availability						
The availability status of this site is unclear.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
28	22	17	11		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/F/04	Land on east side of North Street	Freckenham	0.5 ha			
Source						
Submission by landowner.						
Description						
Greenfield. Agricultural grazing land.						
Background						
Suitability						
This 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. This site lies adjacent to the Freckenham conservation area and any proposed development should be respectful of the setting of locally listed buildings.						
Availability						
According to the agent, there are no site ownership constraints, the site is available for housing and development would be viable.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
25	20	15	10	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/F/05	Land opposite Village Hall and on north side of Fordham Road	Freckenham	0.39 ha			
Source						
SHLAA call for sites 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						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
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						
Greenfield – Horticulture - The site comprises glass houses and other outbuildings 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). The planning appeal was allowed (ref. APP/H3510/W/15/3033503).						
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). The planning appeal was allowed (ref. APP/H3510/W/15/3033503).						
Achievability						
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	20		
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. The planning appeal was allowed (ref. APP/H3510/W/15/3033503) and therefore the site yield has been amended in accordance with the aforementioned application.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
FHDC/G/02	Land off All Saints Close	Gazeley	0.74 hectares			
Source						
Submitted by landowner post SHLAA 2012.						
Description						
Mixed – 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.						
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						
The site was submitted by the landowner and is understood to be available for development early in the plan period.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
37	30	22	15	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/03	Land at Manor House	Gazeley	2.78 hectares			
Source						
Submitted by landowner post SHLAA 2012.						
Description						
Mixed – 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						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
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			
Source						
SHLAA call for sites Spring 2015.						
Description						
Greenfield. 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.						
Background						
SHLAA call for sites Spring 2015.						
Suitability						
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.						
Availability						
According to the agent (SHLAA Spring 2015) the site is viable, available and development is readily achievable. Further, there are no known physical constraints.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
25	20	15	10	5		
Summary						
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.						
Overall yield						
5						

Site Ref	Address	Settlement	Size			
FHDC/HR/01	Land north of A1101	Holywell Row	27.46 ha			
Source						
Local Development Framework site submitted to 2006 consultation.						
Description						
Greenfield. Agricultural land between Holywell Row and the Mildenhall Airbase.						
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						
The current availability status of this site is unclear.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
1,373	1,098	824	549		12	
Summary						
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.						
Overall yield						
12						

Site Ref	Address	Settlement	Size			
FHDC/HR/04	Land at Laurel Farm	Holywell Row	0.43 ha			
Source						
SHLAA call for sites October 2008.						
Description						
Mixed Greenfield/Brownfield. Agricultural land and associated buildings in the centre of the settlement.						
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						
The site is under sole ownership and is understood to be available for development.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
22	17	13	9	12		
Summary						
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.						
Overall yield						
12						

Site Ref	Address	Settlement	Size			
FHDC/K/10a	Land west of Herringswell Road	Kentford	3.7ha			
Source						
SHLAA call for sites and also a site with planning permission (F/2013/0061/HYB).						
Description						
Greenfield – This greenfield site abuts the northern and western settlement boundaries of Kentford and contains areas of mature planting. The land falls within the grounds of Kentford Lodge. Application F/2013/0061/HYB was approved in 2015 for 60 dwellings and 579 square metres of B1 office use.						
Background						
Application F/2013/0061/HYB approved in 2013, (60 dwellings).						
Suitability						
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.						
Availability						
The site is within sole ownership.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
185	148	111	74	60		
Summary						
The site is available for development early within the plan period, (60 dwellings as per planning permission). This site is 'preferred' for 60 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference K1a).						
Overall yield						
60						

Site Ref	Address	Settlement	Size			
FHDC/K/11	Land at the Animal Health Trust	Kentford	1.58ha			
Source						
SHLAA call for sites October 2008.						
Description						
Mixed. Paddock land and the premises of the Allen Centre for vaccine studies.						
Background						
Part of site K/11 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).						
Suitability						
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.						
Availability						
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. According to the agent (Autumn 2015) the site is within single ownership and is available for development in 6-10 years. Confirmation received from the agent (SHLAA, Spring 2016) that the site is suitable, available and achievable for residential development.						
Achievability						
According to the agent (Autumn 2015) a formal viability assessment had not been completed at this time.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
79	63	47	32		47	
Summary						
The remainder of site K/11 as shown on the settlement plan could potentially yield 47 dwellings at 30dph.						
Overall yield						
47						

Site Ref	Address	Settlement	Size			
FHDC/K/16	Land to rear of the Cock Public House	Kentford	2.27ha			
Source						
Submitted to the council by the agents April 2013.						
Description						
<p>Greenfield – The northern boundary of the site is adjacent to the settlement boundary. It is mixed brownfield and greenfield, classified as Grade 3 agricultural land. The site is predominantly meadow, but also includes three existing bungalows and part of the pub car park. A planning application was submitted in 2014 for 34 dwellings. Natural England responded to the application (as amended) and raised no objection. The planning application reference Application DC/14/2203/OUT for 34 dwellings was subsequently approved subject to S106 (legal agreement) in November 2015.</p>						
Background						
The planning application reference DC/14/2203/OUT for 34 dwellings was approved subject to S106 in November 2015.						
Suitability						
<p>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 site that falls within the 1,500m Stone Curlew SPA nesting constraint zone in addition to the 400m Woodlark/Nightjar 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 DC/14/2203/OUT. Any proposal for development must have regard to the landscape amenity provided by the open space and treed backdrop to the rear of the Kentford public house through the retention of these features. Archaeological evaluation should be carried out at an early appropriate stage in the development management process to allow preservation in situ, where appropriate, of any unknown sites of importance and appropriate strategies to be designed</p>						
Availability						
The site is within sole ownership and is the subject of an extant planning permission (resolution to approve).						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dp h	20dp h	1-5 years	6-10 years	11-15 years
114	91	68	45	34		
Summary						
Site subject of planning permission (34 units). This site is 'preferred' for 34 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference K1b).						
Overall yield						
34						

Site Ref	Address	Settlement	Size			
FHDC/L/03	Land rear of 65, 69, 73 Station Road	Lakenheath	0.81ha			
Source						
SHLAA call for sites October 2008. Urban Capacity Study 2003 (and 2005 Update). The site has been the subject of previous planning applications.						
Description						
Brownfield. The site is situated at the northern end of Lakenheath village to the 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.						
Background						
The site was subject of a refused planning application (F/2008/0236/FUL): Erection of 23 houses and bungalows including access road and associated works (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).						
Suitability						
The site is within the settlement boundary as defined by the Local Plan 1995. Lakenheath is a key service centre and considered a more sustainable centre for new housing development.						
Availability						
According to the agents, Gerald Eve, there are no ownership issues that need to be resolved prior to development.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
41	32	24	16	24		
Summary						
This site could potentially yield 24 dwellings at 30dph.						
Overall yield						
24						

Site Ref	Address	Settlement	Size			
FHDC/L/04	35 Station Road	Lakenheath	0.49 ha			
Source						
Urban Capacity Study 2003 (and 2005 Update).						
Description						
Brownfield. 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.						
Background						
Suitability						
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.						
Availability						
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.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	10dph	1-5 years	6-10 years	11-15 years
25	20	15	10		15	
Summary						
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.						
Overall yield						
15						

Site Ref	Address	Settlement	Size			
FHDC/L/11	Land east of the Mallards	Lakenheath	0.29 ha			
Source						
Urban Capacity Study 2003 (and 2005 Update).						
Description						
Brownfield. 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.						
Background						
Suitability						
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.						
Availability						
Likely to be available in the medium term.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
15	12	9	6		9	
Summary						
The site is likely to be available in the medium term.						
Overall yield						
9						

Site Ref	Address	Settlement	Size			
FHDC/L/12	Land north of Burrow Drive and Briscoe Way	Lakenheath	9.16 ha			
Source						
SHLAA call for sites October 2008.						
Description						
<p>Greenfield. This is a flat site in agricultural use. Forming the boundary to the north and west is the 'cut-off' channel, a man made drainage channel into which flood waters are released as part of the Fenland flood defence system. To the south is a recent housing development. To the north and beyond the cut-off channel is open Fenland. The site lies outside of the settlement boundary as defined in the Local Plan 1995. According to a SHLAA submission by Bennett Homes (Spring 2015) access to the site can be achieved through site L/35 and from the southernmost part of L/12 (Sharpe's Corner).</p>						
Background						
Site L/12 now encompasses former SHLAA site L/39.						
Suitability						
The site lies outside of the settlement boundary as defined by the Local Plan 1995 although it is adjacent to an existing housing development. Lakenheath is a key service centre and therefore considered to be a more sustainable location for new housing development.						
Availability						
In the past, this site has been jointly promoted by Bennett Homes and the Sanctuary Group for a mixed extra care and housing development. It is understood that development would be economically viable and there are no ownership constraints acting upon this site.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
458	368	275	183	58	30	77
Summary						
The site has been allocated for 165 dwellings within the context of the emerging Site Allocations LP document. This site is 'preferred' for 165 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference L2d).						
Overall yield						
165						

Site Ref	Address	Settlement	Size			
FHDC/L/13	Rabbit Hill Covert, Station Road	Lakenheath	3.45 ha			
Source						
Local Plan included within the 2006 sites consultation document.						
Description						
Greenfield. 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.						
Background						
Suitability						
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.						
Availability						
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. According to the agent (Autumn 2015) development can commence within 5 years. The agent has recently confirmed (SHLAA, Spring 2016), that the site can be delivered within 1-5 years.						
Achievability						
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. The agent's submission to the council (Autumn 2015) reaffirms that development is viable.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
173	138	104	69	81		
Summary						
There is a resolution to approve planning permission for 81 dwellings on this site, (application reference DC/13/0345/OUT). This site is 'preferred' for 81 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference L2a).						
Overall yield						
81						

Site Ref	Address	Settlement	Size
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FHDC/L/14		Land off Maids Cross Way		Lakenheath		2.1 ha	
Source							
SHLAA call for sites October 2008.							
Description							
Greenfield. Site comprises Grade 3 agricultural land. The site lies adjacent to an existing residential development in Lakenheath (lying to the west of the site). This is a relatively sustainable edge-of-settlement location.							
Background							
Suitability							
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.							
Availability							
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.							
Achievability							
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.							
Future potential housing capacity				Timeframe			
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years	
105	84	63	42		63		
Summary							
This site could potentially deliver 63 dwellings at 30dph.							
Overall yield							
63							

Site Ref	Address	Settlement	Size			
FHDC/L/15	Land off Covey Way & Maids Cross Hill	Lakenheath	4.61 ha			
Source						
Local Development Framework site included in 2006 consultation. SHLAA call for sites October 2008.						
Description						
Greenfield. 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.						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995 although it is adjacent to existing residential development. Lakenheath is 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. According to the agent (Autumn 2015) the site already has three appropriate/suitable access points to the highway, the first being Covey Way, the second being the Firs and the third being Broom Road. Further, the Covey Way access is already in place and has been designed with development in mind having all utilities and infrastructure terminating at the proposed access point.						
Availability						
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). According to the agent (Autumn 2015) there are no ransom strips, legal, tenancies or operational requirements that could prove problematic to this site.						
Achievability						
According to the agent (October 2015) with all of the information gathered during the planning process there does not appear to be anything that could put the site at risk.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
231	184	138	92		138	
Summary						
This site could potentially deliver 138 dwellings at 30dph.						
Overall yield						
138						

Site Ref	Address	Settlement	Size			
FHDC/L/18	Near Broom Road, off Eriswell Drive	Lakenheath	1.78 ha			
Source						
Local Development Framework site included in 2006 consultation.						
Description						
Greenfield. 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.						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995 although it is adjacent to existing residential development. Lakenheath is 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.						
Availability						
Likely to be available in the medium term.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
89	71	53	36		53	
Summary						
The site is likely to be available in the medium term. This site could potentially deliver 53 dwellings at 30dph.						
Overall yield						
53						

Site Ref	Address	Settlement	Size			
FHDC/L/22	Land south of Broom Road	Lakenheath	5.69 ha			
Source						
Local Development Framework Site submitted to 2006 consultation.						
Description						
Greenfield. 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.						
Background						
Suitability						
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.						
Availability						
A planning application has been submitted for 147 dwellings on this site ref DC/14/2073/FUL decision pending.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
285	228	171	114	140		
Summary						
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).						
Overall yield						
140						

Site Ref	Address	Settlement	Size			
FHDC/L/26	Land west of Eriswell Road	Lakenheath	5.35 ha			
Source						
SHLAA call for sites 2008.						
Description						
<p>Greenfield. The site lies to the south-west of the village adjacent to the settlement boundary. A small part of the western boundary of the site lies within Flood Zones 2 and 3 and appropriate mitigation would be required. There is a resolution to grant planning permission for up to 140 dwellings (F/2013/0394/OUT) on the site.</p>						
Background						
Suitability						
<p>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.</p>						
Availability						
<p>According to the agents there are no ownership or viability constraints pertaining to the site.</p>						
Achievability						
<p>There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.</p>						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
268	214	161	108	92	48	
Summary						
<p>Site subject to a planning permission (subject to legal agreement(s)) for up to 140 dwellings as per application reference DC/13/0394/OUT. The site has been 'preferred' for 140 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference L1b).</p>						
Overall yield						
140						

Site Ref	Address	Settlement	Size			
FHDC/L/28	Middle Covert, Land south of Station Road	Lakenheath	6.98 hectares			
Source						
Site submitted subsequent to the publication of the SHLAA (2009) Report.						
Description						
Greenfield – The site lies to the north-east of the settlement adjacent to the settlement boundary. It comprises Grade 3 agricultural land, extensively covered by trees subject to a TPO significantly limiting the scope for development to the southern part of the site only.						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995 although it is adjacent to existing residential development. Lakenheath is designated a key service centre and as such is considered to be a more sustainable location for new housing development. The site is subject to a woodland tree preservation order (TPO) which will constrain density/capacity. According to agents Bennett Plc (SHLAA Spring 2015) they have undertaken detailed arboricultural assessments to determine which trees should be preserved and the extent and density of development which could be undertaken.						
Availability						
This land is in the control of Bennett Plc and is available for development in a short timeframe. Bennett Homes are preparing a planning application for which purpose they have undertaken various site investigations (SHLAA Spring 2015).						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
349	279	209	140	105	104	
Summary						
The site could potentially yield 209 dwellings at 30dph and is known to be available within a short time-frame (i.e. 1-5 years) according to the agents SHLAA submission (Spring 2015). However, without planning permission it is unlikely that all 209 dwellings could be delivered in years 1-5.						
Overall yield						
209						

Site Ref	Address	Settlement	Size			
FHDC/L/29	Matthews Nursery Site, Dumpling Bridge Lane	Lakenheath	1.86 hectares			
Source						
Site included within 2006 Issues and Options consultation document. Extant planning permission relating to this site.						
Description						
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.						
Background						
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 has been granted on the northern part of the site (in 2012) and the reserved matters application reference DC/15/0324/RM was subsequently approved on 6 August 2015.						
Suitability						
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. Site A: Part of the site lies in Lakenheath Conservation Area. An assessment of the impacts of any development on the areas significance should be carried out and any new proposal be justified in terms of its heritage impacts.						
Availability						
It is understood that the site is available for development. According to the agent's submission (Autumn 2015) the site was being marketed by the owners as a residential/commercial opportunity.						
Achievability						
According to the agent's submission (Autumn 2015) whilst the site remained up-for-sale, it was not possible to provide details of viability of future use(s).						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
93	74	56	37	13		
Summary						
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). The site has been 'preferred' for 13 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference L1a – part of a mixed use scheme including retail).						
Overall yield						
13						

Site Ref	Address	Settlement	Size			
FHDC/L/35	Land off Briscoe Way	Lakenheath	2.78 ha			
Source						
SHLAA call for sites October 2008.						
Description						
<p>Greenfield. 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.</p>						
Background						
Suitability						
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.						
Availability						
It is understood that development would be economically viable and there are no ownership constraints acting upon this site.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
139	111	83	56	67		
Summary						
There is a council resolution to approve 67 Dwellings on this site (application reference DC/13/0660/FUL) subject to legal agreement(s). The site has been 'preferred' for 67 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference L2c).						

Overall yield
67

Site Ref	Address	Settlement	Size			
FHDC/L/36	Land at North Lakenheath	Lakenheath	22.4 ha			
Source						
Site submitted by landowner/developer						
Description						
This site lies to the north of the settlement off Station Road. The site has known archaeological interest and archaeological evaluation will be required. There is a current application for 375 dwellings on the site (DC/14/2096/HYB) for a comprehensive scheme including a new primary school.						
Background						
There is a current application for 375 dwellings on the site (DC/14/2096/HYB) for a comprehensive scheme including a new primary school.						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995 although it is adjacent to existing residential development. Lakenheath is a key service centre and therefore considered to be a more sustainable location for new housing development. . The SPA Stone Curlew 1500m Nesting Constraint Zone affects the eastern part of the site. Any development within the buffer will require a project level Habitats Regulations Assessment (HRA) which must be able to demonstrate that the development will not have adverse effects on the stone curlew.						
Availability						
The site is known to be available for development.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
1120	896	672	448	180	195	
Summary						
Allocated for mixed use development within the Local Plan to include 375 dwellings and a primary school. The site has been 'preferred' for 375 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference L2b).						
Overall yield						
375						

Site Ref	Address	Settlement	Size			
FHDC/M/19	Land west of Mildenhall, south of West Row Road	Mildenhall	88.31 ha N.B. Enlarged site area 95ha identified as appropriate in the Preferred Options Site Allocations Local Plan – Site M1(a).			
Source						
SHLAA call for sites October 2008.						
Description						
<p>Greenfield. This site comprises a large expanse of (Grades 2 & 3) agricultural land to the west of Mildenhall. The site lies outside of the settlement boundary. The site is bound by existing residential development and employment areas to the east and open countryside to the west. Development will need to have regard to areas of known archaeological interest; the setting of a listed building, Wamil Hall, to the south-west and conservation area to the east.</p>						
Background						
The site area has been increased subsequent to the publication of the previous SHLAA review to reflect that area under consideration within the context of the emerging Site Allocations Local Plan document (the site now encompasses former sites M/21 & M/40).						
Suitability						
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. Development will need to have regard to the setting of Wamil Hall a listed building south-west of the site and the conservation area to the east. Archaeological evaluation should be carried out at an early appropriate stage in the development management process to allow preservation in situ, where appropriate, of any unknown sites of importance and appropriate strategies to be designed.						
Availability						
Suffolk County Council owns most of this land and according to their agents, there are no major legal/ownership issues which would constrain development. Confirmation received from Mildenhall Parish Charities that their 'parcel' of site M/19 remains available (SHLAA 2016).						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below. Confirmation received from Mildenhall Parish Charities (SHLAA 2016) that their 'parcel' of site M/19 remains viable.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
4416	3532	2649	1766		250	1000
Summary						
This site could potentially deliver 1,250 dwellings (mixed-use). The site has been 'preferred' for 1,250 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference M1a – part of a wider mixed-use scheme).						
Overall yield						

1,250

Site Ref	Address	Settlement	Size			
FHDC/M/27	Site adjacent to Parker's Mill	Mildenhall	1.73 ha			
Source						
SHLAA call for sites October 2008.						
Description						
Greenfield. 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 and there is a historic wall and scheduled ancient monument (medieval Dovecote) that any development must be respectful of.						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995 although it is adjacent to existing residential development. 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 although the agents suggest that there is a suitable access available via Wamil Way, (Autumn 2015). 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). The site is within the Mildenhall Conservation Area and there is a historic wall and scheduled ancient monument (medieval Dovecote) that any development must be respectful of.						
Availability						
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 County Council Highways the agent considers that this site can only accommodate up-to 14 residential units, (primarily due to the capacity of Wamil Way). The agent considers that there are no ownership issues, ransom strips or tenancies in place that may preclude the site being developed within the next 1-5 years (Autumn 2015).						
Achievability						
According to the agent (SHLAA Spring 2015) and subject to final section 106 agreements/contributions, the site is viable for development. Indeed, the agents have informed the council that a viability appraisal has been undertaken that confirms that the site can be delivered, assuming no abnormal obligation or costs unforeseen at the current time (October 2015).						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
87	69	52	35	14		
Summary						
The site is known to be available for development should issues of access and flooding be overcome.						
Overall yield						
14						

Site Ref	Address	Settlement	Size			
FHDC/M/28	Land at 54 Kingsway	Mildenhall	0.65 ha			
Source						
SHLAA call for sites October 2008.						
Description						
Brownfield. This brownfield site comprises land located between Kingsway and Robin Close and was previously in use as a commercial plant nursery. The site is to the east of the town centre and within the existing settlement boundary. Part of the original site has recently acquired planning permission for 5 units (DC/15/0828/OUT) and the area under consideration has subsequently been reduced to reflect this. This site has been subject to archaeological evaluation and no further work is needed.						
Background						
The site area has been reduced subsequent to the publication of the previous iteration of the SHLAA as a consequence of the recent granting of planning permission for 5 units (reference DC/15/0828/OUT).						
Suitability						
The site is within the market town of Mildenhall, considered to be a more sustainable location for new housing development. According to the agent (Autumn 2015), an appropriate access is available off Kingsway (following demolition of house number 56 which is under the same ownership) and the proposed access has been discussed with Suffolk County Council.						
Availability						
The site is under sole ownership and is understood to be available for development early in the plan period. According to the agent (Autumn 2015) the site is available for development and is not affected by any legal, ownership or ransom strip issues. Further, the land can be made available within 1-5 years.						
Achievability						
According to the agent (Autumn 2015) a residual land value calculation has been undertaken and the development is considered viable.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
33	26	20	13	20		
Summary						
The site could potentially deliver 20 dwellings at 30dph. The site has been 'preferred' for 20 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference M2a).						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
FHDC/M/29	Land South Worlington Road & adjacent to former Dairy Site	Mildenhall	3.05 ha			
Source						
SHLAA call for sites October 2008.						
Description						
<p>Greenfield. This site comprises Grade 3 agricultural land to the west of Mildenhall. The site is bound by Worlington Road to the north and agricultural land to the south. The former dairy site immediately to the east now comprises residential development. The site is isolated from and outside of the existing settlement boundary. This site has an unimplemented planning permission for 78 dwellings (DC/13/0927/OUT).</p>						
Background						
Suitability						
The site is isolated from and outside of the settlement boundary as defined by the Local Plan 1995. However, the site is relatively close to Mildenhall town centre and lies adjacent to existing residential development. Mildenhall is a market town and deemed to be a more sustainable location for new housing development (Core Strategy Policy CS1).						
Availability						
The site is under sole ownership although the time-scale for bringing it forward for development is not clear.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
153	122	92	61	78		
Summary						
Recent planning permission for 78 dwellings (reference DC/13/0927/OUT).						
Overall yield						
78						

Site Ref	Address	Settlement	Size			
FHDC/M/46	District Council Offices, College Heath Road	Mildenhall	2.14ha			
Source						
Council identified SHLAA call for sites Spring 2015.						
Description						
<p>Brownfield. This is the site of the council offices, surgery and library on College Heath Road and it might become available with the delivery of 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. The site includes a known area of archaeological interest and will require pre determination desk based evaluation. This location is potentially suitable for apartments and a higher density of 40-45dph.</p>						
Background						
<p>The site area of 2.14ha refers to the land holdings of the partners signed up to the project to examine relocating services to the Mildenhall Hub at Sheldrick Way. The ambulance service has indicated that it needs to be close to the A11 so cannot consider Sheldrick Way. However it might consider an alternative relocation that may become possible as part of the wider Hub project. For this reason, it is felt that the local plan might provisionally allocate all of the public ownerships on the site totaling 2.14 ha.</p>						
Suitability						
<p>The site is within the market town of Mildenhall, considered to be a more sustainable location for new housing development. The site is not within a conservation area and there are no tree preservation orders on the site. The site is within an established residential area. It could benefit from having an access directly off Kingsway rather than solely via College Heath Road. This site currently houses a mix of community facilities, services and employment uses. Alternative uses advanced through the planning application process would have to have regard to current policies in the local plan and NPPF.</p>						
Availability						
<p>The land is in multiple public ownership – approximately 64% Forest Heath District Council, 17% Suffolk County Council, 15% Suffolk Constabulary and 4% Mid Anglia Community Health Trust. Availability of the site is dependent upon delivery of the Mildenhall Hub project and all partners joining it. There may be scenarios in which only some of the partners relocate and the site available for redevelopment reduced pro-rata. Partners have expressed an interest in a joint redevelopment to maximise values for the taxpayer. If the Hub is delivered to schedule the site should be available within five years (target 2019).</p>						
Achievability						
<p>The site has been financially modelled in detail for FHDC and SCC by GVA consultants as part of the work to develop a housing company owned by these two councils and SEBC, and also to establish the business case for the Mildenhall Hub (since any capital receipt will be used towards that scheme). The modelling demonstrates viability of the site in terms of delivery and generating a capital and revenue returns sufficient to cover costs of borrowing, ongoing running costs and developer contributions.</p>						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
107	86	64	43	30	59	
Summary						
<p>The site could potentially deliver 89 dwellings given the location of this site. The site has been 'preferred' for 89 dwellings within the context of the emerging Site Allocations Local Plan document - SALP reference M2(b).</p>						
Overall yield						
89						

Site Ref	Address	Settlement	Size			
FHDC/M/47	Land at Wamil Court	Mildenhall	0.62 ha			
Source						
SHLAA call for sites Spring 2015.						
Description						
Brownfield. 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.						
Background						
SHLAA call for sites (Spring 2015)						
Suitability						
The site is within the market town of Mildenhall, considered to be a more sustainable location for new housing development.						
Availability						
The site is under sole ownership and is understood to be available for development early in the plan period.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
31	25	19	12	19		
Summary						
The site could potentially deliver 19 dwellings at 30dph.						
Overall yield						
19						

Site Ref	Address	Settlement	Size			
FHDC/M/48	USAFE Mildenhall	Mildenhall	444ha			
Source						
The Air Base is surplus to requirements post 2022. A recent government announcement suggests that the site will be made available for residential development sometime after this date.						
Description						
Brownfield – The site is currently in active use as a United States Air Force (Europe) air base.						
Background						
The RAF airbases at Mildenhall and Lakenheath play an important role in the economy. The disinvestment of all USAFE services from RAF Mildenhall post 2022 will see 3200 USAFE personnel leave as part of this relocation. However the two additional F-35A squadrons of RAF Lakenheath will mean an increase of approximately 1200 USAFE personnel at RAF Lakenheath. Until there is certainty from the MoD over the deliverability, timescales and proposed uses for bringing the site forward, it is not possible to include the Mildenhall airbase as an option in the Site Allocations Local Plan. However, this site has been included within the SHLAA on the basis that it will be available within the plan period albeit the potential yield is unclear at this stage.						
Suitability						
The site is subject to a County Wildlife (CWS) constraint and there are also likely to be contamination issues pertaining to this site that will need to be remediated.						
Availability						
The site is known to be available post 2022 although there remains uncertainty from the MoD over the deliverability, timescales and proposed uses for bringing the site forward.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
22200	17760	13320	8880			
Summary						
The availability and potential yield for this site has yet to be determined.						
Overall yield						
TBC						

Site Ref	Address	Settlement	Size			
FHDC/N/07	Land between Studlands Park Avenue and Parkers Walk	Newmarket	0.68 ha			
Source						
SHLAA call for sites October 2008. Urban Capacity Study 2003 (and 2005 Update).						
Description						
Greenfield. 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.						
Background						
The site area has been enlarged subsequent to the publication of the previous SHLAA review (August 2015) as a consequence of a Site Allocations consultation response made by the landowner (Suffolk County Council).						
Suitability						
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.						
Availability						
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.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
44	27	20	14	20		
Summary						
The site is known to be available for development relatively early within the plan period.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
FHDC/N/09a	Southern portion of Brickfield Stud, Exning Road	Newmarket	2.9 ha			
Source						
Submitted by landowner						
Description						
Greenfield. The site is currently paddock adjoining the existing settlement boundary. The site lies to the west of existing residential development (Studlands Park housing estate) and employment land to the North of the town.						
Background						
This site is part of a much larger site including Brickfield Stud and land to the west of Exning Road which was included in the Issues and Options Site Allocation document August 2015. The larger site was discounted as unsuitable, due to its equine use and location. However, given the shortage of unconstrained sites in the town and need for housing land, a smaller 2.9 hectare site is considered an appropriate option.						
Suitability						
Newmarket is a market town and considered to be a more sustainable location for new housing development. This site is not constrained by any of the environmental, historic or physical constraints noted and is separated from the majority of Brickfield Stud by Exning Road. By keeping development south of the Brickfield Stud buildings and east of Exning Road the impact on the important green gap between Exning and Newmarket and loss of land in equine use is minimised. The remainder of the larger N/09 site considered in the August 2015 Issues and Options consultation will remain in the countryside and in HRI use.						
Availability						
The site is known to be available and pre-application discussions have taken place with the agent.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
145	116	87	58			87
Summary						
This site has been preferred for 87 dwellings within the context of the Site Allocations (Preferred Options) Local Plan document (SALP reference N1a).						
Overall yield						
87						

Site Ref	Address	Settlement	Size			
FHDC/N/11	Land at Fitzroy Stables, Rowley Drive	Newmarket	3.3 ha			
Source						
Submitted by landowner.						
Description						
<p>Mixed - This site comprises the historic (listed) Queensbury Lodge and adjacent paddocks. The grade II listed stables; cottage and lodge are all identified as listed buildings at risk in the Suffolk Register. There are tree belts on the paddocks and around the periphery of the site and it is identified as an important open space in the Newmarket Conservation Area Appraisal. The site lies adjacent to the High Street with residential development to the north and south.</p>						
Background						
<p>There is a complex planning history to this site. The site has recently been the subject of a proposal for a new large food-store, four retail units, a bar/restaurant, a petrol filling station, drive through restaurant, art gallery and picture framing and restoration business and parking (application numbers F/2013/0102/FUL). This proposal was refused at appeal.</p>						
Suitability						
<p>Any development on this site would need to facilitate the sympathetic restoration and viable reuse of the listed buildings and preserve or enhance the character and appearance of the conservation area. The potential uses and capacity of the site will be explored by the council and other stakeholders through the preparation of a development brief in line with Policy DM4 of the Joint Development Management Policies Document 2015.</p>						
Availability						
The site is known to be available for development.						
Achievability						
<p>There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.</p>						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
165	132	99	66			
Summary						
<p>The site has been 'preferred' for mixed-use development within the context of the Site Allocations (Preferred Options) Local Plan document (site reference N1(b)). There is no</p>						

yield specified at this stage and this will be explored via the development brief process.

Overall yield

TBC

Site Ref	Address	Settlement	Size			
FHDC/N/14	Land east of Newmarket, south of the A14 (Hatchfield Farm).	Newmarket	64.69 ha			
Source						
Local Development Framework included in 2006 consultation. SHLAA call for sites October 2008 Site has been the subject of a planning application						
Description						
Greenfield. This is an area of farmland (Grades 3 & 4 agricultural land classification) 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. Latterly the site has been the subject of planning application reference DC/13/0408/OUT for 400 dwellings which was approved by the council. The application was called in for determination by the Secretary of State and a public inquiry took place in April 2015. A decision is anticipated in early 2016.						
Background						
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 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 January 2016.						
Suitability						
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.						
Availability						
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. According to the agent (Autumn 2015) the only land that will be available is that necessary to accommodate up to 400 homes (the amount specified in application ref DC/13/0408/FUL). Further, the site is available for a start date in the first 5 years of the plan period.						
Achievability						
According to the agent (Autumn 2015) a full environmental & infrastructure appraisal completed as part of the application for 400 dwellings - this confirms that the site is viable and has no exceptional infrastructure costs.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
3,235	2,588	1,941	1,294	330	70	
Summary						
The site has been ‘preferred’ for 400 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference N1c).						
Overall yield						
400						

Site Ref	Address	Settlement	Size			
FHDC/N/15	Newmarket Station Site	Newmarket	0.52 ha			
Source						
Local Plan submitted to 2006 consultation. SHLAA call for sites October 2008						
Description						
Brownfield. 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.						
Background						
Suitability						
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.						
Availability						
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.						
Achievability						
Tattersalls do not currently 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..						
Future potential housing capacity					Timeframe	
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
26	21	16	10			16
Summary						
This site could potentially deliver 16 dwellings at 30dph.						
Overall yield						
16						

Site Ref	Address	Settlement	Size			
FHDC/N/20	Grassland off Leaders Way & Sefton Way	Newmarket	2.24ha			
Source						
Submitted to SHLAA Call for Sites 2015.						
Description						
Brownfield/greenfield Mix. Open grassland (land off Leaders Way & Sefton Way). This site comprises a strip of grassland (used for exercising horses) with an associated access track from Hamilton Road and is located within the existing settlement boundary. Residential uses are to the north and east with a gallop to the south.						
Background						
This site is allocated for residential development in the Local Plan 1995 (policy 4.4) but tied to the needs of those employed within the racing industry. The site would appear suitable for residential development provided it met the demonstrable needs of the Horse Racing Industry.						
Suitability						
Newmarket is a market town and considered to be a more sustainable location for new residential development.						
Availability						
According to the agent (October 2015) the site is available for development and is in single ownership (JCE Ltd). Further, there are no legal or ownership problems, there are no tenancies and development can be realised in 1-5 years.						
Achievability						
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).						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
112	90	67	45	44		
Summary						
The site has been preferred for 44 dwellings within the context of the consultation draft Site Allocations Local Plan document, (SALP reference N1d).						
Overall yield						
44						

Site Ref	Address	Settlement	Size			
FHDC/N/29	Former swimming pool site	Newmarket	0.26ha			
Source						
This site became available (with the closure of the town's swimming pool) subsequent to the publication of the SHLAA (2009) report.						
Description						
Brownfield - The site comprises the former town swimming pool facility. The site is bound by the High Street to the south, a garage to the west and a public house to the east.						
Background						
Site N/29, together with deferred site N11 and the adjacent petrol filling station, have been the subject of a planning applications for a new food-store (A1), four 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. The site has recently been extended to incorporate the adjoining public house recently acquired by the owner of the swimming pool. The site area has been increased subsequent to publication of the previous SHLAA review report (August 2015).						
Suitability						
The site is within the settlement boundary as defined by the Local Plan 1995. Newmarket is a market town and considered a more sustainable location for new housing development. There is other residential development in the immediate vicinity of the site. According to the agent (October 2015) the site would offer an appropriate and alternative access into site N/11.						
Availability						
The site is in sole ownership and understood to be available for development. According to the agent (October 2015) the site is available in years 1-5. Further, there are no legal or ownership issues.						
Achievability						
According to the agent (October 2015) there are no technical constraints or obstacles that would prevent development taking place and this has previously been demonstrated in respect of the aforementioned planning applications (2012).						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
13	10	8	5	10		
Summary						
The site is below the SHLAA size threshold although it is considered that it could yield considerably more than 30dph owing to the location and existing pattern of residential development.						
Overall yield						
10						

Site Ref	Address	Settlement	Size			
FHDC/N/32	St Felix Middle School Site	Newmarket	4.95 N.B. Reduced area 4.5ha identified as appropriate in the Preferred Options Site Allocations Local Plan – Site N1(e).ha			
Source						
Submitted for consideration as part of SHLAA 2012 Review						
Description						
Mixed – This site comprises playing fields, hard-standings and some other outbuildings associated with the former school and lies to the north-east of the town within the settlement boundary.						
Background						
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. This site is currently being held by the Suffolk County Council pending possible future education needs. The future of this site will be clearer when more is known about the outcomes of other planning decisions in Newmarket which themselves may impact on school provision. The county council has recently informed the district council that if the site is not needed for a school, they will seek to dispose of the site for best consideration and in discussion with partners in the Newmarket Vision and as informed by planning documents, such as the Site Allocation Local Plan document and the forthcoming Newmarket Neighbourhood Plan.						
Suitability						
The south western part of the site beyond the current school fence is in within Flood Zone 2. The site features audited open space.						
Availability						
Temporary school accommodation has been removed leaving the site available for redevelopment. The fact that provision has been made (by legal agreement) for a new school on the Hatchfield Farm site (N/14) should growth be sufficient to trigger this requirement suggests that there this former school site is likely to be deliverable for residential purposes within the plan period.						
Achievability						
Suffolk County Council has declared this site surplus to the needs of education and seeks to dispose of the land and buildings.						
Future potential housing capacity					Timeframe	
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
248	198	149	99	50		
Summary						
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. Suffolk County Council has declared the site surplus to the needs of education and seeks to dispose of the land and buildings. The site has been preferred for 50 dwellings within the context of the consultation draft Site Allocations Local Plan document, (SALP reference N1e).						
Overall yield						

Site Ref	Address	Settlement	Size			
FHDC/N/33	Land at Phillips Close	Newmarket	2.09			
Source						
Submitted to SHLAA call for sites Spring 2015.						
Description						
<p>Brownfield - This brownfield (existing residential development) site is bound by other residential development on two sides and land within equine related use on the other two sides. It is considered that intensification of the existing residential use on this site could be achieved thus making more efficient use of the site as the existing residential development is of a relatively low density. This is an area of the town where equine related land uses are prevalent and the developer is promoting the site for residential use by those connected with the industry itself.</p>						
Background						
Suitability						
<p>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.</p>						
Availability						
<p>According to the agent (Autumn 2015) the site is available for development. Further, the site is in single ownership (JCE Ltd), there are no legal or ownership problems and development could be realised in 6-10 years (site N/20 to be developed first).</p>						
Achievability						
<p>According to agents, viability assessments indicate that the regeneration of this site is both deliverable and sustainable.</p>						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
105	84	63	42		73	
Summary						
<p>This site has been 'preferred' for 73 dwellings within the context of the consultation draft Site Allocations Local Plan document, (SALP reference N1f).</p>						
Overall yield						
73						

Site Ref	Address	Settlement	Size			
FHDC/RL/03	Land off Turnpike Road	Red Lodge	9.73 ha			
Source						
Urban Capacity Study 2003 (and 2005 Update).						
Description						
<p>Brownfield/greenfield Mix. This site lies between Turnpike Road to the south and the A11 to the north and is within the existing settlement boundary. It is a mixture of brownfield and greenfield land comprising residential uses, a haulage depot, mobile home park and a former commercial garage fronting Turnpike Road. The rear of the site is predominantly garden and grassland. It was designated for medium/low density residential development in the Red Lodge Masterplan with the haulage depot identified as a 'bad neighbour use to be relocated if possible'. Although in multiple ownership, it is considered there is a reasonable prospect of this site being developed as pre-application discussions have taken place with developers/agents. There are protected trees on this site that should be retained.</p>						
Background						
The site features within the Red Lodge Masterplan as a potential housing allocation. Revised site area removes western strip, includes mobile homes and the rear of RL/04 excluding the transport café.						
Suitability						
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.						
Availability						
It is understood that there is a reasonable prospect of the site being made available for development in the long term despite their being a number of individual land owners. The council has recently held discussions with agents/developers regarding the potential for bringing this site forward.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
487	389	292	195		35	90
Summary						
The site is 'preferred' for 125 dwellings within the context of the consultation draft Site Allocations Local Plan document, (SALP reference RL1a).						
Overall yield						
125						

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 Masterplan.						
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. According to the agent (Autumn 2015) there are no ownership constraints and the site is available for development immediately (years 1-5). Confirmation from the agent that the site remains suitable, available and achievable (SHLAA, Spring 2016).						
Achievability						
According to the agent (Autumn 2015) the owner has conducted their own appraisal of the site's feasibility and viability and has concluded residential development of the site would be both feasible and viable. Further, current information suggests that there are no abnormal costs and the owner would be happy to provide a formal viability appraisal as part of the Local Plan preparation process.						
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 Masterplan. 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 Enlarged site area 20.75ha identified as appropriate in the Preferred Options Site Allocations Local Plan – Sites RL1(b) & RL1(c)			
Source						
Previous SHLAA call for sites submission.						
Description						
Greenfield – Predominantly open space/agricultural land lying to the east of the settlement.						
Background						
A representation was made to the SHLAA (Spring 2015) to clarify that the land to the north of the application site (RL/06b 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).						
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 the subject of a nature constraint (it lies within the 1,500m Stone Curlew SPA). However, appropriate mitigation has been demonstrated to the satisfaction of Natural England and therefore the site is included within this iteration of the SHLAA.						
Availability						
The site is available for development early within the plan period. RL/06b north is under option to Crest Nicholson, the lead developer of the existing Kings Warren development and RL/06a south. According to the agent the development of RL/06b north is the next logical phase of development following the delivery of land to the south (SHLAA submission Spring 2015). The agent's submission to the council (Autumn 2015) identifies that the site is available and can be delivered in its entirety within 10 years.						
Achievability						
A viability appraisal was submitted to the council alongside planning application reference F/2013/0257/HYB.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
909	727	545	364	230	241	
Summary						
Planning permission (subject to legal agreement) for 374 dwellings (2013/0257/HYB). The remainder of the site (RL/06b) could accommodate 97 dwellings at 30dph over 60% of the developable area (allowing for on-site provision of open space). The site has been 'preferred' for 471 dwellings within the context of the emerging Site Allocations Local Plan document, (SALP references RL1b & c).						
Overall yield						
471						

Site Ref	Address	Settlement	Size			
FHDC/RL/08	Land to rear 4 to 14b Turnpike Lane	Red Lodge	5.42 ha			
Source						
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.						
Description						
Greenfield/brownfield Mix. The site comprises a mixture of brownfield and greenfield land including domestic gardens and an industrial unit. The site is bound by Turnpike Lane to the east, the A11 to the west and existing residential development lies immediately to the north of the site.						
Background						
Subject of withdrawn planning application for residential development ref F/2008/0219/FUL (238 dwellings).						
Suitability						
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.						
Availability						
According to the agents, Murdoch Associates, the site is available for development now although there are some ownership issues that must be resolved first.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
271	217	163	108			163
Summary						
Overall yield						
163						

Site Ref	Address	Settlement	Size			
FHDC/RL/10	The 'Gateway Site', Kings Warren	Red Lodge	0.45 ha			
Source						
Land owner submitted site as part of the SHLAA call for sites October 2008.						
Description						
Greenfield. An area of 'waste ground' (previously agricultural) to the north of the settlement of Red Lodge and in close proximity to the business park.						
Background						
Suitability						
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.						
Availability						
The site is under sole ownership. According to the agents, the site is available for development. According to the agent (Autumn 2015) the site is available for development within 1-5 years.						
Achievability						
According to the agent (Autumn 2015) a formal viability appraisal had not been undertaken at that stage.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
23	18	14	9	14		
Summary						
The site could yield 14 dwellings at 30dph.						
Overall yield						
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 outbuildings						
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 partially 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						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
69	55	41	27			41
Summary						
The site could yield 41 dwellings at 30dph.						
Overall yield						
41						

Site Ref	Address	Settlement	Size			
FHDC/RL/15a	Land North of Acorn Way	Red Lodge	27.4 ha			
Source						
This is a new site defined within the Site Allocations Local Plan document. Formerly part RL/15, RL/16, RL/20 and RL/21.						
Description						
Mixed - This predominantly greenfield site of Grade 4 agricultural land lies to the north of the settlement and straddles the current settlement boundary. The triangular site is bound to the west by the A11 and comprises fields in arable use separated by pine belts. A distribution warehouse is currently located in the centre of the site.						
Background						
Suitability						
The site is partially 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 western side of the site is allocated in the Red Lodge Masterplan for employment and business uses with areas of new and existing woodland landscaping, with wider belts along the A11 and between employment and residential uses. Development of the site should have regard to the SPA constraint zone to the south east and a Health and Safety Executive (HSE) major hazard pipeline to the south of the A11.						
Availability						
The site is under sole ownership.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
1370	1096	822	548	50	250	
Summary						
This site has been 'preferred' for mixed use development to include 300 dwellings, 8ha of employment land and 2 ha for a new primary school (SALP reference RL2a).						
Overall yield						

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						
Greenfield. 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. Confirmation received from Mildenhall Parish Charities (SHLAA 2016) that site WR/01 is still 'available'.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below. Confirmation received from Mildenhall Parish Charities (SHLAA 2016) that site WR/01 remains viable.						
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			
Source						
Included in 2006 Issues and Options consultation.						
Description						
Mixed. 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.						
Background						
Suitability						
Primary villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.						
Availability						
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.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
29	23	17	12		17	
Summary						
The site could yield 17 dwellings at 30dph.						
Overall yield						
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			
Source						
Local Development Framework site included in 2006 consultation.						
Description						
Mixed Greenfield/brownfield. Agricultural land, access and garden. This site is at the northern limit of the settlement.						
Background						
Suitability						
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.						
Availability						
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.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
46	37	28	18		28	
Summary						
The site could yield 28 dwellings at 30dph.						
Overall yield						
28						

Site Ref	Address	Settlement	Size			
FHDC/WR/06	Land north of Mildenhall Road	West Row	0.72 ha			
Source						
Local Development Framework site included in 2006 consultation.						
Description						
Greenfield. The site lies in the north of the village and adjacent to the settlement boundary to its west. It is bounded by existing residential uses to the west and east and has a long frontage onto Mildenhall Road. The site currently has outline planning permission for up to 26 dwellings (ref DC/14/0632/OUT) on 22 December 2014.						
Background						
Suitability						
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.						
Availability						
According to a submission to the council (October 2015) the site has recently been sold with the recent planning permission and it is assumed that as a consequence development is likely to take place within years 1-5.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
36	29	22	14	26		
Summary						
Anticipated yield is 26 dwellings as per planning permission reference DC/14/0632/OUT. The site has been 'preferred' for 26 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference WR1b).						
Overall yield						
26						

Site Ref	Address	Settlement	Size			
FHDC/WR/07	Access between 45 & 55 Beeches Road	West Row	15.07ha (as submitted). N.B. Reduced area 7.35ha identified as appropriate in the Preferred Options Site Allocations Local Plan – Site WR1(a) and included in the final version of the SHLAA, see summary below.			
Source						
Local Development Framework site included in 2006 consultation.						
Description						
<p>Greenfield. This is a large, relatively unconstrained greenfield site on the east side of the village situated adjacent to the existing settlement boundary. The site is bounded by residential development to the north, west and south and is currently in agricultural use. It relates well to the existing built form of the village to the west and is close to the existing services and facilities. Hybrid planning application currently under consideration on a 15.1 ha site (ref DC/14/2047/HYB). This comprises a full application for 131 dwellings including 42 affordable dwellings, creation of new vehicular, cycle and pedestrian accesses onto Mildenhall Road, and Beeches Road, and two new vehicular accesses onto Chapel Road, public amenity space, allotments, a community car park, and associated infrastructure; and an outline application for the erection of 7 self-build homes and 0.3 hectares of land for future community uses.</p>						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Primary villages which provide only basic local services should only accommodate small scale housing growth to meet local needs. According to the agent (Autumn 2015) development on this site accords with local and national requirements, is a suitable site for housing and would constitute sustainable development.						
Availability						
This site is known to be available for development and is the subject of a current planning application.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
754	603	452	301	66	74	
Summary						
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. Part of the site has been preferred for 140 dwellings within the context of the Site Allocations LP document, (SALP reference WR1a).						

Overall yield
140

Site Ref	Address	Settlement	Size			
FHDC/WR/09	Land off Manor Farm Road	West Row	0.27 ha			
Source						
Local Development Framework site included in 2006 consultation.						
Description						
Greenfield. The land is currently agricultural with dwellings to the east and Manor Farm to the north.						
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						
There is no recent evidence to suggest when this site might become available for development.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
14	11	8	5		8	
Summary						
The site could potentially deliver 8 dwellings at 30dph.						
Overall yield						
8						

Site Ref	Address	Settlement	Size			
FHDC/WR/10	Land off Chapel Road	West Row	0.85 ha			
Source						
Local Development Framework site included in 2006 consultation.						
Description						
Greenfield. Agricultural land bound by Chapel Road to the north and residential dwellings to west. The site is on the eastern limit of the settlement.						
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						
There is no recent evidence to suggest when this site might become available for development.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
43	34	26	17		26	
Summary						
The site could potentially yield 26 dwellings at 30dph.						
Overall yield						
26						

Site Ref	Address	Settlement	Size			
FHDC/WR/11	Land off Parker's Drove	West Row	0.41 ha			
Source						
SHLAA call for sites October 2008.						
Description						
Greenfield. Agricultural land to the west of the settlement bound by residential dwellings to the east.						
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 this site is in sole ownership and available for development early in the plan period.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
21	16	12	8	12		
Summary						
The site could potentially yield 12 dwellings at 30dph.						
Overall yield						
12						

Site Ref	Address	Settlement	Size			
FHDC/WR/12	Land adjacent to Park Garden, Friday Street	West Row	0.9 ha			
Source						
Local Development Framework site included within the context of the 2006 Sites Local Plan consultation document.						
Description						
Greenfield. The site lies to the west of the village adjacent to the settlement boundary. The site currently has planning permission for 7 dwellings (ref DC/14/2407/OUT) on 13 February 2015.						
Background						
Suitability						
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.						
Availability						
This site has consent for 7 dwellings as per planning application ref DC/14/2407/OUT.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
45	36	27	18	7		
Summary						
This site is subject to consent for 7 dwellings (see above). Part of this site is preferred for 7 dwellings within the context of the emerging Site Allocations Local Plan document (SALP reference WR1c).						
Overall yield						
7						

Site Ref	Address	Settlement	Size			
FHDC/WR/13	Behind St Peter's Church, Church Lane	West Row	0.55 ha			
Source						
Local Development Framework site included in 2006 consultation.						
Description						
Greenfield. 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.						
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						
According to the agent there are no ownership constraints and development would be economically viable.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
28	22	17	11	17		
Summary						
The site could potentially yield 17 dwellings at 30dph.						
Overall yield						
17						

Site Ref	Address	Settlement	Size			
FHDC WR/14	Off Friday Street, behind Williams Way	West Row	1.76 ha			
Source						
Local Development Framework site included in 2006 consultation.						
Description						
Brownfield. A run down area containing overgrown weeds and dilapidated outbuildings.						
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						
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). According to the agent (December 2015) the site is unencumbered and in the sole ownership of Rockhill Investments Ltd. who are willing to release the land subject to appropriate mitigation. The site can, therefore, be satisfactorily delivered.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
88	70	53	35		53	
Summary						
The site could potentially yield 53 dwellings at 30dph.						
Overall yield						
53						

Site Ref	Address	Settlement	Size			
FHDC/WR/15	Popes Farm, Church Lane	West Row	0.43 ha			
Source						
SHLAA call for sites October 2008.						
Description						
Greenfield. Current use is paddock with grazing 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						
According to the agent, the site is under sole ownership and available for development.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
22	17	13	9	13		
Summary						
The site could potentially yield 13 dwellings at 30dph.						
Overall yield						
13						

Site Ref	Address	Settlement	Size			
FHDC/WR/16	Land to north of Ferry Lane	West Row	3.16 ha			
Source						
Local Development Framework site included in 2006 consultation.						
Description						
Mixed greenfield/brownfield. Currently a field/open ground. Part of the site has been developed.						
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						
There is no recent evidence to suggest when this site might become available for development.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
158	126	95	63		95	
Summary						
This site could potentially yield 95 dwellings at 30dph.						
Overall yield						
95						

Site Ref	Address	Settlement	Size			
FHDC/WR/17	Access between 114 & 118 Eldo Road	West Row	0.62 ha			
Source						
SHLAA call for sites October 2008.						
Description						
Mixed. 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. There is an existing dwelling to the north-east corner of this site.						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Primary villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.						
Availability						
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. According to the agent (Autumn 2015) the site is available for immediate development (1-5 years) and has no ownership or technical issues that would prevent its development within this time period.						
Achievability						
According to the agent (Autumn 2015) a viability assessment has not been undertaken for this specific site at this stage.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
31	25	18	12	18		
Summary						
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.						
Overall yield						
18						

Site Ref	Address	Settlement	Size			
FHDC/WR/19	Land at junction of Mildenhall Road and Jarman's Lane	West Row	0.52 ha			
Source						
Local Development Framework site submitted to 2006 consultation.						
Description						
Mixed brownfield/greenfield. The site is currently used as a paddock and is found at the northern end of West Row.						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Primary villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.						
Availability						
It is understood that this site is under sole ownership and available for development early in the plan period.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
26	21	16	10	16		
Summary						
The site could potentially deliver 16 dwellings at 30dph.						
Overall yield						
16						

Site Ref	Address	Settlement	Size			
FHDC/WR/20	Land to rear 82/84 Church Road	West Row	0.28 ha			
Source						
SHLAA call for sites October 2008.						
Description						
Brownfield. The site constitutes the rear gardens of dwellings on Church Road.						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Primary villages which provide only basic local services should only accommodate small scale housing growth to meet local needs.						
Availability						
According to the agent the site is under sole ownership and is available for housing.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
14	11	8	6	8		
Summary						
The site could potentially yield 8 dwellings at 30dph.						
Overall yield						
8						

Site Ref	Address	Settlement	Size			
FHDC/WR/25	Land off Pott Hall Road	West Row	5.81 hectares			
Source						
Included in 2006 Issues and Options consultation.						
Description						
Mixed. Grade 2 agricultural land to the south of the settlement surrounded almost completely by existing residential development. There is existing development within the site (including residential).						
Background						
Suitability						
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.						
Availability						
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.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
291	232	174	116		174	
Summary						
The site could potentially yield 174 dwellings at 30dph.						
Overall yield						
174						

Site Ref	Address	Settlement	Size			
FHDC/WR/26	Land off Parkers Drove	West Row	0.43 hectares			
Source						
Submitted post 2009 SHLAA.						
Description						
Greenfield. Open grassland and some cultivated land (Grade 2).						
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						
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.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
22	17	13	9		13	
Summary						
The site could potentially yield 13 dwellings at 30dph.						
Overall yield						
13						

Site Ref	Address	Settlement	Size			
FHDC/WR/27	Land south-west of Jarmans Lane	West Row	0.78 hectares			
Source						
Submitted post SHLAA 2009.						
Description						
Mixed. This site comprises open grassland interspersed with trees, shrubs and some outbuildings. Part of the site is used for the exercising of horses.						
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						
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.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
39	31	23	16		23	
Summary						
The site could potentially yield 23 dwellings at 30dph.						
Overall yield						
23						

Site Ref	Address	Settlement	Size			
FHDC/WR/33	Land at Popes Farm	West Row	4.15 hectares			
Source						
Submitted by landowner post SHLAA 2012.						
Description						
Mixed. This site comprises hard-standings, an assortment of outbuildings and agricultural/grazing 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						
It is understood that the site is under sole ownership and available for development early in the local plan period. According to the agent (Autumn 2015) the site is available within the 1-5 year time-frame. However, the access off Ferry Lane is in shared ownership and agreement for its use would have to be reached.						
Achievability						
According to the agent (Autumn 2015) a full viability assessment has not been undertaken. Further, in respect of vehicular access, the landowner is currently looking at a third possibility – access via those properties fronting Church Lane.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
208	166	125	83	125		
Summary						
Overall yield						
125						

Site Ref	Address	Settlement	Size			
FHDC/WR/34	Land at the Gables, Chapel Road	West Row	0.28 hectares			
Source						
Submitted by landowner SHLAA Spring 2015						
Description						
Mixed. Dwelling and outbuilding within settlement boundary and residential curtilages adjacent to, but outside of, the existing settlement boundary.						
Background						
Suitability						
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.						
Availability						
It is understood that the site is under sole ownership and available for development early in the local plan period.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
14	11	8	6	8		
Summary						
This site could potentially deliver 8 dwellings at 30dph						
Overall yield						
8						

Site Ref	Address	Settlement	Size			
FHDC/W/01	Land north Isleham Road and west of Walnut Grove	Worlington	10.54 ha			
Source						
Local Development Framework site submitted in respect of 2006 Sites Local Plan consultation.						
Description						
Greenfield. Agricultural land to the west of the settlement of Worlington.						
Background						
Suitability						
The site lies outside of the settlement boundary as defined by the Local Plan 1995. Secondary villages contain only a very limited range of facilities and services. It is considered that such settlements should accommodate a limited amount of new development. According to the agent (SHLAA Spring 2015) there are no known constraints pertaining to the site that would limit its potential for development.						
Availability						
According to the agent, the site is within sole ownership and would be available for development early within the plan period i.e. within the first 5 years. Further, the agent (SHLAA Spring 2015) anticipates that an outline planning application will be submitted by the landowner within the next 5 years.						
Achievability						
The agent (SHLAA Spring 2015) considers that development of this site is economically viable.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
527	422	316	211	12		
Summary						
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/02	Land south of The Street, (Depot and Nursery).	Worlington	0.26 ha			
Source						
Local Development Framework site.						
Description						
Brownfield. Agricultural buildings in the centre of the settlement but outside of the settlement boundary defined by the Local Plan 1995.						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Secondary villages contain only a very limited range of facilities and services. It is considered that such settlements should accommodate a limited amount of new development.						
Availability						
There is a reasonable prospect of the site being made available for housing within the plan period.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
13	10	8	5		8	
Summary						
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.						
Overall yield						
8						

Site Ref	Address	Settlement	Size			
FHDC/W/04	Land north of Manor Farm	Worlington	0.47 ha			
Source						
Submitted 2006.						
Description						
Brownfield: 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						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
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			
Source						
Local Plan submitted to 2006 consultation.						
Description						
Greenfield. Agricultural/grazing land. Site bound by cricket pitch to the north and the B1102 to the south.						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Secondary villages contain only a very limited range of facilities and services. It is considered that such settlements should accommodate a limited amount of new development.						
Availability						
There is a reasonable prospect that the site would be made available for development within the plan period.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
34	27	20	14		12	
Summary						
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.						
Overall yield						
12						

Site Ref	Address	Settlement	Size			
FHDC/W/14	Land adjacent to Grove Farm	Worlington	0.30 ha			
Source						
Submitted post SHLAA 2014.						
Description						
Greenfield – The site lies in the centre of Worlington and immediately south of The Street. Grove Farm lies immediately to the south of the site itself. The site comprises a field/grassland.						
Background						
Suitability						
The site is outside of the settlement boundary as defined by the Local Plan 1995. Secondary villages contain only a very limited range of facilities and services. It is considered that such settlements should accommodate a limited amount of minor new development.						
Availability						
According to the agent there are no ownership or legal constraints to overcome and development would be economically viable.						
Achievability						
There is no evidence (that the Councils are aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
15	12	9	6	9		
Summary						
This site could potentially yield 9 dwellings at 30dph.						
Overall yield						
9						