

Appendix 5:

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

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

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

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

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

Site Ref	Address	Settlement	Size			
WS41	Pentland Nursery, Coney Weston Road	Barningham	1.75ha			
Source						
Site submission December 2008. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
Description						
Parcel of land that fronts onto the Coney Weston Road located on the western edge of the village						
Background						
Submitted to the council as a December 2008 site submission for residential development.						
Suitability						
The site is located adjacent to a local service centre as identified in the core strategy. These settlements could accommodate small scale residential or employment development. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
Availability						
The site is being promoted for residential development and is in single ownership.						
Achievability						
There is no evidence (that the Council is 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	0	0	20
Summary						
The site abuts the housing settlement boundary of a local service centre. However sufficient sites, including RV11a at Barningham, have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
SEBARN01	Land south Hopton Road	Barningham	10.38			
Source						
SHLAA call for sites Spring 2015.						
Description						
Greenfield – Agricultural land bound by site RV15(a) to the north and existing residential development to the west. The site is bound on 2 sides by open fields (countryside).						
Background						
SHLAA call for sites Spring 2015.						
Suitability						
The site is located adjacent to the settlement boundary of a local service centre as identified in the core strategy. These settlements could accommodate small scale residential or employment development. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
Availability						
The site is being promoted for residential development.						
Achievability						
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
519	415	311	208			20
Summary						
The site abuts the housing settlement boundary of a local service centre. However sufficient sites, including RV11a at Barningham, have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
SS11.1	Land on the corner of Stoney Lane and Bury Road	Barrow	0.76ha			
Source						
Site submission in 2011. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
Description						
Triangular parcel of land that is at the entrance of the village when approached from Bury St Edmunds.						
Background						
Submitted to the council as a site submission for residential development.						
Suitability						
The site is located adjacent to a key service centre as identified in the core strategy. These settlements could accommodate medium scale residential or employment development. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
Availability						
The site is being promoted for residential development and is in single 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
38	30	23	15	0	0	23
Summary						
The site abuts the housing settlement boundary of a key service centre. However sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
23						

Site Ref	Address	Settlement	Size			
6.1b, SS117	Land to the south of Bury Road	Barrow	10.22ha			
Source						
Site submission in May 2008 and identified in the Rural Site Allocations Preferred Options DPD - April 2010. However not included in the Rural Vision 2031 preferred options document as another site was considered more sustainable. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary.						
Description						
Agricultural land bounded by Bury Road to the north and residential development to the west. Agricultural land bounds the land to the east and south.						
Background						
Submitted to the Council as a May 2008 site for residential development						
Suitability						
The site is within a key service centre as identified in the core strategy. These settlements will provide the focus for additional homes outside Bury St Edmunds and Haverhill. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary. According to the agent (SHLAA Spring 2015) the site is suitable, available and achievable.						
Availability						
Available for residential development. Landowner interest in developing site.						
Achievability						
According to the agent (Spring 2015) the range of services and facilities within Barrow demonstrate its vitality and viability as a location suitable for accommodating growth. Further, there are no constraints to development or abnormal costs associated with bringing this site forward. A start date of 2020 is anticipated with a build out rate of approximately 50 dwellings per annum.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
511	409	307	204	0	0	307
Summary						
Greenfield site at the edge of Barrow with no identified environmental constraints however not allocated in the adopted Rural Vision 2031 document. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
307						

Site Ref	Address	Settlement	Size			
SS11.2, WS50	Land south of Stoney Lane	Barrow	0.4ha			
Source						
Site submission originally in December 2008 and then again in 2011. The second submission (site boundary used) is slightly larger than the original submission.						
Description						
Parcel of land that fronts onto Stoney Lane. Development here would back onto dwellings to the south on Bury Road						
Background						
Submitted to the council as a site submission for residential development.						
Suitability						
The site is located adjacent to a key service centre as identified in the core strategy. These settlements could accommodate medium scale residential or employment development. The site has not been allocated in the Rural Vision 2031 plan adopted September 2014 and lies outside the settlement boundary. Other sites considered more suitable are allocated within Barrow.						
Availability						
The site is being promoted for residential development and is in single 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
20	16	12	8	0	0	12
Summary						
The site abuts the housing settlement boundary of a key service centre. However, sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
12						

Site Ref	Address	Settlement	Size			
RV10b Was RV6, SP3	Land to the east of Barrow Hill	Barrow	4.2ha			
Source						
Site submission in 2011.						
Description						
Parcel of land that is predominantly agricultural with the exception of a former farmyard which currently has some general employment use.						
Background						
Submitted to the council as a site submission for residential development.						
Suitability						
The site is located within a key service centre as identified in the core strategy. These settlements could accommodate medium scale residential or employment development. The site is allocated in the adopted Rural Vision 2031 plan for residential and employment use, under policy RV10b.						
Availability						
The site is being promoted for residential development and is in single 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
210	168	126	84	75	0	0
Summary						
The site abuts the housing settlement boundary of a key service centre and is well placed to access the services and facilities nearby. The site was an allocated site in the adopted Rural Vision 2031 plan, for 75 dwellings and 1 hectare of B1 business use.						
Overall yield						
75						

Site Ref	Address	Settlement	Size			
SEBAR01	Land to rear of 2 Stoney Lane	Barrow	3.98			
Source						
SHLAA call for sites Spring 2015.						
Description						
Mixed - Existing dwelling house with substantial residential curtilage of approximately 0.5ha, with a further 3.25 ha of agricultural land in the eastern portion.						
Background						
Suitability						
The site is located on the edge of a key service centre as identified in the core strategy. These settlements could accommodate medium scale residential or employment development. There are no known constraints to development on this site. According to the agent (SHLAA Spring 2016) the totality of the 3.98Ha area as shown upon the published Site Location Plan is suitable for residential development, together with associated landscaping and open space. Acknowledging the sites edge-of-settlement location, the site could comfortably accommodate a low-density development of approximately 100 - 120 dwellings, which would provide both affordable housing and new open space, without detriment to the character and appearance of the surrounding area.						
Availability						
The site is being promoted for residential development and is in single ownership. The agent has confirmed that the site is readily available for residential redevelopment, (SHLAA Spring 2016).						
Achievability						
According to the agent (SHLAA call for sites Spring 2015) as a greenfield site in a sustainable location, there are no issues with the achievement of an economically viable residential development on this site. The agent has confirmed (SHLAA, Spring 2016) that the residential redevelopment of the site can be viably achieved, with the development of 100 - 120 dwellings within a five-year timeframe. Safe vehicular access can be achieved via both the C660 Bury Road frontage, and that recently permitted onto the U7024 Stoney Lane, with pedestrian links also available via existing footway along the northern side of Stoney Lane into the centre of the village. There may be a requirement for replacement provision of the allotments on this site were the site to come forward for development.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
199	159	119	80			119
Summary						
The site lies adjacent to the housing settlement boundary of a key service centre and is well placed to access the services and facilities nearby. However, sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
119						

Site Ref	Address	Settlement	Size			
SEBAR02	Further land west of Barrow Hill	Barrow	4.18ha			
Source						
SHLAA call for sites Spring 2015.						
Description						
Greenfield site to the south of the settlement of Barrow and adjacent to the settlement boundary as formed by BV10(b).						
Background						
SHLAA call for sites Spring 2015.						
Suitability						
The site is located on the edge of a key service centre as identified in the core strategy. These settlements could accommodate medium scale residential or employment development. There are no known constraints to development on this site.						
Availability						
The agent is currently promoting this site for mixed-use development. It is anticipated that in the region of 20-25 new homes could be provided through a configuration of development that incorporated a cricket pitch. Further, development of the site could be completed within 5 years according to the agent (SHLAA Spring 2015). According to the agent (SHLAA submission Spring 2016) the site has the potential to accommodate around 100 dwellings.						
Achievability						
There is no evidence (that the Council is aware of) to suggest that this site cannot be delivered ('achieved') in accordance with the (indicative) time-frame as indicated below. According to the agent (SHLAA Spring 2016) development could be achieved within 1-5 years.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
209	167	125	84			125
Summary						
The site lies adjacent to the housing settlement boundary of a key service centre. However, sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
125						

Site Ref	Address	Settlement	Size			
SEBAR03	Further land east of Barrow Hill	Barrow	1.41ha			
Source						
SHLAA call for sites Spring 2015.						
Description						
Greenfield site to the south of the settlement of Barrow and adjacent to the settlement boundary as formed by BV10(c).						
Background						
SHLAA call for sites Spring 2015.						
Suitability						
The site is located on the edge of a key service centre as identified in the core strategy. These settlements could accommodate medium scale residential or employment development. There are no known constraints to development on this site.						
Availability						
The agent is currently promoting this site for circa. 25 dwellings. Further, development of the site could be completed within 5 years according to the agent (SHLAA Spring 2015).						
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
71	56	42	28			42
Summary						
The site lies adjacent to the housing settlement boundary of a key service centre. However, sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
42						

Site Ref	Address	Settlement	Size			
SEBAR04	land to the west of Mill Lane, Barrow	Barrow	5.18 ha			
Source						
SHLAA Call for sites Spring 2016						
Description						
Agricultural land bound by residential development to the south and east. The property 'Wellside' lies in the north-east corner of the site.						
Background						
Suitability						
The site is within a Key Service Centre as identified in the core strategy. The site is well related to the existing settlement and abuts the settlement boundary on two sides. Barrow is a 'Key service centre village' so provides a good range of local amenities. According to the agent (Spring 2016) access is available from Mill Lane but would require existing bungalow to be removed (the bungalow is in the same ownership as the land) if other routes are not available.						
Availability						
The site owner has expressed a desire to bring this site forward.						
Achievability						
According to the agent (SHLAA Spring 2016) viability has not been tested. However, there is nothing to indicate any exceptional development costs, other than possible off – site highway improvements. It is therefore considered (by the agent) likely that the site could deliver policy compliant levels of affordable housing and planning contributions.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
259	207	155	104			155
Summary						
Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
155						

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

Site Ref	Address	Settlement	Size			
BV10g	Almoners Barn	Bury St Edmunds	0.24ha			
Source						
Site submission 2011 and an allocation in the adopted Bury St Edmunds Vision 2031 plan.						
Description						
Small brownfield parcel of land located in a central location within the town						
Background						
Submitted to the council as a site submission for residential development.						
Suitability						
The site is located within a town as identified in the core strategy. These settlements could accommodate residential or employment development. The site is allocated for residential development in the adopted Bury St Edmunds Vision 2031 Policy BV10 g, with an indicative capacity of 12 dwellings. The site is subject to extant pp. reference DC/14/1829/FUL (9 dwellings).						
Availability						
The site is being promoted for residential development and is in single 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
12	10	7	5	9	0	0
Summary						
This site is allocated for residential development in the Bury St Edmunds Vision 2031 plan. The site is subject to extant pp. reference DC/14/1829/FUL (9 dwellings).						
Overall yield						
9						

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

Site Ref	Address	Settlement	Size			
UCS034	Farmers Club car park, Pump Lane	Bury St Edmunds	0.21ha			
Source						
Urban Capacity Study 2005.						
Description						
Car Park adjacent to the Farmers Club, Pump Lane.						
Background						
Identified in the 2005 Urban Capacity Study as suitable for development. Dwelling capacity 10. There is an extant planning permission pertaining to part of this site - SE/12/0088/FULCA (Erection of two storey dwelling and garage).						
Suitability						
The site is a well placed brownfield site within Bury St Edmunds. Currently in operation as car park for the Farmers Club. The site offers significant potential for high density residential development. Site within a conservation area. Listed building and tree preservation orders within vicinity of site. The site is not allocated in the adopted Bury St Edmunds Vision 2031 plan.						
Availability						
Available for residential 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
11	8	6	4	0	0	10
Summary						
The site is well placed brownfield site within Bury St Edmunds. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031 however it could come forward as a windfall site.						
Overall yield						
10						

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

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

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

Site Ref	Address	Settlement	Size			
SS56	Land at Hollow Road Farm, Barton Hill	Bury St Edmunds	5.9ha			
Source						
Site submission in May 2008.						
Description						
Area of greenfield agricultural land bounded by the A143 to east and Barton Hill estate to the west. Compiengne Way bounds the site to the south.						
Background						
Submitted to the council in May 2008 as a site for residential development.						
Suitability						
A greenfield site bounded on all four sides by housing/road infrastructure. Good relationship to residential area to the west. No known environmental constraints. The site lies outside the housing settlement boundary and is designated as countryside in the adopted Bury St Edmunds Vision 2031 plan.						
Availability						
Available for residential development. Single ownership. According to the agent (SHLAA Spring 2015) the site is available immediately for development in part or as a whole.						
Achievability						
According to the agent (SHLAA Spring 2015) the site is economically viable.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
295	236	177	118	0	0	177
Summary						
The site is on the edge of Bury St Edmunds and whilst well related to the residential area to the west, it is remote from services and facilities in the town. Other sites are better related to existing services and should be developed prior to this site. The site lies outside the housing settlement boundary and is designated as countryside in the adopted Bury St Edmunds Vision 2031 plan. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
177						

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

Site Ref	Address	Settlement	Size			
BV11, was BV10j, SS119, SS126	Land at Ram Meadow	Bury St Edmunds	3.84ha			
Source						
Site submission in May 2008.						
Description						
Car park, football ground, meadow land.						
Background						
Submitted to the council in May 2008 as a site for residential development.						
Suitability						
Centrally located in the town, large areas of the site are within Flood Zone 2. Environment Agency have reviewed a flood risk analysis submitted by the developer and have no objection. This site is allocated for mixed use development in Policy BV11 of the adopted Bury St Edmunds Vision 2031 plan. This may include residential development, commercial uses, public open space and car parking.						
Availability						
Available for residential development following the relocation of the football club. Owned by St Edmundsbury Borough Council.						
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
192	154	115	77	84	0	0
Summary						
The site is well placed brownfield site within Bury St Edmunds. The agent has produced a comprehensive flood risk analysis which the Environment Agency have accepted. A transport assessment, full site specific ecological survey and site specific flood risk assessment are required. The site is allocated for mixed use development in policy BV11 of the adopted Bury St Edmunds Vision 2031 plan. This may include residential development, commercial uses, public open space and car parking.						
Overall yield						
84						

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

Site Ref	Address	Settlement	Size			
SS73	Land to the north of Mount Road, south of Cattishall and east of Cherry Trees	Bury St Edmunds	7.98ha			
Source						
Site submission in May 2008						
Description						
Area of agricultural land bounded by the Cambridge/Ipswich railway lane to the north and Thurston Road to the south. The existing Moreton Hall residential area lies to the west of the site.						
Background						
Submitted to the council as a May 2008 site submission for residential development. This site was considered as part of CS11/SS94 which is allocated for 500 homes. The western part of the site was allocated for residential development in the Bury St Edmunds Vision 2031 Policy BV4 strategic site – Moreton Hall.						
Suitability						
The site is a large area of greenfield land adjacent to Bury St Edmunds. The Moreton Hall residential area lies to the west with a range of services and facilities. Site would be suitable for mixed use strategic site development.						
Availability						
Available for residential development. Single landowner. According to the agent (Spring 2016 submission) the site is immediately available for residential development and offers potential for continuation of development with adjoining land to the east.						
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. According to the agent's submission (SHLAA Spring 2016) the site is eminently viable for development lying adjacent to and area now with planning permission for some 500 homes close to the proposed Eastern relief road, an extensive future employment area, a new school and neighbourhood centre. There are no known issues in supplying services, ground conditions, archaeological or conservation factors.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
399	319	239	160	0	0	239
Summary						
The site is a large greenfield site on the edge of Bury St Edmunds. Single ownership. Part of the site has been allocated for residential development in the adopted Bury St Edmunds Vision 2031 Policy BV4 strategic site – Moreton Hall. There is a separate SHLAA site reference which addresses this below (BV4).						
Overall yield						
239						

Site Ref	Address	Settlement	Size			
SS122	Land to the south of Westley Road and west of Bury St Edmunds	Bury St Edmunds	62.31ha			
Source						
Site submission in May 2008. Site area amended – SHLAA call for sites Spring 2015.						
Description						
A large greenfield site located to the south-east of Westley village. Bounded on the north by Westley Road and to the east by Horringer Court Estate. The western edge of the site abuts Westley Lane. The majority of the site is surrounded by open countryside.						
Background						
Submitted to the council as a May 2008 site submission for residential development. Site area amended – SHLAA call for sites Spring 2015.						
Suitability						
This site lies within a designated special landscape area, and part Flood Zone 3. Protected, notable and biodiversity action plan species have been identified from wildlife studies. The site lies close to existing residential development and its associated facilities. The site is designated as countryside in the adopted Bury St Edmunds Vision 2031 plan.						
Availability						
Available for residential development. Confirmation that the land is available for new residential development (SHLAA Spring 2015).						
Achievability						
Confirmation that it would be viable having regard to the freehold nature of the site and the level and type of residential development being proposed (SHLAA Spring 2015).						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
3116	2492	1869	1246	0	0	1869
Summary						
This site is so large that it would act as a strategic site for Bury St Edmunds. This site has not been selected to be carried forward and was not allocated in the adopted Bury St Edmunds Vision 2031 plan document. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
1869						

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

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

Site Ref	Address	Settlement	Size			
BV4 Was BV3 and part of SS73 & SS94	Moreton Hall	Bury St Edmunds	34.1ha			
Source						
Site submission in May 2008. Allocated in the adopted Bury St Edmunds Vision 2031 Local Plan Policy BV4.						
Description						
Area of agricultural land bounded by the Cambridge/Ipswich railway lane to the north and Thurston Road to the south and extending south adjacent to Moreton Hall east residential area.						
Background						
Submitted to the council as a May 2008 site submission for residential development. Formed part of a strategic site in the core strategy. Allocated as a strategic housing site in the Bury St Edmunds Vision 2031 Policy BV4. Planning application reference DC/14/1881/HYB approved February 2016. 100 dwellings and garages (including 30 affordable) access roads, parking, open space and drainage infrastructure; Outline Planning Application (All Matters Reserved) - (i) Up to 400 no dwellings, associated landscaping and roads (ii) Strategic Open Space and children's play area (iii) Local centre with associated retail units and (iv) Foul and surface water drainage.						
Suitability						
The site is a large area of greenfield land adjacent to Bury St Edmunds. The Moreton Hall residential area lies to the west with a range of services and facilities. Site would be suitable for mixed use strategic site development.						
Availability						
Available for residential development. Single landowner.						
Achievability						
The site is designated as an area for strategic growth within the Core Strategy and the Bury St Edmunds Vision 2031 plan document.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
1705	1364	1023	682	350	150	0
Summary						
The site is a large greenfield site on the edge of Bury St Edmunds. Single ownership.						
Overall yield						
500						

Site Ref	Address	Settlement	Size			
BV6 Was BV5, SS48	North-east Bury St Edmunds	Bury St Edmunds	89.5ha			
Source						
Site submission in 2008. Allocated in the adopted Bury St Edmunds Vision 2031 Local Plan Policy BV6.						
Description						
Large area of agricultural land bounded by A143 to the north and the Cambridge/Ipswich railway lane. The existing Moreton Hall residential area is to the south.						
Background						
The site is identified in the Core Strategy for residential led development under policy CS11 and allocated by Policy BV6 of the Vision 2031 document which identifies the site for around 1,250 dwellings and associated infrastructure.						
Suitability						
The site is a large area of greenfield land adjacent to Bury St Edmunds. The Moreton Hall residential area lies to the south with a range of services and facilities. Site would be suitable for mixed use strategic site development. The site is identified in the St Edmundsbury Council Core Strategy for residential led development and allocated in the Vision 2031 document for around 1,250 dwellings. The site has been found sound at Examination for a residential led development and allocated for this purpose. The site is on the north eastern edge of Bury St Edmunds adjoining existing built development to the west and south. It is a suitable site for strategic residential development and will provide a significant contribution towards meeting the Council's housing requirement as set out in the Core Strategy.						
Availability						
According to the agent (Spring 2016 SHLAA submission) the site is in the control of Berkeley and is available for development.						
Achievability						
The site is identified in the core strategy for long term strategic growth, under policy CS11 and Policy BV6 of the Bury St Edmunds Vision 2031 plan.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
4475	3580	2685	1790	350	650	250
Summary						
The site is a large greenfield site on the edge of Bury St Edmunds. Forms part of a Strategic Site in the core strategy. Allocated as a strategic site under Policy CS11 of the Core Strategy. A wider site area is identified in the Bury St Edmunds Vision 2031 plan as a strategic site for growth.						
Overall yield						
1250						

Site Ref	Address	Settlement	Size			
BV3, SS3 Was BV2	North-west Bury St Edmunds	Bury St Edmunds	76.5ha			
Source						
Site submission in May 2008. Allocated in the adopted Bury St Edmunds Vision 2031 document Policy BV3.						
Description						
Greenfield site located north of the Howard estate and Northern Way industrial area. The north eastern edge of the site bounds the A1101 Mildenhall Road, the western edge of the site bounds Tut Hill.						
Background						
Submitted to the council as a May 2008 site submission for residential development. The site now benefits from planning permission. The permission is in hybrid form and includes full permission for the construction of the link road, change of use of agricultural land to informal countryside recreation. It also gave outline permission for residential development, local centre, school site and public open space. A submission of details application under DC/13/0932/HYB for the first phase of residential development for 126 dwellings was considered by the Development Control committee in August 2015 and approved.						
Suitability						
There are no known environmental constraints on this site. The identified area is close to existing services and facilities and has good links to the local transport network and A14. The site is identified in the core strategy for strategic growth, under Policy CS11 and Policy BV3 of the Bury St Edmunds Vision 2031 plan.						
Availability						
Available for residential development.						
Achievability						
The site is identified in the core strategy for strategic growth, under Policy CS11 and Policy BV6 of the Bury St Edmunds Vision 2031 plan.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
3825	3060	2295	1530	695	255	0
Summary						
The site is allocated as a strategic site in Policy CS11 of the Core Strategy and Policy BV3 of the Bury St Edmunds Vision 2031 plan.						
Overall yield						
950						

Site Ref	Address	Settlement	Size			
SS87	Rathkeltair Lodge, Barton Hill	Bury St Edmunds	6.2ha			
Source						
Site submission in May 2008.						
Description						
Site consists of 5.15ha of greenfield agricultural land and 1.05ha of brownfield. The area is bounded by Thetford Road to the west and greenfield land to the north and east. South part of the site abuts Barton Hill residential area.						
Background						
Submitted to the council in May 2008 as a site submission for residential development.						
Suitability						
A greenfield site bounded on one side by Thetford Road.						
Availability						
Available for residential development. Single 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
310	248	186	124	0	0	186
Summary						
The site is on the edge of Bury St Edmunds and is remote from services and facilities in the town. Other sites better related to existing services should be developed prior to this site.						
Overall yield						
186						

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

Site Ref	Address	Settlement	Size			
BV10d	Shire Hall	Bury St Edmunds	1.3ha			
Source						
Council identified.						
Description						
Brownfield site which is located to the centre of town which has become vacant due to county council relocating staff.						
Background						
The county council have vacated the site and have brought the site forward. A development brief was adopted in 2008.						
Suitability						
This site is very close to the town centre of Bury St Edmunds. Constraints include listed buildings, archaeological, conservation area and flood zone. Transport assessment required. The site is allocated in Policy BV10d of the Bury St Edmunds Vision 2031 plan with an indicative capacity for 25 dwellings.						
Availability						
Available for residential development. Single landowner.						
Achievability						
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	25	0	0
Summary						
A small brownfield site well located to existing services and facilities in Bury St Edmunds. The site is allocated in Policy BV10d of the Bury St Edmunds Vision 2031 plan with an indicative capacity for 25 dwellings.						
Overall yield						
25						

Site Ref	Address	Settlement	Size			
BV7, Was SS95, BV6	South-east Bury St Edmunds	Bury St Edmunds	74.9ha			
Source						
Site submission in May 2008.						
Description						
A large greenfield site on the south-eastern edge of Bury St Edmunds located between the A14 and the A134. The site is largely bordered by open countryside, with an industrial area to the north.						
Background						
Submitted to the council in May 2008 as a site for mixed use development. Allocated under Policy BV7 of the Bury St Edmunds Vision 2031 Local Plan. Consultation on a draft masterplan took place in May/June 2015.						
Suitability						
The site offers potential for mixed use development including residential, leisure and employment. Known constraints on the site are flood risk, and protected and notable species. The site is also designated as a special landscape area.						
Availability						
Available for residential development						
Achievability						
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
3745	2996	2247	1498	375	750	125
Summary						
The site is a large greenfield site allocated in the Bury St Edmunds Vision 2031 Local Plan. Single ownership.						
Overall yield						
1250						

Site Ref	Address	Settlement	Size			
BV8 Was BV10	Station Hill	Bury St Edmunds	6.9ha			
Source						
Allocated in the Bury St Edmunds Vision 2031 Local Plan Policy BV8.						
Description						
Brownfield site comprising underused and vacant land as well as some existing commercial premises. Site is bounded by Old Northgate Street, Tayfen Road and the Ipswich/Cambridge railway line.						
Background						
Site was allocated in the former replacement local plan for mixed use development and now superseded by the Bury St Edmunds Vision 2031 allocation BV8. Concept statement approved. The following planning applications have been received pertaining to this site (both pending a decision):						
<ul style="list-style-type: none"> a) Phase I (ref DC/13/0906/FUL) - Erection of 133 no 1 and 2 bedroom flats and 2 (no) class A1, A2 or A3 retail units with associated access, car parking, landscaping, bin & cycle storage. b) DC/15/1520/FUL - Conversion of Burlingham Mill to 14no.apartments (ii) 28no.residential development (following demolition) (iii) 48no. associated car parking spaces and alterations to existing access onto Station Hill. 						
Suitability						
The site is a well placed brownfield site within Bury St Edmunds. The site is envisaged to be residential but offers significant potential for mixed use development including residential, retail and business use. Existing constraints on site include protected and notable species; county council archaeological site and part of site falls within Flood Zones 2 and 3. The operational railway sidings would need to become available before the site could be developed comprehensively. The site forms part of the allocation in the Bury St Edmunds Vision 2031 plan for a residential-led mixed use development, under allocation BV8 (indicative capacity of 300 residential units).						
Availability						
Partly available for residential development. A number of landownerships and the borough council is seeking a coordinated approach to the redevelopment of the area via the masterplan approach.						
Achievability						
The rail sidings would need to be relocated before development commences which impacts upon the sites viability.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
345	276	207	138	135		165
Summary						
The site is a well placed brownfield site within Bury St Edmunds which is allocated in the adopted local plan for mixed use development. Whilst the site is brownfield land there are constraints to be overcome on the site to ensure successful redevelopment.						
Overall yield						

300

Site Ref	Address	Settlement	Size			
BV9, Was SS84, SS11.10	Tayfen Road	Bury St Edmunds	3.8ha			
Source						
Allocated in the Bury St Edmunds Vision 2031 Local Plan Policy BV9.						
Description						
Brownfield site located on the main entrance corridor into the town centre. A mix of commercial uses along the frontage including the contaminated site of the gas holder and Transco depot.						
Background						
Site allocated in the replacement local plan for mixed use development and now superseded by the Bury St Edmunds Vision 2031 Policy BV9. Residential capacity likely to be 100 dwellings. The site is subject to current outline planning application reference DC/15/0689/OUT - redevelopment to provide up to 215 dwellings and an up to 60 bed care home (decision pending).						
Suitability						
The site is a well placed brownfield site within Bury St Edmunds. The site offers significant potential for mixed use development including residential, retail and leisure. Existing constraints on site include contaminated land; tree preservation orders and part of site falls within Flood Zones 2 and 3. The site is allocated in the Bury St Edmunds Vision 2031 plan for mixed use development under Policy BV9. This policy has an indicative capacity of 100 residential units. There are likely to be protected species present and an ecological survey will almost certainly be required.						
Availability						
Available for residential development. Number of landownerships involved and the borough council is seeking a coordinated approach to the redevelopment of the area.						
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
190	152	114	76	100		
Summary						
The site is a well placed brownfield site within Bury St Edmunds which is now allocated in the Bury St Edmunds Vision 2031 plan for mixed use development. Whilst the site is brownfield land there are constraints to be overcome on the site to ensure successful redevelopment it is considered that this can be achieved with a well thought out scheme.						
Overall yield						
100						

Site Ref	Address	Settlement	Size			
BV5, Was BV4, SS5	West Bury St Edmunds	Bury St Edmunds	54.3ha			
Source						
Site submission in May 2008. Allocated in the Bury St Edmunds Vision 2031 Local Plan Policy BV5.						
Description						
Greenfield land that lies between the Westley estate and Westley village. The north of the site bounds the A14.						
Background						
Allocated in the Bury St Edmunds Vision 2031 Local Plan Policy BV5.						
Suitability						
Biodiversity action plan species have been identified at this site which is located close to existing services and facilities.						
Availability						
Available for residential development. Single landowner.						
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
2715	2172	1629	1086	250	200	0
Summary						
Greenfield site between Westley Village and Westley Estate. The site is allocated as a strategic site within the core strategy for 450 homes and is an allocation in the Bury St Edmunds Vision 2031 plan.						
Overall yield						
450						

Site Ref	Address	Settlement	Size			
BV10e	Weymed Site	Bury St Edmunds	0.27ha			
Source						
Council identified but planning application submitted 27 March 2012. Allocated in the adopted Bury St Edmunds Vision 2031 Local Plan Policy BV10e.						
Description						
Brownfield site which is located to the centre of town which has become vacant by the county council relocating staff.						
Background						
The county council have vacated the site and have brought the site forward. A development brief was adopted in 2008. Planning Application SE/12/0451/FULCA approved- (i) Erection of 15no. residential units (following demolition of existing storage building) (ii) alterations to existing access and associated infrastructure works.						
Suitability						
This site is very close to the town centre of Bury St Edmunds. Constraints include listed buildings, archaeological and conservation area. Transport assessment required. The site is allocated in the Bury St Edmunds Vision 2031 Policy BV10e.						
Availability						
Available for residential development. Single landowner.						
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	15	0	0
Summary						
A small brownfield site well located to existing services and facilities in Bury St Edmunds. Suitable for higher density development given location. The site is allocated in the Bury St Edmunds Vision 2031 plan with an indicative capacity for 14 residential units, under Policy BV10e. Planning Application SE/12/0451/FULCA approved for the erection of 15 no. residential units.						
Overall yield						
15						

Site Ref	Address	Settlement	Size			
SS061	Land to south of Rougham Road	Bury St Edmunds	39.40			
Source						
SHLAA call for sites Spring 2015.						
Description						
Greenfield - The site is located to the south of the A14. To the west of the site lies land that is subject of Bury St Edmunds Vision 2031 policy BV7 (strategic extension of the town). The site is bound by the A14 trunk road to the north.						
Background						
Submitted during a SHLAA call for sites in spring 2015.						
Suitability						
According to the agent, given the location of the site, it presents the opportunity for development which integrates with the Bury east site, as well as the ability for the provision of a link to the Suffolk Business Park to the north. According to the agent (SHLAA Spring 2016) in addition, the location of the Suffolk Business Park to the north, would provide the opportunity to create a proportionate extension of and gateway to the town to the south of the A14.						
Availability						
According to the agent (SHLAA 2015 & Spring 2016) given the size and character of the site, it is expected to be deliverable within a 6-10 year time frame.						
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
1970	1576	1182	788			1182
Summary						
Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
1182						

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

Site Ref	Address	Settlement	Size			
SS29	Land north of Bury Road	Chedburgh	2.63ha			
Source						
Site submission May 2008.						
Description						
A predominately greenfield site that is located to the east of the former fireworks factor						
Background						
Submitted to the council as a May 2008 site submission for residential development.						
Suitability						
The site is adjacent to a local service centre as identified in the core strategy. These settlements could accommodate small scale residential or employment development. However the site was not allocated for residential development in the subsequent Rural Vision 2031 plan, as an alternative site was considered better suited. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Good access to existing services and facilities.						
Availability						
Available for residential 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
132	105	79	53	0	0	20
Summary						
Not included in the adopted Rural Vision 2031 document as a more suitable site was available within the village. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
SS47	Land to the north of Elizabeth Drive	Chedburgh	4.34ha			
Source						
Site submission in May 2008.						
Description						
A greenfield site that is located to the west of a cluster of dwellings that forms Elizabeth Drive. Currently an agricultural field.						
Background						
Submitted to the council (May 2008) for residential development.						
Suitability						
The site is within a local service centre as identified in the core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. However the site was not allocated for residential development in the subsequent Rural Vision 2031 plan, as an alternative site was considered better suited. Good access to existing services and facilities.						
Availability						
Available for residential 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
217	174	130	87	0	0	20
Summary						
Not included in the adopted Rural Vision 2031 document as a more suitable site was available within the village. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
SS30	Land to the west of Elizabeth Drive	Chedburgh	2.82ha			
Source						
Site submission May 2008.						
Description						
A greenfield site that is located to the west of a cluster of dwellings that forms Elizabeth Drive. Currently an agricultural field.						
Background						
Submitted to the council (May 2008) for residential development.						
Suitability						
The site is within a local service centre as identified in the core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. However the site was not allocated for residential development in the subsequent Rural Vision 2031 plan, as an alternative site was considered better suited. Good access to existing services and facilities.						
Availability						
Available for residential 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
141	113	85	56	0	0	20
Summary						
Not included in the adopted Rural Vision 2031 document as a more suitable site was available within the village. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
RV17a, Was RV13a, SS49	Queens Lane	Chedburgh	0.7ha			
Source						
Site submission in May 2008.						
Description						
A greenfield site that is located between a gap in existing residential development located off the west side of Queens Lane. This site lies within the settlement boundary as defined in the policies map book.						
Background						
Submitted to the council (May 2008) for residential development. The site was subsequently allocated in the adopted Rural Vision 2031 Policy RV17.						
Suitability						
The site is within a local service centre as identified in the core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. The site was subsequently allocated in the adopted Rural Vision 2031 plan for long term provision with an indicative capacity of 10 dwellings. Good access to existing services and facilities.						
Availability						
Available for residential 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	1-5 years	1-5 years	1-5 years	1-5 years	6-10 years	11-15 years
35	28	21	14	0	0	10
Summary						
This site was allocated for residential development in the Rural Vision 2031 plan for long term provision of 10 dwellings.						
Overall yield						
10						

Site Ref	Address	Settlement	Size			
SECHED01	Land south-west of Chevington Rd.	Chedburgh	1.41ha			
Source						
SHLAA call for sites Spring 2015.						
Description						
Greenfield – Agricultural land bound by Chevington Road to the north and adjoining the settlement boundary to the east.						
Background						
SHLAA call for sites Spring 2015.						
Suitability						
The site is on the periphery of a local service centre as identified in the core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Good access to existing services and facilities.						
Availability						
Available for residential 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
71	56	42	28			20
Summary						
Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
SECHED03	Land west of RV17A Queens Lane	Chedburgh	1.89ha			
Source						
SHLAA call for sites Spring 2015.						
Description						
Greenfield – Agricultural land bound to the north of the settlement bound by site RV17a to the east and existing residential development to the south. The site is adjacent to public open space, (playing fields to the west).						
Background						
SHLAA call for sites Spring 2015.						
Suitability						
The site is on the periphery of a local service centre as identified in the core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Good access to existing services and facilities. According to the agent (SHLAA call for sites Spring 2015) the allocation of this site will complement site allocation ref RV17a Queens Lane and together could make a significant contribution to the housing delivery in the rural area as set out in Aspiration 1 of the Rural Vision 2031.						
Availability						
Available for residential development.						
Achievability						
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
95	76	57	38			20
Summary						
Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
SS90	Fields known as Cricketers & Lutus-Daneum, north of Stoke Road	Clare	23.6ha			
Source						
Site submission in May 2008.						
Description						
Arable field that abuts the housing settlement boundary of Clare.						
Background						
Submitted to the council as a May 2008 site for residential development.						
Suitability						
Clare is key service centre as set out in the adopted core strategy where growth is appropriate. However the site is not allocated for development within the Rural Vision 2031 plan as alternative sites were considered better suited and more appropriate in scale. According to the agent (SHLAA Spring 2015) there are no known constraints to development or abnormal costs associated with bringing the site forward.						
Availability						
Available for residential development. According to the agent (Spring 2015) a start date of 2020 is anticipated with a build out rate of approximately 50 dwellings per annum. According to the agent (SHLAA submission Spring 2016) Site SS90 is the subject of a legal agreement between the landowner and a national housebuilder to sell the land in the event that all or part of the site obtains planning permission for residential development subject to detailed discussions on potential housing capacity. As far as the agent is aware there are no legal or technical reasons why the site should not be developed and therefore the agent confirms that if the site was allocated, development would take place as soon as possible upon receipt of planning permission.						
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
1180	944	708	472	0	0	75
Summary						
Sites which are better related to the services and facilities of Clare are available and should come forward before any part of this site is considered. Alternative sites have been allocated in the Rural Vision 2031 plan to come forward in the plan period to 2031. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
75						

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

Site Ref	Address	Settlement	Size			
SS91, WS05	Land to the rear of Nethergate Street	Clare	3ha			
Source						
Site submission May 2008.						
Description						
A greenfield site that abuts the west of Nethergate Street in the centre of Clare village. The site expands out behind existing residential development into open countryside. The south-eastern edge of the site abuts the current housing settlement boundary.						
Background						
Submitted to the council as a May 2008 site submission for residential development.						
Suitability						
No environmental constraints have been identified at this location. Good connections with town centre services and facilities. Easy access to existing public transport provision. The site is within a key service centre as identified in the core strategy. These settlements will provide the focus for additional homes outside Bury St Edmunds and Haverhill. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. However the site is not allocated for development within the Rural Vision 2031 plan as alternative sites were considered better suited.						
Availability						
Available for residential development. According to the agent (SHLAA Spring 2016 submission) the land is the subject of a legal agreement between the landowner and house builder to sell the land in the event that all or part of the sites obtains planning permission for residential development subject to detailed discussions on potential housing capacity.						
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. The agent, according to their Spring 2016 SHLAA submission, is unaware of any legal or technical reasons why the site should not be developed. The agent confirms that should the site be allocated, development will take place within a reasonable period of time after planning permission is granted.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
150	120	90	60	0	0	75
Summary						
Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
75						

Site Ref	Address	Settlement	Size			
WS2	Land to the south-east of Chiltern Street Business Park	Clare	3.74ha			
Source						
Site submission.						
Description						
Arable fields with housing to the south, open countryside to the west and a general employment site to the north.						
Background						
Submitted to the council as a May 2008 site submission for residential development. Revised site area submitted as part of the SHLAA consultation (Spring 2016).						
Suitability						
The site is within a key service centre as identified in the core strategy. These settlements will provide the focus for additional homes outside Bury St Edmunds and Haverhill. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. However the subsequent Rural Vision 2031 plan allocated alternative sites for residential development in Clare which were considered better suited.						
Availability						
On behalf of the landowners, Hopkins Homes can confirm that the site is readily available for residential redevelopment within a five-year timeframe (SHLAA submission Spring 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. On behalf of the landowners, as an experienced residential developer within the Borough of St Edmundsbury, Hopkins Homes can confirm that the residential redevelopment of the site can be viably achieved, with the development of 80 dwellings within a five-year timeframe (SHLAA submission Spring 2016).						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
187	150	112	75			112
Summary						
Abuts the housing settlement of Clare but sufficient sites have been identified in the Rural Vision 2031 Local Plan to meet the housing requirement to 2031						
Overall yield						
112						

Site Ref	Address	Settlement	Size			
7.5b	Land adjacent to Free Church Mill Lane	Great Barton	0.8ha			
Source						
Council identified.						
Description						
The site is greenfield agricultural land with the south and western boundaries abutting the existing housing settlement boundary. To the north and east is open countryside. The site is adjacent to the free church and accessed off Mill Road (B1106).						
Background						
Council identified site and was included within Rural Site Allocations Preferred Options DPD April 2010. This allocation was not carried forward into the adopted Rural Vision 2031 plan.						
Suitability						
The site is within a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. The site is well related to all services and facilities in the village. However it has not been allocated for development in the Rural Vision 2031 plan.						
Availability						
Available for residential development and owned by Suffolk County Council.						
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
40	32	24	16	0	0	20
Summary						
The site has few planning constraints and is suitable for development in line with the village's status as a local service centre in the core strategy, where a small number of dwellings per site may be permitted. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
SS103	Land to the west of Livermere Road	Great Barton	8.5ha			
Source						
Site submission May 2008.						
Description						
The north and western edges of the site abut open countryside. The south of the site borders Fornham Road and to the east Livermere Road. The site wraps around existing residential development/the settlement boundary.						
Background						
Submitted to the council (May 2008) for residential development. This site has not been allocated in the Rural Vision 2031 Local Plan document.						
Suitability						
The site is within a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement.						
Availability						
Available for residential 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
425	340	255	170	0	0	20
Summary						
The site has few planning constraints and is suitable for development in line with the village's status as a local service centre in the core strategy, where a small number of dwellings per site may be permitted. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
RV18 Former RV14	Land at School Road	Great Barton	12.4ha			
Source						
Council identified site was for a smaller parcel of land around the school. This parcel of land was submitted by the parish council and its development is a long term aspiration. The site would not be completely residential and may also include a post office and/or other village facilities.						
Description						
The site is greenfield agricultural land and the south, west and eastern boundaries abut the existing housing settlement boundary. To the north is open countryside.						
Background						
Council identified site and was included within Rural Site Allocations Preferred Options DPD April 2010. Also included in the Rural Vision 2031 preferred options document. Site has been allocated within the adopted Rural Vision 2031 Local Plan.						
Suitability						
The site is within a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. The site is well related to all services and facilities in the village.						
Availability						
Available for residential development and owned by Suffolk County Council.						
Achievability						
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
620	496	372	248	40	0	0
Summary						
The site has few planning constraints and is suitable for development in line with the village's status as a local service centre in the Core Strategy.						
Overall yield						
40						

Site Ref	Address	Settlement	Size			
SEGB01	Land north of Mill Road, Great Barton	Great Barton	5.29 ha			
Source						
SHLAA Call for sites Spring 2016						
Description						
Agricultural land lying to the west of the settlement and bound by Mill Road to the south and existing residential development to the east.						
Background						
Suitability						
The site is adjacent to a local service centre as identified in the core strategy. These settlements could accommodate small scale residential or employment development. The site is situated outside the development boundary but is well related to the existing settlement, abutting the boundary. Great Barton is identified a local service centre and is within 5 miles of Bury St Edmunds. The location of the site is considered to be sustainable with good local facilities and transport links to Bury St Edmunds.						
Availability						
The site owner has expressed a desire to bring 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. No viability testing has been carried out, although according to the agents (SHLAA submission Spring 2016) they are not aware of any specific physical issues that should result in exceptional development costs. The site should be able to provide policy compliant levels of affordable housing and contributions if developed.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
265	212	159	159			20
Summary						
Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
SEGB02	Land south of Mill Road, Great Barton	Great Barton	5.55 ha			
Source						
SHLAA Call for sites Spring 2016						
Description						
Agricultural land lying to the west of the settlement and bound by Mill Road to the north and existing residential development to the east.						
Background						
Suitability						
The site is adjacent to a local service centre as identified in the core strategy. These settlements could accommodate small scale residential or employment development. The site is situated outside the development boundary but is well related to the existing settlement, abutting the boundary. Great Barton is identified a local service centre and is within 5 miles of Bury St Edmunds. The location of the site is considered to be sustainable with good local facilities and transport links to Bury St Edmunds.						
Availability						
The site owner has expressed a desire to bring this site forward. The site is currently being considered by a number of developers and the agent (according to their SHLAA Spring 2016 submission) would anticipate the site would be delivered within 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. No viability testing has been carried out, although according to the agents (SHLAA submission Spring 2016) they are not aware of any specific physical issues that should result in exceptional development costs. The site should be able to provide policy compliant levels of affordable housing and contributions if developed.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
278	222	167	111			20
Summary						
Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

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

Site Ref	Address	Settlement	Size			
RV20a Was SS12.2	Land to the rear of Erskine Lodge	Great Whelnetham	2ha			
Source						
Site Submission 2012.						
Description						
The site is a mixed use brownfield and greenfield site. The site is accessed off Stanningfield Road. The site has several constraints which include flooding, conservation area, cordon sanitaire and archaeological constraints. The part of the site in the housing settlement boundary currently has some affordable housing units on it which are one bed units owned by Havebury Housing Association.						
Background						
Site submission in 2012. Allocated under Policy RV20a in the Rural Vision 2031 Local Plan. This site recently acquired pp. for 58 dwellings (subject to legal agreement) reference DC/15/2277/HYB – (i) Full application for 23 affordable dwellings (ii) Outline Application for up to 35 dwellings served by continuation of access of full application.						
Suitability						
Some of the site is within the housing settlement boundary of Great Whelnetham which is a local service centre. Several constraints on the site but some work has been done by the developer to establish how these might be mitigated. Site levels will almost certainly constrain development to some extent.						
Availability						
The site is believed to have two land owners who have been working with each other on site delivery.						
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
100	80	60	40	58	0	0
Summary						
The site has been allocated in the Rural Vision 2031 document and as a consequence it is not considered that the site should be restricted to the 20 dwelling limit imposed on local service centres in the SHLAA. Indeed, the site recently acquired pp. for 58 dwellings (subject to legal agreement) reference DC/15/2277/HYB.						
Overall yield						
58						

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

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

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

Site Ref	Address	Settlement	Size			
UCS219	Dove House Road	Haverhill NW	Overall site 2.43. Site included in SHLAA 0.664			
Source						
Originally identified by the Urban Capacity Study. Reduced site size has been promoted by landowner's agent.						
Description						
Overall urban capacity site is much larger than the small part of the site which is included in the SHLAA. The site is adjoined on two sides by existing housing (south-west and south-east) with woodland to the north-west and a horticultural nursery to the north-east. The site has been recognised by the Suffolk Wildlife Trust as a local wildlife site and the trees are protected by a tree preservation order.						
Background						
Planning Application refused in 2006. Planning Appeal dismissed by the Planning Inspectorate in 2007. If development is to be realised then any future application will need to overcome the reasons for refusal. The site is designated as a local wildlife site and the trees are protected by a tree preservation order. Any future planning application would need to address the potential effects on these designations. This site has not been allocated in the Haverhill Vision 2031 Local Plan document but could come forward as a windfall site.						
Suitability						
Within the housing settlement boundary with good access but previously refused application for a residential scheme. Any application would need to address the issues highlighted within the Planning Inspector's decision notice.						
Availability						
Site is available according to 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
33	27	20	13	0	0	20
Summary						
Inside the housing settlement boundary but previous refusal reasons that applicants would need to overcome.						
Overall yield						
20						

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

Site Ref	Address	Settlement	Size			
HV6a Was HV5a	Former Gasworks, Withersfield Road	Haverhill	0.3ha			
Source						
Replacement Local Plan 2016 allocation. Urban Capacity Study 2005. Policy HV6a of Haverhill Vision 2031 Local Plan.						
Description						
Small brownfield site located off Withersfield Road. The site is surrounded by residential development.						
Background						
Site identified in the 2005 Urban Capacity Study and former 2016 Local Plan as being suitable for housing development. This site has been allocated in the Haverhill Vision 2031 Local Plan document.						
Suitability						
The site is a well placed brownfield site within Haverhill. The site offers potential for residential development. Any works within nine metres of the top of the bank of the river requires a further consent from the Environment Agency to ensure access to carry out maintenance for river flow.						
Availability						
Available for residential 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
15	12	9	6	10	0	0
Summary						
Small brownfield site close to existing development with no identified constraints.						
Overall yield						
10						

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

Site Ref	Address	Settlement	Size			
HV5a Was HV4a	Land south of Chapelwent Road	Haverhill	2.8ha			
Source						
Officer identified.						
Description						
Greenfield land within the housing settlement boundary.						
Background						
Previously set aside for a middle school site and no longer required following school organisational review. This site has been allocated in the Haverhill Vision 2031 Local Plan document Policy HV5a.						
Suitability						
There are no known environmental constraints at this site. Well located greenfield site close to existing residential development. Good access onto site and good access to transport infrastructure.						
Availability						
Available for residential 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
140	112	84	56	85	0	0
Summary						
Small greenfield site close to existing development with no identified constraints.						
Overall yield						
85						

Site Ref	Address	Settlement	Size			
HV4 Was HV3	North-east Haverhill	Haverhill	138ha			
Source						
Core strategy Strategic growth direction.						
Description						
Greenfield land to the north of Chalkstone Way.						
Background						
Included within the core strategy local plan document which was found sound by the planning inspectorate in August 2010 and adopted in December 2010. This site has been allocated in the Haverhill Vision 2031 Local Plan document under Policy HV4.						
Suitability						
There are very few known environmental constraints at this site. Well located to existing town centre. Good access onto site and good access to transport infrastructure. Site would be suitable for mixed use strategic site development.						
Availability						
Landowner promoting site. Masterplan consultation undertaken in 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
6900	5520	4140	2760	500	1170	830
Summary						
Large greenfield site to the north-east of Haverhill allocated in the adopted Haverhill Vision 2031 Local Plan.						
Overall yield						
2500						

Site Ref	Address	Settlement	Size			
HV3 Was HV2, SS104	North-west Haverhill	Haverhill	42ha			
Source						
Site submission May 2008. Allocated in the adopted Haverhill Vision 2031 Local Plan policy HV3.						
Description						
A large strategic greenfield site north of Howe Road/Ann Suckling Road residential estate. The east of the site bounds Wrattling Road. The site bounds open countryside to the north.						
Background						
Identified within Policy CS12 of the Core Strategy which was adopted in December 2010. This site has been allocated within the Haverhill Vision 2031 Local Plan document.						
Suitability						
Availability						
Available for mixed use 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
2100	1680	1260	840	325	550	275
Summary						
Large greenfield site north-west of Haverhill. Masterplan has been adopted and planning application was approved in spring 2015.						
Overall yield						
1150						

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

Site Ref	Address	Settlement	Size			
RV21 Was RV16a, SS60, SS69	Land at Bury Road, Hopton	Hopton	2.5ha			
Source						
Site submission May 2008. Allocated in the adopted Rural Vision 2031 Local Plan Policy RV21.						
Description						
Agricultural land off Bury Road, located to the south of the primary school.						
Background						
Submitted to the council (May 2008) for residential development. This site has been allocated in the Rural Vision 2031 Local Plan document.						
Suitability						
The site is within a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Good access to existing services and facilities. No environmental constraints identified on this site.						
Availability						
Available for residential 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
125	100	75	50	25	0	0
Summary						
The site would be suitable for small scale development in line with village's status as a local service centre.						
Overall yield						
25						

Site Ref	Address	Settlement	Size			
WS80	Land to the east of Holme Close	Hopton	1.52ha			
Source						
Site submission May 2008.						
Description						
Agricultural land located to the east of the Hopton housing settlement boundary.						
Background						
Submitted to the council as a May 2008 site for residential development. This site has not been allocated in the Rural Vision 2031 Local Plan document.						
Suitability						
The site is within a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Possible access issues.						
Availability						
Available for residential 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
76	61	46	30	0	0	20
Summary						
The site would be suitable for small scale development in line with village's status as a local service centre. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
SS11.7	Land to the north of Thelnetham Road	Hopton	2.54ha			
Source						
Site submission May 2008.						
Description						
Agricultural land located to the east of the Hopton housing settlement boundary.						
Background						
Submitted to the council (May 2008) for residential development. This site has not been allocated in the Rural Vision 2031 Local Plan document.						
Suitability						
The site is within a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement.						
Availability						
Available for residential 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
127	102	76	51	0	0	20
Summary						
The site would be suitable for small scale development in line with village's status as a local service centre. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
SS58	Land at Mill Road	Hundon	14.2ha			
Source						
Site submission May 2008.						
Description						
Large greenfield site located north of Hundon village. Southern edge of site abuts Mill Road and eastern edge abuts Upper North Street. This site has not been allocated in the Rural Vision 2031 Local Plan document.						
Background						
Submitted to the council (May 2008) for residential development.						
Suitability						
The site is within a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Part of the site adjacent to existing settlement boundary may be suitable for development. No known environmental constraints. Within walking distance of village services. According to the agent (SHLAA Spring 2015) there are no known constraints (environmental, highway, services etc).						
Availability						
According to the agent (SHLAA Spring 2015) the land is available for immediate development.						
Achievability						
According to the agent, development of the site can be achieved and is economically viable. It is anticipated that within the next 5-10 years an outline planning application will be submitted.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
710	568	426	284	0	0	20
Summary						
Part of the site is suitable for development in line with village's status as a local service centre in the core strategy. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
WS13	Land Between Valley Wash and Church Street	Hundon	4.065ha			
Source						
Site submission December 2008.						
Description						
Large greenfield site located to the west of Hundon village. Valley Wash abuts the southern edge of site with Church Street on the northern boundary. The eastern edge is bordered by an unsealed track known as Green Lane.						
Background						
Submitted to the council (December 2008) for residential development. This site has not been allocated in the Rural Vision 2031 Local Plan document.						
Suitability						
The site is within a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Part of the site adjacent to existing settlement boundary may be suitable for development. No known environmental constraints. Within walking distance of village services.						
Availability						
Available for residential 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
203	163	122	81	0	0	20
Summary						
Part of site suitable for development in line with village's status as a service centre in the core strategy, where typically up to 10 dwellings per site may be permitted. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
SS57	Land to the south-east of the cricket pitch	Hundon	0.5ha			
Source						
Site submission December 2008.						
Description						
Small parcel of land the east of the Hundon housing settlement boundary.						
Background						
Submitted to the council as a December 2008 site submission for residential development. This site has not been allocated in the Rural Vision 2031 Local Plan document but could come forward as a windfall site.						
Suitability						
The site is within a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Part of the site adjacent to existing settlement boundary may be suitable for development. No known environmental constraints. Within walking distance of village services.						
Availability						
Available for residential development. Access would need to be accommodated and this may require the cooperation of a different landowner.						
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	0	0	20
Summary						
Part of site suitable for development in line with village's status as a service centre in the core strategy. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
RV22 Was RV17a	Land at The Gables	Ingham	0.8ha			
Source						
Site submission. Allocated in the adopted Rural Vision 2031 Local Plan Policy RV22.						
Description						
Brownfield land located to the north of the junction in the heart of the village close to other employment land, the village pub and the post office. This site has been allocated in the Rural Vision 2031 Local Plan document.						
Background						
Submitted to the council as a May 2008 site submission for residential development. Allocated in the Rural Vision 2031 Local Plan.						
Suitability						
The site is within a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity. Site has no known environmental constraints. Location is close to the services and facilities within the village.						
Availability						
The site is available for residential 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
40	32	24	16	22	0	0
Summary						
Close to existing facilities and no environmental constraints. A site suitable for development in line with village's status as a local service centre in the core strategy. Site is included in the Rural Vision Document.						
Overall yield						
22						

Site Ref	Address	Settlement	Size			
7.10a, SS74	Land to the west Ingham	Ingham	38.22ha			
Source						
Site submission in May 2008.						
Description						
Agricultural land situated between existing employment area and residential development. Located off the A134 that runs through the village.						
Background						
Submitted to the council as a May 2008 site submission for residential development. A smaller part of the site was allocated in the Rural Site Allocations Preferred Options Document (April 2010). This site has not been allocated in the Rural Vision 2031 Local Plan document but could come forward as a windfall site.						
Suitability						
The site is within a local service Centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity. Site has no known environmental constraints. Location is close to the services and facilities within the village. According to the agent (SHLAA submission Spring 2015) none of the site constraints are considered to be insurmountable, given both the potential scope of development on the land for mixed use; residential, commercial, public open space, a playing field. Further, to improve access into the site and traffic flow from the Culford Road, consideration could be given to the development of a new roundabout off the A134 leading round to a smaller roundabout on the Culford Road.						
Availability						
According to the agent (SHLAA Spring 2015) the land would be available for immediate development as a whole or in part in the short term. Constraints -						
Achievability						
According to the agent (SHLAA submission Spring 2015) development of the site can be achieved, within the definitions of achievability outlined in the SHLAA process, i.e. it is economically viable to do so. Further, although the land is available now for development, it is proposed that over the next two years a masterplan will be commissioned by the land owner to bring forward a comprehensive development plan. It is therefore anticipated that it will be at least five to ten years before a phased development of the land could begin to be achieved.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
1911	1529	1147	764	0	0	20
Summary						
Close to existing facilities and no environmental constraints. Part of the site would be suitable for development in line with village's status as a local service centre in the Core Strategy. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
RV12b Was RV8b	Land off Crown Lane	Ixworth	2.5ha			
Source						
Allocated in the Rural Vision 2031 adopted Local Plan Policy RV12b.						
Description						
Greenfield land that is located north of Crown Lane and abuts the A143 to the east.						
Background						
A masterplan has been produced and been through consultation. This site has been allocated within the adopted Rural Vision 2031 Local Plan document.						
Suitability						
The site is within a key service centre as identified in the adopted core strategy. Part of this site is designated as a county archaeological site.						
Availability						
Available for residential 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
125	100	75	50	90	0	0
Summary						
Greenfield site located to the east of Ixworth. Adopted concept statement in December 2008. Masterplan process completed. Site included in the Rural Vision Local Plan Document.						
Overall yield						
90						

Site Ref	Address	Settlement	Size			
RV12c RV8c, SS75	Land west of the A143 and south of the A1088	Ixworth	11.8ha			
Source						
Site submission May 2008. Allocated in the adopted Rural Vision 2031 Local Plan Policy RV12c.						
Description						
Large greenfield site to the east of the village located between the middle school grounds and the A143. Land extends north adjacent to the residential development at Thistledown Drive and the A1088. Well located with existing residential development.						
Background						
Submitted to the council as a May 2008 site submission for residential development. This site has been allocated within the adopted Rural Vision 2031 Local Plan document.						
Suitability						
The site is within a key service centre as identified in the adopted core strategy. Part of this site is designated as a county archaeological site.						
Availability						
The site is within a key service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. No known environmental constraints on this site. Concept Statement has been adopted for land which abuts site to the south.						
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
590	472	354	236	0	80	0
Summary						
Part of site suitable for development in line with village's status as a key service centre in the core strategy, where typically up to 70 dwellings per site may be permitted. Some of the site may be required for a school.						
Overall yield						
80						

Site Ref	Address	Settlement	Size			
RV12a Was RV8a	Reeves Farm, Stow Road	Ixworth	0.5ha			
Source						
Replacement Local Plan 2016 Policy RA1(a)						
Description						
Small Brownfield site located south of Stow Road. Within current housing settlement boundary.						
Background						
Land allocated in Replacement Local Plan Policy RA1 (a). Development permitted after 1 April 2008. Indicative capacity 20 dwellings in Local Plan. Planning Application approved (SE/11/1071) which granted 3 barn conversions and 13 new dwellings – not yet commenced. This site has been allocated within the adopted Rural Vision 2031 Local Plan document.						
Suitability						
The site is within a key service centre as identified in the core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Site is partly within a designated conservation area. A listed building is located on site.						
Availability						
Available for residential 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
25	20	15	10	16	0	0
Summary						
Greenfield site located to the south of Ixworth. Within a conservation area and a listed building is on site. Planning permission granted for a total of 16 new residential dwellings.						
Overall yield						
16						

Site Ref	Address	Settlement	Size			
SEIX01	land west of Bardwell Road, Ixworth	Ixworth	7.37 ha			
Source						
SHLAA Call for sites Spring 2016						
Description						
The site itself is located to the north of the village, to the west of Bardwell Lane. The site adjoins the settlement boundary and therefore development would be a logical and sustainable extension. The site can be easily accessed from three sides; Bardwell Road to the east, the A1088 to the north and The Langridge to the south. It is well contained being bounded to the north, east and south by roads and by agricultural buildings to the west.						
Background						
Suitability						
The site is within a Key Service Centre as identified in the core strategy. According to the agent, (SHLAA Spring 2016), the site is adjacent to A1088 and as such there is the potential for noise pollution in the northern part of the site; this could be mitigated through the design of the proposed building, layout and landscaping of the scheme. The north eastern corner of the site is the subject of an allocation in the Rural Vision 2031 LP document (RV4g). According to the agent, (SHLAA Spring 2016), the development of the site for a mixed use scheme will ensure that employment uses are provided on this site. Ixworth is a sustainable settlement with great transport links to Bury St Edmunds (bus routes 300 and 143N), Thetford (bus route 952) and Norwich (bus route 143N), all of which provide a greater range of facilities and services. The village has a good range of local services and facilities, such as primary schools, middle schools, a range of shops, a post office, public houses, doctor's surgery, village hall and a library. Therefore the site will seek to provide much needed housing in a highly sustainable settlement and ensure the vitality and viability of existing services and facilities.						
Availability						
The site owner has expressed a desire to bring this site forward. The site is currently being considered by a number of developers and the agent (according to their SHLAA Spring 2016 submission) would anticipate the site would be delivered within 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
369	295	221	147			221
Summary						
Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
221						

Site Ref	Address	Settlement	Size			
RV13b RV9b, SS129	Land adjacent The Limes Cottage, Mill Road	Kedington	1.8ha			
Source						
Site submission May 2008 and allocated in the adopted Rural Vision 2031 Local Plan Policy RV13b.						
Description						
The site is bound by open countryside and Dash End Lane (existing residential development).						
Background						
Submitted to the council as a May 2008 site for residential development. This site has been allocated within the adopted Rural Vision 2031 Local Plan document. Development Brief adopted in September 2014.						
Suitability						
The site is within a key service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity in each settlement. Some trees located on this site are protected by preservation orders.						
Availability						
Available for residential development. Outline application DC/14/1751/OUT for up to 40 units not yet determined.						
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
90	72	54	36	40	0	0
Summary						
Greenfield site close to existing development, tree preservation orders constrain the site.						
Overall yield						
40						

Site Ref	Address	Settlement	Size			
SEKED01	Land east of Haverhill Road	Kedington	3.26			
Source						
SHLAA call for sites Spring 2015.						
Description						
Greenfield – Currently arable land to the north of an existing residential area and lying adjacent to but outside of the settlement boundary. The River Stour lies to the east of the site.						
Background						
Suitability						
The site is within a key service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity in each settlement. Some trees located on this site are protected by preservation orders.						
Availability						
Achievability						
Bidwells (SHLAA call for sites Spring 2015) has tested the viability of development on the site which indicates that the proposal is deliverable and sustainable, however in the determination of any planning application, planning policies (national, local or neighbourhood), and site specific circumstances relevant to its consideration will need to be appraised in terms of confirming viability at that time.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
163	130	98	65			98
Summary						
Greenfield site close to existing development. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
98						

Site Ref	Address	Settlement	Size			
RV23a Was RV18a, SS11.13, WS60, SS113	Land to the south of the cricket pitch	Risby	1.7ha			
Source						
Site submission May 2008.						
Description						
Greenfield land located south of School Road, east of the residential properties on South Street and north of the A14 junction 41.						
Background						
Submitted to the council as a May 2008 site for residential development. This site has been allocated within the Rural Vision 2031 Local Plan Policy RV23a.						
Suitability						
The site is within a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity. Site has no known environmental constraints. Location is close to the services and facilities within the village.						
Availability						
Available for residential development. Application DC/13/0520/OUT approved August 2014. Reserved matters application 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
85	68	51	34	20	0	0
Summary						
Greenfield site located south of Risby and north of the A14. Close to existing facilities and no environmental constraints. A site suitable for development in line with village's status as a local service centre in the core strategy.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
SERIS02	Land south of School Road	Risby	2.23			
Source						
SHLAA call for sites Spring 2015.						
Description						
Greenfield – Agricultural land adjacent to the settlement boundary of Risby.						
Background						
SHLAA call for sites Spring 2015.						
Suitability						
The site is adjacent to a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity. Site has no known environmental constraints. Location is close to the services and facilities within the village.						
Availability						
Available for residential development. According to the agent, development could be completed within 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
112	89	67	45			20
Summary						
Greenfield site located south and close to existing facilities and no environmental constraints. A site suitable for development in line with village's status as a local service centre in the core strategy. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
7.12a	Land at Moat Lane and New Road	Rougham	0.5ha			
Source						
Council Identified						
Description						
The site is located at the northern edge of the Rougham, Kingshall Street settlement. The site is greenfield and is currently used as agricultural land.						
Background						
Council identified site and was included within Rural Site Allocations Preferred Options DPD April 2010. Not included in the Vision 2031 preferred options document. This site has not been allocated in the adopted Rural Vision 2031 Local Plan document but could come forward as a windfall site.						
Suitability						
The site is within a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. The site is well related to all services and facilities in the village.						
Availability						
Available for residential 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
25	20	15	10	0	0	15
Summary						
The site has little by way of planning constraints and is suitable for development in line with the village's status as a local service centre in the core strategy. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
15						

Site Ref	Address	Settlement	Size			
RV24a Was RV19a SP1	Land to the west of Kingshall Street	Rougham	0.75ha			
Source						
Promoted by the parish council during the April 2010 consultation process. Allocated in the adopted Rural Vision 2031 Local Plan Policy RV24a.						
Description						
The site is located at the south-west edge of the Rougham, Kingshall Street settlement. The site is greenfield and is currently used as agricultural land.						
Background						
Promoted by the parish council during the April 2010 consultation period. This site has been allocated in the adopted Rural Vision 2031 Local Plan document.						
Suitability						
The site is within a local service centre as identified in the adopted core strategy. These settlements could accommodate small scale residential or employment development. The site is well related to all services and facilities in the village.						
Availability						
Available for residential 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
38	30	23	15	12	0	0
Summary						
The site has little by way of planning constraints and is suitable for development in line with the village's status as a local service centre in the core strategy, where a small number of dwellings per site may be permitted.						
Overall yield						
12						

Site Ref	Address	Settlement	Size			
WS69	Fordhams Farm, Bury Lane	Stanton	10.48ha			
Source						
Site submission December 2008. Site extended SHLAA call for sites Spring 2015.						
Description						
Mixed brownfield and greenfield. Land located to the south of Stanton on Bury Lane. The northern edge abuts recreational open space. The site has several agricultural farm buildings, a road frontage with open countryside on western boundary. The site comprises predominantly greenfield land. The site is within walking distance of the majority of shops and services within Stanton. The site is also accessible by public transport.						
Background						
Submitted to the council as a December 2008 site submission for residential development. This site has not been allocated within the adopted Rural Vision 2031 Local Plan document. Site extended (SHLAA call for sites Spring 2015).						
Suitability						
The site is within a key service centre as identified in the adopted core strategy. These settlements will provide the focus for additional homes outside Bury St Edmunds and Haverhill. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Site is located within walking distance of services and facilities. No known environmental constraints at this location. Access might not be appropriate						
Availability						
Available for residential development.						
Achievability						
According to the agents (SHLAA Spring 2015) no viability testing has taken place. However, according to the agent, there are no known constraints to development or abnormal costs associated with bringing forward this site. A start date of 2020 is anticipated with a build out rate of approximately 50 dwellings per annum, equating to a 6 year build out. Whilst the site is predominantly greenfield, the site also includes a small element of brownfield land (0.5ha) comprising agricultural farm buildings to the east.						
Future potential housing capacity				Timeframe		
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
524	419	314	210	0	0	314
Summary						
Located on the edge of the village with no environmental constraints. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
314						

Site Ref	Address	Settlement	Size			
WS67	Land to the north of Upthorpe Road, opposite Blackburn Middle School	Stanton	5.89			
Source						
Site submission.						
Description						
Greenfield land located to the east of Stanton village and to the north of the middle school.						
Background						
Submitted to the council as a May 2008 site. Not previously included in any site allocation documents. This site has not been allocated within the adopted Rural Vision 2031 Local Plan document.						
Suitability						
The site is within a key service centre as identified in the adopted core strategy. These settlements will provide the focus for additional homes outside Bury St Edmunds and Haverhill. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Close to school and others services. No known environmental constraints.						
Availability						
It is anticipated that development of the site could be completed within 5 years (SHLAA submission 2015 and Spring 2016). According to the agent, the site has the potential to accommodate around 150 dwellingsstanton						
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
295	236	177	118	0	0	177
Summary						
The site has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
177						

Site Ref	Address	Settlement	Size			
SS21	Land between Bury Lane and Wyken Road	Stanton	2.6ha			
Source						
Site submission in May 2008.						
Description						
Greenfield site located to the south of Stanton village, close to the bowling club. Site is situated between Bury Lane and The Street. Northern access to the site is from Honeymeade and Newlands Close.						
Background						
Submitted to the council as a May 2008 site for residential development. Included in the Rural Site Allocations Preferred Options DPD (April 2010). This site has not been allocated within the adopted Rural Vision 2031 Local Plan document.						
Suitability						
The site is within a key service centre as identified in the adopted core strategy. These settlements will provide the focus for additional homes outside Bury St Edmunds and Haverhill. Scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Site is located within walking distance of services and facilities. No known environmental constraints at this location. According to the agent (SHLAA submissions 2015 & 2016) the totality of the 2.6ha of available site area is suitable for residential development, as has been previously advocated through the rural vision examination process. Further, it is considered that the site is eminently suitable to accommodate a residential development of 75-80 dwellings, which would provide both affordable housing and new open space, without detriment to the character and appearance of the surrounding area.						
Availability						
On behalf of the landowners, Hopkins Homes can confirm that the site is available for residential redevelopment (SHLAA submissions 2015 & Spring 2016).						
Achievability						
On behalf of the landowners, Hopkins Homes (SHLAA 2015 & Spring 2016 submissions) can confirm that the residential redevelopment of the site can be viably achieved, with the development of 75-80 dwellings within a five-year timeframe. Safe vehicular access can be achieved via the Wyken Road frontage, with pedestrian links also available via Bury Lane to the north-west and through the existing Honeymeade Close development to the north-east.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
130	104	78	52	0	0	78
Summary						
Greenfield site located to the south of Stanton, close to existing services. No environmental constraints. Part of site suitable for development in line with village's status as a key service centre in the Core Strategy, where typically up to 70 dwellings per site may be permitted.						
Overall yield						
78						

Site Ref	Address	Settlement	Size			
AS5	Land at Cemetery Hill	Wickhambrook	1.08ha			
Source						
Site submission in 2009.						
Description						
Greenfield land located in a central position within the village. Site is located to the east of Cemetery Road. Closely related to existing residential development and adjacent housing settlement boundary.						
Background						
This site has not been allocated in the adopted Rural Vision 2031 Local Plan document but could come forward as a windfall site.						
Suitability						
Wickhambrook was downgraded from a key service centre to a local service centre during the examination of the core strategy. The scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Possible biodiversity constraints.						
Availability						
Confirmation from the agent (SHLAA consultation Spring 2015) that the site remains available for residential development in the future and there is no reason why they could not come forward immediately if required.						
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
54	43	32	22	0	0	20
Summary						
Central greenfield site, which is well related to existing development. No identified environmental constraints. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
RV25a Was RV20a, SS116	Land at Nunnery Green & Cemetery Hill	Wickhambrook	1.5ha			
Source						
Site submission in May 2008. Allocated in the adopted Rural Vision 2031 Local Plan Policy RV25a.						
Description						
Greenfield land located in a central position within the village. Site is located to the west of Cemetery Road, to the east of Nunnery Green and south of Croft Close. Closely related to existing residential development and adjacent to housing settlement boundary.						
Background						
Submitted to the council as a May 2008 site submission for residential development. Included in the Rural 2031 Vision Document.						
Suitability						
Wickhambrook was downgraded from a key service centre to a local service centre during the examination of the core strategy. The scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. Possible biodiversity constraints.						
Availability						
Available for residential 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
65	52	39	26	22	0	0
Summary						
Central greenfield site, which is well related to existing development. No identified environmental constraints.						
Overall yield						
22						

Site Ref	Address	Settlement	Size			
6.6b, WS39	Land north of Bunters Road	Wickhambrook	1.3ha			
Source						
Site submission August 2009.						
Description						
Greenfield site currently being used for arable purposes and located in the north-west of Wickhambrook. The site is between Bunters Road (B1063) and Nunnery Green and could take access off both of these roads.						
Background						
Submitted to the council as an August 2009 site for residential development. Included within Rural Site Allocations Preferred Options DPD. Not included in the Rural 2031 Vision Document. This site has not been allocated within the adopted Rural Vision 2031 Local Plan document.						
Suitability						
Wickhambrook was downgraded from a key service centre to a local service centre during the examination of the core strategy. The scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. No environmental constraints have been identified at this location.						
Availability						
Available for residential 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
65	52	39	26	0	0	20
Summary						
The site has little by way of planning constraints and is suitable for development in line with the village's status as a local service centre in the core strategy. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
6.6c, AS04	Land south of Bunters Road	Wickhambrook	1.6ha			
Source						
Site submission November 2009.						
Description						
Greenfield land located in a central position within the village. The site is located in the south of the main settlement in between Mole Hill and Thorns Corner.						
Background						
Submitted to the council as a November 2009 site to be considered as a preferred option for the 2010 document. Included within Rural Site Allocations Preferred Options DPD. This site has not been allocated the adopted Rural Vision 2031 Local Plan document.						
Suitability						
The site is within a key service centre as identified in the core strategy. Wickhambrook was downgraded from a key service centre to a local service centre during the examination of the core strategy. The scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. No environmental constraints have been identified at this location.						
Availability						
Confirmation from the agent (SHLAA consultation Spring 2015) that the site remains available for residential development in the future and there is no reason why they could not come forward immediately if required.						
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
80	64	48	32	0	0	20
Summary						
Central greenfield site, which is well related to existing development. No identified environmental constraints. However the site has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
WS38	Land to the east of Gaines Hall	Wickhambrook	13.42ha			
Source						
Site submission in November 2009.						
Description						
Greenfield land located to the west of the centre of the village.						
Background						
Submitted to the council as a November 2009 site and to date has not been included in any draft allocation documents. This site has not been allocated within the adopted Rural Vision 2031 Local Plan.						
Suitability						
The site is within a local service centre as identified in the core strategy. Wickhambrook was downgraded from a key service centre to a local service centre during the examination of the core strategy. The scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. No environmental constraints have been identified at this location.						
Availability						
Available for residential 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
671	537	403	268	0	0	20
Summary						
Greenfield site, which is well related to existing development. No identified environmental constraints. However it has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						

Site Ref	Address	Settlement	Size			
SEWICK01	Further land south of Bunters Road	Wickhambrook	1.78			
Source						
SHLAA call for sites Spring 2015.						
Description						
Greenfield – Agricultural land bound by Bunters Road to the north-east.						
Background						
This site has not been allocated in the adopted Rural Vision 2031 Local Plan. This site is a sub-division of site WS38 (also included in the final SHLAA report).						
Suitability						
The site is within a local service centre as identified in the core strategy. Wickhambrook was downgraded from a key service centre to a local service centre during the examination of the core strategy. The scale of growth in individual settlements will be dependent on environmental and infrastructure capacity of each settlement. No environmental constraints have been identified at this location.						
Availability						
Available for residential development.						
Achievability						
According to the agent (SHLAA Spring 2015) the site is flat and can be easily accessed from Bunters Road. Consequently there is no reason to believe that residential development would not be viable.						
Future potential housing capacity						
Timeframe						
50dph	40dph	30dph	20dph	1-5 years	6-10 years	11-15 years
89	71	53	36			20
Summary						
Greenfield site, which is well related to existing development. However, site has not been allocated for development in the Rural Vision 2031 plan as alternative sites are considered better suited. Sufficient sites have been identified in the Vision 2031 plans to meet the housing requirement to 2031.						
Overall yield						
20						