

Appendix K: summary table of comments received from agents, landowners, amenity societies and local residents

(see separate table for all town and parish council responses)

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
Bardwell					
WS002	Included housing	Steve Moody	To the best of my knowledge the information in the draft report is correct, and I see no problems with viability. The development of the land will meet all national and local plan policies.	Noted.	No action required
WS218	Deferred housing	Lacey Scot & Knight LLP	The land is available, suitable and deliverable. The site has a live planning permission (DC/16/0788/FUL) for the erection of two dwellings.	Noted	No action required
Barnham					
New site	N/A	DIO	Barnham RAF Camp - would like included in SHELAA as considered available for development from 2022	The next formal call for sites will be during the West Suffolk Local Plan Issues and Options consultation in 2020, where sites can be submitted for consideration in the local plan and next iteration of the SHELAA. The new site submission will be kept on file until this time.	No action required
Barningham					
WS007	Included housing	Lacey Scot & Knight LLP	The site is available, achievable and suitable for coming forward for development within 1-5 years	Noted	No action required
WS005	Included housing	Evolution Planning	Submission confirming site is available, achievable and suitable.	Noted	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
WS003	Included housing	Parker Planning	Submission confirming site is available, achievable and suitable.	Noted	No action required
WS004 WS006	Included housing	Turley	Submission confirming site is available, achievable and suitable.	Noted	No action required
Barrow					
WS009	Included housing	Chris Smith	Submission confirming site is available, achievable and suitable.	Noted	No action required
WS226	Deferred housing	Brown & Co	Objects to site being deferred, and includes statement on availability, suitability and achievability, and traffic flow and speed data.	Objection noted. The site is not adjacent to the settlement boundary and so does not meet the requirements to be an included site within the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan which will set out a strategy for growth in West Suffolk and allocate land for housing and economic development and we will consider your comments when moving forward with the West Suffolk Local Plan.	No action required
WS011	Included housing	Boyer Planning	Supports inclusion of the site within the SHELAA/ Evidence submitted to suggest the yield of the site could be increased to up to 200 dwellings.	For the purposes of the SHELAA we have used an assumption on the proportion of site area that would be required for infrastructure, such as	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				access and landscaping. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size /policy status of the settlement that the site is in or adjoins.	
WS008	Included housing	Laura Hudson	Submission confirming site is available, achievable and suitable.	Noted	No action required
WS010	Included housing	William Phizacklea	Site boundary needs reducing to exclude land to the north. Amend land ownership details. Submission confirms amended site is available, achievable and suitable.	Noted.	Site boundary amended and contact details updated to reflect change.
WS012a	Included housing	Turley	The boundary of the site has been amended. Concept plan suggests site could provide 150 dwellings, public open space, new sports ground and community provision.	Noted.	Site boundary and details amended.
WS013	Included housing	Carter Jonas	A yield of 120 would more accurately reflect the capacity of the site.	For the purposes of the SHELAA we have used an assumption on the proportion of site area that would be required for infrastructure, such as access and landscaping. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins.	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
WS228 WS12b	Deferred housing	Turley	Submission noting that site WS228 adjoins the settlement boundary and therefore should be included. Submission also suggests combining WS228 and WS12b to form one new, larger site.	Comments noted. WS228 has been moved to included housing. WS12b - the site is not adjacent to the settlement boundary and so does not meet the requirements to be an included site within the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan which will set out a strategy for growth in West Suffolk and allocate land for housing and economic development and we will consider your comments when moving forward with the West Suffolk Local Plan.	WS228 changed to included housing. WS12b - No action required
WS228	Deferred housing	Town Planning Intelligence	Submission objecting to site not being included. Site adjoins settlement boundary.	Comments noted. WS228 changed to included housing.	WS228 changed to included housing.
WS225 WS229	Deferred housing	Strutt & Parker	Submission objecting to site not being included.	Objection noted. The site is not adjacent to the settlement boundary and so does not meet the requirements to be an included site within the SHELAA. We will consider all sites in the upcoming	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				West Suffolk Local Plan which will set out a strategy for growth in West Suffolk and allocate land for housing and economic development and we will consider your comments when moving forward with the West Suffolk Local Plan.	
Sites in Barrow and Denham	N/A	Peter Green Denham resident	<p>The sites WS566, WS564, WS565, WS306, WS307 are not in Barrow but in Denham and contravene the intent of the Rural Vision 2031 which states Denham "should be protected from coalescence with Barrow". The plots should not be shown on a Barrow plan.</p> <p>WS012a is half in Barrow and half in Denham and would set a dangerous precedent in its effective merging of the two villages. There is meant to be a clear green-space divide between Barrow and Denham which is also jeopardised by WS008.</p> <p>Whilst the sites on the Barrow plan are potential development sites, care must be exercised with regard to infrastructure, as existing infrastructure is strained and adding more housing would only strain them further.</p>	<p>Sites WS566, WS565, WS564, WS306 and WS307 have been deferred in the SHELAA as they are considered to be either unsuitable or unavailable for development.</p> <p>Although Denham and Barrow are two separate settlements, they are within one parish council area.</p> <p>Your comments about sites WS012a and WS008 are noted. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				consider these comments when moving forward with the local plan.	
WS306 WS307 WS564 WS565 WS566	Deferred housing	Michael Dunn Denham resident	<p>Barrow was identified as a Key Service Centre and Denham was excluded from the 2014 Development plan as it has no essential infrastructure and is described as a hamlet.</p> <p>Denham has a lack of facilities and has nothing to support a community. Some of the development will have detrimental impact on the scheduled monument (the Moated site at Denham Hall).</p> <p>The existing roads will be unable to support the traffic from existing traffic and not able to support any additional traffic from development. Denham Lane/Barrow Road supports a wild-flower roadside conservation site.</p> <p>There is also no employment in Barrow and so any additional development will need to provide easier, direct access to the A14 trunk road to avoid an escalation of existing traffic problems. Need to avoid a 'rural creep' by development from these sites. Strongly objects to any development impacting further on Denham.</p>	<p>The sites WS306, WS307, WS564, WS565 and WS566 have been deferred in the SHELAA as they are considered to be either unsuitable or unavailable for development. The SHELAA does not allocate land for development or give planning permission to allow the development of a site.</p> <p>The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	No action required
WS306 WS307 WS564 WS565	Deferred housing	Ann Dunn Denham resident	Worried about the inclusion of these sites as deferred housing areas in the SHELAA	The sites WS306, WS307, WS564, WS565 and WS566 have been deferred in the SHELAA as they are	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
WS566			<p>Barrow was identified as a Key Service Centre, Denham is not a Key Service Centre and the 2014 Development plan promised that Denham would be protected from development and not become an overspill to Barrow. The existing roads will be unable to support the traffic from existing traffic and not able to support any additional traffic from development.</p> <p>Why is it proposed to develop land deeper within the countryside should not be considered when there is an abundance of along the A14 corridor where residents could easily travel to work?</p> <p>Denham Lane/Barrow Road can not accommodate more traffic without being widened.</p> <p>An application for a single dwelling was refused on part of WS565 as it would spoil glimpses of the rural view across the field.</p>	<p>considered to be either unsuitable or unavailable for development. The SHELAA does not allocate land for development or give planning permission to allow the development of a site.</p> <p>The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	
<p>WS012a</p> <p>WS564</p> <p>WS565</p> <p>WS566</p>	<p>Included housing</p> <p>Deferred housing</p>	Stephen Christopher	<p>Distinction between Barrow and Denham has not been recognised. WS012a – should be corrected as site is actually two separate sites - one in Barrow and one in Denham. The part of the site that falls within Denham should be re-categorized in the SHELAA report as “deferred” for the reason of its location i.e. it is a “site in the open countryside not adjacent to a sustainable settlement”.</p>	<p>Your comments are noted. The SHELAA does not allocate land for development or give planning permission to allow development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>WS564, WS565 and WS566 - In the SHELAA report, sites WS564, 565 and 566 should be re-categorised as "Sites deferred due to significant policy constraints" - the policy constraint, being that they are all "sites in the open countryside not adjacent to a sustainable settlement".</p>	<p>development. Your comments will be considered when moving forward with the local plan. Although Denham and Barrow are two separate settlements, they are in one parish. Site WS012a was submitted as one site in the parish of Barrow cum Denham.</p> <p>The sites WS564 and WS566 are adjacent to the settlement boundary cannot be deferred for this reason however the availability of the site could not be confirmed and so do not meet the requirements to be included sites within the SHELAA. The site WS565 is not adjacent to the settlement boundary and so will also be deferred for this reason, along with not being confirmed as available. Comments on all other matters will be considered when moving forward with the West Suffolk Local Plan.</p>	
<p>WS 0306 WS 0307 WS 0564 WS 0565</p>	<p>Deferred housing</p>	<p>Mr and Mrs MacKenzie Denham residents</p>	<p>Whilst recognising that all 5 sites in Denham have been classified as deferred and therefore appear not to have</p>	<p>Comments noted. The SHELAA does not allocate land for development or give planning permission</p>	<p>No action required</p>

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
WS 0566			been included within the Barrow Site Proformas to be considered for future development, we would like to make two specific representations: comments on proximity to Hockerhill Wood, and the need to consider Denham as an independent settlement.	to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	
WS306 WS307 WS564 WS565 WS565	Deferred housing	Jane Movley Denham resident	Objection to the inclusion of. Concerns over the additional traffic created by development of these sites. Denham lane carries a significant amount of large agricultural traffic with few passing places. There are no footpaths and current traffic renders it quite hazardous for other users. Denham is a rural hamlet and should be protected.	The sites highlighted in the comment have been deferred in the SHELAA as they are considered to be either unsuitable, unavailable for development. The SHELAA does not allocate land for development or give planning permission to allow development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. Your comments will be considered when moving forward with the local plan. Although Denham and Barrow.	No action required
WS306 WS307	Deferred housing	Christopher Movley	Barrow was identified as a Key Service Centre and Denham was	The sites WS306, WS307, WS564, WS565 and	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
WS564 WS565 WS566		Denham resident	<p>excluded from the 2014 Development plan as it has no essential infrastructure and is described as a hamlet.</p> <p>Denham has a lack of facilities and has nothing to support a community. Some of the development will have detrimental impact on the scheduled monument (the Moated site at Denham Hall).</p> <p>The existing roads will be unable to support the traffic from existing traffic and not able to support any additional traffic from development. Denham Lane/Barrow Road supports a wild-flower roadside conservation site.</p> <p>There is also no employment in Barrow and so any additional development will need to provide easier, direct access to the A14 trunk road to avoid an escalation of existing traffic problems. Need to avoid a 'rural creep' by development from these sites.</p>	<p>WS566 have been deferred in the SHELAA as they are considered to be either unsuitable or unavailable for development. The SHELAA does not allocate land for development or give planning permission to allow the development of a site.</p> <p>The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	
WS12a WS306 WS307 WS564 WS565 WS566	Included housing Deferred housing	Nichola Green Denham resident	<p>The site WS012a is right across the border between Barrow and the village of Denham. It is the stated policy (in the Rural Vision of 2031) to allow a sensible distance between Barrow and the village of Denham and to quote "should be protected from coalescence with Barrow".</p> <p>The sites WS565, WS306 and WS307 are also within Denham which is designated as countryside and it is</p>	<p>Site WS012a was submitted as one site in the parish of Barrow cum Denham.</p> <p>The sites WS306, WS307, WS564, WS565 and WS566 have been deferred in the SHELAA as they are considered to be either unsuitable or unavailable</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>indeed an area used by many Barrow residents for cycling, dog walking, riding etc. Although it may be necessary in the future to allow some further development in this area, however it would destroy this rural hamlet to allow all three of these large areas to be developed. It could potentially triple the number of houses overnight.</p> <p>A great number of new houses have been built and are being built in Barrow. Already the school is over capacity and is using temporary classrooms. The doctor's surgery is struggling. A new and larger sewage system is already needed. I wonder how much more development Barrow can take and why is there necessity to expand into Denham.</p>	<p>for development. The SHELAA does not allocate land for development or give planning permission to allow the development of a site.</p> <p>The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	
WS229 WS225		Joanne Hayward	WS229 & 225 should not be deferred but rather included in the SHELAA		No action required
WS565 WS564 WS566 WS012a	Deferred housing Included housing	Peter Fitzgerald Denham resident	<p>In order to preserve the distinctive character of the hamlet of Denham, Barrow should not be allowed to coalesce with Denham. Some of the potential housing land was rejected by the Rural Vision has been re-categorised in the SHELAA as part of the deferred housing site WS565. WS564 & WS566 are within the parish of Denham, WS012a is categorised as included although half of the site is in Denham and the other half is in Barrow. This</p>	<p>The first three sites have been deferred in the SHELAA as they are considered to be either unsuitable, unavailable for development.</p> <p>The SHELAA does not allocate land for development or give planning permission to allow the development of a site.</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>coalescence is specifically discouraged by Rural Vision 2031. Any development on the site WS565 would completely overwhelm a small hamlet and would destroy the rural character of Denham.</p> <p>WS012a should not extend beyond the parish boundary of Barrow since this is blatant coalescence. Barrow has little local employment so is effectively becoming a 'commuter' village.</p> <p>To mitigate carbon emissions housing should be sought closer to the A14 and the railway line.</p> <p>Investigate re-opening the station at Higham or build a new station to be linked to Barrow by cycleways and footpaths which must be carefully incorporated into the development plan.</p>	<p>The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	
Sites in Denham		Nicky Cousins Denham resident	Objects to sites in Denham being deferred and would like them rejected.	<p>The sites highlighted in the comment have been deferred in the SHELAA as they are considered to be either unsuitable, unavailable for development. The SHELAA does not allocate land for development or give planning permission to allow the development of a site.</p> <p>The upcoming West Suffolk Local Plan will set out a strategy for growth within</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	
WS008 WS010 WS011 WS012A WS013		David Cousins Denham resident	Denham should be protected from large scale development. Denham should remain as a separate settlement from Barrow and that any plans for housing in Barrow should be sensitive to the proximity of Denham and should preserve the gap between Barrow and Denham and the coalescence should not be allowed to happen. Planning permission on the included sites would result in Denham coalescing with Barrow and Denham being heavily developed and losing its distinct hamlet status and character. The inclusion of WS008, WS012a and WS011 would be counter to Rural Vision's intent and should be deferred.	Your comments are noted. However, the SHELAA does not allocate land for development or give planning permission to allow development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. Your comments will be considered when moving forward with the local plan.	No action required
Barton Mills					
WS018	Included housing	Landowner	Confirmation that the site is available.	Noted	No action required
WS015 WS016 WS017	Included housing	Strutt and Parker	Submission confirming site is available, achievable and suitable.	Noted	WS015 - Amend boundary to align with the proposed site. Amend the yield from 10 to 6 WS016 & WS017 - amend yield of the

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
					sites to 10 dwellings
WS419	Deferred housing	Lacey, Scott & Knight LLP	Objection to site being deferred. Submission with comments on constraints stating that the site is available and deliverable for development in accordance with NPPF requirements.	Objection noted. The site is not adjacent to the settlement boundary and so does not meet the requirements to be an included site within the SHELAA. We will consider all sites in the upcoming West Suffolk Local Plan which will set out a strategy for growth in West Suffolk and allocate land for housing and economic development and we will consider your comments when moving forward with the West Suffolk Local Plan.	No action required
Beck Row					
WS654	Deferred housing	Plansurv	The site has been deferred on the ground of suitability as the size and position of the site would be inappropriate. The assessment also states that there would be no suitable access to a highway within the settlement boundary. Suitable access can be achieved from Wilde Street and the footpath could be extended to ensure that safe pedestrian access can be achieved. To overcome the Council's concerns in relation to the size of the site, a smaller parcel of land should be	Site WS244 (in same land ownership) will be removed as too small for inclusion in the SHELAA, and site WS654 boundary amended to accord with submitted plan.	Amended site to be included housing.

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			considered (site plan included with response).		
WS655	Deferred housing	Plansurv	Objection to site being deferred. Contests the assessment that the position of the site is inappropriate, when two adjacent sites, WS031 and WS022 have been found to be suitable. The site also lies adjacent to a cluster of residential properties. To overcome the Council's concerns in relation to the size of the site, a smaller parcel of land should be considered (site plan included). This parcel of land lies adjacent to the existing settlement boundary, and also to Elm farm which has permission for 39 dwellings and is currently under construction which extends the residential build form of the settlement to the property known as Ashlands, part of which has been included within the site submission.	The objection to deferral of site WS655 is noted. The site is not considered suitable due to its size and location and so does not meet the requirements to be an included site within the SHELAA. The West Suffolk Local Plan is being prepared and this will set out a strategy for growth in West Suffolk. There will be an opportunity to submit sites for consideration as a response to the first consultation document, the Issues and Options draft, and we will consider all sites submitted, including your comments, when sites are allocated.	No action required
WS020	Included housing	Plansurv	Submission confirming site is available, achievable and suitable.	Noted	No action required
WS019	Included housing	Plansurv	Submission confirming site is available, achievable and suitable.	Noted. Application DC/16/2652/OUT for nine dwellings allowed on appeal.	No action required
WS237	Deferred housing	Plansurv	Submission objecting to site not being included.	Objection to deferral of site WS237 is noted. The site is not adjacent to the settlement boundary and so does not meet the requirements to be an	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				included site within the SHELAA. The West Suffolk Local Plan is being prepared and this will set out a strategy for growth in West Suffolk. There will be an opportunity to submit sites for consideration as a response to the first consultation document, the Issues and Options draft, and we will consider all sites submitted, including your comments, when sites are allocated.	
WS022 WS029	Included housing	Alan and Kay Finnis	Submission confirming site is available, achievable and suitable.	Noted	No action required
Bradfield St George					
WS680	Included housing	Lara Turner	Site is missing from the SHELAA	Noted. Apologies for the omission. The site will be included in the final SHELAA report.	Include site in final report.
			Note that the site abuts the settlement boundary to the north, south and west boundaries	Noted. Summary box amended to say 'the site is adjacent to the settlement boundary...'	Amend to note that the site is adjacent to the settlement boundary.
Brandon					
WS261	Deferred housing	Parker Planning	Submission objecting to site not being included.	The objection to deferral of site WS261 is noted. The site is subject to environmental and biodiversity constraints and so does not meet the requirements to be an included site within the	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				<p>SHELAA. The West Suffolk Local Plan is being prepared and this will set out a strategy for growth in West Suffolk. There will be an opportunity to submit sites for consideration as a response to the first consultation document, the Issues and Options draft, and we will consider all sites submitted, including your comments, when sites are allocated.</p>	
<p>WS249 WS258 WS255</p>	<p>Deferred housing</p>	<p>Barton Willmore</p>	<p>Submission objecting to site not being included.</p>	<p>The objection to deferral of sites WS249, WS258 and WS255 is noted. These sites are deferred as they are within a SPA or associated buffer and subject to environmental and biodiversity constraints and do not meet the requirements to be included within the SHELAA. The West Suffolk Local Plan is being prepared and this will set out a strategy for growth in West Suffolk. There will be an opportunity to submit sites for consideration as a response to the first consultation document, the</p>	<p>No action required</p>

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				Issues and Options draft, and we will consider all sites submitted, including your comments, when sites are allocated.	
WS254 and WS257	Deferred housing	Don Arnold	Submission objecting to sites not being included.	Your objection is noted. The sites have been deferred as they are within a SPA or an associated buffer and so do not meet the requirements to be included within the SHELAA. The West Suffolk Local Plan is being prepared and this will set out a strategy for growth in West Suffolk. There will be an opportunity to submit sites for consideration as a response to the first consultation document, the Issues and Options draft, and we will consider all sites submitted, including your comments, when sites are allocated.	No action required
Bury St Edmunds (see also Fornham St Martin and Great Barton)					
WS035	Included housing	Taylor Wimpey	Submission confirming site is available, achievable and suitable. It is disputed that this site should be considered to form part of the settlement of Fornham St Martin and therefore only deemed suitable for infill development. Its proximity to the services and facilities of Bury St	Your comments have been noted. The site lies adjacent to the settlement boundary known as Barton Hill, which is included as one of the settlement boundaries within Bury St Edmunds and so the	Amend yield of site to 106 to be in line with SHELAA yield calculations.

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			Edmunds warrants its consideration for a greater level of development consistent with a site on the edge of a market town.	indicative yield will be altered to 106 to reflect the SHELAA yield calculations carried out for sites within towns. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	
WS035	Included housing	Rapeleys obo British Sugar	Objects. Residential use is incompatible with adjoining industrial site. It is misleading to confirm suitability for residential use. Should recognise existing industrial and waste operations.	Objection noted. The site lies adjacent to the settlement boundary known as Barton Hill, which is included as one of the settlement boundaries within Bury St Edmunds and meets the requirements for an included housing site in the SHELAA. The SHELAA does not allocate land for development or give planning permission to allow the development of a	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	
WS034 WS039	Included housing	Hazells Chartered Surveyors	Submission confirming site is available, achievable and suitable.	Noted	No action required
WS553	Deferred housing	ID Planning	<p>The site has been categorised as deferred due to the site not being available. The site should be considered available for development.</p> <p>The site is not subject to significant policy constraints and is considered suitable and capable of holding circa 75 dwellings on the site.</p>	Noted. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The West Suffolk Local Plan is being prepared and this will set out a strategy for growth in West Suffolk. There will be an opportunity to submit sites for consideration as a response to the first consultation document, the Issues and Options draft, and we will consider all sites submitted, including your comments, when sites are allocated.	No action required
New sites	N/A	Evolution Planning	New site submission	The next formal call for sites will be during the first West Suffolk Local Plan	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				Issues and Options consultation in 2020, where sites can be submitted for consideration in the local plan and next iteration of the SHELAA. The new site submission will be kept on file until this time.	
WS040	Included housing	Berkeley	Submission confirming site is available, achievable and suitable.	Noted	No action required
WS040 and new sites	Included housing (part)	Berkeley	New site submission	The next formal call for sites will be during the first West Suffolk Local Plan Issues and Options consultation in 2020, where sites can be submitted for consideration in the local plan and next iteration of the SHELAA. The new site submission will be kept on file until this time.	No action required
WS041	Included housing	Turley	Submission confirming site is available, achievable and suitable.	Noted	No action required
WS043	Included housing	Turley	Submission confirming site is available, achievable and suitable.	Noted	Please note that this site is part of a larger site WS049 (site allocated in the former St Edmundsbury Local Plan), so WS043 has been excluded from the SHELAA.
WS044	Included housing	Turley	Submission confirming site is available, achievable and suitable.	Noted	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
WS267	Deferred housing	Carter Jonas	Submission objecting to site not being included.	Your comments have been noted. The site has been deferred as it is not adjacent to the settlement boundary and so does not meet the requirements to be an included site within the SHELAA. The West Suffolk Local Plan is being prepared and this will set out a strategy for growth in West Suffolk. There will be an opportunity to submit sites for consideration as a response to the first consultation document, the Issues and Options draft, and we will consider all sites submitted, including your comments, when sites are allocated.	No action required
WS268 WS271 WS329	Deferred housing	Rees Pryer Architects	Would like these sites to be combined into one site, extended to adjoin the existing settlement boundary, this larger site would then be reviewed and amended to 'included' in SHELAA	Your comments have been noted. The sites have been deferred as they do not meet the requirements to be included sites within the SHELAA. The West Suffolk Local Plan is being prepared and this will set out a strategy for growth in West Suffolk. There will be an opportunity to submit sites for consideration as a response to the first	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				consultation document, the Issues and Options draft, and we will consider all sites submitted, including your comments, when sites are allocated.	
WS273	Deferred housing	Turley	Submission objecting to site not being included.	Your comments have been noted. The site has been incorrectly labelled within the SHELAA settlement maps as deferred housing. The site will be shown as included and a proforma for the site will be included in Appendix E of the final SHELAA report.	Change WS273 to included housing
WS274	Deferred housing	Evolution Planning	Submission objecting to site not being included.	Your comments have been noted. The site has been deferred as it is not adjacent to the settlement boundary and so does not meet the requirements to be an included site within the SHELAA. The West Suffolk Local Plan is being prepared and this will set out a strategy for growth in West Suffolk. There will be an opportunity to submit sites for consideration as a response to the first consultation document, the Issues and Options draft, and we will consider all sites submitted, including	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				your comments, when sites are allocated.	
WS552	Deferred housing	Evolution Planning	Submission objecting to site not being included.	Your comments have been noted. The site shown in appendix 1 forms part of WS552. We will review the site in the knowledge that the site is now available for delivery.	Amend WS552 to be included.
WSE12	Included economic	Turley	Wish to enlarge site.	Your comments have been noted. The West Suffolk Local Plan is being prepared and this will set out a strategy for growth in West Suffolk. There will be an opportunity to submit sites for consideration as a response to the first consultation document, the Issues and Options draft, and we will consider all sites submitted, including your comments, when sites are allocated.	Amend site to deferred economic
WSE16 and WS658	Deferred economic and deferred housing	Turley	Submission objecting to sites not being included.	Your comments have been noted. The sites have been deferred as they are not adjacent to the settlement boundary and so do not meet the requirements to be included sites within the SHELAA. The West Suffolk Local Plan is being prepared and this will set out a strategy for growth	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				<p>in West Suffolk. There will be an opportunity to submit sites for consideration as a response to the first consultation document, the Issues and Options draft, and we will consider all sites submitted, including your comments, when sites are allocated.</p>	
<p>WS042 WS111 WS112 WS113</p>	<p>Included housing Bury St Edmunds and Horringer</p>	<p>Savills</p>	<p>Submission confirming site is available, achievable and suitable. However, considers the potential yield of WS111, WS112 and WS113 of 5 dwellings based on the maximum yield by settlement type identified in SEBC Core Strategy (2010) to be inappropriate.</p>	<p>Noted. Horringer sites - The maximum yields for infill villages for the former St Edmundsbury area have been based on Core Strategy for the former St Edmundsbury area. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	<p>No action required</p>

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
Cavenham					
WS291	Deferred housing	Lacey, Scott & Knight LLP	Submission objecting to site not being included. The site is able to overcome the constraints of the SPA stone curlew 1500m buffer by appropriate mitigation. There are several examples of sites being brought forward within the SPA Stone Curlew 1,500m buffer. Therefore, the site should be an included site.	Your objection to site WS458 being deferred and the enclosed Stone Curlew Impacts and Mitigation Options report are noted. This site has been deferred as it is in the SPA Stone Curlew 1500m Buffer (2016) and doesn't meet the criteria for inclusion in the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider your comments and report when moving forward with the local plan.	No action required
Chedburgh					
WS062 WS063 WS064 WS065 WS199	Included housing	Savills	Submission confirming site is available, achievable and suitable.	Noted	No action required
WS294	Deferred housing		WS294 - The site is being promoted for economic uses and should be included	WS294 will review the site as a potential employment site.	WS298 - the site will be reviewed as potential employment land.

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
WS295 WS298 WS299			WS295, WS298 and WS299 - The sites are well related to the village as a whole and should be considered suitable for development.	WS295, WS298 and WS299 - The sites have been deferred as they conflict with/are not adjacent to the settlement boundary and so do not meet the requirements to be included sites within the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan.	Sites WS554, WS555 and WS556 reviewed and moved to included housing
			WS298 - if the site is too detached from the settlement boundary please could it be considered for employment land	WS298 - the site will be reviewed as potential employment land.	
WS554 WS555 WS556			WS554, WS555 & WS556 - these have been omitted from the recent call for sites exercise	WS554, WS555 and WS556 - these sites will be reviewed in the knowledge that they are now available	
WS292	Deferred housing	Evolution Planning	Submission objecting to site not being included.	Your comments have been noted. The site has been deferred as it is not adjacent to the settlement boundary and so does not meet the requirements to be an included site within the SHELAA. The West Suffolk Local Plan is being prepared and this will set	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				out a strategy for growth in West Suffolk. There will be an opportunity to submit sites for consideration as a response to the first consultation document, the Issues and Options draft, and we will consider all sites submitted, including your comments, when sites are allocated.	
Chevington					
WS067 WS068 WS070	Included housing	Strutt and Parker	Submission confirming site is available, achievable and suitable.	Noted	No action required
Clare					
WS075	Included housing	Hopkins Homes	Supports inclusion of site. Confirms suitability, availability and achievability.	Noted	No action required
WS300	Deferred housing	Walter A Perry	Site is available.	Noted	No action required
All sites	N/A	Matt Evans	I would just like to raise concern of two main points with the planned developments in Clare. Firstly, the infrastructure within the town is beyond stretched as it stands. There is insufficient parking in the town centre, the schools have no space and there is inadequate nursery facilities. It is also near impossible to get a doctor's appointment due to over-subscription at the surgeries. Before looking to expand the housing	Your comments and concerns are noted. However, the SHELAA does not allocate land for development or give planning permission to allow development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>footprint I would hope that these areas would be addressed.</p> <p>My second concern is that the river in Clare struggles under heavy rain and if you were to build on these proposed sites (particularly the sites toward Stoke by Clare) then the additional run off would cause serious flooding risk.</p>	development. Your comments will be considered when moving forward with the local plan.	
WS073	Included housing	Armstrong Rigg Planning	Supports inclusion of site. Confirms suitability, availability and achievability	Noted. Contact details updated.	Update contact (agent's) details
WS074	Included housing	Carter Jonas	Submission confirming site is available, achievable and suitable. An Archaeological assessment has been submitted for the site.	Noted and archaeological assessment welcomed.	No action required
WS071 WS072 WS073 WS074 WS075 WS076	Included housing	Clarke and Simpson	Submission confirming site WS071 is available, achievable and suitable, and comparing Site WS071 to the others in Clare. Request to review the timescale for site WS071 as it is available immediately.	Your comments have been noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will	Timescale amended to 1 – 5 years.

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				consider these comments when moving forward with the local plan. We will amend the timescale of delivery of the site to 1-5 years.	
All sites	N/A	The Clare Society	<p>Our Committee has studied in detail the documents outlining the proposed housing “included” & “deferred” sites and we have consulted our 100 plus members. The overwhelming view of our Members is that there should be no more major development in Clare in the short & medium term until the two critical issues of CAR PARKING & INFRASTRUCTURE are resolved. We do not believe the current state of much of the infrastructure in Clare is sufficient to sustain the current housing stock, let alone another 53 houses planned for site WS076 and the development of other major sites beyond this. Our fundamental overall view is that, with 60 houses already recently built on Stoke Road, plus 53 about to be built on WS076 on Cavendish Road, there should be no other major housing development in Clare in the short to medium term. It is also our view that new housing sites in Clare, to be included in the new West Suffolk Local Plan, should be concentrated as close to the centre of town as possible and there should be no more major ribbon</p>	<p>Your Comments have been noted. WS071, WS072, WS073, WS074, WS075 and WS076 satisfy the criteria to be included within the SHELAA. Whilst WS301, WS557, WS659, WS660, WS300 and WS302 have been deferred as they are considered to be either unsuitable or unavailable for development. However, the SHELAA does not allocate land for development or give planning permission to allow development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>development on Stoke Road and on Cavendish road beyond that which is built or about to be approved. Our comments on specific sites are:</p> <p>INCLUDED HOUSING</p> <p>WS071 - only the small area adjacent to Highfields, known as the "Pony Field" should be considered for development.</p> <p>WS072 - should be included because it is an infill and within reasonable walking distance of the town centre.</p> <p>WS073 - Not suitable. Too large, ribbon development & too far out of Clare. Land on south side of Stoke Road in flood zone and development on this site would exacerbate flooding.</p> <p>WS074 - Not suitable. Too large, ribbon development & too far from town centre.</p> <p>WS075 - Not suitable. Too large. Not sustainable with constraints of narrow B1063. Would exacerbate flooding which occurs at Poslingford corner.</p> <p>WS076 - We assume this planning application will shortly be approved.</p> <p>DEFERRED HOUSING</p> <p>WS301 - Not suitable. Same problems as WS075</p> <p>WS557 - Suitable long term as site off High Street for small housing development if/when available</p> <p>WS659/WS660 - Back Field, WS659, is the most controversial site with views split amongst our Members</p>	<p>economic development. We will consider these comments when moving forward with the local plan.</p>	

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>between those who are strongly FOR development in the long term and those who are strongly against any development. Reasons are –</p> <p>WS300 - Not suitable as site is on the flood plane</p> <p>WS302 - Not suitable. Too large, ribbon development & too far from town centre</p> <p>SUMMARY</p> <p>The Clare Society wish our historic market town to develop gradually in a sustainable way that will not damage the attraction to residents and visitors. Our above comments reflect this and we hope will be taken into account in this SHELAA consultation and preparation for the West Suffolk Issues and Options Local Plan Consultation in early 2020, which we will of course contribute to. Please keep us fully posted on the progress of your new West Suffolk Local Plan.</p>		
Cowlinge					
WS077	Included housing	Strutt and Parker	Submission confirming site is available, achievable and suitable.	Your comments have been noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give	No action required
WS078	Included housing	Strutt and Parker	Submission confirming site is available, achievable and suitable.		No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan. We will amend the timescale of delivery of the site to 1-5 years.	
Denham					
WS564 WS565 WS566	Deferred housing	Nicky Cousins	Will join Denham with Barrow which was protected against in Vision 2031. Wants sites refused not deferred.	The SHELAA does not allocate land for development or give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan which will set out a strategy for growth in West Suffolk and allocate land for housing and economic development and we will consider comments on individual sites when moving forward with the West Suffolk Local Plan.	No action required
Sites in Denham	Deferred housing	David Cousins	Denham is a small hamlet consisting of 3 even smaller settlements. Denham is very rural and is surrounded by fields, woods and rolling countryside. Policy RV2031 means that Denham should remain as a separate settlement and the gap between Barrow and Denham should be preserved and the coalescence should not be allowed to happen. Sites WS564, WS565 and WS566 should be removed.		No action required
Exning					
WS080	Included housing	Bidwells	Submission confirming site is available, achievable and suitable.	The SHELAA is a high-level exercise for identifying	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			Would like to discuss the environmental and biodiversity issues stated in proforma as they are not aware of any.	land within West Suffolk and so has only considered at high level strategic issues to determine whether a site should be included or deferred. A standard wording (further assessment would be required to understand other environmental issues) has been used within the proformas to suggest that more evidence may need to be provided at a later stage of the planning process.	
WS663	Deferred housing	John Bullen	The access issue is no longer valid. Now willing to have the access along existing driveway which runs besides our property off Northend Road. This access is already established. Also want to confirm that our land is still available.	There is an existing access to the site and access will be removed as a reason for deferral on the site. The site will remain deferred due to environmental constraints on the site.	Access removed as reason for deferral. Site to remain deferred.
Fornham St Martin (see also Bury St Edmunds and Great Barton)					
WS216	Included housing	Evolution Planning	Submission confirming site is available, achievable and suitable.	Your comments have been noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				<p>planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	
WS081	Included housing	Infinity Architects	<p>Submission confirming site is available, achievable and suitable. Queries capacity.</p>	<p>Your comments have been noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	No action required
Freckenham					

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
WS084	Included housing	Mike Stone	<p>Freckenham is a Secondary village in the local plan and should be protected against speculative development. The primary villages are more sustainable and should be the focus of growth, not Freckenham. In addition, there are insurmountable constraints relating to access and road safety at this site on the Mildenhall Road and Elms Road. Other sites in the consultation document have been deferred due to access and road safety issues, and I suggest that this should be the case at this location in Freckenham. This site should be deferred.</p>	<p>WS084 - the site is adjacent to the settlement boundary and satisfies the requirements of the SHELAA and so will remain included. The SHELAA does not allocate sites and so we will consider your comments when moving forward with the West Suffolk Local Plan.</p>	No action required
WS083	Included housing	Strutt and Parker	<p>Strongly supports inclusion of site. Confirms suitability, availability and achievability</p>	<p>Your comments have been noted. For the purposes of the SHELAA, we have limited the number of dwellings within and adjacent to secondary villages to 12 dwellings per site. However, we will amend the yield limit on sites within secondary villages to 10 dwellings per site, in order to provide consistency between sites within the former Forest Heath and St Edmundsbury area. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the</p>	Site yield amended to 10 dwellings.

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				size/policy status of the settlement that the site is in or adjoins.	
Gazeley					
WS086	Included housing	Strutt and Parker	Strongly supports inclusion of site. Confirms suitability, availability and achievability.	Your comments have been noted. For the purposes of the SHELAA, we have limited the number of dwellings within and adjacent to secondary villages to 12 dwellings per site. However, we will amend the yield limit on sites within secondary villages to 10 dwellings per site, in order to provide consistency between sites within the former Forest Heath and St Edmundsbury area. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins.	Site yield amended to 10 dwellings.
WS087	Included housing	Strutt and Parker	Strongly supports inclusion of site. Confirms suitability, availability and achievability.	Your comments have been noted. For the purposes of the SHELAA, we have limited the number of dwellings within and adjacent to secondary villages to 12 dwellings per site. However, we will amend the yield limit on	Site yield amended to 10 dwellings.

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				sites within secondary villages to 10 dwellings per site, in order to provide consistency between sites within the former Forest Heath and St Edmundsbury area. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins.	
Great Barton (and Great Barton/Fornham St Martin)					
WS088 WS089	Included housing	Lacey, Scott & Knight LLP	Submission confirming site is available, achievable and suitable. Both sites have been given an indicative yield of 10 dwellings, however physically the sites are capable of delivering significantly larger numbers. The yield numbers do not reflect the capacity of the sites to accommodate development.	Your comments have been noted. For the purposes of the SHELAA, we have limited the number of dwellings within and adjacent to local service centres to 10 dwellings per site (in line with the core strategy for the former St Edmundsbury area). The capacity and timescale of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins.	No action required
WS090	Included housing	Lara Turner Architectural Services	Submission confirming site is available, achievable and suitable.	Noted	Site now deferred due to environmental

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
					constraints: proximity to trees covered by TPO.
WS327 WS330	Neither deferred nor included housing. This large site is one of three identified for further exploration through the local plan process.	Bidwells	WS327 - a Preliminary Ecology Appraisal has been submitted which concludes that the ancient woodland does not preclude the development WS330 - The proposal is for a standalone new settlement and it is therefore not necessary or appropriate for the land to be adjacent to an existing settlement boundary. Furthermore, the Hall Farm site, when considered as a whole, is adjacent to the Great Barton settlement boundary.	Your objection to sites WS327 and WS330 is noted. The sites do not meet the requirements to be an included site within the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development and we will consider your comments when moving forward with the West Suffolk Local Plan.	This site is neither included nor deferred in the SHELAA. It is one of two identified for further exploration through the local plan process. See Appendix F and map.
WS543 WS570 WS573			WS543, WS570 and WS573 - these sites are available for development	WS543, WS570 and WS573 - we will review these sites in the knowledge that they are now available for development	
WS333	Deferred housing	Evolution Planning	Objection to deferral. Submission supporting inclusion of site.	Your comments have been noted. The site has been deferred as it is not adjacent to the settlement	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				boundary and so does not meet the requirements to be an included site within the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan which will set out a strategy for growth within West Suffolk and allocate land for housing and economic development and we will consider your comments when moving forward with the West Suffolk Local Plan.	
Great Bradley					
WS093	Included housing	Bidwells	Submission confirming site is available, achievable and suitable.	Noted.	No action required
WS093	Included housing	Residents of Evergreen Lane and the Street, Great Bradley	Detailed letter to the Parish Council copied to WS with reasons why the site should not be included.	Your comments have been noted. The site is adjacent to the settlement boundary and satisfies the requirements of the SHELAA and so will remain included. The SHELAA does not allocate sites and so we will consider your comments when moving forward with the West Suffolk Local Plan.	No action required
Haverhill					

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
WS097	Included housing	Hallam Land Management	Submission confirming site is available, achievable and suitable.	Noted, for the purposes of the West Suffolk SHELAA, we have only assessed the land within West Suffolk's authority.	No action required
WS096	Included housing	Strutt and Parker	Submission confirming site is available, achievable and suitable. An outline application has been submitted on the site for 155 dwellings which has submitted a series of technical documents showing how any environmental issues have been fully addressed.	Your comments have been noted, we will include references to the outline planning application on the site and amend the details of the outline planning permission	Amend proforma to include the details of the planning application
Hawstead					
WS348	Deferred housing	Carter Jonas	The site is suited to provide the sustainable growth Hawstead needs. We confirm that the site remains suitable, available and achievable for development; there are no particular environmental or heritage constraints; and that development which could meet needs of the area and provide additional amenities for the village, is both possible and desirable.	Your comments have been noted. The site has been deferred as it is not adjacent to the settlement boundary and so does not meet the requirements to be an included site within the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan which will set out a strategy for growth within West Suffolk and allocate land for housing and economic development and we will consider your comments when moving	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				forward with the West Suffolk Local Plan.	
Hepworth					
WS105	Deferred housing	P B Waste Management Ltd (landowner)	We are aware that Hepworth is classified as an 'infill village', and as such is only likely to take limited housing growth over the next Local Plan period. Simply because our land does not 'touch' the existing settlement boundary, should not be a reason to quickly dismiss our unique proposals. I can confirm that the land remains available, suitable and deliverable, and our offer of community benefits is genuine. To our knowledge, there are no constraints that would delay delivery of the site coming forward.	Your comments have been noted. The site has been deferred as it is not adjacent to the settlement boundary and so does not meet the requirements to be an included site within the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan which will set out a strategy for growth within West Suffolk and allocate land for housing and economic development and we will consider your comments when moving forward with the West Suffolk Local Plan.	No action required
Holywell Row					
WS108	Included housing	Plansurv	The site is considered as suitable, available and achievable within the SHELAA, which is supported. The assessment of suitability states that: 'further assessment would be required to understand other environmental issues'. However, the	Your comments have been noted. We will remove the references to 'further assessments would be required to understand other environmental issues' as these potential issues have been	Remove reference to the environmental issues that need to be addressed as they have been assessed in more detail through the

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			site has an extant planning permission, and all of the pre-commencement conditions have been discharged therefore there are not considered to be any environmental issues to constrain development; this statement should therefore be removed from the assessment.	addressed during the planning application stage.	development management stage
Hopton					
WS363	Deferred housing	Trevor Taylor	The site is available, now or in the future West Suffolk Local Plan, for development.	Your comments have been noted. The site has been deferred as it is not adjacent to the settlement boundary and so does not meet the requirements to be an included site within the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan which will set out a strategy for growth within West Suffolk and allocate land for housing and economic development and we will consider your comments when moving forward with the West Suffolk Local Plan.	No action required
WS110	Included housing	Turley	Submission confirming site is available, achievable and suitable.	Noted.	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
Hudon					
WS115	Included housing	Turley	Submission confirming site is available, achievable and suitable.	Noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	No action required
WS116	Included housing	Percival and Company	Pleased site is identified as suitable for residential development.	Noted.	No action required
Ingham					
WS375	Deferred housing	Genevieve Farms	Clarifying the status of the site. The plot is owned by a single landowner and is currently storing plant and machinery subject to a commercial lease, which is subject to run-out. The time remaining on the lease can be voided, at any time by mutual consent should the circumstances alter. The land is considered to be a brownfield site	Your comments have been noted. The site has been deferred as it is not adjacent to the settlement boundary and so does not meet the requirements to be an included site within the SHELAA. However, the SHELAA does not allocate land for development or	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			and is directly off the main road in Ingham.	give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan which will set out a strategy for growth within West Suffolk and allocate land for housing and economic development and we will consider your comments when moving forward with the West Suffolk Local Plan.	
WS118 WS120	Included housing	Brown& Co	Submission confirming site is available, achievable and suitable. Covering letter and Infographics sent for each site. It seems unreasonable that such a highly prescriptive capacity has been suggested by the Council prior to Issues and Options Consultation.	Your objections to the capacity shown for sites WS118 and WS120 are noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				consider these comments when moving forward with the local plan.	
WS374	Deferred housing	Brown & Co.	<p>Objection to deferral. The site has been deferred due to its allocation in the current local plan as Recreational Open Space (ROS). However, the site is no longer available as ROS and should be reallocated for housing.</p> <p>A small area of land to the rear of St Bartholomew's Church has been granted a lease and has been developed to create new play facilities (see map of in covering email).</p> <p>The landowner has no intention of bringing the rest of the site forward as ROS and seeks deletion of this allocation and believes the site is suitable, available and achievable of delivering housing.</p>	Your objection to the deferral of the site is noted. The site is allocated within the Local plan as P.O.S and so will remain deferred. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	No action required.
Ixworth					
WS121	Included housing	Turley	Submission confirming site is available, achievable and suitable.	Noted	No action required
Kedington					
WS125	Included housing	Bidwells	On behalf of the Landowner of Site WS125-Land east of Haverhill Rd, Kedington I would like to confirm that the site is suitable, available, achievable and economically viable, as required by the NPPF. The site is available for development within 5	Noted. The site contains a number of constraints including potential flooding risks and archaeological constraints which may result in a delay to the delivery of the site. However, this is an	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			years rather than the 6-10 years as stated in the SHELAA.	indicative timescale and does not mean that the site could be delivered in an earlier timeframe.	
WS124	Included housing	Gladman	<p>Welcomes the inclusion of the site within the included list of sites. The site is suitable, available and achievable for development. Since the call for sites a suite of technical documents have been prepared for the site to demonstrate there are no overriding constraints to development.</p> <p>The site can be brought forward within 1-5 years rather than the 6-10 years suggested in the SHELAA. Requests the summary of the site is amended to make reference to the site being adjacent to the settlement boundary. Whilst the site is under multiple ownership, the site is being comprehensively promoted on behalf of landowners.</p>	Noted. The summary box has been amended to include reference to the position for the site in relation to the settlement boundary and reference that the land is being promoted on behalf of the landowners.	Amend the summary to include reference to the site being adjacent to the settlement boundary and state the site is being promoted on behalf of landowners.
Kentford					
WS382	Deferred housing	Hopkins Homes	Objection to deferral. The Site is suitable, available and achievable to deliver residential development, being under the control of Hopkins Homes Limited, and all known technical and environmental constraints are able to be overcome	Your objection to site WS382 being deferred are noted. This site has been deferred as it is in the SPA Stone Curlew 1500m Buffer (2016) and is not adjacent to the settlement boundary and doesn't meet the criteria for inclusion in the SHELAA. However, the SHELAA does not allocate land for	The site has been deferred due to it not being adjacent to the settlement boundary and is within the SPA buffer. No change required.

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider your comments when moving forward with the local plan.	
WS127 WS202	Included housing	Turley	Submission confirming site is available, achievable and suitable.	Noted	WS127 No action required. WS202 excluded as development of site almost completed.
WS383	Deferred housing	Strutt and Parker	Objection to deferral. The attached submission sets out the reasons why we believe this site should be included, as it is suitable (the reason for deferring the site having not been fully justified), available and achievable.	Your objection to site WS383 being deferred are noted. This site has been deferred as it is in the SPA Stone Curlew 1500m Buffer (2016) and is not adjacent to the settlement boundary and doesn't meet the criteria for inclusion in the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				in West Suffolk and allocate land for housing and economic development. We will consider your comments when moving forward with the local plan.	
Lakenheath (including Lakenheath and Mildenhall Camp)					
WS129 WS604	Included housing	Bidwells	Submission confirming site is available, achievable and suitable. Reports submitted: Cover Letter (on behalf of Bennett Homes); Preliminary Ecology Appraisal (BSG) (2019); Noise Assessment (Adrian James Acoustics Ltd) (2014); Noise Technical Memo Ref M001 (Adrian James Acoustics Ltd) (2017); Noise Technical Memo Ref M002 (Adrian James Acoustics Ltd) (2018); and Archaeological Evaluation Report (Oxford Archaeology) (2013).	Noted.	WS129 – exclude this site as it is part of the larger site WS604. WS 604 No action required.
Various	N/A	DIO	A number of sites surrounding RAF Lakenheath and RAF Mildenhall identified in the SHELAA have been deferred on grounds of significant policy constraints due to being directly within or within the buffer zones of the SAC or SPA or being within the SSSI. We consider reference should also be made to the suitability of these sites due to their proximity to the aerodrome and the	We will make the appropriate references to the noise impacts from RAF Mildenhall and RAF Lakenheath as described in your comments.	Reference made to the noise impacts generated by RAF Mildenhall and RAF Lakenheath.

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>potential for very disruptive noise disturbance.</p> <p>There are a number of sites within proximity of the aerodromes within the draft SHELAA that have been included that the Council consider may be suitable for development. It is noted for those that have not already gained planning permission reference has been given to the need for further assessment to understand other environmental issues. DIO on behalf of the MOD would request that for those sites within the noise contours of the aerodromes specific reference is made in the site proformas to the potential for very disruptive noise disturbance from existing and future use of these established operational sites and the requirements for noise impact assessments to assess the suitability of developments given the proximity to these active aerodromes. Due to the constraints posed by these aerodromes there is a risk that some of these sites might not provide a satisfactory residential environment and therefore may not be suitable for development.</p>		
Little Eriswell					
WS309	Deferred housing	RPS Group	Objects to deferral. Since the submission of the site to the SHELAA there have been several changes to the circumstances of the site. An application (DC/17/0630/OUT) was	Your objection to site WS309 being deferred are noted. This site has been deferred as it is in the SPA Stone Curlew 1500m	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>refused in January 2019. This application has been progressed to appeal and another application (DC/19/2145/OUT) submitted on site. Following the refusal of the previous application a detailed report to assess the current stone-curlew population was carried out to identify if there would be additional impacts from the proposed development and propose suitable mitigation. Natural England have provided advice on appropriate mitigation.</p> <p>RPS consider that a suitably worded planning condition regulating the mitigation measures proposed would be appropriate resulting in the reason for deferral in the SHELAA being no longer applicable.</p>	<p>Buffer (2016) and is not adjacent to the settlement boundary and doesn't meet the criteria for inclusion in the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider your comments when moving forward with the local plan.</p>	
Mildenhall					
WS142	Included housing	E A Millar (landowner)	<p>Site boundary shown is incorrect. Access might have an effect on availability.</p>	<p>Thank you for your comment, we will amend the site boundary to be in line with the allocation within the Sites Allocations Local Plan for the Former Forest Heath area.</p>	<p>Altered map to match the allocation SA5(a)</p>
WS417	Deferred housing	Plansurv	<p>The site has been deferred on the ground of suitability as the site is not adjacent to the settlement boundary. As stated within the SHELAA Consultation Report, the significant policy constraint of location is considered to be whether the site is</p>	<p>Your objection to deferral of site WS417 is noted. The site is not adjacent to the settlement boundary and so does not meet the requirements to be an included site within the SHELAA. However, the</p>	<p>No action required</p>

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>within the open countryside/not adjacent to a sustainable settlement. However, site WS417 lies adjacent to WS204 which has commenced development and a significant number of dwellings are now completed on this site. The assessment of WS417 has therefore not been seen in the context of the newly established edge of settlement. It is therefore contested that site WS417 is considered to be within the open countryside, and should be re-assessed as being initially suitable, so that a full assessment of the site can be completed.</p>	<p>SHELAA does not allocate land for development or give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan which will set out a strategy for growth within West Suffolk and allocate land for housing and economic development and we will consider your comments when moving forward with the West Suffolk Local Plan.</p>	
WS418	Deferred housing	Turley	<p>Objection to deferral and submission of a viability study and report making a case for this site to be included.</p>	<p>Your objection to site WS418 not being included in the SHELAA is noted. The site boundary and size are as shown on the location plan submitted with your representation. However, there are multiple sites adjacent to WS418 which is not clearly shown in the settlement map. The settlement map for Mildenhall will be amended to show these sites more clearly. As the site is not adjacent to the settlement boundary it does not meet the criteria for inclusion in the</p>	<p>Amended settlement map to clearly show the sites surrounding WS418.</p>

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				<p>SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development and we will consider your comments when moving forward with the West Suffolk Local Plan.</p>	
WS416	Deferred housing	Turley	<p>The SHELAA (2019) currently categorises the Site as deferred due to concerns around its 'suitability' for development in relation to the potential effect on the nearby SAM. However, evidence submitted has demonstrated that this potential constraint to development can be overcome by keeping the northern part of the site free of development to maintain a buffer around the SAM. By limiting the extent of development within the Site (2 to 5 dwellings), to the area outside the area of 'Open Space to be Retained', and through a high quality design it would ensure that there would be no adverse impact on the Conservation Area.</p>	<p>Your objection to deferral of site WS417 is noted. The site is within the proximity of a SAM and so does not meet the requirements to be an included site within the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan which will set out a strategy for growth within West Suffolk and allocate land for housing and</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			This statement confirms that this site is available, achievable and suitable and should therefore be considered as an allocation for housing and taken forward in the emerging local plan.	economic development and we will consider your comments including mitigation when moving forward with the West Suffolk Local Plan.	
Moulton					
WS144	Included housing	Brown & Co.	Submission confirming site is available, achievable and suitable. Covering Letter and Infographics sent for each site. It seems unreasonable that such a highly prescriptive capacity has been suggested by the Council prior to Issues and Options Consultation.	Your objection to the capacity shown for site WS144 is noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	No action required
WS143	Included housing	Strutt and Parker	Supports the inclusion of WS143 within the SHELAA and confirms that site is available suitable and achievable.	Noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			However, requests the yield of the site to be increased to enable the efficient and effective use of the site.	status of the settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	
Newmarket					
WS145	Included housing	Bob Sellwood	Housing - site is suitable, available and deliverable Employment - now that SALP is adopted a planning application is being prepared for the 5ha employment site. Anticipated submission within next six months.	Noted. Reference is made to the 5ha of employment land on the site proforma, and the use of the site has been altered to mixed use.	The use of the site has been altered to mixed use.
WS671	Deferred housing	Plansurv	Objection to deferral of site. There has been no reasoned justification or explanation as to why the site is not considered suitable. The site is well connected to Exning and Newmarket and is in a sustainable location. Planning permission has recently been granted on the adjacent site WS 147 for 79 dwellings. Part of the site lies adjacent to the development	Development that would result in the loss of equine land would only be permitted in exceptional circumstances and must align with the existing equine related policies set out in the local plan. The SHELAA does not allocate land for development or give planning permission	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>framework. The site is suitable, available, achievable, viable and deliverable.</p> <p>Site WS671 is located adjacent to residential property and is opposite residential development; therefore, it is adjacent to the residential built form of Exning and as such a full assessment of suitability should be undertaken. Given the recent planning approval at WS147 a future equine use on WS671 is questionable and there is adequate equine land available in the immediate proximity. The site has no known constraints.</p>	to allow the development of a site. Any site that would result in the loss of horse racing land would need to be brought forward as part of the upcoming West Suffolk Local Plan which will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	
New sites	N/A	David Mason	The following site proposed for future housing development within Newmarket. The postal address is: Stud Lodge - Exning Road - Newmarket - Suffolk - CB8 7JH (further details submitted).	The next formal call for sites will be during the first West Suffolk Local Plan Issues and Options consultation in 2020, where sites can be submitted for consideration in the local plan and next iteration of the SHELAA. The new site submission will be kept on file until this time.	Keep the site submission on file until the I&O consultation
Newmarket sites	N/A	Pegasus Group	The adopted local plan is clear about the need to protect the Horse Racing Industry (HRI), not only from loss of HRI land but also from development that would impact the industry as a whole which should be featured within the SHELAA. The NHG is very keen to work with you in developing	Your comments have been noted. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>this assessment and help identify how development can be delivered without adversely impacting the HRI. The NHG has submitted a significant body of evidence during the local plan inquiry and development proposals concerning the lack of assessment of the impact of development on the HRI. However, the latest SHELAA continues to overlook the economic and operational impact on the HRI when assessing the suitability of sites (aside from the loss of existing HRI land). The NHG suggests more evidence is required to consider the potential economic impacts to the Horse Racing Industry.</p> <p>The NHG consider that these potential impacts should not be excluded from the high-level assessment carried out by the SHELAA. As confirmed by the Secretary of State it is a matter of strategic and economic importance that warrants consideration in this document in the same way that, for example, the potential for ecological impact is dealt with.</p> <p>We do not offer any site-specific comments, although we do note the potential to increase the density levels on those included sites in and around Newmarket that feature as allocated sites in the adopted Local Plan. The NHG maintains its position set out at the Local Plan inquiry that</p>	<p>out a strategy for growth within West Suffolk and allocate land for housing and economic development, evidence including an assessment into the potential impacts of delivery of sites to the Horse Racing Industry will be carried out and inform the plan making process.</p>	

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>further development growth in Newmarket should only be allowed where the economic and operational impact on the HRI is clearly understood and the consequential mitigation measures can be put in place to overcome this impact. The NHG is very willing to help the Council in this assessment and in the identification of potential mitigation measures.</p>		
WS671	Deferred housing	Turley	<p>Objection to deferral. Submission making a case for inclusion confirming site is available, achievable and suitable.</p>	<p>Development that would result in the loss of equine land would only be permitted in exceptional circumstances and must align with the existing equine related policies set out in the local plan. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. Any site that would result in the loss of horse racing land would need to be brought forward as part of the upcoming West Suffolk Local Plan which will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				when moving forward with the local plan.	
Nowton					
New sites	N/A	RNAA Holdings	New site submission for one dwelling instead of WS441.	The next formal call for sites will be during the first West Suffolk Local Plan Issues and Options consultation in 2020, where sites can be submitted for consideration in the local plan and next iteration of the SHELAA. The new site submission will be kept on file until this time.	Keep the site submission on file until the I&O consultation.
Pakenham					
WS447 WS448	Deferred housing	Earls Wood Homes	Please be advised that we are no longer expecting to provide the scheme as proposed earlier. This is due to the owners subsequently deciding not to progress along the lines that were originally expected. As you will note, one owner has in fact subsequently decided to move forward with an outline application under reference DC/19/1447/OUT for 5 units only. This is not underpinned by Earlswood Homes. The Local Plan policy is clear that affordable homes are required at such sites.	Noted, Earls Wood Homes' association with the sites WS447 & WS448 have been removed from the SHELAA database	Earls Wood Homes contact details removed for these sites.
WS151	Included housing	Evolution Planning	Submission confirming site is available, achievable and suitable. Indication that development would	Noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			be likely to be at the lower end of the capacity noted in the pro forma.	and/or the size/policy status of the settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	
Red Lodge					
WS206 WS207	Included housing	Eclipse Planning	<p>Site WS206: Crest are at an advanced stage of preparing a full planning application for this site. The design work has indicated that the site can accommodate 141 dwellings and it can be delivered within 1-5 years, as opposed to the stated 6-10 years. This site is considered to be suitable, available, achievable and viable for the development of 141 dwellings.</p> <p>Site WS207: There are a couple of updates to this site, in that planning permission was granted on 28th August 2019 under reference DC/19/1169/FUL for 11 dwellings in</p>	<p>Noted - WS206 - The timescale of the site will be updated to reflect the recent progress of the site.</p> <p>WS207 - the site boundary will be altered to match the existing planning permission on the site. The yield of the site will also be amended to reflect</p>	<p>WS206 - moved the timescale forward to be delivered within 1-5 years.</p> <p>WS207 - amended the site boundary to match the existing planning permission on the</p>

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>lieu of 6 approved plots within Phase B of the Reserved Matters application. This has increased the overall housing numbers from 382 to 387.</p> <p>In terms of the red line boundary shown on the site location plan, this does not match the approved planning application boundary, which shows a different alignment for both the eastern and north boundaries. A copy of the site location plan approved under reference F/2013/0257/HYB is attached for information.</p>	<p>the recently approved planning permission.</p>	<p>site and amended the yield of the site to 387.</p>
Red Lodge sites	N/A	Eclipse Planning	<p>Red Lodge settlement map - the settlement map should be updated to show the settlement boundary as shown in the recently adopted SALP. WS453 & WS616 are not easily identifiable on the settlement map WS156 - The summary states the site is outside the settlement boundary. This is incorrect.</p> <p>WS208 - The site has been assessed for environmental impacts to the SPA and development will be subject to a separate HRA at the appropriate time. As a result of the master planning work there has been a slight amendment to the southern boundary of the site, which now includes part of Park Wood. A new site plan is attached. The site area has increased to 27.87 ha. It is requested that the site area and</p>	<p>Red Lodge settlement map - the settlement map of Red Lodge will be amended to show the settlement boundary of Red Lodge as shown in the SALP for the former Forest Heath area. The settlement map will also be amended to more clearly show WS453, WS616 and WSE04 WS156 - amend the summary of the site to state 'The site lies within the settlement boundary for Red Lodge'</p> <p>WS208 - amend the site boundary to reflect the latest changes made to the site</p>	<p>Red Lodge settlement map - the settlement map of Red Lodge will be amended to show the settlement boundary of Red Lodge as shown in the SALP for the former Forest Heath area. The settlement map will also be amended to more clearly show WS453, WS616 and WSE04 WS156 - amend the summary of the site to state</p>

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>boundary shown on both the Site Proforma and Red Lodge Settlement plan is updated for consistency.</p> <p>WS451 - the site has been deferred as not adjacent to the settlement boundary, the site being adjacent to the new settlement boundary. The site has no significant constraints and is available and should be included as a housing site within the SHELAA with an indicative capacity of 480 that could be delivered within 6-10 years</p> <p>WSE04 - The site is an included site within the SHELAA and so should be coloured green on the Red Lodge Settlement map</p>	<p>WS451 - review the site in the knowledge that the site is adjacent to the settlement boundary.</p>	<p>'The site lies within the settlement boundary for Red Lodge'</p> <p>WS208 - amend the site boundary to reflect the latest changes made to the site</p> <p>WS451 - review the site in the knowledge that the site is adjacent to the settlement boundary.</p>
Risby					
WS458	Deferred housing	Evolution Planning	Objection to deferral. Case submitted for inclusion.	<p>Your objection to site WS458 being deferred are noted. This site has been deferred as it is in the SPA Stone Curlew 1500m Buffer (2016) and is not adjacent to the settlement boundary and doesn't meet the criteria for inclusion in the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				in West Suffolk and allocate land for housing and economic development. We will consider your comments when moving forward with the local plan.	
WS459 WS617	Deferred housing	Turley	Report submitted confirming details of site(s) and availability.	<p>Your comments have been noted. The site WS459 has been deferred as it is in the SPA Stone Curlew 1500m Buffer (2016) and doesn't meet the criteria for inclusion in the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider your comments when moving forward with the local plan.</p> <p>WS617 - We will review this site in the knowledge that the site is now available for development. The next formal call for sites will be during the first West Suffolk Local Plan</p>	WS617 – The site has been reviewed in the knowledge that it is available for development. The site is to remain deferred as there is no suitable access onto the site. See appendix D.

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				Issues and Options consultation in 2020, where sites can be submitted for consideration in the local plan and next iteration of the SHELAA. The merging of the two sites will be kept on file until this time.	
Rougham Airfield					
WS277	Deferred housing	Strutt and Parker	<p>Objection to deferral. Summary: whilst the draft SHELAA does not allocate sites, the inclusion of WS044 does indicate that the Council do not consider there to be any significant constraints to extending the developed area of Bury St Edmunds further east.</p> <p>As set out in the submission the site should be considered suitable, available and achievable for residential led development.</p>	Your comments have been noted. This site has been deferred as it is protected by BV20 of the Bury Vision 2031. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider your comments when moving forward with the local plan.	No action required
Stanningfield					
WS160	Included housing	Lacey, Scott & Knight	The site is suitable, available and achievable for development within 1-5 years. The site is capable of delivering significantly more than 5 dwellings.	Noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				that the site is in or adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	
Stansfield					
WS162 WS163 WS165 WS166 WS167	Included housing	Carter Jonas	Submission confirming sites are available, achievable and suitable. Questions the decision to limit the capacity of each site to 5 dwellings.	Noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				consider these comments when moving forward with the local plan.	
Stanton					
WS171	Included housing	Hopkins Homes	Submission supports inclusion of site. As previously outlined, the totality of the 2.6Ha of available site area remains suitable for residential development, as was previously advocated through the Rural Vision Examination process, and as was further shown upon the attached, previously supplied conceptual layout. The site remains 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. The site is under the control of Hopkins Homes Limited, and is suitable, available and achievable for residential development. Indicative site layout plan included.	The size of the site has been amended to 2.6ha and subsequently the yield of the site has been altered to 78 dwellings.	The size of the site has been amended to 2.6ha and subsequently the yield of the site has been altered to 78 dwellings.
WS168	Included housing	Boyer Planning	Submission confirming site is available, achievable and suitable.	Noted	No action required
WS172	Included housing	Lacey, Scott & Knight	Submission confirming site is available, achievable and suitable.	Noted	No action required
WS169 WS170	Included housing	Evolution Planning	Submission confirming site is available, achievable and suitable.	Noted	No action required
WS467	Deferred housing	Strutt and Parker	Submission strongly supporting the continued inclusion of Site WS467 in the West Suffolk SHELAA as a potential housing site, since it is	Your comments have been noted. We will amend the settlement map to more	Amended the settlement map to more clearly define the economic site

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>clearly suitable, available and achievable. Detailed comments on the factual information contained in the Council's assessment.</p> <p>The site is also included within the approved Masterplan for Shepherd's Grove as a housing site, as part of a strategic mixed-use development of employment, commercial and residential uses.</p>	clearly define the economic site and the residential site	and the residential site.
Stoke by Clare					
WS174	Included housing	Bidwells	<p>Submission confirming site is available, achievable and suitable. Yield should be updated to reflect its deliverability, as set out in report submitted.</p>	<p>Noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	No action required
WS487	Deferred housing	Bidwells	<p>Objection to deferral. Site WS487 should not be discounted due to planning policy considerations, due</p>	<p>Your objection to site WS487 being deferred are noted. The site has been</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			to its deliverability and suitability, as set out within representation.	deferred as it is not adjacent to the settlement boundary and so does not meet the requirements to be an included site within the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. We will consider all sites in the upcoming West Suffolk Local Plan which will set out a strategy for growth within West Suffolk and allocate land for housing and economic development and we will consider your comments when moving forward with the West Suffolk Local Plan.	
Stradishall					
WS632	Deferred housing	ED Hollingsworth (landowner)	Site owner requests removal of this site from the SHELAA as it is already partly developed.	Site WS632 to be removed from the SHELAA.	Site WS632 removed from the SHELAA.
Troston					
WS175 WS176	Included housing	Evolution Planning	Submission confirming site is available, achievable and suitable. Report advises that the yield of the site could be increased.	WS175 – your report is noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				<p>adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	
Tuddenham					
WS488	Deferred housing	Lacey, Scott and Knight LLP	<p>The site is able to overcome the constraints of the SPA stone curlew 1500m buffer by appropriate mitigation. There are several examples of sites being brought forward within the SPA Stone Curlew 1,500m buffer. Therefore, the site should be an included site.</p>	<p>Your objection to site WS488 being deferred. This site has been deferred as it is in the SPA Stone Curlew 1500m Buffer (2016) and doesn't meet the criteria for inclusion in the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider your comments</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				when moving forward with the local plan.	
WS490	Deferred housing	Lacey, Scott and Knight LLP	The site is adjacent to the settlement boundary and so should not be deferred due to the site not being adjacent to the settlement boundary. The site is able to overcome the constraints of the SPA stone curlew 1500m buffer by appropriate mitigation. There are several examples of sites being brought forward within the SPA Stone Curlew 1,500m buffer. Therefore, the site should be an included site.	The site is adjacent to the settlement boundary and so we will remove 'not adjacent to settlement boundary' as a reason for deferral. However, the site has been deferred as it is in the SPA Stone Curlew 1500m Buffer (2016) and doesn't meet the criteria for inclusion in the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider your comments when moving forward with the local plan.	Remove 'not adjacent to settlement boundary' from the reasons for deferral for the site.
West Row					
WS180	Included housing	Vince Coomber – Cleark to Trustees of Mildenhall Parish Charities	Confirmation that site is suitable for development.	Noted.	No action required
WS184 WS187	Included housing	Wells	Confirmation that site is available, achievable and suitable.	Noted.	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
WS177	Included housing	Lacey, Scott and Knight LLP	Submission confirming site is available, achievable and suitable.	Noted.	No action required
Wickhambrook					
All sites	N/A	David Midwood,	The map of the land being included in the discussions illustrates a truly vast area of potential building land. As in 2010 Wickhambrook was accepted as a "Local Service Centre" as opposed to a "Key Service Centre"; there should never be an allowable case for any form development approaching the scale that the map portrays	Your comments about the SHELAA sites are noted. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	No action required
All sites Particularly: WS191 WS195 WS190 WS212	N/A	Tim Pitt	I write to express my views for consideration during the above consultation period. In particular sites WS 191 and WS 195. I would question the suitability and viability of the sites for the following reasons. Wickhambrook is classified as a "Local Service Centre." The sites are of a disproportionate size to the main settlement of Wickhambrook being outside the "Settlement Boundary" and would dramatically change the character of the village. Wickhambrook provides limited local employment with a restricted public	Your comments about the SHELAA sites are noted. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider these comments	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>transport system and few employment opportunities close by. Because of its rural location most current employment is reached by car.</p> <p>I would question the demand for housing on this scale across the village and within the general locality.</p>	<p>when moving forward with the local plan.</p>	
All sites	N/A	Mrs Maro Limnios	<p>Lengthy submission objecting to the number and location of the sites in the SHELAA.</p> <p><u>Brief Summary:</u> Wickhambrook was downgraded to a local service centre from a key service centre in 2010. We are hugely anxious about all the proposed development land submitted all around and outside the settlement boundary of the village, which, if pursued, will completely change the nature and character of the whole community and village. As far as WS 193 is concerned, this has just already been developed with 23 houses and lies within the settlement boundary. Surely this is enough. None of the other parcels do lie within the boundary and these should be excluded from any sort of development plans. Old High Hall is immediately adjacent to the WS191 site and under the proposals, would be surrounded on 3 sides by the new development, if it were to be approved and go ahead.</p>	<p>Your comments about the SHELAA sites are noted. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>Naturally, we would be deeply affected by any of the sites in the village being developed, but more devastatingly so by the WS191 site. Lengthy quotes from other local objections with the reasons the sites should not be developed summarised under headings.</p> <p>We would strongly argue that the sites in question do not fulfil the criteria of Suitability and should be deferred or excluded. Reasons listed under the following headings: Access, Archaeology, Conservation/Wildlife, Employment, Location, Nature, Scale, Unsustainable, and Unviable</p>		
All sites	N/A	Sam Sykes	<p>I wish to write to express my concern that despite a decision being made 2010 that Wickhambrook could only support being a Local Service Centre - as proved with overwhelming evidence. The SHELAA consultation considers a number of sites in Wickhambrook that would be massively damaging to the village and destroy the ancient Anglo-Saxon settlement.</p> <p>My concerns are as follows:</p> <ul style="list-style-type: none"> - the village of Wickhambrook is a Local Service Centre and NOT a Key Service Centre - local services and public transport are very limited - over-subscribed village school 	<p>Your comments about the SHELAA sites are noted. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<ul style="list-style-type: none"> - doctors surgery already has too many patients and would be unable to cope with more - water supplies would be affected - increased drainage and run-off would affect many properties (including mine) - sewage network already at capacity - road network would be unable to support extra traffic - A143 crossroads already dangerous (Stradishall and Denston) <p>I am understanding that some development is required (and is under way), but I object to this level of development for the reasons outlined above.</p>		
<p>All sites Particularly: WS190 WS191 WS192 WS194 WS195 and WS212</p>	N/A	Edmond and Fiona Mahony	<p>Objects to sites in the SHELAA. The following constraints apply (summarised): -</p> <ol style="list-style-type: none"> 1.The settlement is only served by one B-road. Such large-scale developments will detrimentally impact upon the highway safety for all users. 2.Wickhambrook is not a sustainable location for growth in terms of public transport and is located off the major bus corridor. 3.Harmful impact upon the landscape. 4.Potential coalescence with the historic hamlets of Coltsfoot Green, Malting End, Attleton Green, Boyden 	<p>Your comments about the SHELAA sites are noted. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	<p>No action required. Please note that WS194 has been excluded as site overlaps with/is entirely within site WS195.</p>

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>End, Meeting Green, and Thorns significantly affecting their character.</p> <p>5. Major capacity constraints with the existing surface water and drainage networks.</p> <p>6. Considerable expansion in healthcare capacity is required to house any additional dwellings/patients.</p> <p>7. There are a number of cropmark and medieval sites around Wickhambrook which are threatened by the proposed development sites. Existing wildlife and biodiversity will also be detrimentally impacted by development.</p> <p>8. The large-scale development sites as proposed under the 2019 SHELAA, and their cumulative impact will considerably exceed the Rural Vision 2031.</p> <p>9. The included housing sites WS 190, 191, 192, 194, 195 and 212 should be removed from the SHELAA as they are all outside the settlement boundary.</p> <p>As highlighted above, all sites as listed in the SHELAA are unsuitable and unachievable and should be deferred accordingly.</p>		
All sites	N/A		Wickhambrook's existing facilities are stretched and require more resources, funding etc. before housing can be considered in Wickhambrook.	Your comments about the SHELAA sites are noted. However, the SHELAA does not allocate land for development or give planning permission to	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			Also concerned about how the infrastructure of the village can cope if more housing is allocated. Also concerns about protecting the character and landscape of Wickhambrook.	allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	
All sites	N/A	Ian Spencer	Objects to sites in the SHELAA. Summary: Wickhambrook is essentially a collection of small historic hamlets, any change can have a disproportionately large impact on our community and quality of life. There is already pressure on our limited infrastructure which will increase dramatically. This affects the local surgery, lack of local jobs, the village school, the local road system. We are not against change – we simply want to preserve something very precious.	Your comments about the SHELAA sites are noted. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	No action required
All sites	N/A	Penny Bayman	Wickhambrook is a local service centre due to the limited facilities and strained infrastructure and should not be allocated the scale of development normally associated with key service centres. Wickhambrook is not capable of accepting the mass development	Your comments about the SHELAA sites are noted. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>suggested in the sites WS190-WS195.</p> <p>We need to recognise the crucial role farmers play in feeding the nation and carrying for the countryside. The level of development proposed on these 5 sites, not only undermines this objective, but the future for our countryside, our wildlife, and our environment.</p>	Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	
All sites	N/A	Jamie Green	<p>Concerned over the amount of land submitted as part of the SHELAA. Wickhambrook is a local service centre due to the limited facilities and infrastructure. The village is made up of small hamlets and 'greens' and the separation of the built-up areas by agricultural land is integral to the character of the area.</p>	Your comments about the SHELAA sites are noted. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	No action required
All sites	N/A	Dr and Mrs R Merry	<p>Objects to large scale development in Wickhambrook</p> <p>1. Traffic - The inevitable increase in pressure on the road system with increased traffic load on the B1063, and also the single track road called 'The Lane' which is used as a 'rat run', is the main access to the</p>	Your comments about the SHELAA sites are noted. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			<p>Surgery and has a very dangerous junction just opposite our entrance. Traffic can only get worse with large scale development.</p> <p>2. Health Services - The adverse effect on an already stretched Doctors Surgery (>5000 patients already).</p> <p>3. Sewerage - The current treatment facility is already stretched and further development on a large scale will completely overload it.</p> <p>4. Environment - Surface water run-off from the heavy boulder clay sub-soil is already beginning to accumulate at Meeting Green since the first stage of building development opposite the Cemetery in Cemetery Road. Light pollution is already a problem in Wickhambrook and that will increase with the completion of the above development and any further large large-scale development. Wildlife corridors will also suffer.</p>	<p>Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.</p>	
All sites	N/A	William Averdieck	<p>Concerned over the amount of land submitted as part of the SHELAA especially when considering Wickhambrook is a local service centre with the existing facilities at capacity. The village has historical importance and is made up of small hamlets and 'greens' and strongly objects to development which would be inconsistent with the villages classification as a local service centre</p>	<p>Your comments about the SHELAA sites are noted. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and</p>	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
			or would significantly change the character and scale of this hamlet style character.	allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	
WS191 WS192 WS194 WS195	Included housing	Carter Jonas	Submission confirming site is available, achievable and suitable. Questions the decision to limit the capacity of each site to 10 dwellings.	Noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	No action required. Please note that WS194 has been excluded as site overlaps with/is entirely within site WS195.
WS212	Included housing	Brown & Co.	Submission confirming site is available, achievable and suitable. Infographics sent for each site. It seems unreasonable that such a highly prescriptive capacity has been suggested by the Council prior to Issues and Options Consultation.	Your objection to the capacity shown for site WS212 is noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will consider these comments when moving forward with the local plan.	
Worlington					
WS196 WS197 WS198	Included housing	Brown & Co.	Submission confirming site is available, achievable and suitable.	Noted. The capacity of sites in the SHELAA is indicative only and relates to the size of the site and/or the size/policy status of the settlement that the site is in or adjoins. The SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth within West Suffolk and allocate land for housing and economic development. We will	No action required

Settlement and site ref	SHELAA status	Respondent	Summarised comment	Response	Action
				consider these comments when moving forward with the local plan.	
WS522	Deferred housing	Lacey, Scott & Knight LLP	<p>Objection to deferral. The landowner has confirmed their intention to promote the land for development via the 2018 Call for Sites submission. The site remains available for development.</p> <p>It is anticipated that development could be brought forward within the 1-5 year period if allocated in the SHELAA. We are not aware of any factors which will delay delivery of development on the site. The site is under single ownership, there are no known legal or planning constraints. The site is economically viable for development as there are no known abnormal development costs. Overall the site is deliverable for development in accordance with full NPPF requirements.</p>	<p>Your objection to site WS522 being deferred is noted. This site has been deferred as it is not adjacent to the settlement boundary and doesn't meet the criteria for inclusion in the SHELAA. However, the SHELAA does not allocate land for development or give planning permission to allow the development of a site. The upcoming West Suffolk Local Plan will set out a strategy for growth in West Suffolk and allocate land for housing and economic development. We will consider your comments when moving forward with the local plan.</p>	No action required