

Appendix D: sites deferred due to suitability

2020 reference	Previous reference	Nearest Settlement	Location (Address)	Gross Site Area (Hectares)	Deferred/Included/Excluded in 2019
WS655		Beck Row	Land south of Wilde Street, Beck Row	3.09	Deferred - suitability: the size and position of the site outside of the settlement boundary would be inappropriate
WS037		Bury St Edmunds	Hardwick Middle School	39.9	Deferred - Suitability: no suitable access to the site
WS657	SEBSE03	Bury St Edmunds	Bury St Edmunds Rugby Club	6.2	Deferred - site is used for recreation uses
WS658	SS089	Bury St Edmunds	Vinefields Farm, Bury St Edmunds	2.43	Deferred - suitability: policy (the site forms part of a wider area which is protected by Policy BV25 of the Bury St Edmunds Vision 2031 which seeks to protect the landscape setting of Bury St Edmunds town centre's conservation area, including views into and out of the historic core)
WS059		Chedburgh	Marquis Cornwallis car park, The Street, Chedburgh	0.6	Deferred – suitability: The Marquis Cornwallis as well as the open land and car park was listed as an Asset of Community Value (ACV) on 23rd November 2016. Planning permission has been refused for conversion to a dwelling (most recently 21 January 2019, reference DC/18/2402/FUL) as it is contrary to Policy DM41. The car park and open land should be considered as part of the existing pub use and is not currently suitable for development.
WS659 (part of WS660)	SS091	Clare	Site known as 'Backfield' to the rear of Nethergate Street, Clare	3.42	Deferred - suitability: policy (this site falls within the larger site of WS660. Unusually, this greenfield site, together with the undeveloped land to the north sits within the conservation area for Clare, reflecting its historic significance to the setting of this medieval market town and its town wall which runs along the eastern boundary of the site)
WS660	Part of SS091	Clare	Land to the rear of The Swan Public House/Stoke Road, Clare	6.9	Deferred - suitability: policy (Unusually, this greenfield site, together with the undeveloped land to the north sits within the conservation area for Clare, reflecting its historic significance to the setting of this medieval market town and its town wall)
WS661	E/15	Exning	Marsh Stable Church Street	0.52	Deferred - availability: availability could not be confirmed on the site, Suitability: site is currently used for equine uses, and partly within the conservation area
WS663	E/08	Exning	Land to rear of York Villas North End Road	0.8	Deferred - suitability: Environmental constraint.
WS090	Part of WS048	Great Barton	High Trees, The Park, Great Barton	0.42	Deferred - suitability: environmental constraints (there is a Tree Preservation order covering much of the site) and no suitable access to the site
WS665	WS048	Great Barton	High Trees, Great Barton	1.28	Deferred - suitability: environmental constraints (there is a Tree Preservation order covering much of the site) and no suitable access to the site
WS666	UCS260	Haverhill	Land off St Botolph's Place, Haverhill	0.99	Deferred - availability: availability could not be confirmed on the site, Suitability: no suitable access to the site
WS670	N/08	Newmarket	Allotments Studlands Park	1.48	Deferred - suitability: site is currently used for allotments
WS671	N/09(b)	Newmarket	Land at Brickfield Stud, Exning Road	12.59	Deferred - suitability: site is currently used for equine uses
WS672	N/09(b)	Newmarket	Site A at Exning Road, Newmarket	2.62	Deferred - suitability: site is currently used for equine uses
WS673	Part of N/018	Newmarket	George Lambton Playing Fields, Fordham Road, Newmarket	9.44	Deferred - site is used for formal and informal recreation uses
WS677	N/10	Newmarket	Land at Balaton Stables, Snailwell Road	1.49	Deferred - suitability: site is currently used for equine uses
WS678	FHDC/N/07	Newmarket	Land between Studlands Park Avenue and Parkers Walk	0.68	Deferred - suitability: site is currently used for open space.
WS451	Part of RL/04	Red Lodge	Land North of Park Farm Drive Red Lodge	24.5	Deferred - Suitability: Environmental Constraint (including a nearby mineral extraction area and registered landfill site.)
WS617	SERIS02	Risby	Land south of School Road, Risby	2.23	Deferred - Suitability: no suitable access to the site