



Infrastructure and Environmental Capacity Appraisal

Final Report

Appendix 3: Settlement Pro-formas

St Edmundsbury Borough Council
Forest Heath District Council
May 2009

1.0 Appendix 3

Settlement Pro-formas

- 1.1 This appendix includes summary information on the physical constraints affecting development opportunities within the two districts. It goes on to identify the key constraints test and infrastructure test associated with the Opportunity Areas identified for each settlement.
- 1.2 For each settlement, plans are shown of the existing infrastructure and physical constraints, including an opportunities and constraints plan for each Opportunity Area. The following standard keys are used on all plans.
- 1.3 The assessment of constraints are arranged under the following headings which directly relate to the mapping for each settlement. This is summarised as:
- Green Infrastructure - relates to Landscape buffers identified on the Opportunity Mapping, the strategic agricultural grade map, the strategic green infrastructure plan, SPZ buffer zones,
 - Topography - relates to the key views, slopes and ridges identified on the Opportunity Mapping, and the strategic Contour Plan.
 - Built form - comments relate to Settlement Buffers, and conservation areas identified on the Opportunity Mapping and listed buildings shown on settlement constraints mapping.
 - Water constraints - relate to the Flood Zones identified on the Opportunity Mapping and the strategic Source Protection Zones map
 - Transport - relates to the key junctions and walking catchments identified on the Opportunity Mapping and strategic Walking Catchment plan.
 - Other constraint - identified are shown on a combination of strategic maps including, MOD safeguard zones mapping. This section also considers cumulative impacts where necessary,
- 1.4 Keys for the various plans are shown on the following page.

Existing Infrastructure Mapping Key

	Railway Station		Historic Park & Garden
	Railway Line		Doorstep Greens
	A Road		SSSI
	B Road		RAMSAR Site
	River		Special Protection Area
	Local Authority Boundary		Special Area of Conservation
	Listed Building		Local Nature Reserve, National Nature Reserve, RSPB Reserve, Country Park & County Wildlife Site
	Scheduled Ancient Monument		Flood Zone 2
	Conservation Area (Built Environment)		Flood Zone 3
	Area of Archaeological Importance		

Source of data:
 - Forest Heath District Council
 - St Edmundsbury Borough Council
 - Suffolk County Council
 - MAGIC
 - Natural England
 - English Heritage
 - Environment Agency

Existing Development Constraints Mapping Key

	Forest Heath and St Edmundsbury Local Authority boundaries	Socio-Economic Infrastructure		Retail	
	River		Dental Surgery		Local Centres/Key Service Centres
	Railway Station		GP Surgery/Other Hospital		Town Centres
	Railway		Hospitals with A&E Departments	Green Infrastructure	
	A Road		Community Centre/Village Hall (No layers received for SEBC)		Door Step Greens
	B Road		Library		Recreation/Amenity Open Space
Emergency Services			Nurseries & Day Care Centre		Sports Pitch
	Ambulance Station		Colleges/Higher Education/Adult Learning		Open Access Land
	Police Station		Upper School		
	Fire Station		Middle School		
	Ambulance Response: 8 Minute Peak DriveTime Catchment (Ambulance target, source: Ambulance Trust)		Primary School		
	Fire Response: 15 Minute Peak DriveTime Catchment (Source: FUB)		Special School		

Source of data:
 - Forest Heath District Council
 - St Edmundsbury Borough Council
 - Suffolk County Council
 - MAGIC
 - Natural England

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N.B. Certain layers have been mapped by postcode to the centre of the postcode boundary thus not necessarily reflecting its true geographic location

Opportunities and Constraints Mapping Key

	Identified opportunity for potential growth		Junction in need of further investigation
	Infill / minor extension opportunity		Ridge
	Protected flood corridor		Conservation Area (approx)
	Settlement buffer		Key/protected view
	Landscape buffer		View out/into conservation area
	Slope		Bypass option
	Green corridor		Key infrastructure relevant to growth (see inset map)
	Need for new boundary to settlement		Open Access Land
	Existing defensible boundary		Walking catchments

Brandon

1.5 Below follows a summary of the settlement constraints and opportunities for Brandon.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

Significant landscape, nature habitat protection surrounds town including SPA (Stone Curlew) to the north and SSSI to the west. Protected Stone Curlew prevents development to the north west. Landscape and wildlife protection designations provide fundamental constraint to development to the south and east of the town. Wider social impacts on surrounding sensitive landscapes may need to be considered as a result of recreational use of the Open Access Land from increased population in the area. Forest Heath has adopted the 1.5km buffer zone but will accept project level HRAs, and therefore does not automatically preclude allocations providing suitable mitigation measures can be achieved.

Biodiversity priority habitat and Heathland potential to south west and Open Access Land to the south. Wider social impacts on surrounding sensitive landscapes may need to be considered as a result of recreational use of the Open Access Land from increased population in the area.

Topography

There are no specific topography issues which would affect potential development within or around Brandon.

Built form

Brandon is relatively isolated from adjoining settlements by surrounding woodland and the river corridor. There are unlikely to be any impacts from coalescence from development within or around Brandon.

Conservation Area designation within existing centre, subject to detailed design will not result in fundamental constraint to development. Scheduled ancient monument within town centre. Site investigation required however this is not likely to result in fundamental constraint.

Water

Adjacent to flood zone 3. Flood plain provides a fundamental constraint to development to the north. Cordon Sanitaire has been identified to treatment plant to west of Brandon.

Majority of settlement is within Source Protection Zone 2, however, this does not form a fundamental constraint to development. Ely IDB pumps currently at capacity, any development will need to be self-contained for surface water run off to avoid impact, although this is not likely to be a fundamental constraint to development.

Transport

A11 improvement works are proposed and in the pipeline approaching RFF stage and may commence as early as 2010. The A11 improvement is intended to reduce the amount of heavy vehicle traffic using Brandon. It will also reduce general through traffic.

Impacts of further growth will be from potential increase in 'out commuting' from Brandon adding congestion to the local network. Cumulative impacts of American Airbase residential development should be considered as part of the impacts for any development in this location.

Other Constraints (including cumulative impacts where appropriate)

The south and south west of Brandon falls within the Yellow consultation zone for Lakenheath Airbase. Development is not prohibited in these areas but the MOD will need to be consulted on any development proposals.

Potential cumulative impact from development around Thetford is identified as adding to environmental issues as a result of pollution impacting on natural resources and increased pressure on road networks.

Summary By Zone (Screening for Opportunity Areas) – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole Quadrant (North, East, South, West) being discounted from further investigation.

North

Flood Zone 2/3 of the Little Ouse River borders north of settlement and forms a major constraint to development to the north of Brandon. This is identified with the WCS as a major constraint to development. Any sites adjacent to, but outside the Flood Zone, may be developable following more detailed site investigation.

District Boundary limits extent of available land to the north of Brandon.

SSSI/SPAS to north west identified nesting sites of Stone Culews attributed 1.5km buffer to development. The 1.5km buffer is identified as a consultation zone requiring Project level HRAs to be completed for any development. However, any major development proposals in this location risk significant harm to protected species and therefore at this strategic level development in this buffer has been discounted from further investigation.

In addition, SSSI/SPA to north east attributed 400m buffer to development. Any development on the north eastern edge of the settlement would be within this buffer. Growth in this location would result in significant environmental impacts

The river corridor and open land to the north east and north west of the settlement are identified as important features of landscape setting to the development, a green corridor to the east should therefore be protected along the river to safeguard this character.

Opportunity: No opportunity for major growth has been identified in this area due to significant flood risk and protection of identified highly sensitive habitat to the north west.

East

SSSI designation to the east of the existing settlement boundary, however, this is unlikely to result in constraint on development adjacent to the existing settlement boundary.

Area of Archaeological importance to the east, however, this site specific designation is unlikely to affect development to the east of the settlement.

Middle school located on the eastern edge of the settlement.

All identified facilities are located within the existing centre approximately 2.2km from the eastern boundary of the settlement. Existing edge of settlement is therefore significantly removed from the existing centre beyond walking distance.

Woodland currently forms landscape boundary to eastern extent of settlement.

The east of the settlement is within the Lakenheath MOD yellow consultation zone, requiring consultation, but does not restrict development potential in this area.

The existing settlement form of Brandon would become increasingly elongated if major development were allowed to encroach further on the landscape to the east of the settlement. A linear development form would result from major development in this location.

Opportunity: A linear settlement pattern is considered to result in an unsustainable form of development and therefore further major development in this location has been discounted.

South

Brandon Country Park bounds the south of the settlement. Development should avoid this designation for protection of public amenity.

SSSI/SPA designation to the south of the settlement is attributed a 400m buffer to development however as the SSSI designation currently bounds the settlement edge this buffer is taken along the line of existing development. In order to protect the habitat value of land to the south of Brandon no development should encroach on this protected landscape.

As identified in the Forest Heath HRA (March, 2009) the southern boundary of Brandon is also within the 1500m buffer from the Stone Curlew SPA designation although the existing settlement formed a divide between the SPA designation and the southern boundary of the settlement. Development in this location may therefore have a reduced impact on this sensitive habitat. However, major settlement extension in this location would require detailed investigation of environmental impacts and mitigation and has therefore been ruled out from further investigation at this strategic level. Small scale settlement optimising development on the southern fringe of Brandon is considered in 'Central' below.

Area of archaeological importance identified to the south east on Lingheath Farm, however this is not considered to form a fundamental constraint to development.

Opportunity: Although well related to the town centre the southern boundary of Brandon is of sensitive landscape value and therefore has been discounted from further investigation as a location for settlement extension to protect the environmental and amenity value.

West

Brandon Country Park bounds the west of the settlement. Development should avoid this designation for protection of public amenity.

SSSI/SPA designation to the south of the settlement is attributed a 400m buffer to development, however, as the SSSI designation currently bounds the settlement edge this buffer is taken along the line of existing development. In order to protect the habitat value of land to the south of Brandon no development should encroach on this protected landscape.

Area of archaeological importance to the immediate western boundary the settlement adjacent to the B1107, although this is unlikely to form a constraint to potential development.

Opportunity: Although well related to the town centre the western boundary of Brandon is of sensitive landscape value and therefore has been discounted from further investigation to protect the environmental and amenity value.

Central

Development on infill sites should take a preference towards sites which are in close proximity to existing services and infrastructure such as the train station. Therefore, whilst small sites identified on the settlement fringes should still be considered providing public transport is available opportunities town centre sites will be more sustainable.

Conservation area designations and listed buildings will need to be protected by development in this Opportunity Area.

Opportunity: Opportunity for settlement infill and small scale urban edge development (<0.5ha), notably to the east these are likely to exacerbate levels of unsustainable travel to the existing centre. As identified in the Forest Heath HRA (March 2009), development may be possible to the south of Brandon subject to detailed investigation of impacts to the SPA designations and appropriate mitigation. This is considered an exceptional circumstance, and should be regarded as a long term opportunity subject to detailed ecological investigation. Further details are provided in the Opportunity Area Assessment 1.

Overall Summary

Significant environmental constraints exist limiting potential for expansion of the existing town. Site specific mitigation on environmental impacts may be possible, releasing small amounts of land most notable to the south of the settlement. Sensitive built form constraints including conservation area and listed buildings would need to be taken in to consideration although this does not present a fundamental constraint potential infill development.

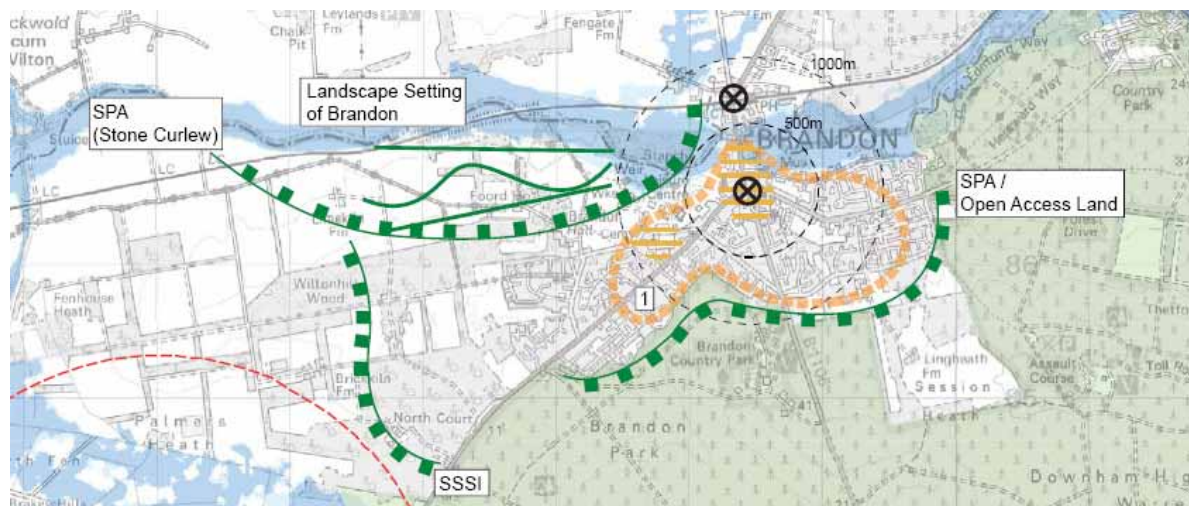
Opportunities Areas

Brandon Central

Test Dwelling Yield: 630-1000

Map Reference: 1

Small scale, high quality, infill and fringe development would take advantage of existing local services. Site selection should show preference to locations within close proximity to the town centre.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Risk

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Development within the Opportunity Area will not affect any nationally protected designation providing it remains within the existing boundary of the settlement. Development on the periphery of the settlement particularly to the south will need to provide suitable mitigation of any identified localised impacts as identified in the Forest Heath HRA (March 2009). Additional information provided by the HRA is considered to justify flexibility in the interpretation of SPA buffers used within this report. Any infill development on the fringe of the settlement, could potentially impact on the surrounding habitat designations and should therefore be approached with caution.

M

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within the Opportunity Area will not affect any local habitat or landscape designations providing it remains within the existing boundary of the settlement. Development on the

M

	periphery of the settlement particularly to the south will need to provide suitable mitigation of any identified localised impacts.	
Topography		
Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)	There are no topographical issues related to development in this Opportunity Area	L
Built Form		
Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)	Infill development will not result in any impact on coalescence of existing settlements, small scale peripheral developments are able to infill and strengthen the defensible boundary of the town.	L
Does the opportunity threaten any historical built form designations	The conservation area in the centre of Brandon and to the west will need to be protected through detailed plans for infill development	M
Water		
Is the Opportunity Area affected by any flooding constraint	The area to the north of Brandon is severely constrained by flooding however development within the existing town is unlikely to be at risk from flooding	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)	Majority of settlement is within Source Protection Zone 2, however, this does not form a fundamental constraint to development. Development would have to achieve zero water discharge into the hydrological system to protect the Ely IDB.	L
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	Local network within Brandon is currently congested however limited development is unlikely to cause a significant constraint. Traffic flows are anticipated to be alleviated by improvements to the A11.	M
Is the Opportunity Area limited by its access to walking or public transport catchments	Infill development is within walking catchments of local facilities, Bus	M

	services are in need of improvement in the town and negotiations are ongoing with respect to improving rail service frequency	
Other Constraints		
Airbase Safeguarding Zones	The opportunity zone is within the consultation zone for the airbase but is not fundamentally constrained.	L
Infrastructure		
Utilities		
Is the Opportunity Area affected by any energy supply constraints	Consultation with EDF Energy identified that Brandon Substation is currently operating comfortably within capacity.	L
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	The location of the WwTW makes western sites preferable otherwise upgrades to the network may be required. Brandon WwTW has reasonable headroom.	L
Health		
Is the Opportunity Area well served for GP provision	With current poor provision in Brandon there is a theoretical requirement for between 3 and 4 more GPs to support the existing population in Brandon.	H
Is the Opportunity Area well served for dentists	With current poor provision in Brandon there is a theoretical requirement for 1-2 new Dentists to support the existing population Brandon	H
Schools		
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 87 excess primary school places within Brandon.	L
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	It is likely that pupils in Brandon use the upper school in Mildenhall where there are currently 43 excess upper	L

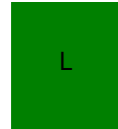
school places.



Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

Brandon is fully covered by the Brandon Fire Station 15 minute target response time



Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone

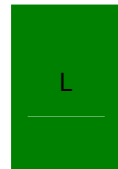
Brandon does not have an ambulance station and is not within the 8 minute response time catchment from Mildenhall ambulance station, however, it does have a community paramedic service.



Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

The larger supermarkets are located close to the centre although the other stores ensure a good coverage of Brandon.



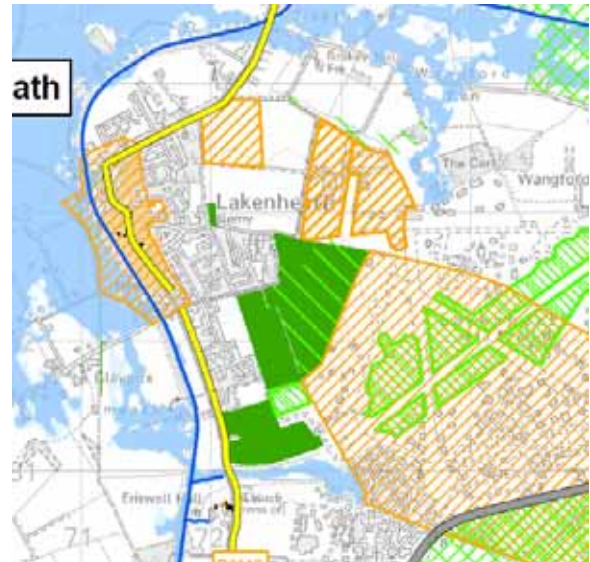
Lakenheath

- 1.6 Below follows a summary of the settlement constraints and opportunities for Lakenheath.

Settlement Wide Opportunities and Constraints



Existing Infrastructure



Existing Development Constraints

Green Infrastructure

Buffer between any new development and SSSI needs to be maintained to east and south east. Majority of land surrounding settlement is within agricultural grade 3 with some grade 4 to south. No fundamental constraint to development, although preference is to avoid higher quality grade land.

Adjacent to local nature reserve. Local nature reserve forms a fixed boundary to eastern and southern edge of existing settlement. Development adjacent to these designations will require appropriate mitigation of potential impacts.

Topography

There are no topographical issues surrounding Lakenheath.

Built form

Linear pattern of development. The majority of any development on the edge of the settlement will be beyond a 500m catchment from the centre of the settlement except on the eastern fringe.

Some available land within area of archaeological importance in centre of settlement. Site investigation required not likely to result in fundamental constraint. Conservation area designation within the centre of the settlement will influence the detailed design of any proposed development.

Water

Fringe of large flood risk and low level land/water pumping areas to the north, west and south of town

The land level in Lakenheath is above the Ely IDB level so all development will need to be self contained to ensure that there will be no additional run-off from any development. This is not likely to be a fundamental constraint to development. The WCS has identified that Lakenheath is constrained by water/sewerage, however although existing consent headroom at the treatment plant to the north west of Lakenheath is low, upgrades to the plant are only partially constrained by the flood zones and therefore does not restrict further development.

Transport

Additional development should be proposed with appropriate strategy for encouraging local employment opportunities to minimise the requirement for out commuting.

Access to road network is limited to B1112, however, the immediate network has capacity to support additional growth. A11 junction improvements proposed to link to Lakenheath

5km to station but limited frequency of services (Weekend Only). Bus services do not exist to commuter destinations such as Cambridge. To prevent further commuting a bus service would potentially require investment of over £100,000 a year in perpetuity unless significant increase in population is proposed.

Other Constraints (including cumulative impacts where appropriate)

Lakenheath has significant constraint to the south and east from the Lakenheath Airbase Safeguard Zone.

Potential cumulative impacts on this location may result from development proposals progressed by the MOD / American Airbase for new housing. No plans are currently available for assessment therefore, as and when proposals may come forward cumulative impacts, with particular reference to traffic flows, should be assessed.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole zone being discounted from further investigation.

North

Flooding area to the north of the settlement beyond the cut-off channel, although an area for growth is available between the existing settlement boundary and the cut-off channel.

The water treatment plant is located in the flood zone to the north west of the settlement. This has a cordon sanitaire surrounding the plant however this covers only the very northern fringe of the existing settlement.

The north of the settlement is between 1000m and 1500m from the local centre, just beyond the recommended walking catchment.

Extension opportunity: Potential for settlement extension. Details are provided below in Opportunity Area 3

East

A SSSI is located approximately 800m from the existing north eastern boundary of the settlement. And a second SSSI to the south east approximately 100m from the settlement. There is therefore still potential to the north east without impacting on the SSSI buffer.

The whole of the eastern boundary of Lakenheath is within the white consultation zone issued by the MOD in relation to Lakenheath Airbase. Development proposals on this site may be subject to limitations from MOD safeguarding.

Extension opportunity: Potential opportunity for growth to the north east subject to protection of the SSSI designations and consultation with the MOD. Further details provided in Opportunity Area Assessment 4

South

The existing settlement extends along the B1112 to the south. Further development in this direction would result in a linear development form impacting on the sustainability of the settlement.

A biodiversity priority heathland habitat follows the existing south eastern boundary of the settlement. Land within this designation has been discounted from further investigation. Any development which 'over-steps' this designation would have a significantly detrimental impact on the sustainability of the existing settlement and therefore has been discounted.

There is an existing designated recreation ground to the south west of Lakenheath, providing a cricket square, and is therefore protected from development under national legislation.

A small area of SSSI to the south east of the settlement requires a protective buffer. Due to the proximity of the SSSI to the urban fringe, approximately 100m any further development on this boundary to the urban area would potentially impact on the environmental value of the SSSI and has therefore been discounted from further investigation.

The whole of the southern boundary of Lakenheath is within the white consultation zone issued by the MOD in relation to Lakenheath Airbase.

Extension opportunity: To the south west a small area of land between the B1112 and the cut-off channel has been identified as an Opportunity Area for further investigation. See Opportunity Area 5.

West

Land to the west of Lakenheath is within Flood Zone 3 and within the Ely Internal Drainage Board (IDB) area. Development within this designation has been discounted from further investigation as advised by the Environment Agency, due to flood risk and existing pump capacity for the IDB.

The cut-off channel forms a natural boundary to the settlement to the west. This boundary adds to the distinctive quality of Lakenheath and should be protected on landscape grounds. Development beyond this boundary to the west has therefore been discounted.

Land to the west of Lakenheath is well related to facilities within the existing centre.

Extension opportunity: No opportunity for growth has been identified in this location due to significant flood risk and impact on existing settlement character.

Central

The conservation area within the existing centre would need to be protected through any infill site

development identified, however this is not a fundamental constrain on development.

Infill sites within the centre of Lakenheath are preferable to sites outside the identified walking catchments, as small scale development will have less potential contribution to sustainable transport facilities.

Extension opportunity: Opportunity has been identified for in fill development and small scale fringe infill, albeit fringe development is unlikely to be available on the western fringe of the development due to the existing boundary formed by the Cut-off Channel. Further assessment is set out in Opportunity Area 2.

Overall Summary

Sensitive built form constraints including conservation area and listed buildings would need to be taken in to consideration although this does not present a fundamental constraint potential infill development. Development sites towards the south east of the centre would need to mitigate any potential impact on adjacent SSSI/nature reserve.

Development to the south west would be constrained by the course of the river allowing only limited development potential. Development to the east would potentially impact on the SSSI two kilometres from the town but could be acceptable if a defensible buffer and development boundary could be formed. Development to the north has potential for contained expansion.

Part of Lakenheath is within the white airbase safeguard zones requiring consultation with the MOD on new developments and potential restrictions on developments.

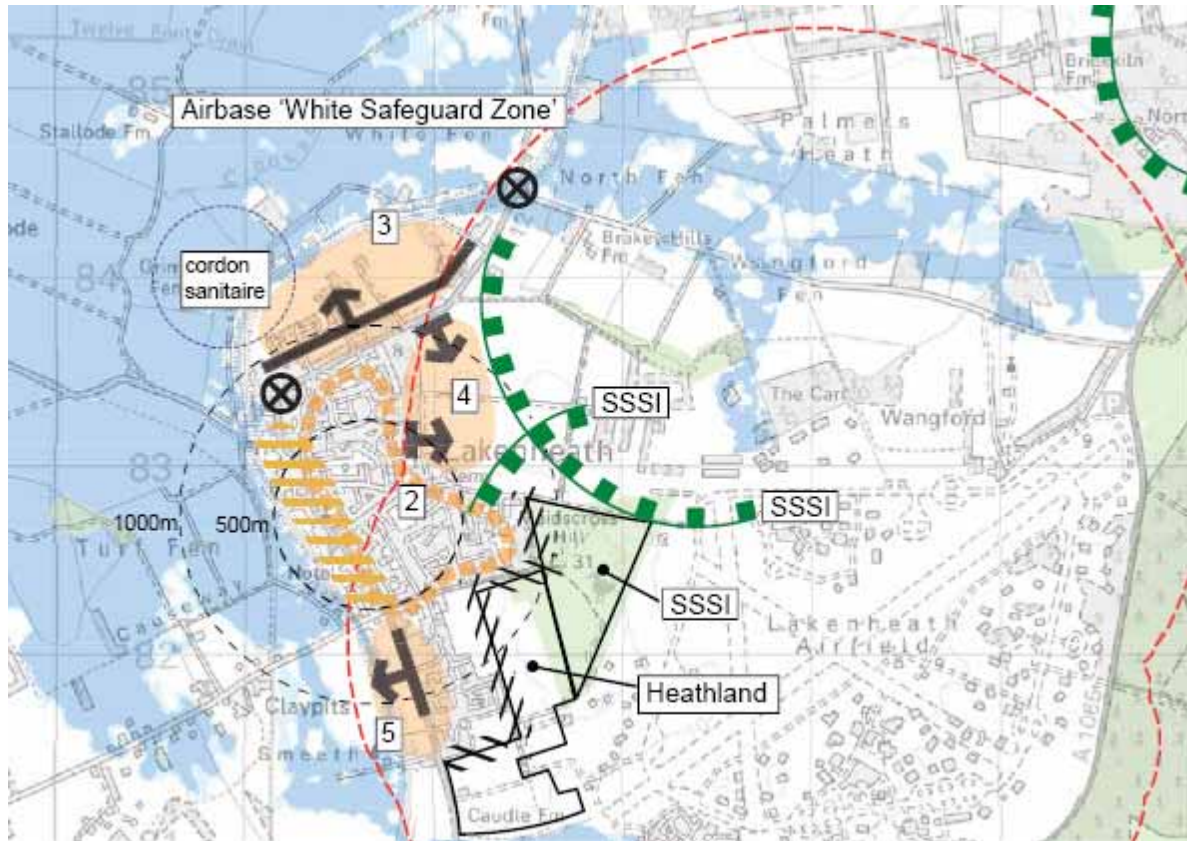
Opportunities Areas

Lakenheath Central

Dwelling Yield: 600-1,050

Map Reference: 2

Small scale high quality infill development would take advantage of existing local services. Site selection should show preference to locations within close proximity to the town centre.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Development in the centre of Lakenheath is unlikely to impact on any areas of national habitat or landscape protection.

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within the existing settlement boundary of Lakenheath is unlikely to impact on any areas of local landscape protection.

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

There are no topography issues which are likely to restrict development within this Opportunity Area

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible

Infill development will not result in any impact on coalescence of existing

L

boundary)	settlement.	
Does the Opportunity Area threaten any historical built form designations	The conservation area in the centre of Lakenheath will need to be protected through the detailed design of any proposed development. An identified Area of Archaeological Importance within the Existing centre would also need to be investigated	M
Water		
Is the Opportunity Area affected by any flooding constraint	The current flood zone follows the western boundary of the town infill development on this edge should provide a distinct boundary to this area	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, IDB, Cordon Sanitaire)	Development would have to achieve zero water discharge into the hydrological system to protect the Ely IDB.	L
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	There is currently capacity on the road network. Proposed growth of around 1000 dwellings would not result in over capacity on the local road network.	M
Is the Opportunity Area limited by its access to walking or public transport catchments	Development within the existing centre would be within walking catchments of existing local centre. Limited bus services operate through central Lakenheath insufficient for regular commuting.	M
Other Constraints		
Airbase Safeguarding Zones	There are restrictions on this Opportunity Area from the Airbase Safeguarding Zone from Lakenheath Airbase requiring consultation with the MOD on new developments. Developments proposed within the white consultation zone may receive objection on the grounds of the heath and safety.	M

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints	Lakenheath Substation is currently operating comfortably within capacity.	L
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Lakenheath WwTW has severely constrained headroom. Lakenheath has a large diameter main running along eastern edge of town which should allow development.	H

Health

Is the Opportunity Area well served for GP provision	With current good provision in Lakenheath there are an appropriate number of GPs for its current population.	L
Is the Opportunity Area well served for dentists	Lakenheath is currently in deficit of 2 dentists.	H

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 64 excess primary school places within Lakenheath.	L
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	It is likely that pupils in Lakenheath will use the upper school in Mildenhall where there are currently 43 excess upper school places.	L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone	The majority of Lakenheath is within the catchment for both Brandon and Mildenhall Fire Stations.	L
Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone	Lakenheath is outside the response time for Mildenhall ambulance station.	H

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

An 800m radius from the Co-op leaves the northern and southern edges of Lakenheath outside of catchment, but the central area is within a walkable distance.

L

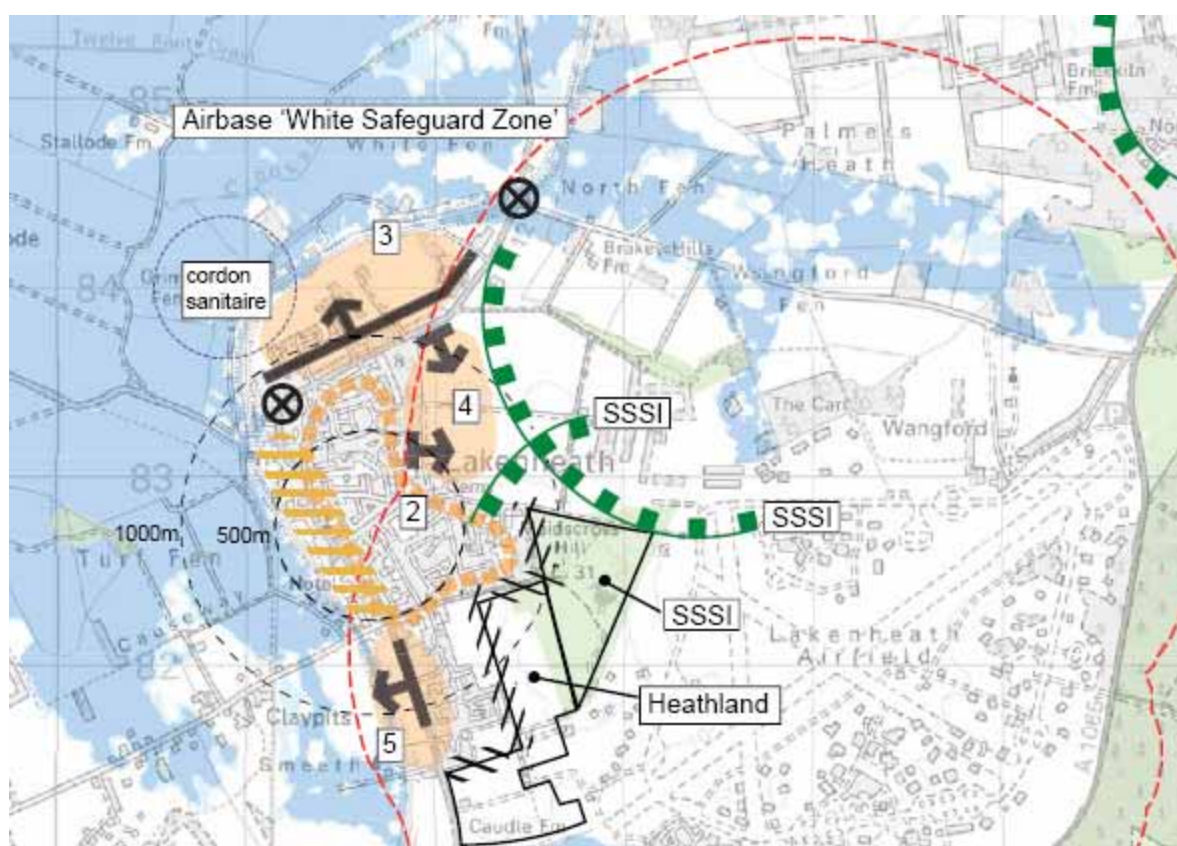
Opportunities Areas

Lakenheath North

Dwelling Yield: 1,220-2,140

Map reference: 3

Further development north would provide a defensible boundary to the north of the settlement and could take advantage of the riverside location



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

The eastern corner of the Opportunity Area is within 1km from a SSSI however development is unlikely to encroach on the designation over the B1112. There are no protected designations to the north or west

L

Does the Opportunity Area threaten any area of local habitat or landscape protection	Development within the Opportunity Area is unlikely to impact on any areas of local landscape protection	L
Topography		
Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)	There are no topography issues which are likely to restrict development within this Opportunity Area	L
Built Form		
Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)	Development to the north of Lakenheath would not result in any potential coalescence with any neighbouring settlement. A defensible boundary is formed by the line of the river to the north of the settlement	L
Does the opportunity are threaten any historical built form designations	There are no constraints to this Opportunity Area from historical built form designations	L
Water		
Is the opportunity are affected by any flooding constraint	The current flood zone follows the northern boundary of the Opportunity Area. Development on this edge should provide a protective boundary to the flood zone	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, IDB, Cordon Sanitaire)	The west of the Opportunity Area falls with the 400m Cordon Sanitaire of the waste water works at Lakenheath. Development would have to achieve zero water discharge into the hydrological system to protect the Ely IDB.	M
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	There are no significant direct highways constraints to this scale of development to the north of Lakenheath. Cumulative impact on traffic flows around the Airbases, Mildenhall and Brandon should be considered	M
Is the Opportunity Area limited by its access to walking or public transport catchments	Development within this Opportunity Area is beyond the core of the walking	M

catchment.

Additional development should be proposed with appropriate strategy for encouraging local employment opportunities to minimise the requirement for out commuting.



Other Constraints

Airbase Safeguarding Zones

The northern Opportunity Area is outside the Lakenheath Airbase Safeguard Zone, there is therefore no restriction to development in this area. Although the MOD will still need to be consulted on new development



Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints

Lakenheath Substation is currently operating comfortably within capacity.



Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

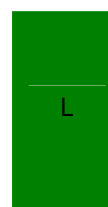
Lakenheath WwTW has severely constrained headroom. Lakenheath has a large diameter main running along eastern edge, northern expansion may require network upgrades.



Health

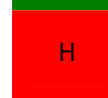
Is the Opportunity Area well served for GP provision

With current good provision in Lakenheath there are an appropriate number of GPs for its current population. The GP surgery is beyond 800m walk from the Opportunity Area.



Is the Opportunity Area well served for dentists

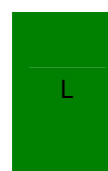
Lakenheath is currently in deficit of 2 dentists.



Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There are currently 64 excess primary school places within Lakenheath. The primary school is beyond 800m walk from the Opportunity Area.



Are there current capacity issues at middle schools that will serve the Opportunity Area

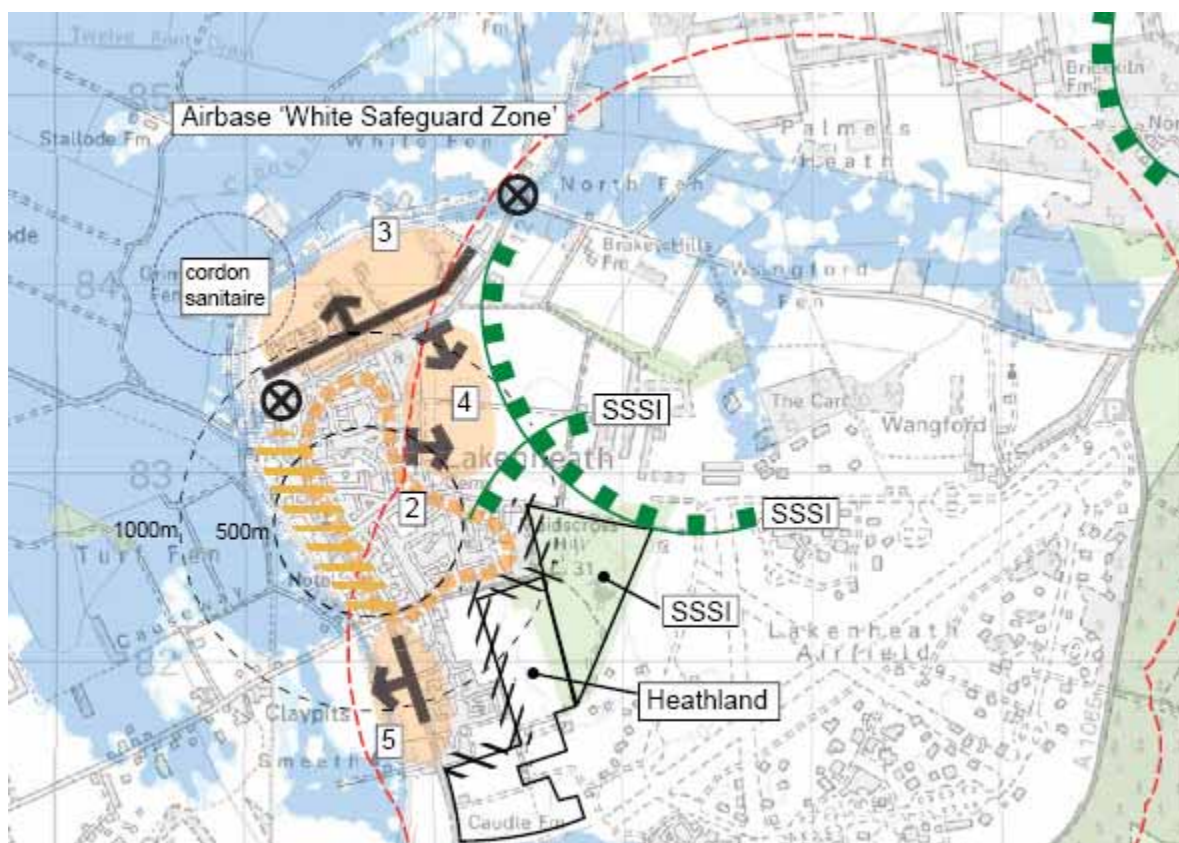
As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school



Are there current capacity issues at upper schools that will serve the Opportunity Area	pupil yield can be accommodated. It is likely that pupils in Lakenheath will use the upper school in Mildenhall where there are currently 43 excess upper school places.	L
Emergency Services		
Is the Opportunity Area within a 15 minute Fire Service response time isochrone	The Opportunity Area is within the catchment for both Brandon Fire Stations.	L
Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone	Lakenheath is outside the response time for Mildenhall ambulance station.	H
Local Convenience Shop		
Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop	An 800m radius from the Co-op leaves the northern Opportunity Area of Lakenheath outside of this catchment.	M

Opportunities Areas

Lakenheath East	Dwelling Yield: 640-1,120	Map reference: 4
Opportunity Area is located within walking distance to the settlement centre potentially creating sustainable links to existing facilities.		



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

The Opportunity Area is limited by the landscape buffer to the SSSI to the east and to the south east. Development of the full extent of the Opportunity Area may require mitigation of potential impacts on wider setting and wildlife networks through detailed design.

M

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development to the south east of the Opportunity Area is on the edge of the buffer with the SSSI and local nature reserve. Mitigation of impacts on the wider setting of these designations may be required through detailed design proposals.

M

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

There are no constraints on this opportunity are from changes in topography

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

Development to the east of Lakenheath would not result in any potential coalescence with any neighbouring settlement. A defensible boundary would need to be formed to protect from encroachment of development towards the SSSI in the long term

L

Does the opportunity are threaten any historical built form designations

There are potential constraints from the existence of an Area of Archaeological Importance to the north of the Opportunity Area.

M

Water

Is the opportunity are affected by any flooding constraint

The Opportunity Area is not affected by any flood zone.

L

Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, IDB, Cordon Sanitaire)

Development would have to achieve zero water discharge into the hydrological system to protect the Ely IDB.

M

Transport

Is the Opportunity Area limited by its access to or congestion within the existing transport network

There is currently capacity on the road network. Proposed growth is unlikely to result in over capacity on the local road network. Cumulative impact on traffic flows around the Airbases, Mildenhall and Brandon should be considered

M

Is the Opportunity Area limited by its access to walking or public transport catchments

Sustainable transport options such as improvements to the cycleway network should be sought from all new developments within the Opportunity Area to ensure connections to the existing local centre

L

Other Constraints

Airbase Safeguarding Zones

There are restrictions on this Opportunity Area from the Airbase Safeguarding Zone from Lakenheath Airbase requiring consultation with the MOD on new developments. Developments proposed within the white consultation zone may receive

M

objection on the grounds of health and safety.

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints

Lakenheath Substation is currently operating comfortably within capacity.

L

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Lakenheath WwTW has severely constrained headroom. Lakenheath has a large diameter main running along eastern edge which is well located for eastern expansion.

M

Health

Is the Opportunity Area well served for GP provision

With current good provision in Lakenheath there are an appropriate number of GPs for its current population. The GP surgery is slightly beyond 800m walk from the Opportunity Area.

L

Is the Opportunity Area well served for dentists

Lakenheath is currently in deficit of 2 dentists.

H

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There are currently 64 excess primary school places within Lakenheath. The primary school is beyond 800m walk from the Opportunity Area.

L

Are there current capacity issues at middle schools that will serve the Opportunity Area

As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.

L

Are there current capacity issues at upper schools that will serve the Opportunity Area

It is likely that pupils in Lakenheath will use the upper school in Mildenhall where there are currently 43 excess upper school places.

L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

The Opportunity Area is just beyond the catchment for Brandon and Mildenhall Fire Stations.

M

Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone

Lakenheath is outside the response time for Mildenhall ambulance station.

H

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

An 800m radius from the Co-op leaves the eastern Opportunity Area of Lakenheath partially inside this catchment.

L

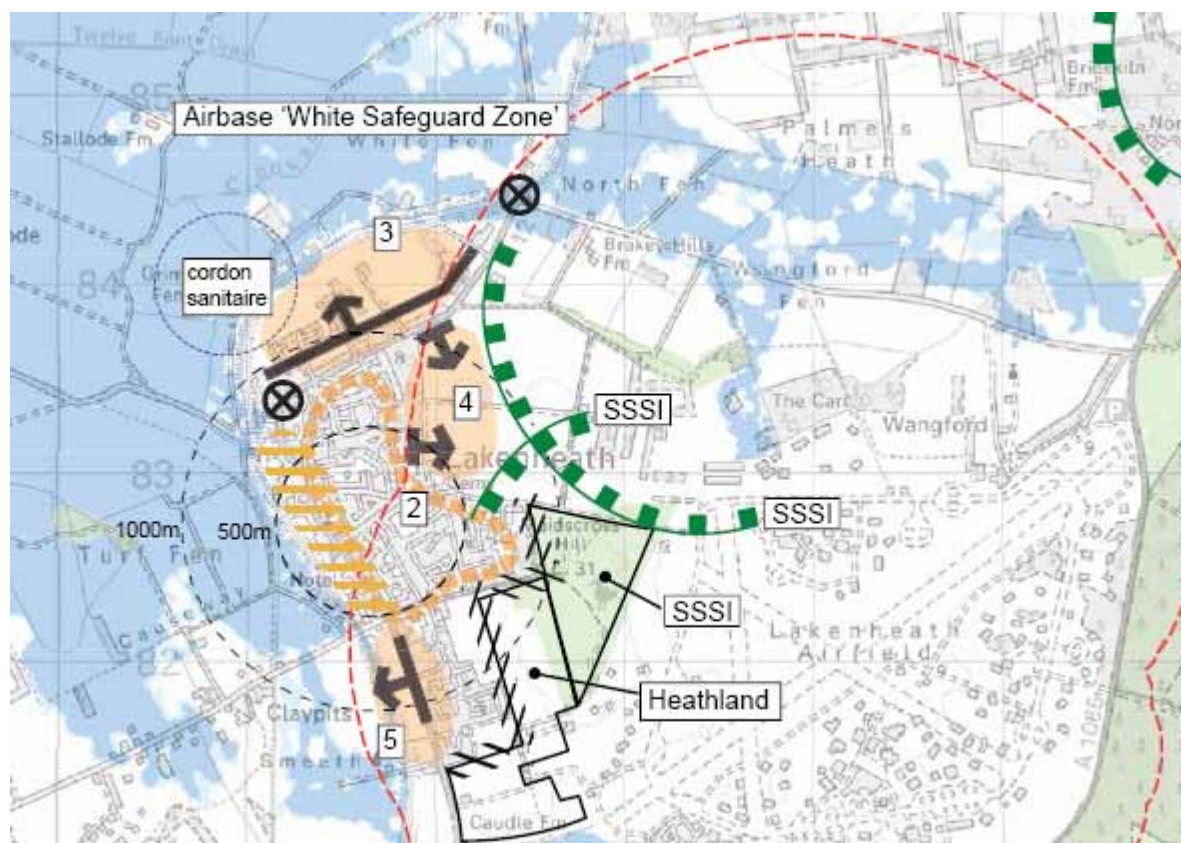
Opportunities Areas

Lakenheath South

Dwelling Yield: 200-350

Map reference: 5

Development could benefit from riverside location to the west of the site. Development opportunity is physically limited between the existing B road and the river and flood zone to the west.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

The Opportunity Area does not threaten any areas of national habitat protection

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

The Opportunity Area is to the west of a local nature reserve, however the designation is beyond the B1112 and

L

	unlikely to be significantly affected by the development in this Opportunity Areas.	
Topography		
Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)	There are no topographical issues for this Opportunity Area	L
Built Form		
Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)	Development to the west of Lakenheath would not result in any potential coalescence with any neighbouring settlement. A defensible boundary is formed by the line of the river to the west of the settlement	L
Does the Opportunity Area threaten any historical built form designations	There are no conservation area or archaeological designations within the Opportunity Area, and therefore no constraint on development within this area	L
Water		
Is the opportunity are affected by any flooding constraint	The Opportunity Area is bounded by the flood zone to the west. Development on this edge should provide a protective boundary to the flood zone.	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, IDB, Cordon Sanitaire)	Development would have to achieve zero water discharge into the hydrological system to protect the Ely IDB.	M
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	There is currently capacity on the road network. Proposed in this location would not result in over capacity on the local road network. Cumulative impact on traffic flows around the Airbases, Mildenhall and Brandon should be considered	M
Is the Opportunity Area limited by its access to walking or public transport catchments	Bus service would need to be upgraded but significant development would be needed to support a sufficient long distance bus service. Sustainable transport options such as	M

	improvements to the cycleway network should be sought from all new developments.	
Other Constraints		
Airbase Safeguarding Zones	The Opportunity Area is in the white safeguard zone requiring consultation with the MOD and potential restrictions on developments	M
Infrastructure		
Utilities		
Is the Opportunity Area affected by any energy supply constraints	Lakenheath Substation is currently operating comfortably within capacity.	L
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Lakenheath WwTW has severely constrained headroom. Lakenheath has a large diameter main running along eastern edge which means south expansion may require network upgrades.	M
Health		
Is the Opportunity Area well served for GP provision	With current good provision in Lakenheath there are an appropriate number of GPs for its current population. The GP surgery is within 800m walk from the Opportunity Area.	L
Is the Opportunity Area well served for dentists	Lakenheath is currently in deficit of 2 dentists.	H
Schools		
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 64 excess primary school places within Lakenheath. The primary school is within 800m walk from the Opportunity Area.	L
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L

Are there current capacity issues at upper schools that will serve the Opportunity Area

It is likely that pupils in Lakenheath will use the upper school in Mildenhall where there are currently 43 excess upper school places.

L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

The Opportunity Area is within the catchment for Brandon and Mildenhall Fire Stations.

L

Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone

Lakenheath is outside the response time for Mildenhall ambulance station.

H

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

An 800m radius from the Co-op leaves the southern Opportunity Area of Lakenheath just beyond this catchment.

M

Newmarket

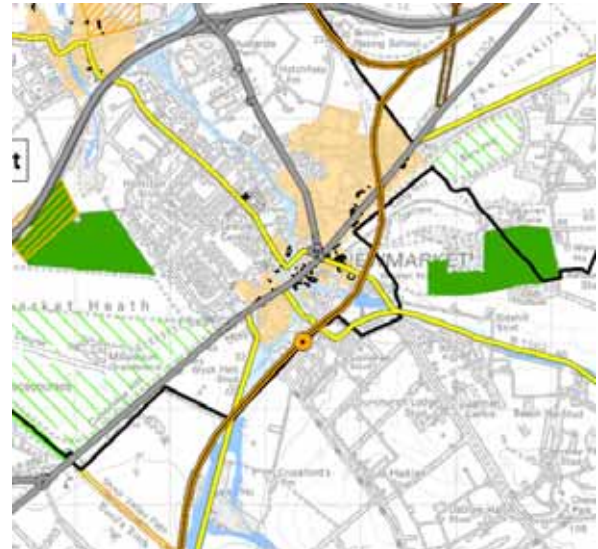
- 1.7 Below follows a summary of the settlement constraints and opportunities for Newmarket.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

SSSI designation for the national race course to south west of settlement, and the Devil's Dyke beyond, restrict any extension of Newmarket to the southwest.

Sensitive landscape character of stud lands form a fundamental constraint to development. County wildlife site to south east and west of settlement prevents extension to both south east and west.

It is noted that the Cambridge Sub-regional Green Infrastructure Strategy identifies a green corridor along the railway through Newmarket, it then crosses through the studland to the east of the settlement and then north through Chippenham Park and towards Red Lodge.

Topography

There are no significant topography issues with Newmarket, however, land raises to the east of the settlement to form undulating but prominent land form.

Built form

By retaining a buffer between Exning and Newmarket a fundamental constraint to development to the north of Newmarket is created.

The majority of the centre of Newmarket is covered by a Conservation Area designation. In addition, any development within the town will need to respect the requirements of the horseracing industry.

Water

Flood zone 2 runs through the centre of the town the flood zone is not extensive and is unlikely to impact on development within the centre.

The centre of Newmarket is within both SPZ zone 2 and 3, however, this does not form a fundamental constraint to development. Culverts exist through town centre which may be used to mitigate central flood risk and could potentially be opened up as community feature.

Transport

Newmarket operates on peak and trough conditions where race days create far higher vehicle numbers than the system can cope with beyond any mitigation possible. However, for the remainder of the time the local road network through Newmarket has capacity. Issues may potentially arise from development creating additional commuting from Newmarket to Cambridge.

Highways Agency investment to junction 37 of the A14 is required as a grade constraint exists between the A14 and A142. Local road network could slow approach traffic to reduce junction queuing.

Clock tower junction road safety works are nearing completion, these works are not designed to increase the capacity of the junction which will remain slow moving on race days.

There is a need to maximise contributions from developments towards bus and rail network, this is likely to require a pooled fund as small individual development would not be sufficient to complete any major investment.

The rail service runs currently 1 train an hour to Newmarket.

Other Constraints (including cumulative impacts where appropriate)

Cumulative impacts may occur from Newmarket's close proximity to East Cambridge District Council from additional trip generation, however, the majority of commuter journeys are from Forest Heath out to Cambridge, which should be considered through investigation impacts to junctions on the A14.

Summary By Zone – (Physical Constraints / Opportunity Screening) – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole zone being discounted from further investigation.

North

The majority of the existing facilities within the town are towards the south. The north eastern boundary of the town is approximately 1.2km from the town centre and therefore outside the ideal walking catchment. This side of the town is also a significant distance from the train station.

The whole of Newmarket is surrounded by sensitive stud land landscape, however land exists to the north east of Newmarket which is currently agricultural designation and therefore not under the same

protection.

The conservation area which covers the entire centre of Newmarket extends to the north eastern boundary of the settlement. Development adjacent to the conservation area would need to be sensitive to the character and setting of the area, although this would not restrict development potential in this area.

The northern boundary of the town is defined by the line of the A14. Land between the A14 and the existing build form of the town is identified as being within the Studland Local Character Area and therefore has been discounted from further investigation.

An appropriate buffer to Exning to the north should be retained, therefore growth area which threatens this buffer have been discounted from further investigation.

Extension opportunity: Potential for expansion, including the Hatchfield Farm site has been identified for further investigation as Opportunity Area 7.

East

The landscape to the immediate east of Newmarket is within the Stud lands Local Character Area. There is also a SSSI at Bery Hill and a County Wildlife Site at Warren Hill. The sensitive landscape, and protected resource of the studland has resulted in this location being discounted for further investigation.

The conservation area covering the town centre include the eastern boundary to Newmarket and includes several listed buildings in this vicinity.

Extension opportunity: No opportunity has been identified in this location due to potential character and landscape impacts to Newmarket and its stud land resources.

South

The entire southern fringe of Newmarket is bounded by the Stud land Local Character Area. The sensitive landscape and protected resource of the stud land has resulted in this location being discounted for further investigation.

An area of Flood Zone 2 exists to the south west of the settlement adjacent to the railway. A minor area of Flood Zone 3 is also identified following the line of the B1063 to the south east of Newmarket.

The southern boundary of the town is well located in relation to the station.

Extension opportunity: No opportunity has been identified for major extension to the south of Newmarket due to potential impact on the character and landscape settling of the settlement and impact on the stud land resources.

West

A SSSI designation covers Newmarket Heath to the west of the town. This designation extends to the western boundary of the settlement and therefore a protective buffer has been established along the existing line of development. Encroachment on this buffer has been discounted in order to protect the environmental value of the designation.

The Rowley Mile course on Newmarket Heath is an integral part of the Studland Local Character Area which surrounds the settlement. Growth in this location has been discounted from further investigation due to potential impact on the sensitive landscape character and protected stud land

resource.

Extension opportunity: No opportunity has been identified for major extension to the west of Newmarket due to potential impact on the character and landscape settling of the settlement, and impact on the stud land resources.

Central

The southern part of the town is well located for both the existing centre and the railway station. This is therefore the preferred location for infill development to ensure small scale developments are sustainable in terms of access to existing facilities.

The centre of Newmarket is covered by a conservation area designation. Infill development within the conservation area should protect the character and appearance of the town.

Extension opportunity: opportunity for infill development, however it is unlikely that small scale fringe development will be possible due to the sensitive settling of the existing town. Further investigation is set out in Opportunity Area 6.

Overall Summary

The highly sensitive landscape character of Newmarket creates a fundamental constrain to the majority of locations where potential growth, not bounded by other constraints, could occur. Infill development within the existing settlement should be investigated together with potential growth to the east of the settlement as this location, identified by the Council, is well situated in sustainability terms and is separated from the wider character of the stud lands by major infrastructure. Consideration however, should be given to retaining a buffer between Newmarket and Exning to the north.

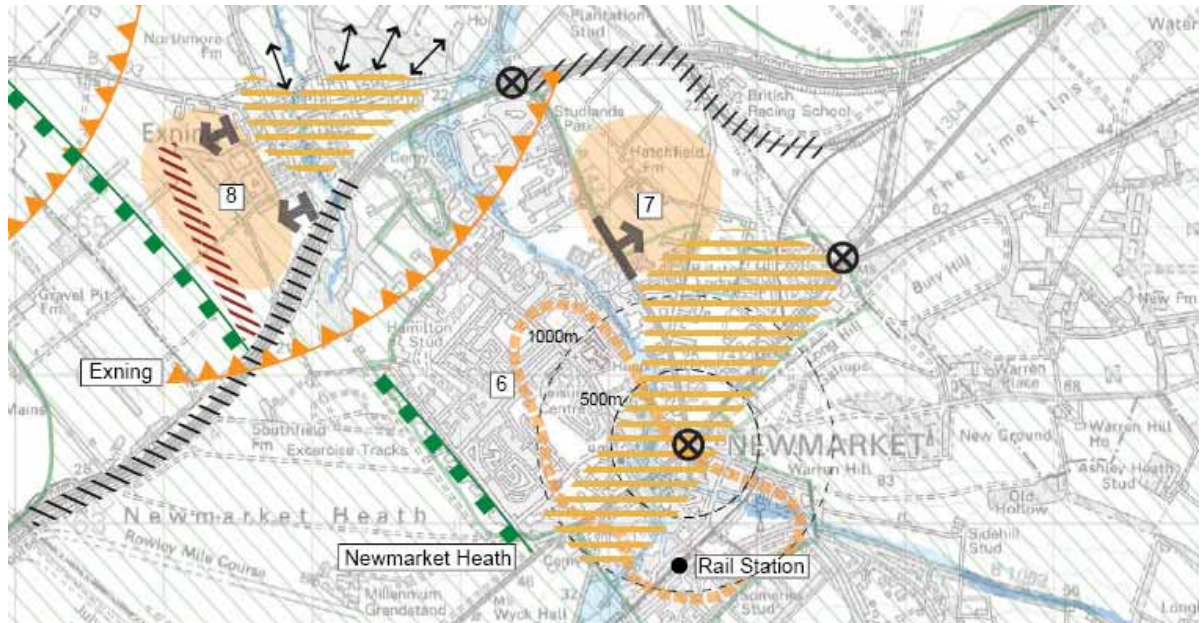
Opportunities Areas

Newmarket Central

Dwelling yield: 540-950

Map Reference: 6

Small scale high quality infill development would take advantage of existing local services. Site selection should show preference to locations within close proximity to the town centre.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

Development in the centre of Newmarket is unlikely to impact on any areas of national habitat or landscape protection.

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within the existing settlement boundary of Newmarket is unlikely to impact on the wider stud land character and operation of the stud lands within the town centre

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

There are no topography issues which are likely to restrict development within this Opportunity Area

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

Development within the existing centre of Newmarket will not result in any coalescence with surrounding settlements

L

Does the opportunity are threaten any historical built form designations

The conservation area within Newmarket will need to ensure that any development within the Opportunity Area will enhance or preserve the character of the town

M

Water

Is the opportunity are affected by any flooding constraint

A flood zone runs through the centre of the town however this is unlikely to restrict small scale infill development within the Opportunity Area. Detailed FRA should be carried out on site located within the flood zones identified by the EA.

L

Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, IDB, Cordon Sanitaire)

There are no additional water infrastructure constraints to development within this Opportunity Area

L

Transport

Is the Opportunity Area limited by its access to or congestion within the existing transport network

There are unlikely to be significant impacts on the road network based on this scale of infill development. There will be a cumulative impact on Junction 37 of the A14 with the A142.

L

Is the Opportunity Area limited by its access to walking or public transport catchments

There is a need to maximise contributions from developments towards bus and rail network, this is likely to require a pooled fund as small individual development would not be sufficient to complete any major investment.

L

Other Constraints

Airbase Safeguarding Zones

There is no constraint from the Airbase Safeguard Zone at this Opportunity Area.

L

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints

Newmarket Substation is nearing capacity although upgrade works are being planned.

M

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Newmarket WwTW, to the north east, has significant headroom. Newmarket has strategic mains proximity to most areas.

L

Health

Is the Opportunity Area well served for GP provision

Newmarket has 18 GP's in three Surgeries, all of which are located near the town centre in the south of the urban area. This is good level of provision.

L

Is the Opportunity Area well served for dentists

There are 13 dentists in Newmarket across 6 practices. This is a good level of provision.

L

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There are 5 primary schools in Newmarket spread throughout the settlement. There are currently 123 excess primary school places within Newmarket.

L

Are there current capacity issues at middle schools that will serve the Opportunity Area

As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.

L

Are there current capacity issues at upper schools that will serve the Opportunity Area

Newmarket Upper School is one of only two Upper Schools in Forest Heath. There are currently 294 excess upper school places within Newmarket.

L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

The Opportunity Area is within the catchment for Newmarket Fire Stations.

L

Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone

Newmarket is within the response time for Newmarket ambulance station.

L

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

The existing convenience shops, including major supermarkets, provide a good coverage for Newmarket.

L

Opportunities Areas

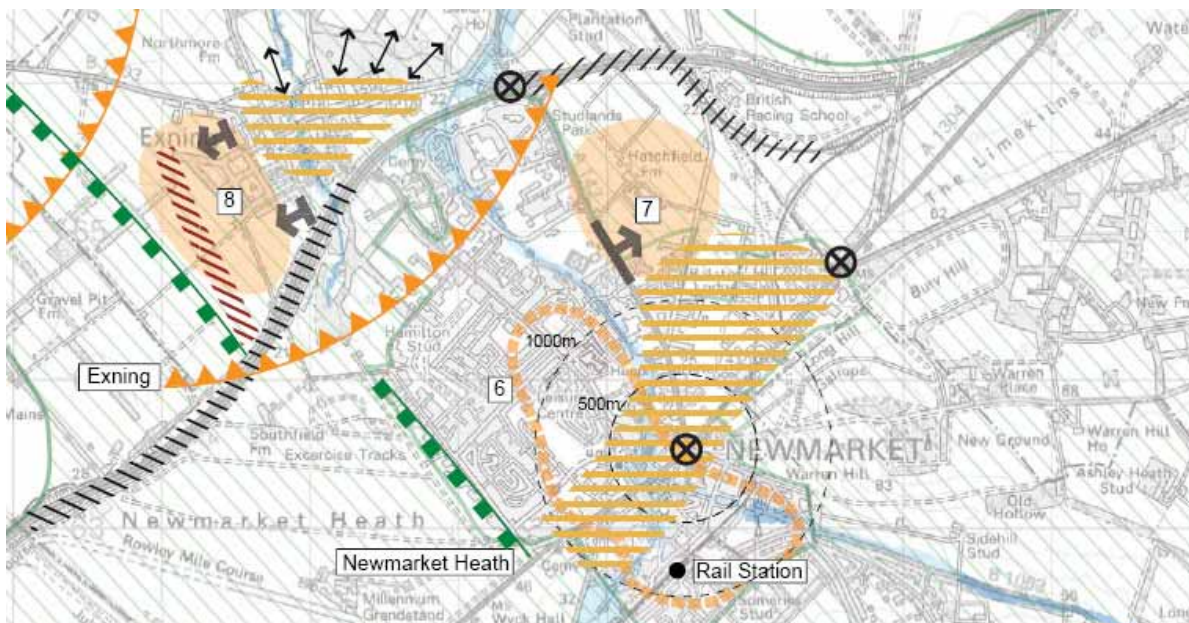
Newmarket North

Dwelling Yield: 1,200-2,100

Map reference: 7

High quality extension would support the town centre in a sustainable location close to existing facilities. Development should avoid any potential impacts on the horse racing industry operations of

character of the settlement.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Development in this Opportunity Area does not impact on any national designations of habitat or landscape protection. The land cover is within Agricultural grade 3 and 4 and therefore should be given preferential selection over available land of a lower agricultural grade

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

The proposed Opportunity Area is on farmland adjacent to the stud land character area. Mitigation may be required to ensure development does not inhibit use of the surrounding lands purpose as stud land

M

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

There are no topographical constraints on development within this Opportunity Area

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

The Opportunity Area is unlikely to result in coalescence with another

L

<p>Does the opportunity are threaten any historical built form designations</p>	<p>settlement although a defensible boundary needs to be secured to prevent further expansion to fill the existing buffer between Exning and Newmarket</p> <p>The Opportunity Area is not restricted by any archaeological constraints however the southern boundary of the site is formed by the Newmarket Conservation Area. Any proposed development should protect or enhance the setting of the conservation area.</p>	<div></div> <div>M</div>
Water		
<p>Is the opportunity are affected by any flooding constraint</p>	<p>The Opportunity Area is not affected by any flood risk constraint</p>	<div>L</div>
<p>Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, IDB, Cordon Sanitaire)</p>	<p>Within both SPZ zone 2 and 3 No fundamental constraint to development. Strategic surface water control will need to be considered through a SFRA for any development within this Opportunity Area.</p>	<div>L</div>
Transport		
<p>Is the Opportunity Area limited by its access to or congestion within the existing transport network</p>	<p>Highways Agency investment to junction 37 of the A14, local road network could slow approach traffic to reduce junction queuing.</p>	<div>M</div>
<p>Is the Opportunity Area limited by its access to walking or public transport catchments</p>	<p>Sustainable links are critical as this location is beyond walking distance facilities and the station.</p> <p>Cycle routes and new bus services should be proposed to link development with the centre of town and the station to the south west.</p>	<div>M</div>
Other Constraints		
<p>Airbase Safeguarding Zones</p>	<p>There are no constraints on this Opportunity Area from the Safeguard Zone</p>	<div>L</div>

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints

Newmarket Substation is nearing capacity although upgrade works are being planned.

M

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Newmarket WwTW, to the north east near where the Opportunity Area is, has significant headroom. Newmarket has strategic mains proximity to most areas.

L

Health

Is the Opportunity Area well served for GP provision

Newmarket has 18 GP's in three Surgeries, all of which are located near the town centre in the south of the urban area. There is a good level of provision although all GPs are beyond 800m walking distance from the Opportunity Area.

M

Is the Opportunity Area well served for dentists

There are 13 dentists in Newmarket across 6 practices. This is good level of provision.

L

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There are 5 primary schools in Newmarket although there is not a primary school within 800m of the Opportunity Area. There are currently 123 excess primary school places within Newmarket.

M

Are there current capacity issues at middle schools that will serve the Opportunity Area

As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.

L

Are there current capacity issues at upper schools that will serve the Opportunity Area

Newmarket Upper School is one of only two Upper Schools in Forest Heath. There are currently 294 excess upper school places within Newmarket.

L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

The Opportunity Area is within the catchment for Newmarket Fire Stations.

L

Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone

Newmarket is within the response time for Newmarket ambulance station.

L

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

The Tesco supermarket is located close to the Opportunity Area, within 800m walk.

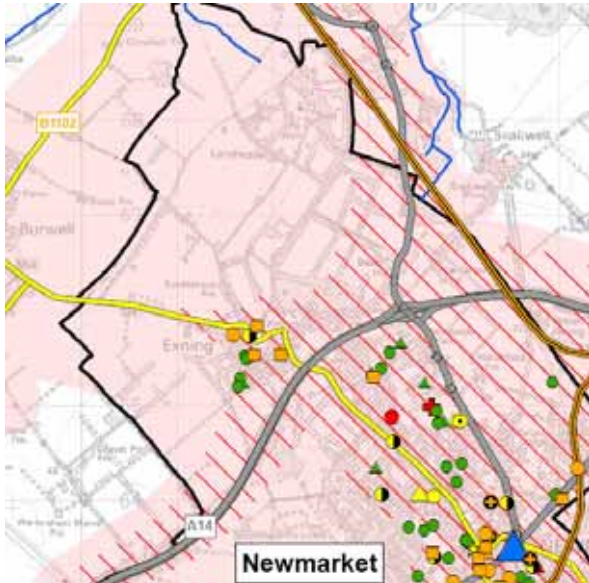
L

Exning

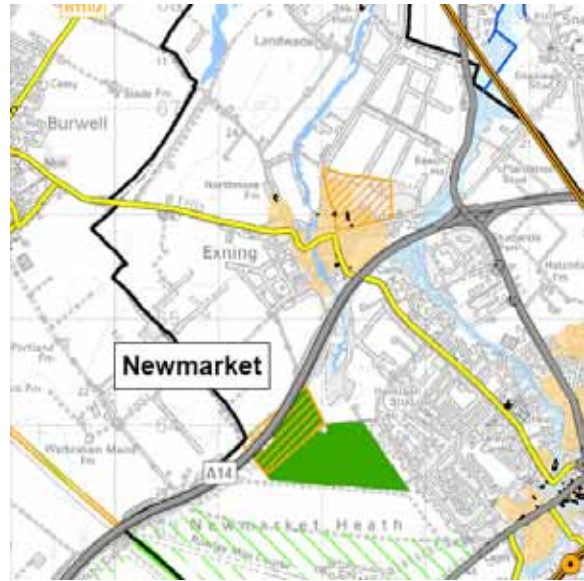
- 1.8 The following table summarises the opportunities and constraints which affect the Opportunity Areas for potential growth around Exning.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

The Devil's Dike is located approximately 2km to the south west of Exning. This significant landscape feature is a designated SSSI. Agricultural grade 2 surrounds the settlement however this does not form a fundamental constraint to development, although preference is to avoid development on higher quality agricultural grade land.

Sensitive landscape character of stud lands forms a fundamental constraint to development that would have a negative impact on character of Exning and Newmarket

Topography

There are no topography issues which would affect development within Exning

Built form

Development to the north west of Exning would require a buffer to Burwell to avoid coalescence of the two settlements. A defensible boundary to development of Exning is formed by the A14 to the south.

The conservation area forms a constraint within centre of existing settlement. The conservation area setting to the north restricts any potential settlement extension to the north and east.

Water

There is a very small area of flood risk within Exning which would limit potential development. This does not form a fundamental constraint. There are no major constraints to development in Exning

identified by the WCS Preliminary Outcomes.

The centre of Exning is within SPZ zone 2 however, this does not form a fundamental constraint to development.

Transport

Out commuting to Cambridge likely to put pressure on the A14/A142 junction 37. Cumulative impacts of development in Exning will need to be considered in relation to capacity of this junction.

Exning is not very sustainable due to limited facilities within Exning and limited employment opportunities.

Other Constraints (including cumulative impacts where appropriate)

Cumulative impacts may occur from Newmarket's close proximity to East Cambridge District Council from additional trip generation, however, the majority of commuter journeys are from Forest Heath out to Cambridge and should be considered through investigation of impacts to junctions on the A14.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole, or part, of the Quadrant being discounted from further investigation.

North

The Studland Local Character Area bounds the northern edge of the settlement. The sensitive landscape, and protected resource of the stud land has resulted in this location being discounted for further investigation.

The centre of Exning is designated as a conservation area which extends to the northern boundary of the settlement. The setting of the conservation area is therefore related to the countryside fringe and development to the north would significantly harm its character.

An archaeological priority area is identified to the north of the exiting settlement, however, this is not a fundamental constraint to development in this area.

A minor area of Flood Zone 3 is identified to the north, however, as identified in the WCS, this will only partially constrain development.

Opportunity: No Opportunity Areas for major growth have been identified in this area due to potential impact on the sensitive landscape character and stud land resource.

East

The centre of Exning is designated as a conservation area which extends to the western boundary of the settlement. The settling of the conservation area is therefore related to the countryside fringe and development to the north east would significantly harm its character.

The Studland Local Character Area bounds the eastern edge of the settlement. The sensitive landscape, and protected resource of the studland has resulted in this location being discounted for

<p>further investigation.</p> <p>A Flood Zone 2 is identified to the west of the existing settlement which restricts growth opportunities to the immediate east of Exning.</p> <p>Extension opportunity: No Opportunity Areas for major growth have been identified in this area due to potential impact on the sensitive conservation area character and stud land resource.</p>
<p>South</p> <p>The southern boundary of Exning is formed by the A14. This major line of infrastructure prevents any development to the south and this area is therefore discounted from further investigation.</p> <p>Development beyond the A14 to the south would form part of North Newmarket, as noted above.</p> <p>Opportunity: No opportunity is identified for potential growth to the south of Exning.</p>
<p>West</p> <p>The Studland Local Character Area runs to the east of the settlement. The sensitive landscape, and protected resource of the stud land has resulted in this location being discounted for further investigation.</p> <p>Growth in this location need to be considered in relation to creating a sustainable boundary to any extension of the town.</p> <p>Opportunity: an opportunity for growth has been identified on agricultural land to the immediate ext of the existing settlement. Potential growth in this area will need to consider the surrounding sensitive landscape, which is assessment in more detail in Opportunity Area 8 below.</p>
<p>Central</p> <p>Conservation area designation across the centre of Exning. Infill development within the centre of Exning will need to protect the character of the conservation area.</p> <p>A small area of Flood zone 3 is identified to be located through the centre of the existing settlement, which may partially constrain infill development opportunities.</p> <p>Extension opportunity: No specific Opportunity Areas for major growth have been identified in this area due to potential impact on the sensitive conservation area character. Sites may come forward however; they are likely to be small (below 10 dwellings) and therefore will not have a significant impact on the strategic issues considered in this report.</p>

Overall Summary

Similar to Newmarket potential growth within Exning is fundamentally constrained by the sensitivity of the landscape character of the stud lands. Development is also limited to the north by the conservation area and its relationship with the wider landscape. Development potential exists to the east of the settlement albeit fundamentally limited in extent by potential impact on the landscape settling of the Devil's Dike.

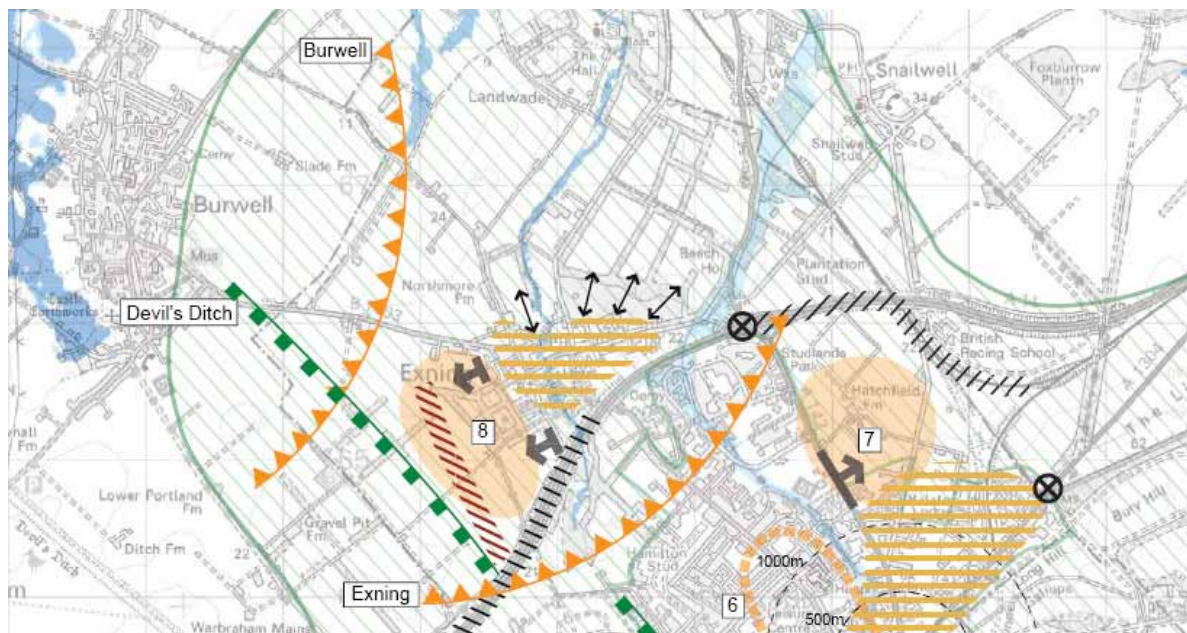
Opportunities Areas

Exning

Dwelling Yield: 1,240-2,170

Map Reference: 8

Opportunity to support existing local facilities within Exning and additional support for larger catchment facilities within Newmarket



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

The Opportunity Area extends towards the south west of Exning in the direction of the SSSI designation however a buffer of over 2km can be retained and therefore development within this Opportunity Area is unlikely to impact on the scientific interest or setting of the Devil's Dyke.

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

The proposal extends towards an area identified as the stud land settling of Newmarket and Exning. Any development proposed within this Opportunity Area will therefore need to mitigate any potential visual impact or operational impacts on this special character area

M

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges,

Development within this Opportunity

L

views)	Area will not be affect by topography	
Built Form		
Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)	Development within this Opportunity Area will not result in the coalescence of any adjoining settlements. A defensible boundary will need to be firmed to ensure a robust buffer to the SSSI designation is retained in the future.	L
Does the opportunity are threaten any historical built form designations	Development with the Opportunity Area does not impact on any areas of conservation or archaeological importance.	L
Water		
Is the opportunity are affected by any flooding constraint	Development within this Opportunity Area is not affected by flood risk	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, IDB, Cordon Sanitaire)	Development within this Opportunity Area is not affected by additional water infrastructure constraints	L
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	Location is not very sustainable due to limited facilities within Exning and limited employment opportunities. Development in this Opportunity Area will potentially exacerbate capacity issues with Junction 37 of the A14 and A142.	M
Is the Opportunity Area limited by its access to walking or public transport catchments	Cycle connection under the A14 should be investigated providing convenient link to the town centre. Investment in bus service links to Newmarket could be developer funded.	M
Other Constraints		
Airbase Safeguarding Zones	There are no airbase safeguarding issues related to this Opportunity Area	L

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints	Exning Substation is currently registering high peak demand, but supply can be diverted from elsewhere.	L
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Newmarket WwTW, to the north east away from the Opportunity Area is, has significant headroom. There is strategic mains and sewerage networks in proximity to the Opportunity Area.	L

Health

Is the Opportunity Area well served for GP provision	Exning has no GP surgery.	M
Is the Opportunity Area well served for dentists	There is a single Dentist in Exning. This is good level of provision.	L

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 46 excess primary school places at Exning's primary school. It is located within 800m walk to the Opportunity Area.	L
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	Newmarket Upper School is one of only two Upper Schools in Forest Heath. There are currently 294 excess upper school places within Newmarket.	L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone	The Opportunity Area is within the catchment for Newmarket Fire Stations.	L
Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone	Newmarket is within the response time for Newmarket ambulance station.	L

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop	The Londis convenience store is located close to the Opportunity Area,	L
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within 800m walk.

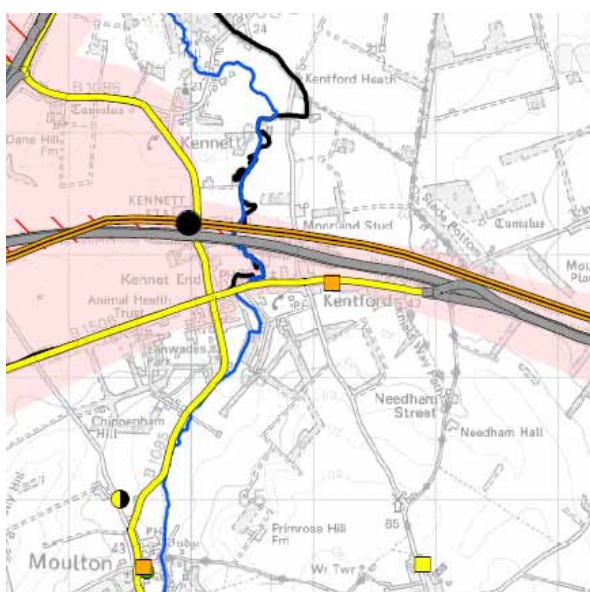


Kentford

- 1.9 The following table summarises the constraints and opportunities affecting potential Opportunity Areas around Kentford.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

There are no national designations of habitat or landscape protection which impact on development potential within or around Kentford. Agricultural grade 3 surrounds the settlement however this does not form a fundamental constraint to development, although preference is to avoid development on higher quality agricultural grade land.

Sensitive landscape character of stud lands forms a fundamental constraint to any development which would have a negative impact on character of the stud lands predominantly to the west of the settlement.

Topography

Sensitive views from the prominent ridge and windmill at Gazley. Recognised constraint requiring impact avoidance or site specific mitigation of development beyond the existing southern boundary of the settlement.

Built form

The A14 to the north of the settlement provides a defensible boundary to growth. Coalescence with Needham Street Fundamental constraint to development to the south of the settlement

There is a Scheduled Ancient monument to the east of Kentford on the Ickneild Way. The closest conservation area is in Moulton to the South west. Neither designation will result in a fundamental constraint to development within Kentford.

Water

Flood Zone runs to the west of the settlement fundamental constraint to development towards Kennet End.

Aquifer or Source Protection Zone designations are unlikely to affect development opportunities within Kentford.

Transport

Little employment nearby resulting in an unsustainable location for significant growth (only employer is the Animal Research Centre).

Local cross roads may present safety issues as a result of additional development as the route through Kentford is the main signposted route off the A14 to Newmarket. Increases to traffic flow likely to raise safety issues on B1506 to Newmarket.

No footway and traffic on the route to the station makes access safety issues. There is no room to upgrade this link (advised by SCC).

Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole zone being discounted from further investigation.

North

Kentford is bounded by the A14 and railway corridor to the north which forms a barrier to major growth in this direction. Development which 'over-steps' the A14 would be significantly disjointed from the existing settlement. Development in this location may also risk coalescence with Kennet.

To the north of the A14 landscape is identified as being included in the Studland Local Character Area.

There are limited existing facilities (community Hall) within Kentford, however due to the small size of the settlement any growth is likely to be within walking catchment of these. Kennet Station is likely to be within walking distance but it has been identified (SCC) that pedestrian access to the station is currently limited.

SSSI site to the north east of the settlement requires a buffer to development of 1.5km due to the

potential for stone curlew nesting.

Existing lack of facilities within Kentford limits the settlements availability to support major growth, through the creation of unsustainable transport demands for employment and local services.

Opportunity: Major growth in this area has been discounted from further investigation as it would result in an unsustainable development form, disjointed from the remainder of the settlement by the A14

East

The railway and the A14 form major constraints to potential growth locations to the east of Kentford.

Expansion to the east of Kentford would create a linear settlement pattern along the A14 and would therefore not relate well to the existing centre. Although given the size of the existing settlement some development in this area may still be within walking catchment of the centre.

SSSI site to the north east of the settlement requires a buffer to development of 1.5km due to the potential for stone curlew nesting. The A14 however, forms a boundary and is likely to mitigate any impacts on the SSSI designation from development within the centre of Kentford. This will however require further discussion with the RSPB.

To the south east a buffer is identified to prevent coalescence with Needham Street, this buffer will therefore limit potential growth in this area.

Existing lack of facilities within Kentford limits the settlements availability to support major growth, through the creation of unsustainable transport demands for employment and local services.

Opportunity: Potential growth in this location is not constrained by environmental designations, however given the size of the existing settlement and the limited access to existing facilities major growth (i.e. above 0.5ha) in this location has been discounted, and additional development is explored in the form of infill and small scale fringe development as detailed in Opportunity Area 9.

South

The rise in level of land to the south of Kentford crease a very prominent landform when viewed from both the east and west. Development in areas of prominent hillsides are discounted from further investigation due to impact on the landscape character of the area, therefore any development to the south of Kentford will be limited by topographical issues.

SSSI site to the north east of the settlement requires a buffer to development of 1.5km due to the potential for stone curlew nesting. The A14 however, forms a boundary and is likely to mitigate any impacts on the SSSI designation from development within the centre of Kentford. This will however require further discussion with the RSPB.

Existing lack of facilities within Kentford limits the settlements availability to support major growth, through the creation of unsustainable transport demands for employment and local services.

Opportunity: Potential growth in this location is not discounted by environmental constraints, however given the size of the existing settlement and the limited access to existing facilities major growth (i.e. above 0.5ha) in this location has been discounted, and additional development is explored in the form of infill and small scale fringe development as detailed in Opportunity Area 9.

West

A significant area of Flood Zone 3 is located along the western boundary to Kentford along the River

Kennet. This currently forms a buffer between Kenford and Kennet End to the west.

The District boundary runs along the river Kennet at this point and therefore discounts major growth to the west of Kentford.

Existing lack of facilities within Kentford limits the settlements availability to support major growth, through the creation of unsustainable transport demands for employment and local services.

Opportunity: major growth (i.e. above 0.5ha) in this area is discounted as a result of the identified area of Flood Zone 3 to the west of the settlement.

Central

SSSI site to the north east of the settlement requires a buffer to development of 1.5km due to the potential for stone curlew nesting. The A14 however, forms a boundary and is likely to mitigate any impacts on the SSSI designation from development within the centre of Kentford. This will however require further discussion with the RSPB.

Development infill within the centre of Kentford would be in close proximity to the limited existing facilities available due to the small size of the settlement.

Opportunity: Infill and small scale extension to the existing settlement have been identified as an opportunity in Kentford this includes development on the fringes to the east and south, but not beyond the A14 to the north or within the identified Flood Zone to the west. This Opportunity Area is assessed in more detail as Opportunity Area 9 below.

Overall Summary

Landscape character constraints existing surrounding the existing settlement which limit extent of potential growth to both north and west. Potential for small scale infill or minor extension exists to the south providing impact on landscape character can be mitigated

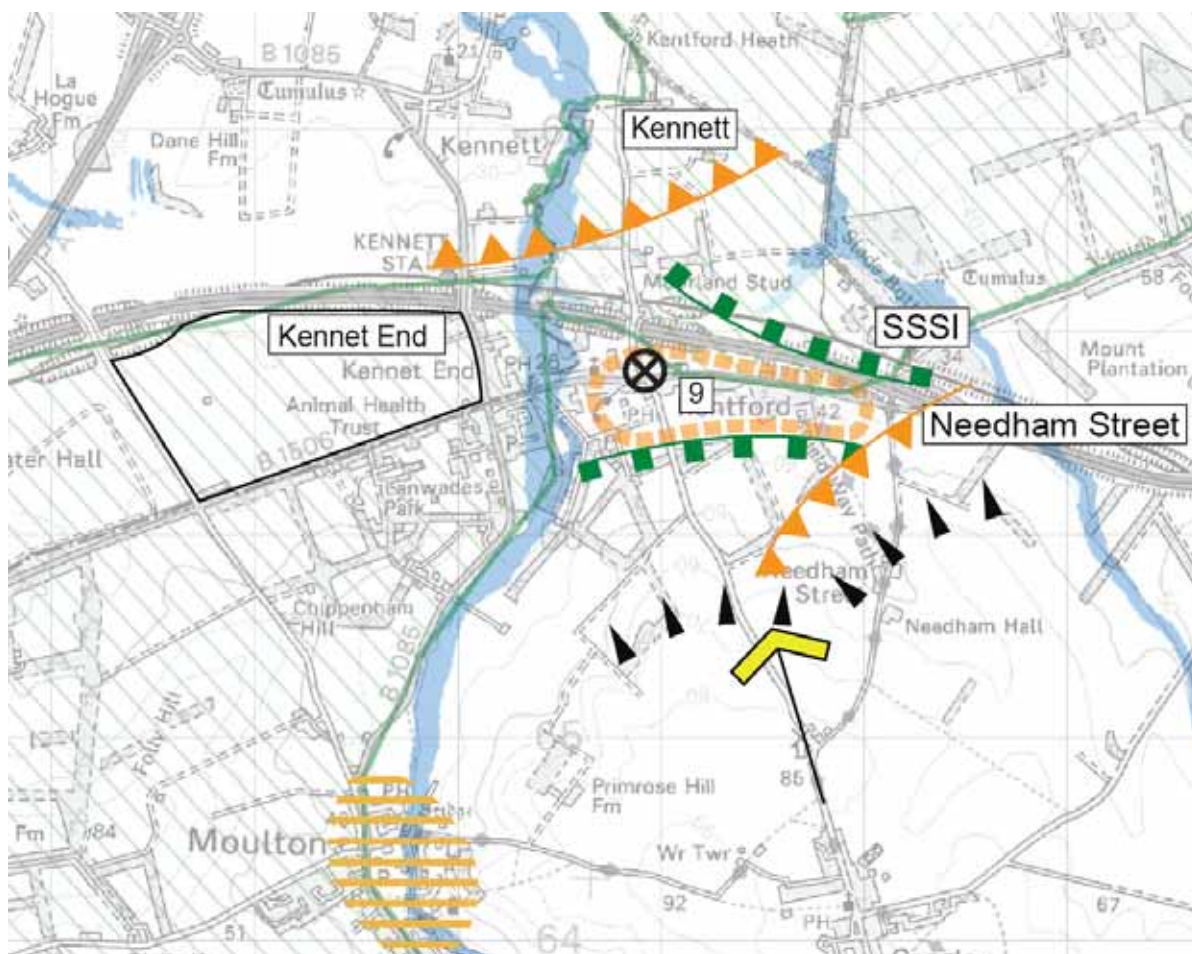
Opportunities Areas

Kentford

Dwelling Yield: 250-440

Map Reference: 9

Small scale infill development around existing settlement. As Kentford is currently very small any development has the potential to result in a considerable change in character of the settlement.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

Development within the Opportunity Area is not restricted by any national habitat or wild life designation

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within the Opportunity Area is restricted to the south through the need to protect the landscape setting of the stud lands to the south west.

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

The rise in land to the south of the Opportunity Area and existing settlement of Kentford requires any extension to be assessed against its impact on the landscape character around the village and the wider impact on the Stud land character area to the

L

M

M

	west.	
Built Form		
Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)	The Opportunity Area potentially leads to coalescence with the village of Needham Street to the south east a suitable buffer between the two villages need to be protected by any proposed development	M
Does the opportunity are threaten any historical built form designations	Development within this Opportunity Area will not affect any historical or archaeological areas of importance	L
Water		
Is the opportunity are affected by any flooding constraint	The current flood zone follows the western boundary of the village infill development on this edge should provide a distinct boundary to this area.	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, IDB, Cordon Sanitaire)	The Opportunity Area is not affected by any additional water infrastructure issues.	L
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	Not a preferred location for significant growth due to lack of existing facilities and difficult access to station requiring the majority of trips to be made by private car.	M
Is the Opportunity Area limited by its access to walking or public transport catchments	An off road cycle connection to Station should be investigated if possible More sustainable connections to Newmarket will be required for any development within this Opportunity Area	M
Other Constraints		
Airbase Safeguarding Zones	There are no constraints to this area from the airbase safeguard zone	L
Infrastructure		

Utilities

Is the Opportunity Area affected by any energy supply constraints	Kennet Substation is currently reaching capacity, but there are plans to upgrade the substation to meet demand.	M
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Newmarket WwTW, to the north west of Kentford, has significant headroom. The sewerage network may need extending to Opportunity Area. There is a large diameter main that enter the village from the east by the Opportunity Area.	L

Health

Is the Opportunity Area well served for GP provision	Kentford has no GP surgery, but does not currently have a population to effectively sustain a surgery.	M
Is the Opportunity Area well served for dentists	Kentford has no dental surgery, but does not currently have a population to effectively sustain a practice.	M

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area	Kentford does not have a primary school. The nearest school is Moulton which has some capacity for new pupils, but is beyond walking distance.	M
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	Newmarket Upper School is one of only two Upper Schools in Forest Heath. There are currently 294 excess upper school places within Newmarket.	L

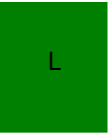
Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone	The Opportunity Area is just beyond the catchment for Newmarket Fire Stations.	M
Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone	Newmarket is just beyond the response time for Newmarket ambulance station.	M

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

Kentford is a small settlement and the Opportunity Area is within an 800m catchment of the general store.



West Row

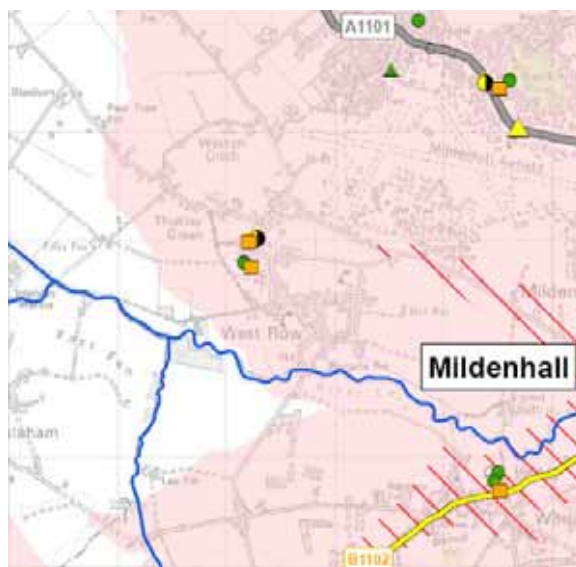
- 1.10 The following table summarises the constraints and opportunities around West Row which limit the potential Opportunity Areas for growth.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

There are no national landscape or habitat designations which impact on the development around West Row.

There is a small county wildlife site designation to the north of the settlement, however, this designation is unlikely to affect development within West Row.

Topography

No fundamental constraint to development within West Row result from topography of the area.

Built form

Separation from Mildenhall to the west and Thistley Green to the east form fundamental constraints restricting extent of any extension to both west and east.

There are no conservation area issues which restrict development in and around West Row.

There is an area of archaeological importance identified to the north of West Row however this is not likely to form a significant constraint to growth in this area

Water

A flood zone to south of village forms a fundamental constraint to development.

SPZ 1 and 2 have been identified to the north of West Row, However, neither aquifer nor Source Protection Zone designations are likely to affect development opportunities within or around West Row.

Transport

Small scale growth would need to be investigated within the context of putting additional pressure on congestion within Mildenhall. Mildenhall is reasonably constrained, in particular the junction of the A1101 with the B1102 reaching capacity, causing knock on effects for access to West Row

Existing sustainable links between West Row and Mildenhall are limited.

Other Constraints (Including Cumulative impacts where relevant)

Development within West Row will be within the Airbase Safeguard Zone (yellow) which will require consultation with MOD on identified development areas.

Cumulative impacts of development within Mildenhall and future potential expansion of the airbase need to be considered for opportunities in and around West Row.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole zone being discounted from further investigation.

North

Extension to the north will be located away from the current provision of facilities within West Row and would accentuate its existing linear pattern of development however due to the size of the settlement development in this area is likely to be within walking catchments of the existing centre.

There is an area of archaeological importance identified to the north of West Row however this is not likely to form a significant constraint to growth in this area

A small County Wildlife site is located to the north of West Row at the western side of the Mildehall Airbase. A 400m buffer to development should surround this designation.

The Mildenhall Airbase perimeter runs immediately to the north of West Row, this is therefore a fundamental constraint to development and growth in this area has been discounted from further investigation.

Opportunity: Potential growth in this location is not constrained by environmental designations, however it is limited by the location of Mildenhall Airbase. Overall, given the size of the existing settlement and the limited access to existing facilities major growth in this location has been discounted, any additional development is explored in the form of infill and small scale fringe development as detailed in Opportunity Area 10.

East

A buffer has been identified to prevent coalescence between West Row and Mildenhall to the east. Major growth in this area has therefore been discounted on the basis that it would jeopardise the

<p>current distinction between existing settlements and have a detrimental impact on their character.</p> <p>Walking catchments to the limited existing facilities within West Row are likely to cover the majority of growth to the east of the existing settlement due to its compact size.</p> <p>Opportunity: Potential growth in this location is limited through the maintaining of an buffer between West Row and Mildenhall. In addition, given the size of the existing settlement and the limited access to existing facilities major growth in this location has been discounted, however, additional development is explored in the form of infill and small scale fringe development as detailed in Opportunity Area 10.</p>
<p>South</p> <p>The river lark to the south of West Row is identified as having Flood Zones 2 and 3 along its length. Any major growth on this side of West Row is therefore discounted from further investigation.</p> <p>Opportunity: No growth opportunity has been identified in this area due to constraint from Flood Zone 2 and 3.</p>
<p>West</p> <p>Walking catchments to the limited existing facilities within West Row are likely to cover the majority of growth to the west of the existing settlement due to its compact size.</p> <p>Settlement buffer to Thistley Green restricts growth to the west of West Row, however, growth in the area south of Thistley Green is not constrained.</p> <p>Opportunity: Potential growth in this location is not discounted by environmental constraints, however, given the size of the existing settlement and the limited access to existing facilities major growth in this location has been discounted, and additional development is explored in the form of infill and small scale fringe development as detailed in Opportunity Area 10.</p>
<p>Central</p> <p>Opportunity: Small scale infill development and small fringe infill sites are considered appropriate development forms for growth within West Row. This growth is assessed in more detail as Opportunity Area 10</p>

Overall Summary

Potential growth at West Row is fundamentally constrained by buffer zones to coalescence with Mildenhall and Thistley Green. The relatively remote nature of the settlement and potential knock on effect on infrastructure within Mildenhall means that only small scale infill development is likely to be appropriate in this location.

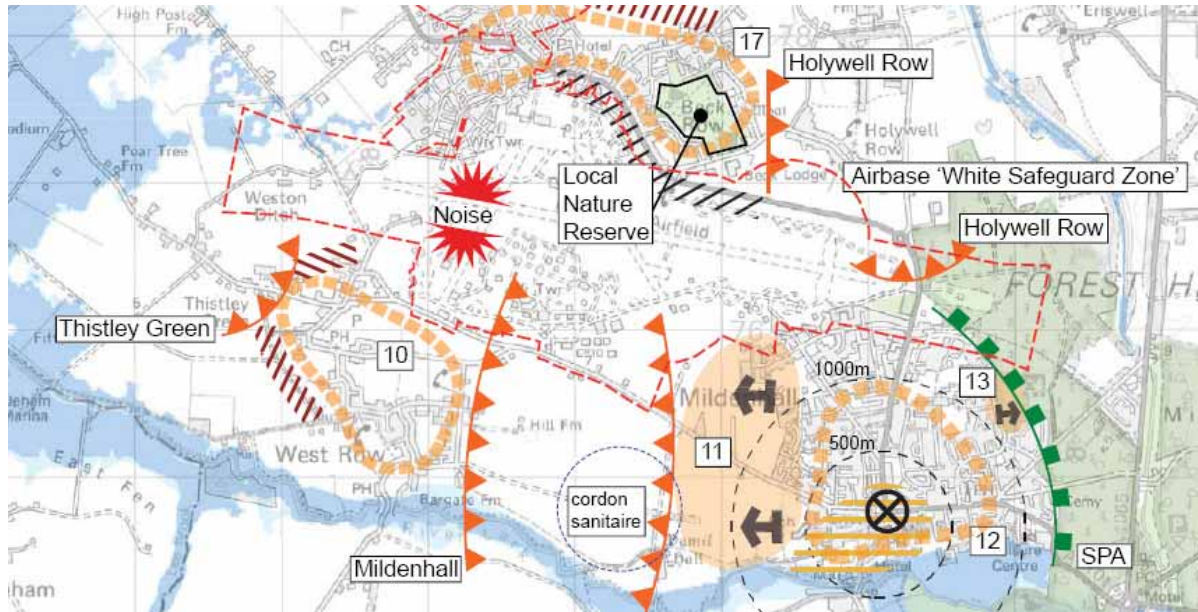
Opportunities Areas

West Row

Dwelling Yield: 140-250

Map Reference: 10

Small scale infill development would support local facilities. Development in a compact form should be encouraged to consolidate the existing pattern of development rather than result in ribbon development towards the north and south



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

There are no areas of national habitat or landscape protection affected by development within this Opportunity Area

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

There are no areas of local habitat or landscape protection affected by development within this Opportunity Area

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

There are no topographical features which restrict development within this Opportunity Area

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

Any proposed development within the Opportunity Area will need to protect the buffer between Mildenhall and West Row

M

Does the opportunity area threaten any historical built form designations

There are no historical or archaeological features which limit development within the Opportunity Area

L

Water

Is the opportunity are affected by any flooding constraint

The flood zone to the south of the village does not affect development within the Opportunity Area identified

L

Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, IDB, Cordon Sanitaire)

The cordon sanitaire to the east between Mildenhall and West Row will not affect development within the opportunity zone

L

Transport

Is the Opportunity Area limited by its access to or congestion within the existing transport network

Cumulative impacts are likely to add pressure to the limited capacity of junctions within Mildenhall

M

Is the Opportunity Area limited by its access to walking or public transport catchments

Sustainable forms of transport should be provided linking West Row to Mildenhall and Beck Row. Additions to the Cycle network should be a priority for any development within this Opportunity Area.

M

Other Constraints

Airbase Safeguarding Zones

Development within the Opportunity Area is within the yellow band of consultation

M

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints

West Row is served by Mildenhall Substation. Mildenhall Substation is currently registering high peak demand, but supply can be diverted from elsewhere.

L

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Mildenhall WwTW which serves West Row has significant headroom. Sewer to Mildenhall and strategic water mains are both in proximity to the Opportunity Area

L

Health

Is the Opportunity Area well served for GP provision

West Row has no GP surgery. There is a current requirement for 1 GP.

M

Is the Opportunity Area well served for dentists

West Row has no dental surgery, but does not currently have a population to

M

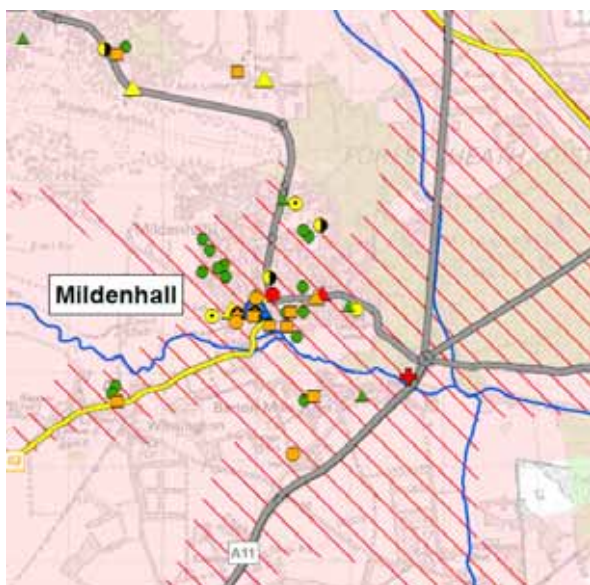
	effectively sustain a practice.	
Schools		
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 36 excess primary school places within West Row. The primary school is within 800m walking distance from the Opportunity Area.	L
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	It is likely that pupils in West Row use the upper school in Mildenhall where there are currently 43 excess upper school places.	L
Emergency Services		
Is the Opportunity Area within a 15 minute Fire Service response time isochrone	West Row is fully covered by the Mildenhall Fire Station 15 minute target response time	L
Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone	West Row is slightly beyond the 8 minute target response time from Mildenhall ambulance station.	M
Local Convenience Shop		
Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop	The Opportunity Area is within 800m walk of West Row Stores to the north of the Opportunity Area.	L

Mildenhall

- 1.11 The following table provides a summary of the constraints and opportunities affecting the potential Opportunity Areas for growth around Mildenhall

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

Significant landscape constraint to east of settlement formed by the SPA is a fundamental constraint to development subject to further discussion with English Nature. Open Access Land. Settlement surrounded by agricultural group 2/3 No fundamental constraint to development, although preference is to avoid higher quality grade land.

No local habitat or landscape designations significantly affect development opportunities within Mildenhall

Topography

There are no topographical constraints on development within Mildenhall as land is essentially flat, between 10 and 20 metres AOD.

Built form

There is a requirement to maintain a buffer between West Row and Mildenhall.

Conservation area and listed buildings to settlement centre are a recognised localised constraint but do not form a fundamental constraint to development.

Water

Flood zone 3 runs through centre of existing town forming a fundamental constraint to development

along the southern boundary of the wider extent of the built up area.

The centre of Mildenhall is within SPZ zone 1 and 2. Mitigation may be required to protect ground water on individual sites, however, this does not form a fundamental constraint to development.

Transport

Road network is very congested particularly the junction of the A1101 with the B1102 which is potentially at or approaching capacity.

Although significant issues exist in terms of capacity of the road network within Mildenhall some development may be feasible providing suitable mitigation can be funded, possibly through long term investigation of relief road options.

Development should maximise potential to provide sustainable forms of transport to local facilities for as many journeys as possible.

Other Constraints (including cumulative impacts where relevant)

Development within the north west of Mildenhall will be subject to consultation with the MOD over inclusion within the Airbase Safeguard Zone.

Cumulative impacts from potential future development by the American Airbase/MOD will need to be considered, particularly in relation to congestion of traffic movement.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole zone being discounted from further investigation.

North

A SSSI designation bounds the north east of Mildenhall restricting development within this area and discounting it from further investigation.

The perimeter of Mildenhall Airbase is located on the north west of Mildenhall and therefore forms a fundamental constraint to further development in this area. The Airfield also effectively creates a buffer between Mildenhall and Holywell Row further to the north.

The north of Mildenhall is within the White consultation zone for Mildenhall Airbase, the MOD will need to be consulted on any development proposals in this location, with the potential of some restrictions being imposed on future development.

Opportunity: No opportunity for further growth is identified in this area due to identified environmental constraints, and constraint from the Mildenhall Airbase.

East

A SSSI designation is located to the east of Mildenhall restricting development within this area. Where land is not designated as SSSI the majority of undeveloped land is identified as open access land owned by the forestry commission.

An area of archaeological importance is identified to the east of Mildenhall, however, this is unlikely to form a fundamental constraint to growth in this location.

The eastern boundary of Mildenhall is beyond walking catchments of the existing urban centre and therefore represents an unsustainable location for development.

Opportunity: Whilst development within this location may have an impact on the environmental value of the SPAs / SSSI, the Council have identified that through stakeholder consultation with Natural England, potential may exist for release of SPA land if sufficient replacement habitat can be created elsewhere in the SPA. An opportunity for urban extension has therefore been identified in this area in order to test this potential further through the stakeholder consultation process. These are assessed as Opportunity Area 13.

South

The Lark River runs along the southern boundary of Mildenhall. River Flood Zones 2 and 3 restrict growth opportunities in these areas and have therefore been discounted from further assessment.

Opportunity: No opportunity for growth has been identified in this area due to flood zone constraints.

West

The perimeter of Mildenhall Airfield forms a fundamental constraint to development to the north west of Mildenhall. This area has therefore been discounted from further investigation.

Development to the west of Mildenhall is constrained by the need to ensure a buffer to prevent coalescence with West Row. The respective size of these two settlements and open land between the two has meant an indicative buffer of a minimum of 1km is identified. This buffer however, still allows potential for some growth in this location.

A cordon sanitaire around the water treatment plant to the west of Mildenhall will limit potential growth in this location.

Opportunity: Potential risks of coalescence and restrictions from the cordon to the water treatment works have been identified, however, these constraints do not fundamentally prevent development. Therefore this area is assessed in more detail in Opportunity Area 11.

Central

The conservation area within the centre of Mildenhall will require consideration by proposed development, however this will not form a fundamental constraint to opportunities in this location.

Any development within the existing urban area of Mildenhall will be within approximately 1.5km of the existing centre, and the majority will be within the recommended walking catchment of a maximum of 1km.

Opportunity: Infill and small scale fringe infill development is identified as potential growth within Mildenhall, and are assessed in more detail as Opportunity Area 12

Overall Summary

Fundamental landscape constraints to the east and south of the existing settlement of Mildenhall limit potential growth. There are few fundamental constraints to development to the west of Mildenhall however it has been noted that detailed infrastructure capacity issues may limit this potential.

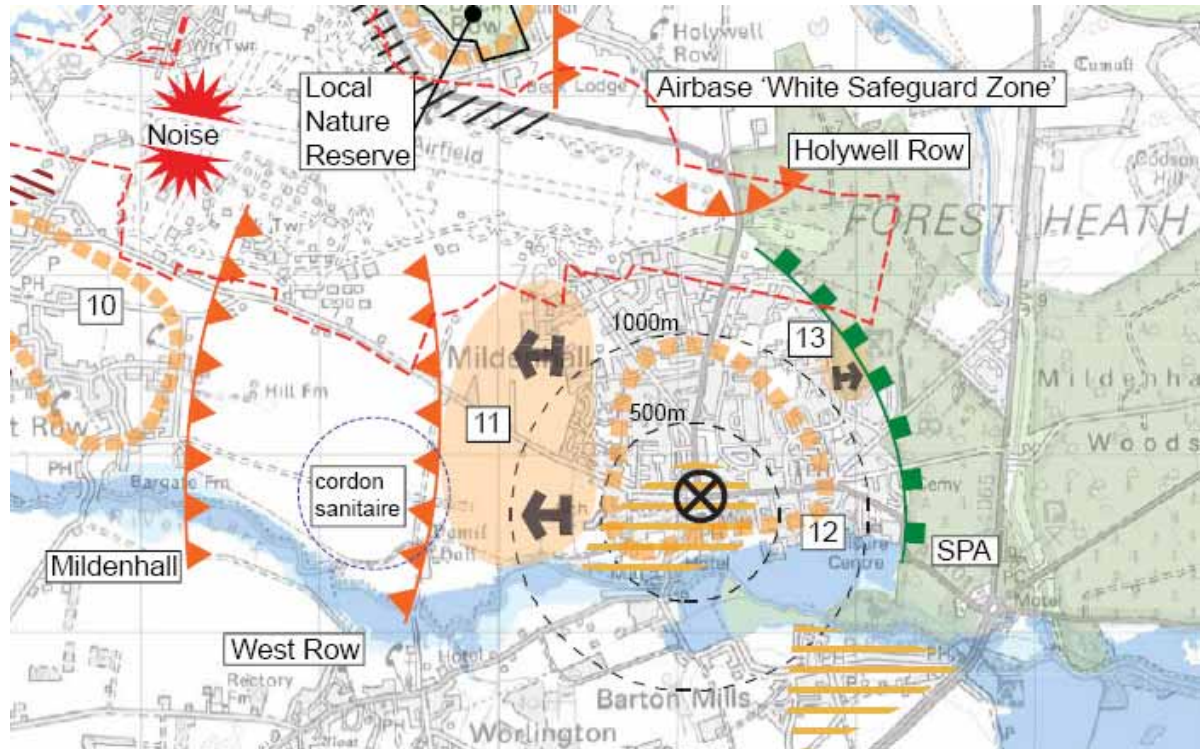
Opportunities Areas

Mildenhall West

Dwelling Yield: 3,000-5,260

Map Reference: 11

Larger scale development may support infrastructure upgrade providing fundamental constraints are avoided.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

There are no national landscape or habitat designations which affect this Opportunity Area. Settlement surrounded by agricultural group 2/3 No fundamental constraint to development, although preference is to avoid higher quality grade land.

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

The Opportunity Area is not affected by any local landscape designations

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

There are no topographical issues related to this Opportunity Area

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible

Requirement to keep a buffer between

M

boundary)	West Row and Mildenhall	
Does the opportunity are threaten any historical built form designations	Development within this Opportunity Area does not affect any historical or archaeological designations	L
Water		
Is the opportunity are affected by any flooding constraint	The southern end of this opportunity zone meets the flood zone. Development in this location should form a defensible boundary to the flood zone	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, IDB, Cordon Sanitaire)	A cordon sanitair surrounds the waste water works to the west of the Opportunity Area. This will form a fundamental constraint to additional growth to the west.	M
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	Potential increase in congestion within the existing settlement junction of the A1101/B1102. Links into the Opportunity Area from the north of the settlement growth appears possible subject to impact on existing residential roads and land ownership. Any long term mitigation options to reduce traffic flows through Mildenhall are likely require significant funding to be identified.	M
Is the Opportunity Area limited by its access to walking or public transport catchments	Southern end of Opportunity Area is well located in relation to the existing centre. Cycle improvements and walking to the local centre should be funded by any proposals. Enhancements to the existing bridal way would provide improved access to the school.	L
Other Constraints		
Airbase Safeguarding Zones	Northern fringe of the Opportunity Area is within the 'white' consultation safeguard zone. Significant levels of	M

development in this location may be objected to by the MOD on the ground of resident's safety

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints

Mildenhall Substation is currently registering high peak demand, but supply can be diverted from elsewhere.

L

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Mildenhall WwTW which serves has significant headroom and is located immediately west of the Opportunity Area. The Opportunity Area is proximity to large diameter strategic main.

L

Health

Is the Opportunity Area well served for GP provision

Mildenhall has 7 GP's in two Surgeries, which is a good provision. Both surgeries are located near the town centre, within 800m of parts of the Opportunity Area.

L

Is the Opportunity Area well served for dentists

There are 6 dentists in Mildenhall across 2 practices, which is a good level of provision.

L

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There are 2 primary schools in Mildenhall with a total capacity of 590 pupils. There are currently 153 excess primary school places within Mildenhall. These are beyond 800m walking distance of the Opportunity Area.

M

Are there current capacity issues at middle schools that will serve the Opportunity Area

As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.

L

Are there current capacity issues at upper schools that will serve the Opportunity Area

Mildenhall upper school currently has 43 excess pupil places.

L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

The Opportunity Area is fully covered by the Mildenhall Fire Station 15 minute target response time

Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone

The Opportunity Area is within the 8 minute target response time from Mildenhall ambulance station.

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

The Opportunity Area is slightly beyond 800m walking distance to Mildenhall Town Centre and the convenience shops there.

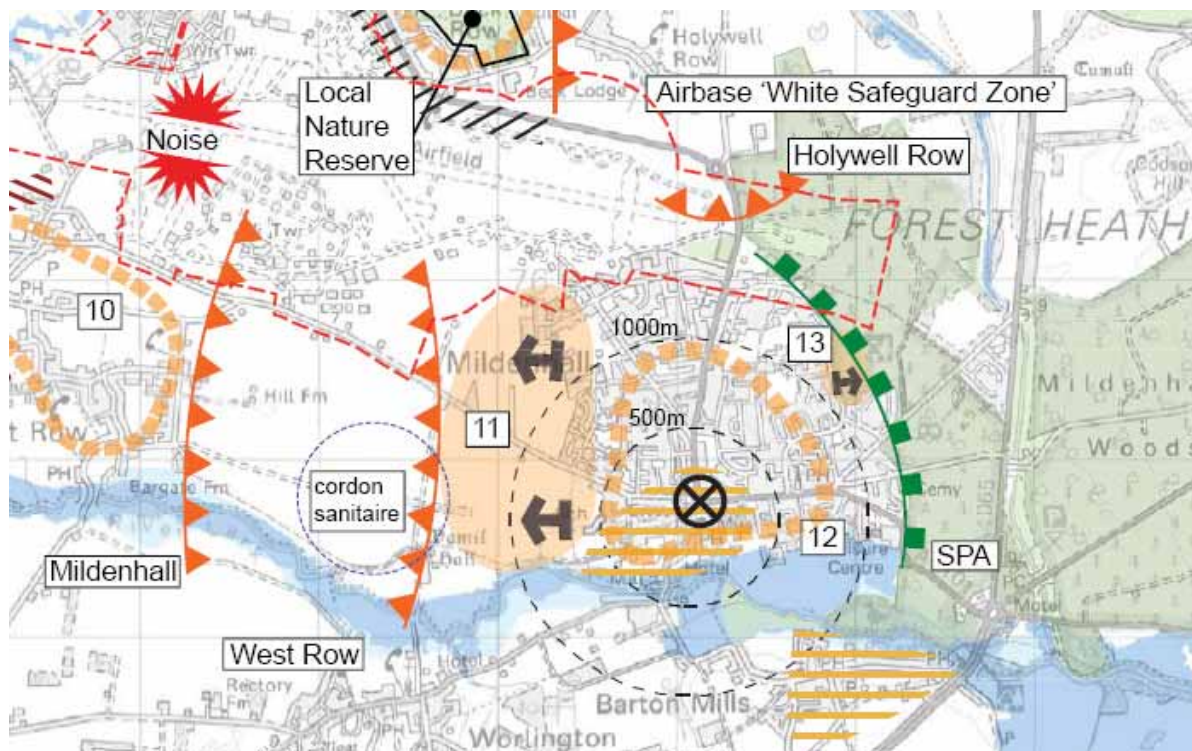
Opportunities Areas

Mildenhall Centre

Dwelling Yield: 240 - 420

Map reference: 12

Limited infill capacity due to existing infrastructure capacity issues.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)	Development within the existing settlement boundary of Mildenhall will not affect any national habitat or landscape designation	L
Does the Opportunity Area threaten any area of local habitat or landscape protection	Suitable protection should be given to the local wildlife site within the existing settlement. Small scale infill development is unlikely to impact on this designation.	L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)	There are no topographical issues which affect development within this Opportunity Area	L
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Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)	Infill development within Mildenhall will not result in any potential coalescence with adjoining settlements	L
Does the opportunity are threaten any historical built form designations	Conservation and near listed buildings to settlement centre. Recognised localised constraint not fundamentally constraining development	M

Water

Is the opportunity are affected by any flooding constraint	The flood zone forms a boundary to the south of the settlement however small scale development within the existing settlement are unlikely to be at risk from flooding. Mitigation measure should be put in place with any detailed design which reduce surface run-off and prevent flooding issues further down stream.	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Cordon Sanitaire)	There is no impact on this Opportunity Area from additional water infrastructure constraints	L

Transport

Is the Opportunity Area limited by its access to or congestion within the existing transport network	<p>Potential increase in congestion within the existing settlement junction of the A1101 with the B1102.</p> <p>Any long term mitigation options to reduce traffic flows through Mildenhall are likely require significant funding to</p>	M
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Is the Opportunity Area limited by its access to walking or public transport catchments	be identified. Development within the existing centre should maximise potential to provide sustainable forms of transport to local facilities for as many journeys as possible.	L
Other Constraints		
Airbase Safeguarding Zones	Development to the far north of the settlement will be within the Safeguard consult zone. Development within this are should be avoided as objection may be raised by the MOD on health and safety grounds	M
Infrastructure		
Utilities		
Is the Opportunity Area affected by any energy supply constraints	Mildenhall Substation is currently registering high peak demand, but supply can be diverted from elsewhere.	L
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Mildenhall WwTW which serves has significant headroom and is located to the west of Mildenhall. The central area has existing access to large diameter strategic mains.	L
Health		
Is the Opportunity Area well served for GP provision	Mildenhall has 7 GP's in two Surgeries, which is a good provision. Both surgeries are located near the town centre, within the central area.	L
Is the Opportunity Area well served for dentists	There are 6 dentists in Mildenhall across 2 practices, which is a good level of provision.	L
Schools		
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are 2 primary schools in Mildenhall with a total capacity of 590 pupils. There are currently 153 excess primary school places within Mildenhall. These are within 800m walking distance of the central area.	L
Are there current capacity issues at middle	As part of the Schools Reorganisation	L

schools that will serve the Opportunity Area	Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.
--	--

Are there current capacity issues at upper schools that will serve the Opportunity Area	Mildenhall upper school currently has 43 excess pupil places.
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L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone	The central area is fully covered by the Mildenhall Fire Station 15 minute target response time
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L

Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone	The central area is within the 8 minute target response time from Mildenhall ambulance station.
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L

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop	The Opportunity Area is within 800m walking distance to Mildenhall Town Centre and the convenience shops there.
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L

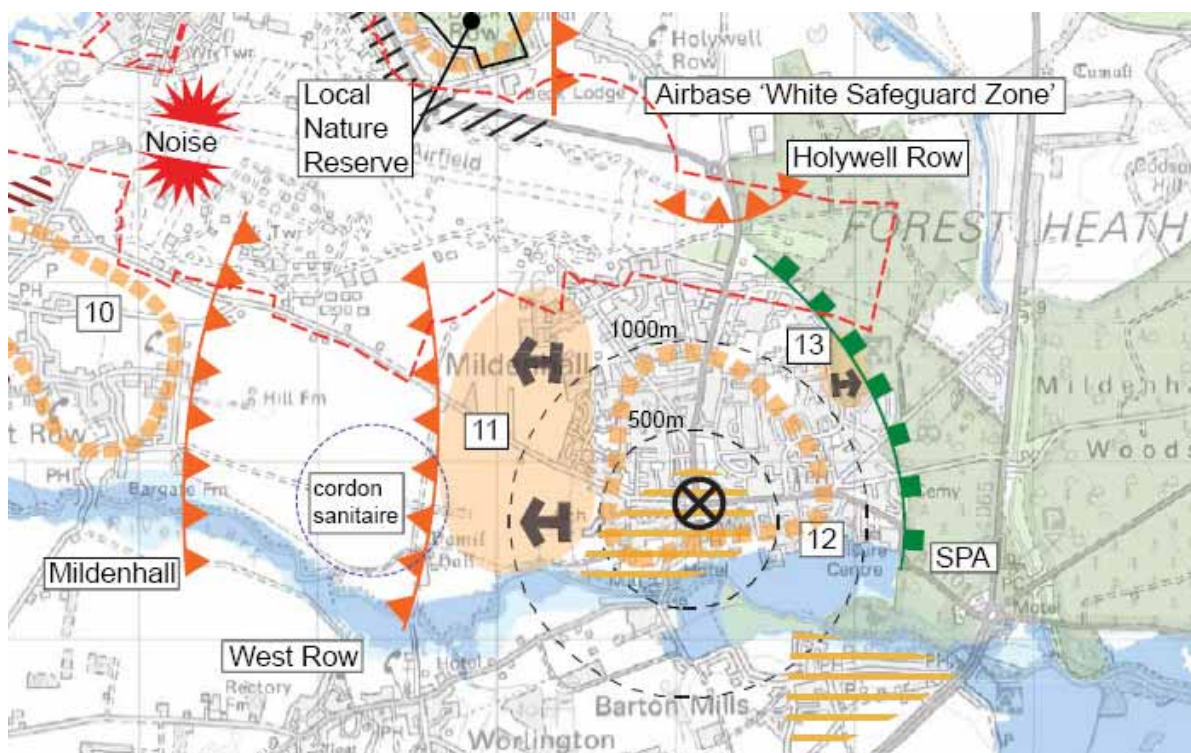
Opportunities Areas

Mildenhall East

Dwelling Yield: 100-180

Map reference:13

Very small scale extension to the east of the existing settlement. A lack of available Brownfield land may require any potential development to first establish the principle of release of SPA designated forest and mitigation through creation of replacement habitats away from the urban fringe.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

The Opportunity Area identifies land on the fringe of and within the Special Protection Area. Subject to negotiation with English Nature replacement habitat may be provided in replacement for any land released in this location.

H

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within this Opportunity Area will also impact upon local habitat designations on the eastern site of Mildenhall.

M

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

There are no topographical issues with development within this Opportunity Area

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

Development within this Opportunity Area does not result in any coalescence with adjoining settlements however a defensible boundary to the

M

<p>Does the Opportunity Area threaten any historical built form designations</p>	<p>settlement would need to be formed to safeguard against further erosion of the SPA in the future.</p> <p>Development to the far east may affect and areas of recognised archaeological importance, however the majority of the Opportunity Area is unaffected by protective historical or archaeological designations</p>	<div></div> <div>L</div>
Water		
<p>Is the opportunity are affected by any flooding constraint</p>	<p>There is no risk of flooding to this Opportunity Area</p>	<div></div> <div>L</div>
<p>Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)</p>	<p>There are no additional water impacts which limit development within this Opportunity Area</p>	<div></div> <div>L</div>
Transport		
<p>Is the Opportunity Area limited by its access to or congestion within the existing transport network</p>	<p>Scale of development possible although mitigation of existing congestion should be investigated in the primary instance. Any long term mitigation options to reduce traffic flows through Mildenhall are likely require significant funding to be identified.</p>	<div></div> <div>M</div>
<p>Is the Opportunity Area limited by its access to walking or public transport catchments</p>	<p>Any development on the eastern edge of Mildenhall should provide funding for cycle route and bus services to maximise sustainable forms of transport to local facilities.</p>	<div></div> <div>M</div>
Other Constraints		
<p>Airbase Safeguarding Zones</p>	<p>Development to the north of the Opportunity Area would be within the MOD green consultation safeguard zone. The MOD will need to be consulted in this location however development in this location is unlikely to be prohibited by the operation of the airbase.</p>	<div></div> <div>M</div>
Infrastructure		

Utilities

Is the Opportunity Area affected by any energy supply constraints	Mildenhall Substation is currently registering high peak demand, but supply can be diverted from elsewhere.	L
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Mildenhall WwTW which serves has significant headroom and is located to the west of Mildenhall. The central area has existing access to large diameter strategic mains.	L

Health

Is the Opportunity Area well served for GP provision	Mildenhall has 7 GP's in two Surgeries, which is a good provision. Both surgeries are located near the town centre, beyond 800m walking distance of the east Opportunity Area.	M
Is the Opportunity Area well served for dentists	There are 6 dentists in Mildenhall across 2 practices, which is a good level of provision.	L

Schools

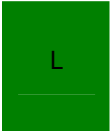
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are 2 primary schools in Mildenhall with a total capacity of 590 pupils. There are currently 153 excess primary school places within Mildenhall. Great Heath Primary School is located within walking distance of the Opportunity Area.	L
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	Mildenhall upper school currently has 43 excess pupil places.	L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone	The east Opportunity Area is fully covered by the Mildenhall Fire Station 15 minute target response time	L
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Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone

The east Opportunity Area is within the 8 minute target response time from Mildenhall ambulance station.



Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

The Opportunity Area is beyond 800m walking distance to Mildenhall Town Centre and the convenience shops there.

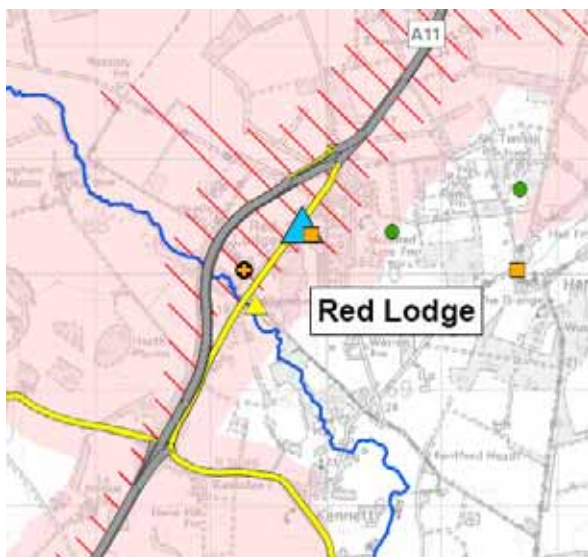


Red Lodge

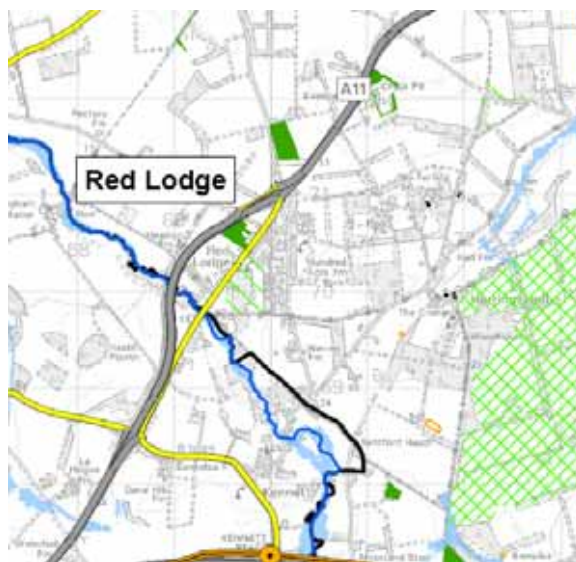
- 1.12 The table below provides a summary of constraints and opportunities which affect the potential Opportunity Areas for development around Red Lodge.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

SPA to east of settlement containing Stone Curlew protected habitat. Fundamental constraint to development with a specific 1.5km radius of SPA.

SSSI designation to centre of settlement.

Biodiversity Priority Habitat in centre of settlement within the SSSI designation. County wildlife site to north and north west of settlement which forms a fundamental constraint to development requiring appropriate buffer.

Topography

There are no topographical issues which are likely to affect development opportunities in and around Red Lodge.

Built form

Defensible boundary to development formed by A11 to the west of the existing settlement
Fundamental constraint to development to the west of the settlement.

There are no protective historical designations or archaeological interest areas within Red Lodge which may affect the potential for development opportunities.

Water

Floods Zone to the south of the settlement would limit any significant growth southwards.

Neither aquifer nor Source Protection Zone designations are likely to affect development opportunities within or around Red Lodge.

Transport

Red Lodge is considered to be a commuter settlement which leads to unsustainable patterns of travel. Additional development may worsen this situation unless employment generating uses start to establish.

The junction between the A11 and the A14 does not allow for east bound travel. All east bound traffic has to either take a rural route or go in to Newmarket and come back out. Additional development in this location would increase the need for rural road upgrades on the route between Bury and Red Lodge via Kentford.

Sustainable cycle routes have been added to the old turnpike road through the centre of Red Lodge.

Other Constraints (including cumulative impacts where appropriate)

There are no constraints to development within Red Lodge from the Airbase Safeguard Zone around Mildehall airbase.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole zone being discounted from further investigation.

North

The north west of Red Lodge is defined by the A11. Development ‘over-stepping’ the A11 is considered to create an undesirable disjointed settlement form which would be unsustainable in nature. Development in this area has therefore been discounted for further investigation.

Development to the north east is limited by a protective buff 400m from a County Wildlife Site to the north east and the SSSI (Stone Curlew) buffer to the east. However within these two buffers, and beyond land already allocated as part of the masterplan there is land available for additional growth.

Development to the north of the settlement would be within the identified walking catchment of the existing, albeit limited, facilities within Red Lodge.

Opportunity: Area identified for additional growth to the north east of the existing settlement and approved Masterplan site. This area is investigated in more detail in Opportunity Area 15

East

The SSSI designation to the east of Red Lodge has been identified as requiring a precautionary buffer of 1.5km in order to protect sensitive habitats. This buffer extends close to the existing settlement, and extent of the extant masterplan permission by still allows a limited amount of space on the settlement fringe particularly to the north east.

Opportunity: Area identified for additional growth to the north east of the existing settlement and approved Masterplan site, although limited by SSSI designation to the east. This area is investigated

in more detail as part of Opportunity Area 15
<p>South</p> <p>The south west of Red Lodge is defined by the A11. Development ‘over-stepping’ the A11 is considered to create an undesirable disjointed settlement form which would be unsustainable in nature. Development in this area has therefore been discounted for further investigation.</p> <p>The south east of Red Lodge is defined by the Floods Zone associated with the River Kennett. Areas within the Flood Zone have been discounted from further investigation.</p> <p>Landscape within this location is on the fringe of the Studland Local Character area.</p> <p>A SSSI designation within the centre of Red Lodge is identified as requiring a protective buffer.</p> <p>Opportunity: Opportunity for further development has been identified to the south east, albeit potential may be limited by environmental constraints related to the SSSI and the flood zone to the south. Growth in this location is further investigated as Opportunity Area 16.</p>
<p>West</p> <p>The western boundary of Red Lodge is formed by the A11. Development ‘over-stepping’ the A11 is considered to create an undesirable disjointed settlement form which would be unsustainable in nature. Development in this area has therefore been discounted for further investigation.</p> <p>Development to the west of the settlement would be within the identified walking catchment of the existing, albeit limited, facilities within Red Lodge.</p> <p>Opportunity: Development beyond the A11 to the west is discounted from further investigation, however, land between the centre of Red Lodge and the A11, not currently within the masterplan proposals, is assessed in more detail as Opportunity Area 14.</p>
<p>Central</p> <p>The centre of Red Lodge is newly completed as part of the masterplan proposals it is therefore not considered appropriate for infill development.</p> <p>Opportunity: No opportunity for infill development has been identified within the existing centre of Red Lodge.</p>

Overall Summary

Fundamental constraints limit potential development of Red Lodge but do not prohibit all available land surrounding the settlement. Small scale development potential may exist particularly to the north and south and to the west where development proposals have not already been put in place.

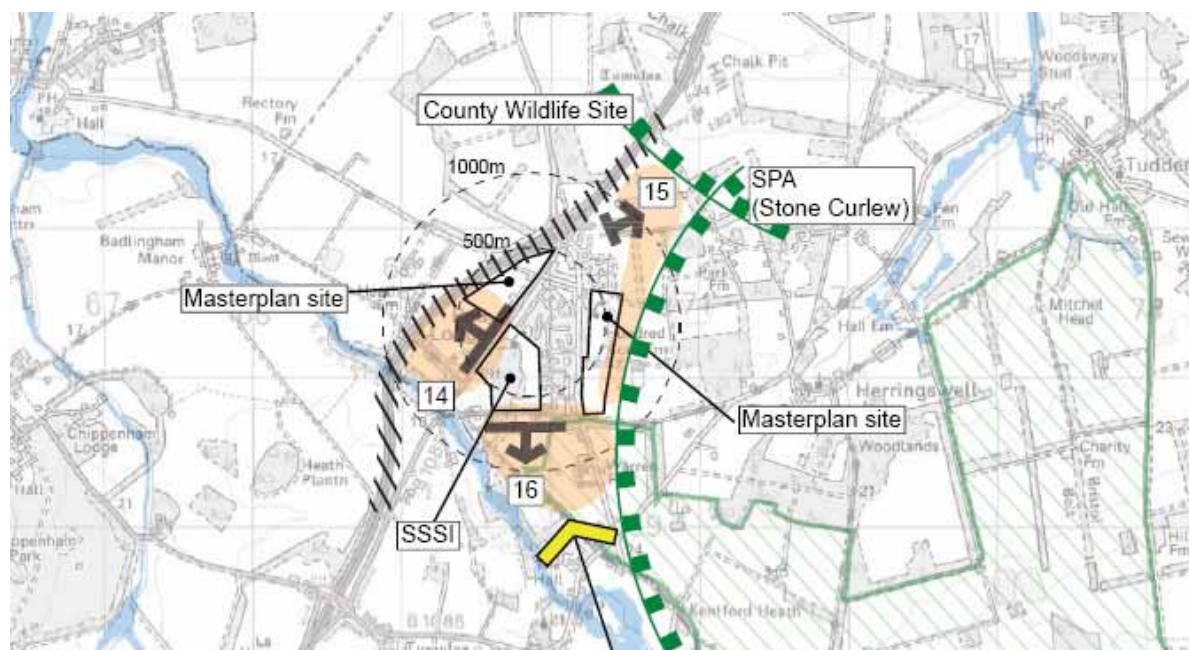
Opportunities Areas

Red Lodge West

Dwelling Yield: 600-1,050

Map Reference: 14

Small extension with potential to encourage enhancement of services offer within Red Lodge, longer term opportunity to land ownership restrictions.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

The Opportunity Area does not directly impact on area of national habitat or landscape protection although the SSSI designation within the centre of Red Lodge may suffer some cumulative impacts through increased development

M

Does the Opportunity Area threaten any area of local habitat or landscape protection

The Opportunity Area does not affect any area of local landscape or habitat protection. This Opportunity Area covers part of the Masterpan Site identified as Agricultural land.

M

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

The Opportunity Area is not limited by topography surrounding Red Lodge

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

Development within this Opportunity Area would be bounded by the A11 to the west of the settlement and would therefore not result in coalescence with any adjoining settlements.

M

Land acquisition on for this Opportunity Area may require the consolidation of

Does the opportunity are threaten any historical built form designations	back garden ownership land as the majority of large sites in this area are already contained within the Red Lodge masterplan permission The Opportunity Area is not constrained by any historical or archaeological designations	<div></div> <div>L</div>
Water		
Is the opportunity are affected by any flooding constraint	The Opportunity Area is bounded to the south by the flood zone. Development on this edge would need to form a defensible boundary to the area of flooding.	<div>M</div>
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)	There are no additional water infrastructure constraints on this Opportunity Area	<div>L</div>
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	Development within Red Lodge is essentially unsustainable in transport terms at present. Mitigation should be concentrated on encouraging the development of local facilities and local sources of employment to support future growth and limit the requirement for private car use. Significant funding would be required for upgrade to allow east bound travel at the junction between the A11 and A14 (In the region of £100 million)	<div>M</div>
Is the Opportunity Area limited by its access to walking or public transport catchments	All new development should fund sustainable travel initiatives including contributions to the cycle network.	<div>M</div>
Other Constraints		
Airbase Safeguarding Zones	The Opportunity Area is not affected by the airbase safeguard zone around Mildenhall Airbase	<div>L</div>

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints	Kennet Substation is currently reaching capacity, but there are plans to upgrade the substation to meet demand.	M
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Tuddenham WwTW has limited headroom and is significantly constrained due to its location adjacent to an SSSI. The western area may need upgrades to both the sewer and water mains network.	M

Health

Is the Opportunity Area well served for GP provision	Red Lodge has Red Lodge has 1 GP which is reasonable for its current size. The surgery is located within 800m walk of the western Opportunity Area.	M
Is the Opportunity Area well served for dentists	There is no Dental Surgery in Red Lodge, although it is only just large enough to theoretically support one.	M

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area	There is no Primary School in Red Lodge, although it is only nearing sufficient population to support one, and a primary school is identified in the masterplan.	M
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	It is likely that pupils in Red Lodge use the Upper Schools in Newmarket or Mildenhall, where there is existing capacity.	L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone	The west Opportunity Area is fully covered by the Mildenhall Fire Station 15 minute target response time	L
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Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone

The west Opportunity Area is within the 8 minute target response time from Mildenhall ambulance station.

L

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

Red Lodge Local Shop is located very centrally to the west Opportunity Area within 800m walkable distance.

L

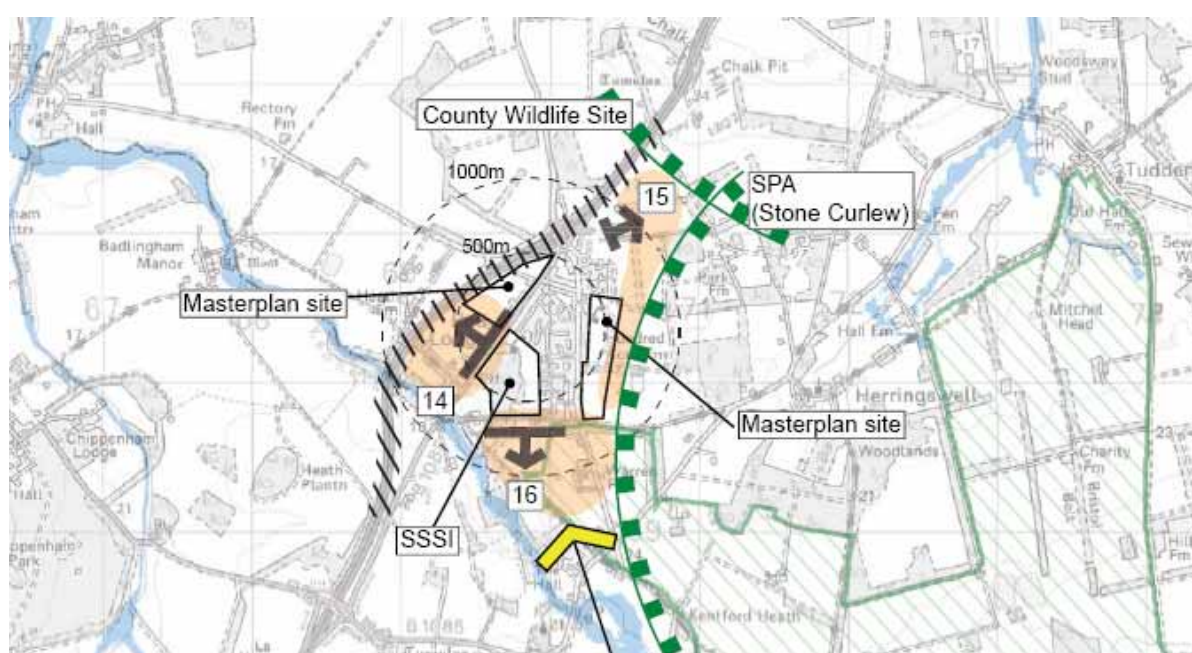
Opportunities Areas

Red Lodge North

Dwelling Yield: 200-350

Map reference: 15

Small extension with potential to encourage enhancement of services offer within Red Lodge



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

The eastern edge of the Opportunity Area is limited by the 1.5km buffer protection zone to the SPA Stone Curlew habitat.

M

Does the Opportunity Area threaten any area of local habitat or landscape protection

The county wildlife site to the north east of Red Lodge requires a buffer limiting development to the north of the Opportunity Area

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges,

The Opportunity Area is not limited by

L

views)	topography surrounding Red Lodge	
Built Form		
Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)	Development within this Opportunity Area would not increase the risk of coalescence with any adjoining settlements	L
Does the opportunity are threaten any historical built form designations	The Opportunity Area is not constrained by any historical or archaeological designations	L
Water		
Is the opportunity are affected by any flooding constraint	There is no flooding constraint associated with this Opportunity Area	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)	There are no additional water infrastructure constraints associated with this Opportunity Area	L
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	Development within Red Lodge is essentially unsustainable in transport terms at present. Mitigation should be concentrated on encouraging the development of local facilities and local sources of employment to support future growth and limit the requirement for private car use. Significant funding would be required for upgrade to allow east bound travel at the junction between the A11 and A14 (In the region of £100 million)	M
Is the Opportunity Area limited by its access to walking or public transport catchments	All new development should fund sustainable travel initiatives including contributions to the cycle network.	M
Other Constraints		
Airbase Safeguarding Zones	The Opportunity Area is not affected by the airbase safeguard zone around Mildenhall Airbase	L

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints

Kennet Substation is currently reaching capacity, but there are plans in the pipeline to upgrade the substation to meet demand.

M

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Tuddenham WwTW has limited headroom and is significantly constrained due to its location adjacent to an SSSI. The eastern area is currently well served for the sewer and water mains network.

M

Health

Is the Opportunity Area well served for GP provision

Red Lodge has Red Lodge has 1 GP which is reasonable for its current size. The surgery is located within 800m walk of the eastern Opportunity Area.

M

Is the Opportunity Area well served for dentists

There is no Dental Surgery in Red Lodge, although it is only just large enough to theoretically support one.

M

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There is no Primary School in Red Lodge, although it is only nearing sufficient population to support one, and a primary school is identified in the masterplan.

M

Are there current capacity issues at middle schools that will serve the Opportunity Area

As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.

L

Are there current capacity issues at upper schools that will serve the Opportunity Area

It is likely that pupils in Red Lodge use the Upper Schools in Newmarket or Mildenhall, where there is existing capacity.

L

Emergency Services

Is the Opportunity Area within a 15 minute Fire

The east Opportunity Area is fully covered by the Mildenhall Fire Station

L

Service response time isochrone	15 minute target response time	L
Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone	The east Opportunity Area is within the 8 minute target response time from Mildenhall ambulance station.	

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop	Red Lodge Local Shop is located very centrally to the east Opportunity Area within 800m walkable distance.	L
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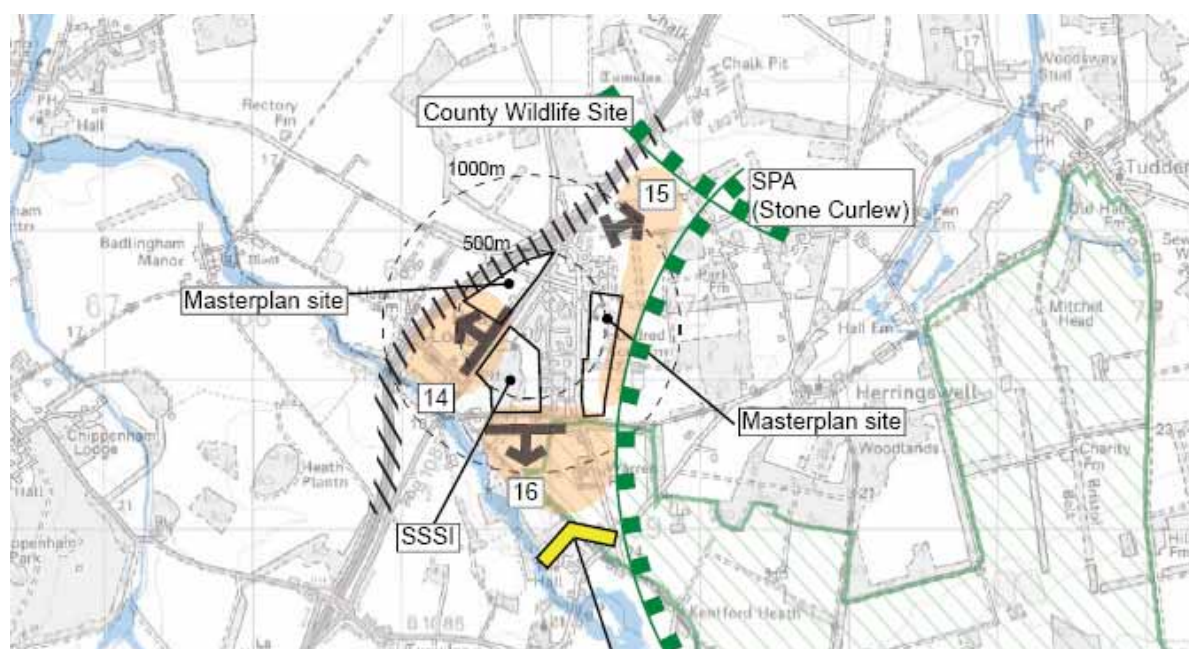
Opportunities Areas

Red Lodge South

Dwelling Yield: 340-600

Map reference: 16

Small extension with potential to encourage enhancement of services offer within Red Lodge



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

Development within this Opportunity Area may result in an impact on the SSSI designation in the centre of Red Lodge. The SSSI is currently surrounded by built form and therefore this relationship would be continued to the south. Impacts could be minimised through detailed design and ensuring the retention of a wildlife corridor linking the SSSI to the river corridor to

M

Does the Opportunity Area threaten any area of local habitat or landscape protection	the south. The south east corner of the Opportunity Area is on the fringe of the Stud land local landscape area designation. Development within this Opportunity Area would be required to minimise visual impact on the setting of this designation and the wider landscape.	M
Topography		
Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)	The Opportunity Area is not limited by topography surrounding Red Lodge	L
Built Form		
Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)	Development within this Opportunity Area does not result in any risk of coalescence with adjoining settlements	L
Does the opportunity are threaten any historical built form designations	The Opportunity Area is not constrained by any historical or archaeological designations	L
Water		
Is the opportunity are affected by any flooding constraint	A flood zone forms the southern boundary of the Opportunity Area. Development adjacent to the flood zone will need to form a defensive boundary to the flood plain. Development proposal will also be required to contain any surface run off within sustainable urban drainage mechanisms	M
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)	There are no additional water infrastructure constraints associated with this Opportunity Area	L
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	Development within Red Lodge is essentially unsustainable in transport terms at present. Mitigation should be concentrated on encouraging the development of local facilities and local sources of employment to support	M

<p>Is the Opportunity Area limited by its access to walking or public transport catchments</p> <p>Other Constraints</p>	<p>future growth and limit the requirement for private car use.</p> <p>Significant funding would be required for upgrade to allow east bound travel at the junction between the A11 and A14 (In the region of £100 million)</p> <p>All new development should fund sustainable travel initiatives including contributions to the cycle network.</p>	<p>M</p>
<p>Airbase Safeguarding Zones</p>	<p>The Opportunity Area is not affected by the airbase safeguard zone around Mildenhall Airbase</p>	<p>L</p>
<p>Infrastructure</p>		
<p>Utilities</p>		
<p>Is the Opportunity Area affected by any energy supply constraints</p>	<p>Kennet Substation is currently reaching capacity, but there are plans in the pipeline to upgrade the substation to meet demand.</p>	<p>M</p>
<p>Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity</p>	<p>Tuddenham WwTW has limited headroom and is significantly constrained due to its location adjacent to an SSSI. The southern area is currently well served for the sewer and water mains network.</p>	<p>M</p>
<p>Health</p>		
<p>Is the Opportunity Area well served for GP provision</p>	<p>Red Lodge has Red Lodge has 1 GP which is reasonable for its current size. The surgery is located beyond 800m walk of the southern Opportunity Area.</p>	<p>M</p>
<p>Is the Opportunity Area well served for dentists</p>	<p>There is no Dental Surgery in Red Lodge, although it is only just large enough to theoretically support one.</p>	<p>M</p>
<p>Schools</p>		
<p>Are there current capacity issues at primary schools that will serve the Opportunity Area</p>	<p>There is no Primary School in Red Lodge, although it is only nearing sufficient population to support one, and a primary school is identified in the masterplan.</p>	<p>M</p>

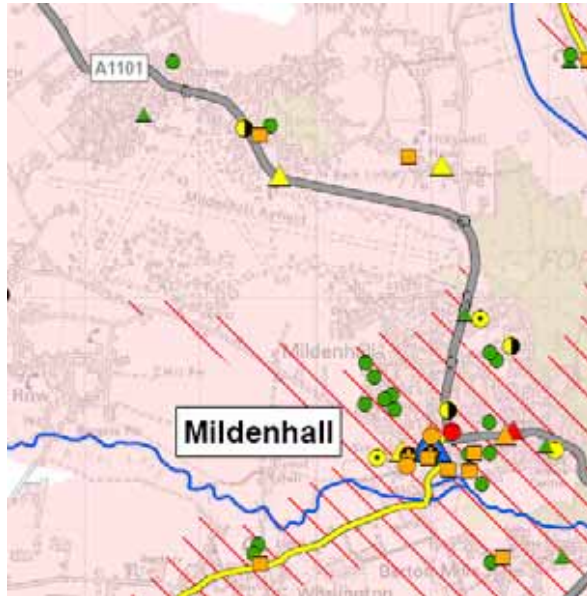
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	It is likely that pupils in Red Lodge use the Upper Schools in Newmarket or Mildenhall, where there is existing capacity.	L
Emergency Services		
Is the Opportunity Area within a 15 minute Fire Service response time isochrone	The south Opportunity Area is fully covered by the Mildenhall Fire Station 15 minute target response time	L
Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone	The south Opportunity Area is just beyond the 8 minute target response time from Mildenhall ambulance station.	M
Local Convenience Shop		
Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop	Red Lodge Local Shop is located very centrally to the south Opportunity Area within 800m walkable distance.	L

Beck Row

- 1.13 The table below summarises the constraints and opportunities which affect the Opportunity Areas for growth around Beck Row.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

There is a SSSI to the north east of Beck Row which would require a buffer limiting extension opportunities to the north.

Local nature reserve within the existing settlement structure forms a fundamental constraint to development. Development adjacent to the nature reserve would require appropriate mitigation of localised impacts on existing habitats.

Topography

There are no topographical issues which affect development within Beck Row.

Built form

Existing defensible barrier to development along the northern perimeter of the Airfield. Potential coalescence with Hollywell Row to east and Wilde Street to north east form a Fundamental constraints to development requiring an appropriate buffer

The local nature reserve to the centre of Beck Row is also identified as an area of archaeological importance.

Water

A flood Zone to north of settlement forms a fundamental constraint to development to the north of

the settlement.

The WCS concludes that there may be partially constraint to development by a requirement for sewer upgrades particularly to the west of the settlement.

Transport

Small scale development is not out of the question, however, mitigation of the current congestion problem should be investigated.

There are safety issues on the link route between the two airbases particularly at peak times.

Any long term mitigation options to reduce traffic flows through Mildenhall are likely require significant funding to be identified.

Cycle links and a new foot way to Hollywell Row have been installed. Further extension of the cycle network could be funded through developer contribution.

Additional bus services will also be encouraged to serve any new development and may require developer contribution.

Other Constraints (including cumulative impacts where appropriate)

There are constraints to development within Beck Row from the Airbase Safeguard Zone. Beck Row fall mostly within the Yellow consultation zone and partially within the white core zone within which development proposals may be objected to on health and safety grounds.

A noise constraint is also likely to arise in relation to any potential development adjacent to airfield boundary.

Cumulative impacts from potential future development by the American Airbase/MOD will need to be considered, particularly in relation to congestion of traffic movement.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole zone being discounted from further investigation.

North

SSSI designation to the north east of the settlement has been identified with a buffer protection zone, however, this is unlikely to affect growth in this area.

A flood zone is identified to the north of the settlement however the zone is approximately 500m from the existing settlement and therefore is only a partial constraint.

Existing limited facilities within Beck Row are located on the A1101. Development to the north of Beck Row is likely to be within walking catchment so these facilities due to the limited size of the existing settlement.

Opportunity: Potential growth in this location is not discounted by environmental constraints, however, given the size of the existing settlement and the limited access to existing facilities major growth (i.e.

above 0.5ha) in this location has been discounted, and additional development is explored in the form of infill and small scale fringe development as detailed in Opportunity Area 17.

East

Existing limited facilities within Beck Row are located on the A1101. Development to the east of Beck Row is likely to be within walking catchment so these facilities due to the limited size of the existing settlement.

The east of Beck Row is within the MOD white consultation zone and therefore, the discussions will need to be held with the MOD regarding any development potential in this location.

Opportunity: Potential growth in this location is not discounted by environmental constraints, however, given the size of the existing settlement and the limited access to existing facilities major growth (i.e. above 0.5ha) in this location has been discounted, and additional development is explored in the form of infill and small scale fringe development as detailed in Opportunity Area 17.

South

The Mildenhall Airbase perimeter forms a fundamental constraint to development to the south of Beck Row. This area has therefore been discounted from further investigation.

Opportunity: No opportunity for further growth has been identified in this area.

West

Development to the west of Beck Row is limited by potential coalescence with Holywell Row, Coalescence of these two settlements would accentuate the linear nature of the existing settlement along the airbase perimeter. This would not be a sustainable development form.

The west of Beck Row is within the MOD white consultation zone and therefore, the discussions will need to be held with the MOD regarding any development potential in this location.

Opportunity: No opportunity for major growth is identified to the west of Beck Row.

Central

Infill development within the existing settlement and on the fringes of the built up area are all likely to be within walking distance of the existing limited facilities within Beck Row.

Opportunity: Infill development opportunities have been identified as appropriate form of development within Beck Row. Further assessment of this growth is assessed as Opportunity Area 17.

Overall Summary

Unusual development pattern elongated over the perimeter of the Airbase requiring consultation with the MOD on new developments and potential restrictions on developments proposed within the white consultation zone. Flooding constraints and coalescence issues existing to the north, however, potential exists for small scale extension infill in this direction providing a defensible settlement boundary can be established. Development to the east is limited by potential coalescence with Holywell Row and to the west through unsustainable separation from the existing services within the settlement.

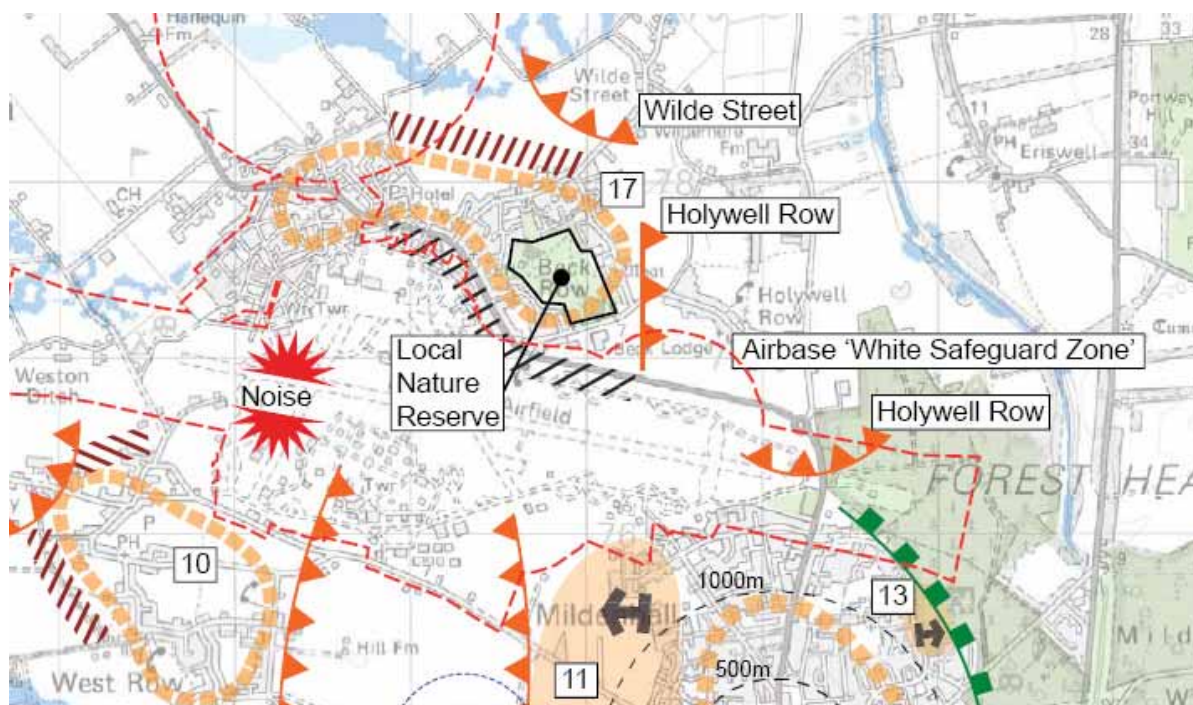
Opportunities Areas

Beck Row

Dwelling Yield: 240-420

Map Reference: 17

Small scale infill development would support local facilities. Development in a compact form should be encouraged to consolidate the existing pattern of development rather than result in ribbon development towards the east and west.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

There are no areas of national habitat or landscape protection affected by development within this Opportunity Area

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

The area of local wildlife to the centre of Beck Row which would require protection from localised impacts of new infill development.

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

There are no topographical features which restrict development within this Opportunity Area

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible

Any proposed development within the Opportunity Area will need to protect a

M

boundary)	buffer between Holywell Row and Beck Row	
Does the opportunity are threaten any historical built form designations	An archaeological importance area is identified over the local nature reserve site. However, this is unlikely to limit development within the Opportunity Area.	L
Water		
Is the opportunity are affected by any flooding constraint	The Opportunity Area is not affected by flood risk	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, IDB, Cordon Sanitaire)	There are no additional water infrastructure constraints on this Opportunity Area.	L
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	Cumulative impacts are likely to add pressure to the limited capacity of junctions within Mildenhall.	M
Is the Opportunity Area limited by its access to walking or public transport catchments	Sustainable forms of transport should be provided linking Beck Row to Mildenhall and West Row. Additions to the Cycle network should be a priority for any development within this Opportunity Area.	M
Other Constraints		
Airbase Safeguarding Zones	The Opportunity Area is within the yellow Airbase Safeguarding Zone from Mildenhall Airbase requiring consultation with the MOD on new developments.	L
Infrastructure		
Utilities		
Is the Opportunity Area affected by any energy supply constraints	Mildenhall Substation, which serves Beck Row, is currently registering high peak demand, but supply can be diverted from elsewhere.	L
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Mildenhall WwTW which serves Beck Row has significant headroom and the main sewer in Beck Row runs to the east. The settlement has good existing access to large diameter strategic	L

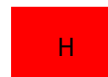
mains.



Health

Is the Opportunity Area well served for GP provision

Beck Row has no GP surgery but could support a 2 GP surgery.



Is the Opportunity Area well served for dentists

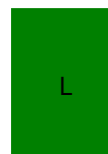
Beck Row has no dental surgery but could support 1-2 dentists.



Schools

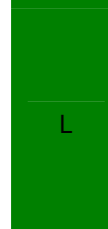
Are there current capacity issues at primary schools that will serve the Opportunity Area

There is 1 primary schools in Beck Row with a total capacity of 186 pupils. There are currently 20 excess primary school places within Beck Row.



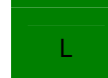
Are there current capacity issues at middle schools that will serve the Opportunity Area

As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.



Are there current capacity issues at upper schools that will serve the Opportunity Area

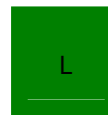
Mildenhall upper school currently has 43 excess pupil places.



Emergency Services

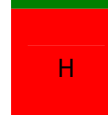
Is the Opportunity Area within a 15 minute Fire Service response time isochrone

Beck Row is fully covered by the Mildenhall Fire Station 15 minute target response time



Is the Opportunity Area within an 8 minute Ambulance Service response time isochrone

Beck Row is beyond the 8 minute target response time from Mildenhall ambulance station.



Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

The Londis store is located centrally with only small peripheral areas outside of an 800m catchment.



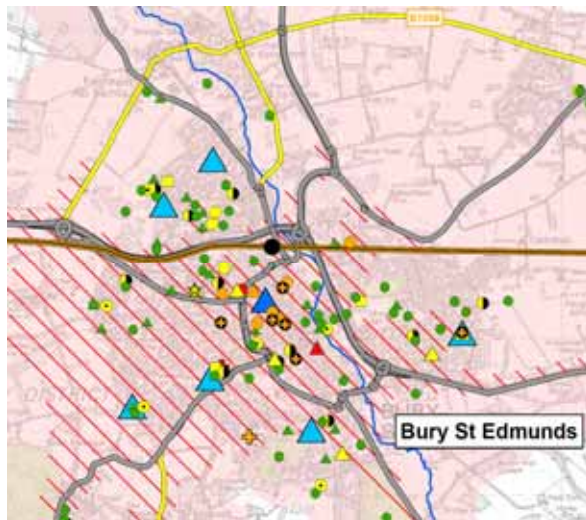
St Edmundsbury Borough Council

Bury St Edmunds

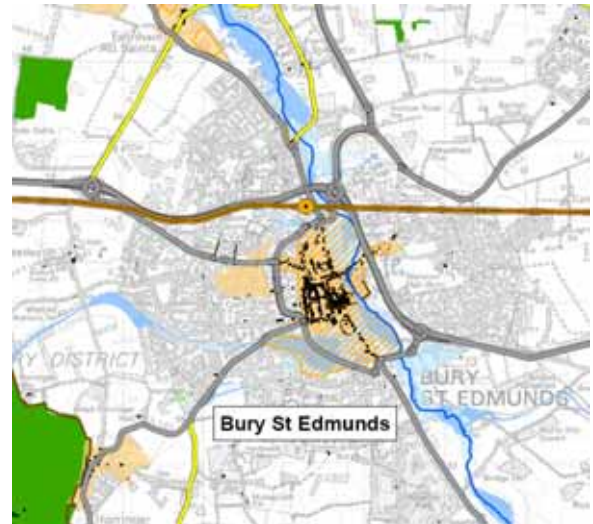
- 1.14 The table below summarise the constraints and opportunities for Bury and Opportunity Areas for potential growth.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

There are no national landscape or habitat designations within the immediate area around Bury St Edmunds. Grade 2/3 agricultural land surrounds the existing settlement. Although this is not a fundamental constraint to development, preference is to avoid higher quality agricultural grade land. Two bat cave sites have been identified within Bury St Edmunds, which will need site specific protection from any proposed development which may impact on habitat or flight patterns.

A County Wildlife Site requiring appropriate buffer is located to north west and east of settlement. Green corridor to the south east and across the south between the two registered parks at Nowton and Ickworth. A green corridor is also possible along the river corridor of the river Linnet to the west of Bury St Edmunds.

Topography

There are significant changes in levels surrounding Bury St Edmunds which result in prominent land forms to the north west, the north east and to the south. Of particular note are views out to the countryside from the centre of Bury along Abbeygate Street. Development which detracts from these views or which becomes a prominent feature in the landscape should be avoided.

Built form

Fundamental constraints to development to the west and south west of the settlement arise from preventing coalescence with villages of Westley, Horringer and Fornham All Saints.

Conservation area, listed buildings and Areas of Archaeological Importance have been identified within the centre of Bury St Edmunds and are recognised as a constraint subject to detailed site investigation.

The proximity of Bury St Edmunds to the historic park and gardens at Ickworth will require a buffer to any development to the south west.

Water

Significant flood zones within the settlement form a fundamental constraint through the centre of town and to the south east and south west.

The settlement is within source protection Zones 1 and 2 and unlikely to be a constraint subject to detailed site investigation and potential mitigation particularly to the centre of existing settlement.

Transport

Development within Bury St Edmunds will need to be aware of potential impacts on the A14, particularly at junction 43 and to the south east of the town. We understand an infrastructure investment and capacity study of the A14 is intended to be carried out by Suffolk County Council Highways department.

Potential development to the north of the settlement is likely to be less well connected to local facilities. Any development to the north of the A14 will face greater barriers to achieving sustainable transport links into the town centre than developments to the south and west.

Other Constraints (including cumulative impacts where appropriate)

We have been advised by St Edmundsbury Borough Council that Rougham Airfield is not considered available for future development.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole zone being discounted from further investigation.

North

Very few facilities, relative to the other quarters, are located in the north east. The north west has two local centres, two upper schools, and three primary schools.

No areas of open access land are identified to the north of Bury but there are several recreation / amenity open spaces and sports pitches albeit mostly to the north west rather than the north east.

The north east of the settlement is separated from the main settlement by existing infrastructure of the A14 and the Sugar Beet factory.

The County Wildlife site to the north at Brick Kiln Plantation requires appropriate buffer to development limiting the opportunity in this location.

The settlement of Great Barton lies to the north east of the settlement. Given the respective size of the two settlements an appropriate settlement buffer of approximately 1km will limit development in

this location.

The settlement of Fornham St Martin lies to the north west. The existing buffer in place between Bury St Edmunds and Fornham St Martin should be retained limiting development in this location.

Opportunity Area identified for additional growth to the north east of the existing settlement beyond the existing sugar beet factory, and in the long term potentially to consider inclusion of sugar beet factory ponds. This area is investigated in more detail as part of Opportunity Area 21.

East

To the north of the railway line an opportunity for growth is identified between the A143 and the railway. This Opportunity Area is limited to the far east by the buffer to the Barton Shrub County Wildlife Site.

To the south of the railway line, Rougham Park is not identified on the GIS system as having a landscape designation. However, it is considered that this area should be considered with similar weight as a valuable landscape feature. An appropriate buffer to development should be used.

The Rougham Airfield and location for potential industrial development limit the extent of potential development in this area.

Opportunity Area identified for additional growth to the east of the existing settlement along the line of the existing railway. This area is investigated in more detail as part of Opportunity Area 22.

South

To the far south east development growth is limited by prominent land form visible from the centre of Bury St Edmunds and from the wider landscape to the south and west. However, there is capacity for limited growth not least by North Hill Covert which, although not a protected landscape feature, creates a visual buffer between Bury St Edmunds and the countryside to the south east.

Development to the south west along the A134 is also identified as creating a linear extension to the town which is out of character with the urban landscape fringe in this location creating an unsustainable urban form.

Significant area of flooding limits growth to the south between the A134 and A14. Although flood risk could be reduced through site specific intervention.

Directly to the south of Bury St Edmunds growth is restricted by the location of the hospital which occupies a significant portion of land in this location. To the immediate east and west of the hospital there are established woodland and park landscapes which should be protected from development.

Notably the potential for a green corridor between Ickworth Park and Nowton Park potentially restricts development in this location.

To the south west the existing proximity of Horringer to the fringe of Bury St Edmunds, requires a settlement buffer to prevent coalescence of the two settlements and significant impact on the Horringer Conservation Area.

Opportunity: An area is identified to the south east of Bury St Edmunds, including a significant tranche of land on the eastern bank of the River Lark. This area is limited by flooding and landscape constraints from prominent land form.

West

This area is restricted by the presence of Ickworth Park to the south west. An appropriate buffer to the Park is will be required taking account of the localised topography of the area.

The river corridor and associated topography of the River Linnet valley will affect potential growth opportunities to the west of Bury St Edmunds.

Westley, immediately to the west of Bury requires a settlement buffer to protect from coalescence between the two settlements.

Opportunity: The constraints on this location are discussed in more detail within Opportunity Area 19.

Central

The Conservation Area within the centre of Bury St Edmunds requires a sensitive approach from future development however this is not considered a fundamental constraint to development.

Archaeological priority area in the centre of Bury also requires sensitive approach from future development however this is not considered a fundamental constraint to development.

An area of Flood Zone 3 is identified through the centre of Bury St Edmunds, any areas within the Flood Zones have been discounted from further investigation

Opportunity: There is opportunity for development with the urban area of Bury, small scale development on the perimeter of Bury may also be possible (Opportunity Area 18), however, the majority of fringe locations are assessed in detail as other Opportunity Areas surrounding the settlement (Opportunity Areas 19-23).

Overall Summary

Several areas of potential growth without any fundamental constraints exist around Bury.

Development potential of these locations is limited to a greater and lesser extent by buffer zones to surrounding sensitive landscape and historical features as well as neighbouring settlements. Each location should be explored in further detail with stakeholders.

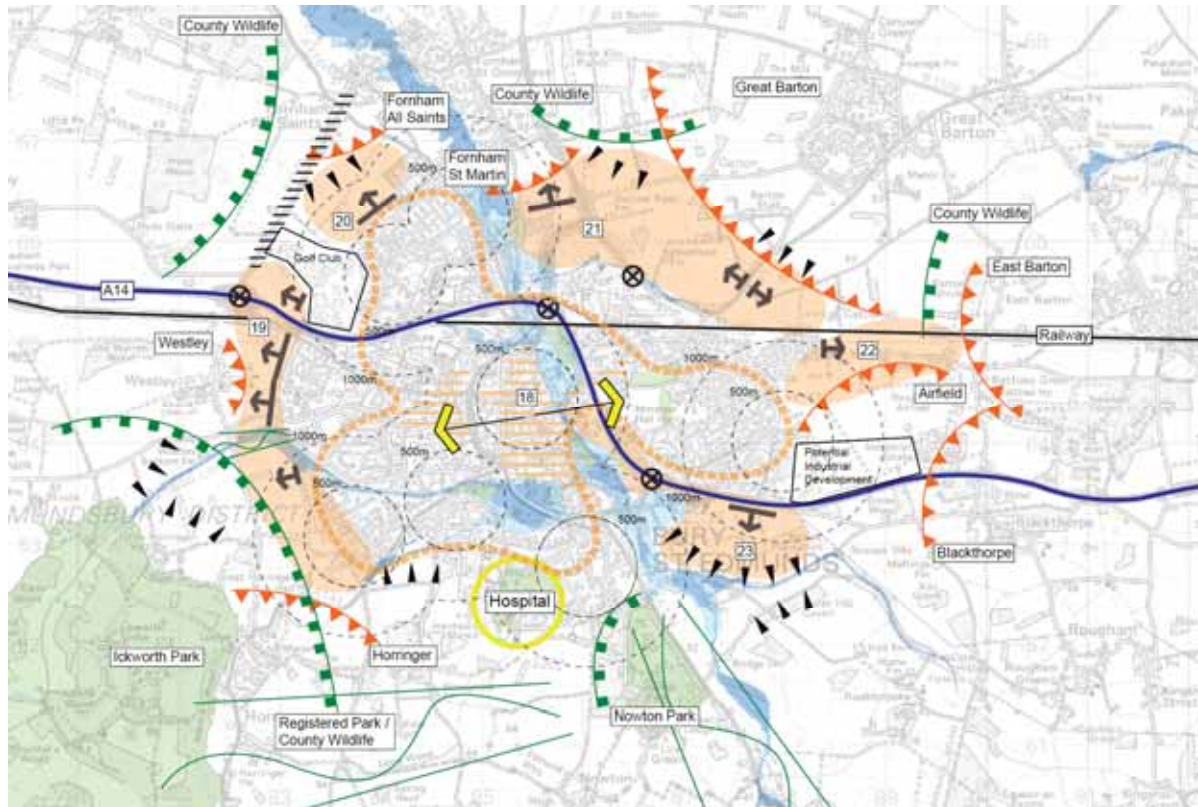
Opportunities Areas

Bury Central

Dwelling Yield: 360-630

Map Reference: 18

Infill development to enhance and maximise urban sites within Bury.



Opportunity Area Assessment

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

Development within this Opportunity Area will not affect any national habitat or landscape designations

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within this Opportunity Area will not affect any local habitat or landscape designations

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

The centre of Bury has an undulating topography. New development within this Opportunity Area should be assessed for its impact on short range and long range views around the town

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

Development within this opportunity design will not result in an impact on any surrounding settlements

L

Does the Opportunity Area threaten any historical built form designations

The centre of Bury is identified as an area of archaeological importance, it also has a large number of listed

M

	buildings and an extensive conservation area. Development within this Opportunity Area will need to protect or enhance the conservation area and the setting of any listed building near the site.	
Water		
Is the Opportunity Area affected by any flooding constraint	The flood zone through the centre of Bury is unlikely to have significant impact on infill development, however, any development within close proximity of the flood zone will need to provide a detailed flood risk assessment	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)	There are no additional water infrastructure constraints within this Opportunity Area	L
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	Any potential impact will be to the capacity of the A14 from Junction 43 although small scale infill development unlikely to result in significant impact.	L
Is the Opportunity Area limited by its access to walking or public transport catchments	All new development to provide contributions to sustainable travel networks within the existing centre.	L
Other Constraints		
None	None	
Infrastructure		
Utilities		
Is the Opportunity Area capable of being served by water utilities	There are two EDF substations serving Bury St Edmunds: Bury (central) and Playfield (central west). These have different current loads, though overall there is only a small amount of capacity.	M
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Fornham All Saints WwTW has significant headroom for additional development up to 2031. The central area is served by existing sewer and mains water networks.	L

Health

Is the Opportunity Area well served for GP provision

Bury St Edmunds has 32 GP's in five GP surgeries, which is an excellent level for the town. These are spread throughout, with good access in the central area.

L

Is the Opportunity Area well served for dentists

Bury St Edmunds has 41 dentists in nine dental surgeries, which is a very good provision in the town.

L

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There are currently 2,508 primary school places in Bury St Edmunds across 10 primary schools. There are currently 447 excess primary school places within Bury St Edmunds. The central area is within walkable catchment of several primary schools.

L

Are there current capacity issues at middle schools that will serve the Opportunity Area

As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.

L

Are there current capacity issues at upper schools that will serve the Opportunity Area

There are currently 3,050 upper school places in Bury St Edmunds, across three upper schools. There are currently 135 excess upper school places within Bury St Edmunds. All three schools are located in the north west, but accessible to central areas.

L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

Bury St Edmunds is fully covered by the Bury Fire Station 15 minute target response time

L

Is the Opportunity Area within an eight minute Ambulance Service response time isochrone

The Bury St Edmunds ambulance station eight minute target response time extends over most of the settlement, and covers the central area.

L

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

Supermarkets and shops in Bury St Edmunds Town Centre and the local centres provide a network of local shops meaning few areas are beyond walking distance of their local shop in the central area. Supermarkets within the town centre include Iceland and Waitrose with further supermarkets outside the town centre also serving the Opportunity Area.

L

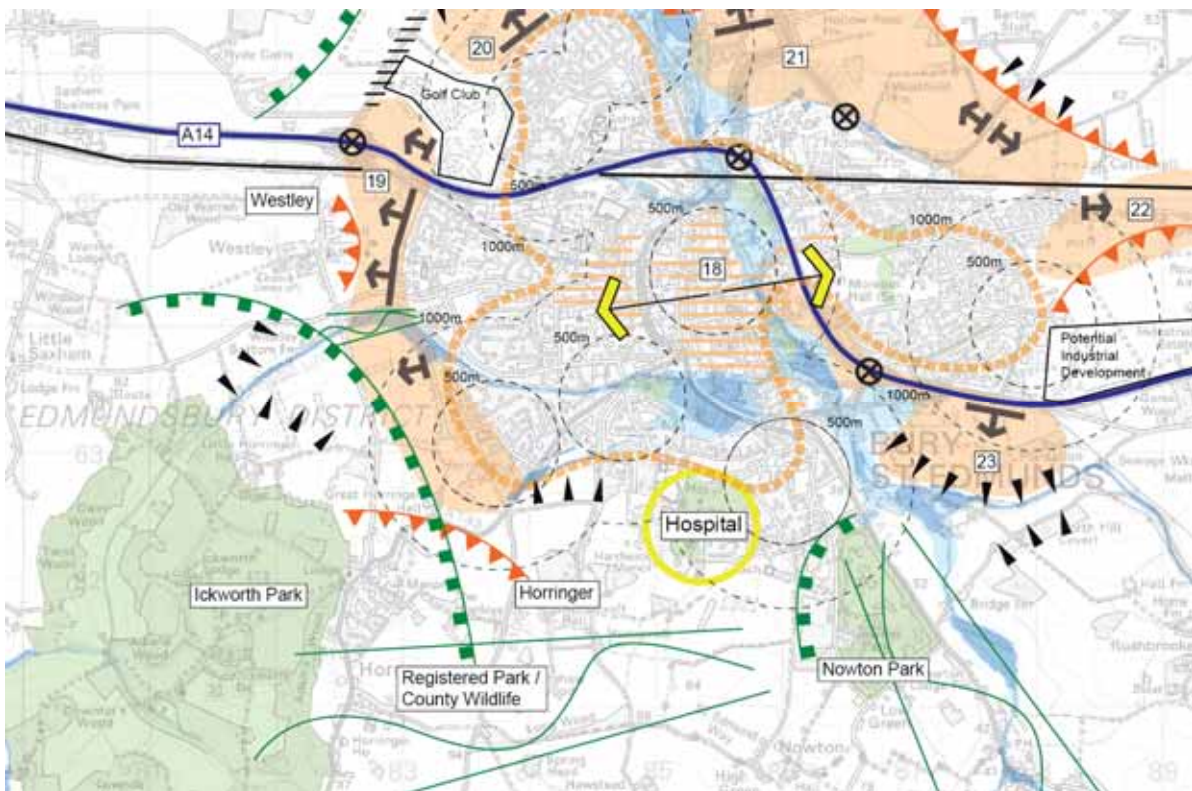
Opportunities Areas

Bury West

Dwelling Yield: 3,440-6,020

Map reference: 19

Urban extension requiring new infrastructure provision and opportunity for new services and facilities to the west of Bury



Opportunity Area Specific Constraints (Those linked to summary in main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

The Opportunity Area does not threaten any identified national habitat or landscape designations

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

Ickworth historic park and garden is located to the south west of the Opportunity Area, although a generous buffer has been created, development in this Opportunity Area will need to be assessed for potential impacts on landscape setting and views from the park.

There is potential to protect a green corridor along the river Linnet through the centre of the Opportunity Area.

M

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

The land form across this Opportunity Area dips sharply into the Linnet river valley and created some prominent landforms, areas of which can be glimpsed from views along Abbeygate Street within the town centre. These prominent locations are therefore sensitive to new development.

M

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

Settlement buffer to Horringer to the south of the Opportunity Area and Westly to the west limit the extent of potential development. Defensible boundaries to these two settlements will need to be created by any extension to the west of Bury

M

Does the opportunity are threaten any historical built form designations

As noted above, Ickworth park is to the south west of the Opportunity Area. Potential development particularly to the south of the Opportunity Area is therefore constrained by potential impact on this historic garden

M

Water

Is the Opportunity Area affected by any flooding constraint

A flood zone associated with the river Linnet runs through the centre of the Opportunity Area. Potential of flood risk will need to be addressed in detail by any proposed development in this location

M

Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water,

There are no additional water

L

Cordon Sanitaire)

constraints related to this Opportunity Area.

Transport

Is the Opportunity Area limited by its access to or congestion within the existing transport network

Junction 42 of the A14 currently has the most capacity around Bury. There is therefore capacity for development within this Opportunity Area.

L

Is the Opportunity Area limited by its access to walking or public transport catchments

Preferred location for the point of view of access to the town centre which would not require crossing of the A14. Cycle and walking links to the centre of Bury should be developer funded.

L

Other Constraints

None

None

Infrastructure

Utilities

Is the Opportunity Area capable of being served by water utilities

There are two EDF substations serving Bury St Edmunds: Bury and Playfield. These have different current loads, though overall there is only a small amount of capacity.

M

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Fornham All Saints WwTW has significant headroom for additional development up to 2031. The west Opportunity Area is served well by existing mains water networks, though new a direct sewer to the WwTW may be required at a large scale of development.

M

Health

Is the Opportunity Area well served for GP provision

Bury St Edmunds has 32 GP's in five GP surgeries, which is an excellent level for the town. The west Opportunity Area is beyond 800m walkable distance to a GP surgery.

M

Is the Opportunity Area well served for dentists

Bury St Edmunds has 41 dentists in nine dental surgeries, which is a very

L

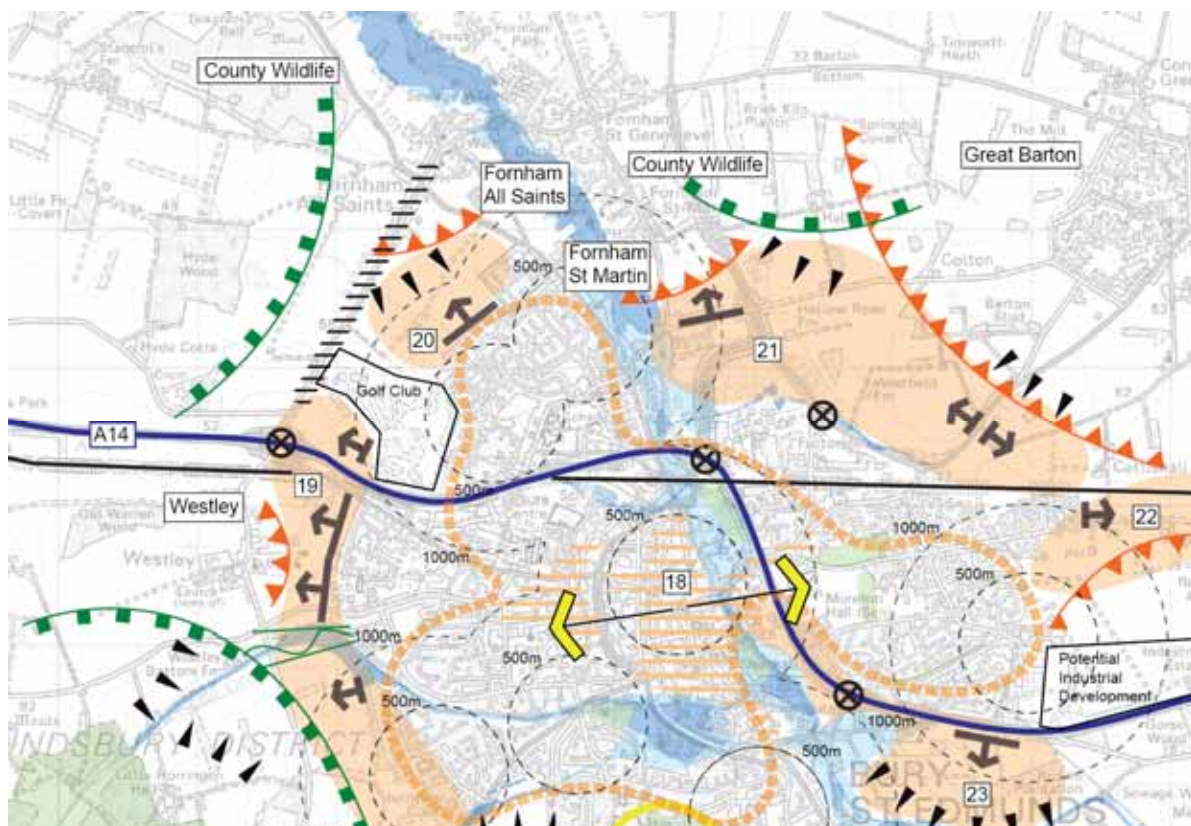
	good provision in the town.	
Schools		
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 2,508 primary school places in Bury St Edmunds across 10 primary schools. There are currently 447 excess primary school places within Bury St Edmunds. The west Opportunity Area is located within walking distance of several schools.	L
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	There are currently 3,050 upper school places in Bury St Edmunds, across three upper schools. There are currently 135 excess upper school places within Bury St Edmunds. All three schools are located in the north west, which are accessible to the west Opportunity Area.	L
Emergency Services		
Is the Opportunity Area within a 15 minute Fire Service response time isochrone	Bury St Edmunds is fully covered by the Bury Fire Station 15 minute target response time.	L
Is the Opportunity Area within an eight minute Ambulance Service response time isochrone	The Bury St Edmunds ambulance station eight minute target response time extends over most of the settlement, and covers the west area.	L
Local Convenience Shop		
Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop	The southern part of the west Opportunity Area is located close to Horringer Court Local Centre, though the northern part of the Opportunity Area is less well served.	M
Opportunities Areas		

Bury North West

Dwelling Yield: 980-1,720

Map reference: 20

Potential growth in an accessible location for key transport links to provide access to Bury



Opportunity Area Specific Constraints (Those linked to summary in main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

Development within this Opportunity Area is not limited by any national landscape or habitat designations

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within this Opportunity Area is limited to the west by the buffer to a county wildlife site. The generous buffer is considered to provide sufficient protection for the wildlife habitats

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

The level of land across this Opportunity Area rises to the west and creates a very prominent landform around Fornham All Saints. Development within this area will be clearly visible in the landscape.

L

L

M

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

The Opportunity Area is limited to the north by a settlement buffer to Fornham All Saints. Development should provide a defensible boundary ensuring long term protection of this buffer between Bury and Fornham All Saints

M

Does the opportunity are threaten any historical built form designations

The Opportunity Area does not impact on any historical or archaeological designations

L

Water

Is the Opportunity Area affected by any flooding constraint

The Opportunity Area is not limited by any flood risk

L

Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)

The Opportunity Area is not limited by any additional water infrastructure constraints

L

Transport

Is the Opportunity Area limited by its access to or congestion within the existing transport network

Development will add to congestion within Bury.

M

Impact likely to require investigation of capacity of bridge under railway.

Is the Opportunity Area limited by its access to walking or public transport catchments

Development is a significant distance from town centre, although close to local centre.

L

Developer funded cycle links to development, contribution to extension to bus routes required from any new development.

Other Constraints

None

None

Infrastructure

Utilities

Is the Opportunity Area capable of being served by water utilities

There are two EDF substations serving Bury St Edmunds: Bury and Playfield. These have different current loads, though overall there is only a small amount of capacity.

M

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Fornham All Saints WwTW has significant headroom for additional development up to 2031. The north west Opportunity Area is served well by existing mains water networks, and is in close proximity to the WwTW.

L

Health

Is the Opportunity Area well served for GP provision

Bury St Edmunds has 32 GP's in five GP surgeries, which is an excellent level for the town. The north west Opportunity Area is beyond 800m walkable distance to a GP surgery.

M

Is the Opportunity Area well served for dentists

Bury St Edmunds has 41 dentists in nine dental surgeries, which is a very good provision in the town.

L

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There are currently 2,508 primary school places in Bury St Edmunds across 10 primary schools. There are currently 447 excess primary school places within Bury St Edmunds. The north west Opportunity Area is located within walking distance of several primary schools on the Howard and Mildenhall Road estates.

L

Are there current capacity issues at middle schools that will serve the Opportunity Area

As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.

L

Are there current capacity issues at upper schools that will serve the Opportunity Area

There are currently 3,050 upper school places in Bury St Edmunds, across three upper schools. There are currently 135 excess upper school places within Bury St Edmunds. All three schools are located in the north west, which are very accessible.

L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

Bury St Edmunds is fully covered by the Bury Fire Station 15 minute target response time.

L

Is the Opportunity Area within an eight minute Ambulance Service response time isochrone

The Bury St Edmunds ambulance station eight minute target response time extends over most of the settlement, however it does not cover the north west Opportunity Area, which is marginally beyond the catchment.

M

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

The north west Opportunity Area is located within walking distance of local centres with convenience shops on the Howard and Mildenhall Road estates.

L

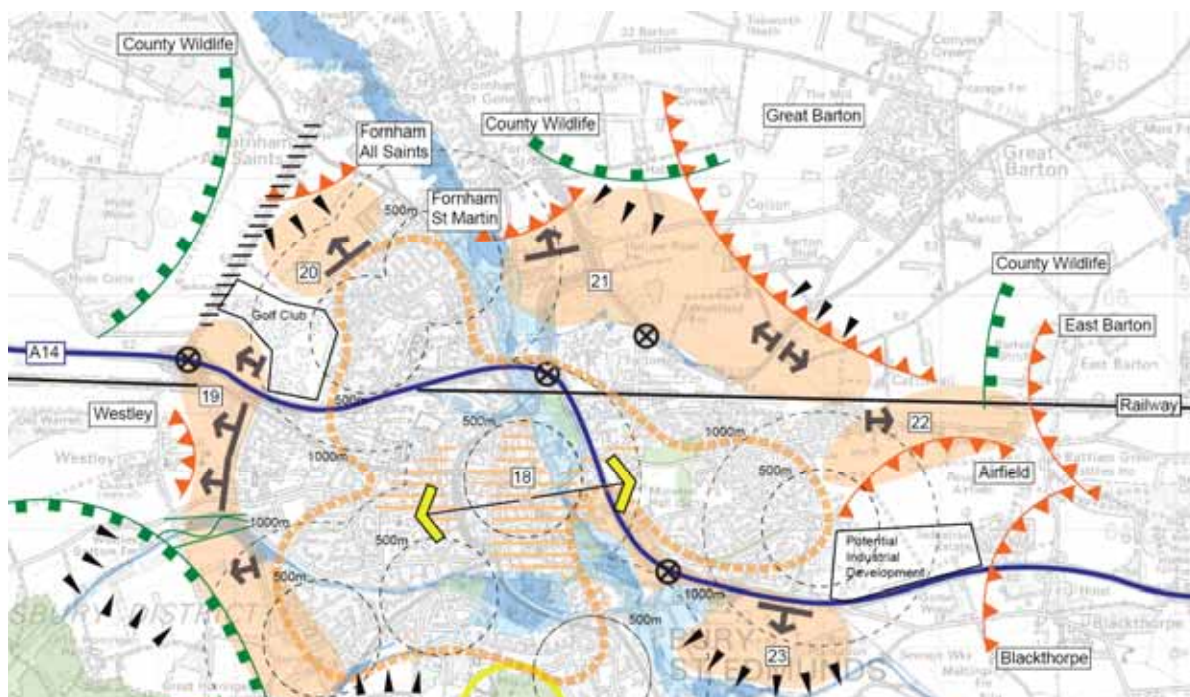
Opportunities Areas

Bury North

Dwelling Yield: 4,340-7,600

Map reference: 21

Urban extension requiring new infrastructure provision and opportunity for new services and facilities to the north of Bury



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Development within the Opportunity Area will not impact on any areas of national landscape or habitat

L

Does the Opportunity Area threaten any area of local habitat or landscape protection	protection The county wildlife site to the north of the Opportunity Area forms a buffer to further northward expansion	<div></div> <div>M</div>
Topography		
Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)	The level of the land within the Opportunity Area rises to the north and east resulting in prominent landforms toward the extremes of the Opportunity Area.	<div></div> <div>M</div>
Built Form		
Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)	Settlement buffer to Fornham St Martin to the north and Great Barton to the east limit the Opportunity Area	<div></div> <div>L</div>
Does the Opportunity Area threaten any historical built form designations	The Opportunity Area does not affect any historical or archaeological designations	<div></div> <div>L</div>
Water		
Is the Opportunity Area affected by any flooding constraint	The Opportunity Area is adjacent to the flood zone to the far west, however, the majority of the area is without risk of flooding.	<div></div> <div>L</div>
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)	There are no additional water infrastructure constraints	<div></div> <div>L</div>
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	Large scale development in this location will require upgrade to J43 on A14 further investigation needed to establish extent of risk. Impact likely to A14 via Junction 43. Impact to railway bridges will need to be investigated further. Cumulative impact on congestion within the town centre.	<div></div> <div>M</div>
Is the Opportunity Area limited by its access to walking or public transport catchments	Crossing at A14 to get to Bury is an issue.	<div></div> <div>M</div>

	Although there is an issue of sustainable transport to centre, no risk to delivery likely to arise.	
Other Constraints		
Sugar Beet Factory	The sugar beet factory is in close proximity to any development built to the north of Bury St Edmunds, there is potential disturbance of future residents from odours from the factory however this is not considered a fundamental constraint to development.	
Infrastructure		
Utilities		
Is the Opportunity Area capable of being served by water utilities	There are two EDF substations serving Bury St Edmunds: Bury and Playfield. These have different current loads, though overall there is only a small amount of capacity.	M
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Fornham All Saints WwTW has significant headroom for additional development up to 2031. The north Opportunity Area is served well by existing mains water networks, and is in close proximity to the WwTW.	L
Health		
Is the Opportunity Area well served for GP provision	Bury St Edmunds has 32 GP's in five GP surgeries, which is an excellent level for the town. The north Opportunity Area is beyond 800m walkable distance to a GP surgery.	M
Is the Opportunity Area well served for dentists	Bury St Edmunds has 41 dentists in nine dental surgeries, which is a very good provision in the town.	L
Schools		
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 2,508 primary school places in Bury St Edmunds across 10 primary schools. There are	M

	currently 447 excess primary school places within Bury St Edmunds. The north Opportunity Area is not located within close proximity to any schools, with the railway line and major road causing barriers to walkable access to services.	
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	There are currently 3,050 upper school places in Bury St Edmunds, across three upper schools. There are currently 135 excess upper school places within Bury St Edmunds. All three schools are located in the north west, which are reasonably accessible.	L
Emergency Services		
Is the Opportunity Area within a 15 minute Fire Service response time isochrone	Bury St Edmunds is fully covered by the Bury Fire Station 15 minute target response time.	L
Is the Opportunity Area within an eight minute Ambulance Service response time isochrone	The Bury St Edmunds ambulance station eight minute target response time extends over most of the settlement, however it does not cover the north Opportunity Area, which is marginally beyond the catchment.	M
Local Convenience Shop		
Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop	The north west Opportunity Area is located within walking distance of local centres with convenience shops on the Howard and Mildenhall Road estates.	L

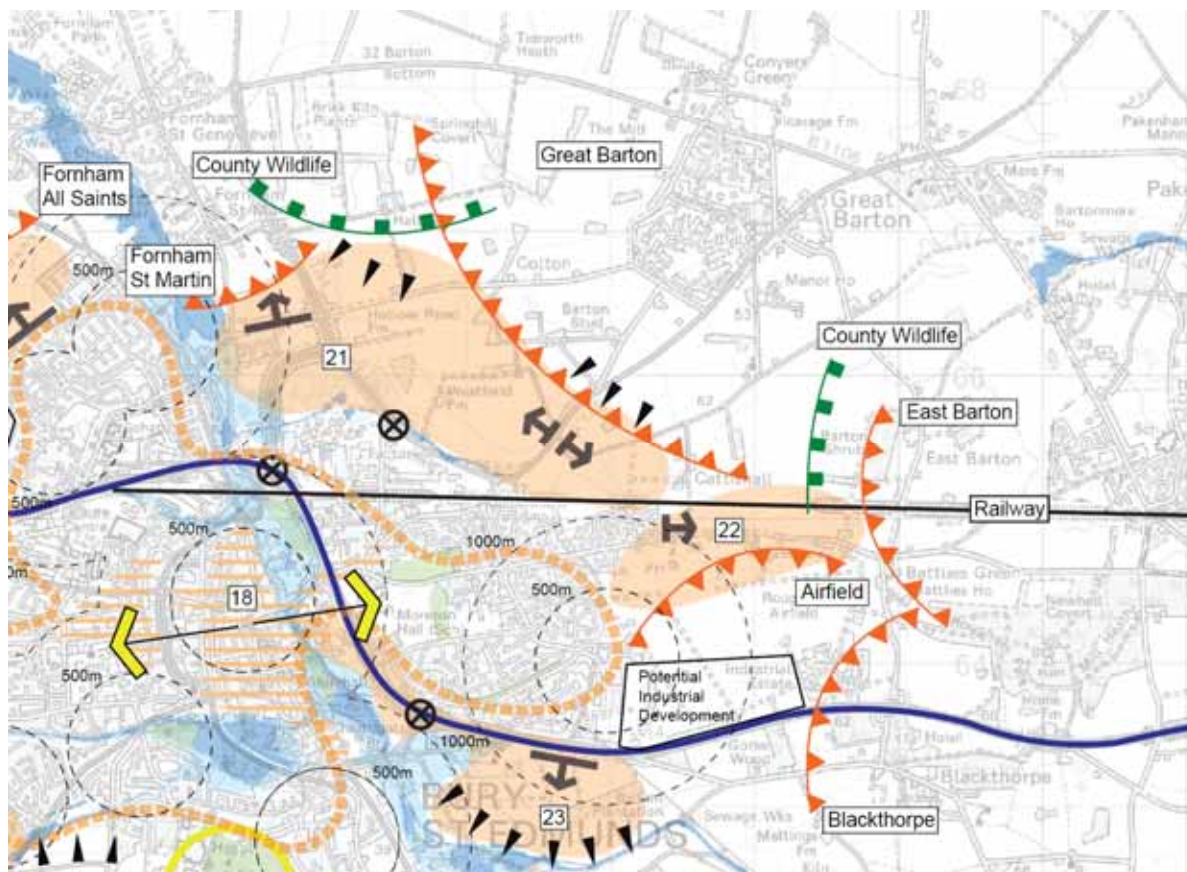
Opportunities Areas

Bury East

Dwelling Yield: 980 – 1,720

Map reference: 22

Potential growth in an accessible location for key transport links to provide access to Bury



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

The Opportunity Area does not impact on any national landscape or habitat designations

Does the Opportunity Area threaten any area of local habitat or landscape protection

The Opportunity Area does not impact on any local landscape or habitat designations. Rougham park is not identified on the GIS system as having a landscape designation; however, it is considered that this area should be considered with similar weight as a valuable landscape feature.

L

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

There are no topographical issues with development within this Opportunity Area

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

There are no additional risks of coalescence to surrounding settlements from development within this Opportunity Area

L

Does the Opportunity Area threaten any historical built form designations

There are no historical or archaeological designations which limit development within this Opportunity Area

L

Water

Is the Opportunity Area affected by any flooding constraint

There is no flood risk rising from development within this Opportunity Area

L

Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)

There are no additional water infrastructure risks from development within this Opportunity Area

L

Transport

Is the Opportunity Area limited by its access to or congestion within the existing transport network

Key impact will be related to capacity on the A14 and access to the site through Moreton Hall.

Development in this location would need to be considered cumulatively with impacts from proposals for the Suffolk Business Park to the south. A new link road is proposed as part of the Suffolk Business park proposals

M

Is the Opportunity Area limited by its access to walking or public transport catchments

Site becomes increasingly unsustainable as it spreads development away from existing local services.

A rail halt in this location is considered to be unfeasible due to the proximity to the existing station in Bury.

A proposed dedicated bus route could be considered to serve further

M

eastward development. This would require the higher end of possible growth in this location to provide sufficient funding.

Other Constraints

Airbase Safeguarding Zones

Infrastructure

Utilities

Is the Opportunity Area capable of being served by water utilities

There are two EDF substations serving Bury St Edmunds: Bury and Playfield. These have different current loads, though overall there is only a small amount of capacity.

M

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Fornham All Saints WwTW has significant headroom for additional development up to 2031. The east Opportunity Area is served well by existing mains water networks, but may require upgrades to the sewer network.

M

Health

Is the Opportunity Area well served for GP provision

Bury St Edmunds has 32 GP's in five GP surgeries, which is an excellent level for the town. The east Opportunity Area is within 800m walkable distance to the GP surgery on the Moreton Hall estate.

L

Is the Opportunity Area well served for dentists

Bury St Edmunds has 41 dentists in nine Dental Surgeries, which is a very good provision in the town.

L

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There are currently 2,508 primary school places in Bury St Edmunds across 10 primary schools. There are currently 447 excess primary school places within Bury St Edmunds. The east Opportunity Area is located within walkable distance to the primary school south of Mount Road.

L

Are there current capacity issues at middle

As part of the Schools Reorganisation Program the middle school tier of

L

schools that will serve the Opportunity Area	education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	There are currently 3,050 upper school places in Bury St Edmunds, across three upper schools. There are currently 135 excess upper school places within Bury St Edmunds. All three schools are located in the north west, which are reasonably accessible.	
Emergency Services		
Is the Opportunity Area within a 15 minute Fire Service response time isochrone	Bury St Edmunds is fully covered by the Bury Fire Station 15 minute target response time.	L
Is the Opportunity Area within an eight minute Ambulance Service response time isochrone	The Bury St Edmunds ambulance station eight minute target response time extends over most of the settlement, however it does not cover the north Opportunity Area, which is marginally beyond the catchment.	M
Local Convenience Shop		
Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop	The north west Opportunity Area is located within walking distance of local centres with convenience shops on the Moreton Hall Estate.	L

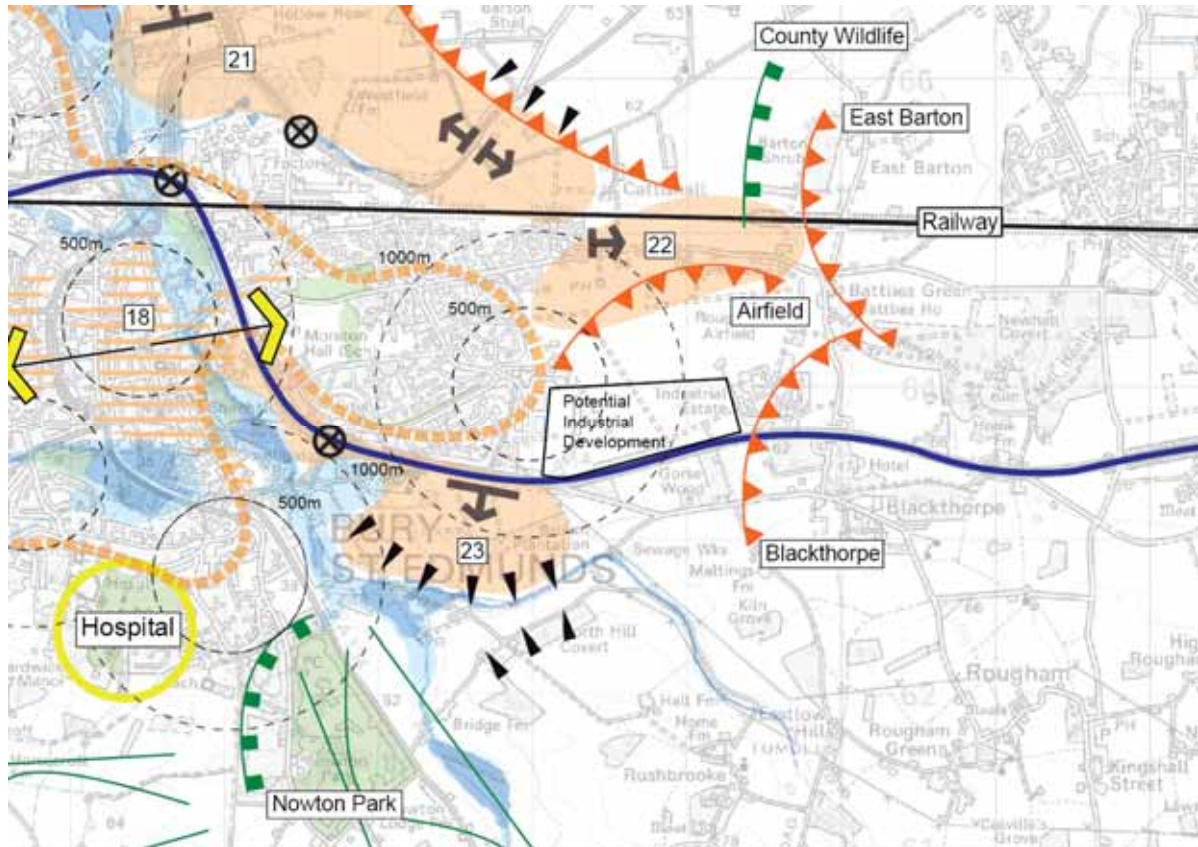
Opportunities Areas

Bury South East

Dwelling Yield: 1,900 – 3,330

Map reference: 23

Potential growth in an accessible location for key transport links to provide access to Bury



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

The Opportunity Area does not impact on any national landscape or habitat designations

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

The Opportunity Area does not impact on any local landscape or habitat designations

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

The level of the land drops to the west of the Opportunity Area resulting in prominent landform above the river corridor. Sensitive views of this area exist from the surrounding landscape and potentially from within the centre of Bury

M

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

There are no additional risks of coalescence to surrounding settlements from development within

L

Does the Opportunity Area threaten any historical built form designations	<p>this Opportunity Area</p> <p>There are no historical or archaeological designations which limit development within this Opportunity Area</p>	L
Water		
Is the opportunity are affected by any flooding constraint	This Opportunity Area is surrounded by land within the flood zone. This results in considerable restriction to developable land unless major flood mitigation works can be put in place.	M
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, IDB, Cordon Sanitaire)	There are no additional water infrastructure issues with this Opportunity Area	L
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	<p>Some cumulative impact likely to A14 and congestion within the town centre.</p> <p>This section of the A14 will be included in the study of infrastructure and junction capacity.</p>	M
Is the Opportunity Area limited by its access to walking or public transport catchments	<p>Development of a substantial scale would need to be proposed in order to fund additional bus services and infrastructure.</p> <p>Developer funded sustainable transport routes may be possible along the river corridor.</p> <p>Preferred location for the point of view of access to the town centre which would not require crossing of the A14.</p>	M
Other Constraints		
None	None	
Infrastructure		
Utilities		
Is the Opportunity Area capable of being served by water utilities	There are two EDF substations serving Bury St Edmunds: Bury and Playfield. These have different current loads,	M

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	though overall there is only a small amount of capacity. Fornham All Saints WwTW has significant headroom for additional development up to 2031. The south east Opportunity Area is served well by existing mains water networks, but may require significant upgrades to the sewer network.	M
Health		
Is the Opportunity Area well served for GP provision	Bury St Edmunds has 32 GP's in five GP surgeries, which is an excellent level for the town. The east Opportunity Area is within 800m walkable distance to the GP surgery on the Moreton Hall estate.	L
Is the Opportunity Area well served for dentists	Bury St Edmunds has 41 dentists in nine dental surgeries, which is a very good provision in the town.	L
Schools		
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 2,508 primary school places in Bury St Edmunds across 10 primary schools. There are currently 447 excess primary school places within Bury St Edmunds. The south east Opportunity Area is located within walkable distance to Moreton Hall School.	L
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	There are currently 3,050 upper school places in Bury St Edmunds, across three upper schools. There are currently 135 excess upper school places within Bury St Edmunds. All three schools are located in the north west, which means the south east opportunity is poorly linked to them.	M

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

Bury St Edmunds is fully covered by the Bury Fire Station 15 minute target response time.

L

Is the Opportunity Area within an eight minute Ambulance Service response time isochrone

The Bury St Edmunds ambulance station eight minute target response time extends over most of the settlement, however it does not cover the south east Opportunity Area, which is marginally beyond the catchment.

M

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

The south east Opportunity Area is located within walking distance of local centres with convenience shops on the Moreton Hall Estate.

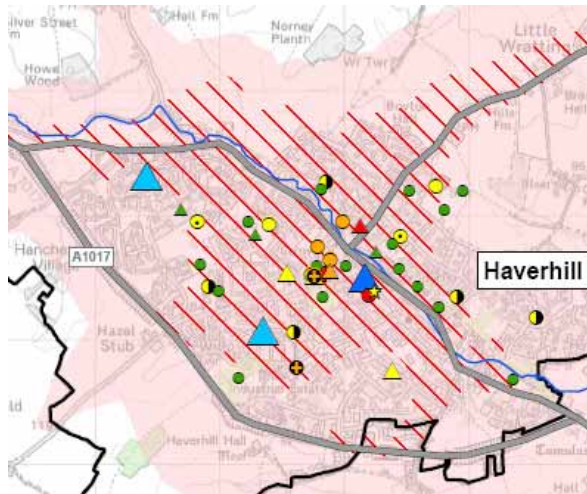
L

Haverhill

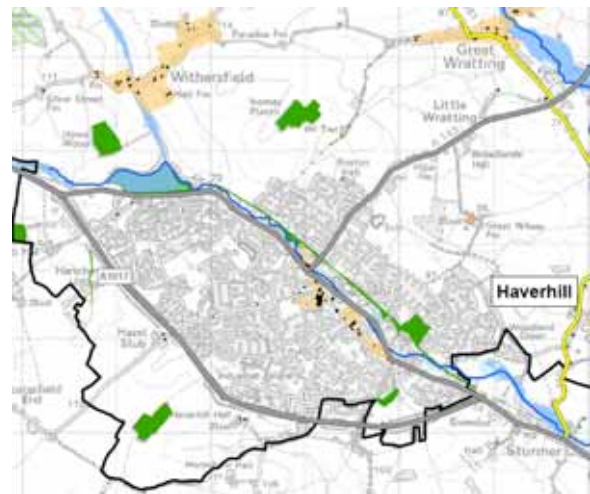
- 1.15 The table below summarises the constraints and opportunities relevant to Opportunity Areas within Haverhill.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

There are no national landscape or habitat designations located in the immediate area surrounding Haverhill. Grade 2 agricultural land surrounds the existing settlement which forms no fundamental constraint to development, although preference is to avoid higher quality grade land.

A Green Corridor protecting the setting of the town creates a fundamental constraint to the west of settlement. A fundamental constraint is formed by the designated County Wildlife Site to the northwest of the settlement requiring buffer to Norney Plantation.

Topography

Significant change in level to west and north of site recognised constraint requiring site specific assessment.

Built form

Coalescence with adjoining villages should be avoided by any new development resulting in a fundamental constraint preventing development to northwest of existing settlement towards Withersfield. A defensible boundary to settlement forms a fundamental constraint to development south of the existing settlement as a result of the location of the A1017.

Conservation Area and listed buildings within existing centre is a recognised constraint but does not fundamentally prevent development. Protection of setting of SAM to north east of settlement (Gt. Wilsey Fm.) is a fundamental constraint to development.

Water

The town of Haverhill is subject to a slight flood risk through the centre of town with larger areas to

the west and east.

There are no additional water infrastructure risks limiting development within Haverhill.

Transport

Proposals should provide sustainable access to employment opportunities to the south and east of the town to provide sustainable development.

A north eastern link route would be possible but would not have an obvious connection to the east of the town, therefore sustainable links through the existing centre should be explored in preference. Additional development would add to out-commuting from Haverhill to Cambridge to the west particularly in terms of capacity on the A1307 to the north west of Haverhill.

Sustainable links to employment generating uses to the south of the town should be funded by any proposed development including additions to the existing cycle network.

Other Constraints (including cumulative impacts where appropriate)

Cumulative impacts have been considered in relation to Haverhill's proximity to Cambridge, the majority of impact is however likely to arise from out commuting which is identified through consideration of traffic flow and junction capacity within the settlement.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole zone being discounted from further investigation.

North

North of Haverhill has three primary schools, one upper school and a middle school.

There are also three recreational open spaces on the edge of the settlement to the north, one of which is related to the upper school.

There are no areas of open access land to the north of Haverhill.

The existing planning permission and partially complete development to the north of Haverhill at Boyton Hall already significantly extend the settlement to the north.

To the north/north west is Norney Plantation which is identified as a County Wildlife Site, which should be protected by a landscape buffer, however, given the extant permission for development in this location the boundary of the buffer should follow the new line of development on this boundary of the settlement. Further development in this location has been discounted due to its potential impact on the Norney Plantation.

Further to the north west of Haverhill, beyond the newly completed residential development, a settlement buffer has been identified to prevent coalescence with Withersfield. Withersfield is considered particularly sensitive to new development impacting upon its setting as recognised by the conservation area designation and large number of listed buildings whose settings are based on their

rural farm/village character. Development which would impact on the character of Withersfield has been discounted from further investigation.

The open access land runs along the line of the disused railway through Haverhill and forms an important green corridor. Where this emerges to the north west of Haverhill, the natural boundary formed by the A1307, the flood zone to the west and the requirement to protect the setting of Withersfield has resulted in an identified extension of the green corridor to the north west of Haverhill along the line of the tributary stream to the River Stour. This location has therefore been discounted from further investigation of potential growth.

To the north east (south of the A143) there is a scheduled ancient monument at Great Wilsey Farm. The farm is currently visually separated from the urban area of Haverhill by small areas of woodland. This woodland does not carry any protective designation.

A thin line of woodland runs along the boundary of the settlement to the north east of the settlement towards Woodland green, similarly this woodland has no protective designation.

The topography of the area to the north to north east of Haverhill is such that a prominent ridge is formed in this area up to a height of approximately 110m AOD and running from the Norney Plantation through Great Wilsey Farm to Calford Green to the east of Haverhill. This ridge forms a distinctive role is separation between Haverhill and Kedington to the east and Great Wrating to the north east.

Opportunity: The area to the north east has been discounted due to potential breaching of the ridge divide between Haverhill and Great Wrating and impact on Norney Plantation. However, an Opportunity Area has been identified to the north east of Haverhill, south of the A143 providing the close setting of Great Wilsey Farm can be protected. Further details on this opportunity are assessed as Opportunity Area 25.

East

To the east of Haverhill is the district border which limits the extent of potential growth in this location.

On the south eastern boundary of the settlement adjacent to the A1017 there has been a recent growth in industrial and commercial development. Any available land in this location is considered best suited to consolidating and strengthening the employment offer of Haverhill as part of a sustainable development strategy.

Any significant area of Flood Zone in this location is beyond the district boundary and therefore does not affect areas of potential growth.

To the north east, the existing village of Calford Green should be given an appropriate settlement buffer to avoid coalescence with the large urban area of Haverhill.

Opportunity: No distinct Opportunity Area has been identified in this location due to the line of the settlement on the district boundary. Any infill sites in this location are considered to be more appropriate for commercial development to support the existing concentration of industrial development in this location. No further investigation of growth in this location has been identified.

South

The A1017 forms a defensible boundary to the southern fringe of Haverhill. The cutting of this relief road creates a strong boundary between the urban area and the countryside to the south. Development which over-steps this defensible boundary would be separated from the existing

settlement by the barrier created by the A1017, as such it is considered to form a pattern of development which would require significant investment to sustainably link to facilities in the town.

The area of woodland plantation to the west of Haverhill Hall is identified as an archaeological priority area, a designation which is recognised but does not pose any fundamental constraint on development.

An area of Open Access Land is located on the southern boundary of Haverhill within the A1017 relief road. This area should be protected from potential development and has therefore been discounted from further investigation.

The area of woodland plantation to the west of Haverhill Hall is also identified as a County Wildlife Site and therefore should be protected by an appropriate buffer to any potential development areas in this location. The defensible boundary formed by the A1017 currently protects the setting of the County Wildlife Site.

Opportunity: No growth opportunity has been identified in this location due to the existing defensible boundary of the A1017 and the impacts on sustainability of development form and character of the surrounding countryside.

West

To the south west of Haverhill the A1017 corridor, as identified above is considered to form a defensible boundary to the settlement which should not be 'over-stepped' by development due to impact on the countryside to the south west and also the creation of an unsustainable pattern of development.

Howe Wood is located to the north west of Haverhill, north of the A1307, and therefore should be protected by an appropriate buffer to any potential development areas in this location.

Residential development to the west of Haverhill will need to be considered specifically in terms of its potential commuter trip generation. Although well located to the A1017 and therefore links to Cambridge development on to the west of Haverhill is poorly related to the town centre.

To the west of Haverhill is an identified area of flood Zone 2 which runs from the A1017 along the north west boundary of the settlement and into the town centre. Development in this location of flood risk has therefore been discounted from further investigation.

The triangle shaped site, known as Haverhill West, is identified in the Site Allocations Issues and Options (Nov 2008) for potential industrial use. The site is considered an appropriate location for this use as it will provide sustainable location for additional jobs for a catchment of residents on the western side of Haverhill. It has therefore been discounted from further investigation. In addition, residential development in this location is likely to contribute primarily to commuter housing for Cambridge due to its distant relationship to the majority of facilities within Haverhill, despite being identified as near a local centre.

Opportunity: No growth opportunity has been identified for this location due to potential flood risk and landscape designations to the north west, and the A1017 boundary to the south west.

Central

Conservation area and listed buildings within the centre of Haverhill are recognised as sensitive to new development but do not create fundamental barriers to potential growth.

The green corridor along the disused rail line to the north of the existing centre should be protected

as public access land.

Opportunity: An opportunity for infill development and minor fringe infill has been identified within Haverhill. This growth is assessed as Opportunity Area 24.

Overall Summary

Fundamental constraint to development exist along the entire southern boundary of this settlement and the majority of the area to the west and north west. Small scale extension to the north east and east could be considered providing appropriate buffers can be provided to the SAM and that development doesn't breach the visual boundary of the ridge between Kedington and Haverhill.

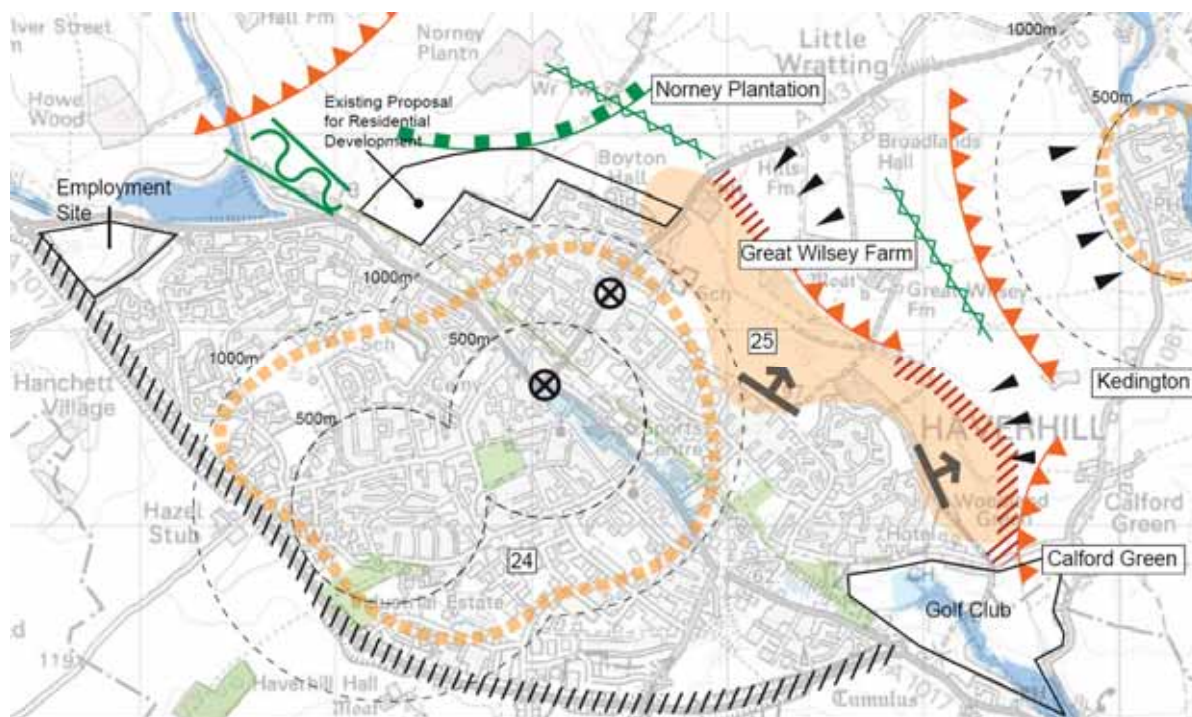
Opportunities Areas

Haverhill Centre

Dwelling Yield: 60-110

Map Reference: 24

Infill development around the existing facilities within Haverhill, maximising use of brown field land and site with existing sustainable links to facilities and employment within Haverhill.



Opportunity Area Specific Constraints (Those linked to Summary in main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Development within the Opportunity Area does not threaten any national landscape or habitat designations.

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within the Opportunity Area does not threaten any local landscape or habitat designations.

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

Development within this Opportunity Area is not affected by topographical issues

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

Development within this opportunity are will not threaten coalescence with any adjoining settlement

L

Does the opportunity are threaten any historical built form designations

The conservation area within the centre of Haverhill will need to be protected or enhanced by any new infill development

M

Water

Is the opportunity are affected by any flooding constraint

The flood zone through the centre of Bury is unlikely to have significant impact on infill development, however, any development within close proximity of the flood zone will need to provide a detailed flood risk assessment.

L

Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)

There are no additional water infrastructure constraints on this Opportunity Area

L

Transport

Is the Opportunity Area limited by its access to or congestion within the existing transport network

No infrastructure issues likely to rise from number of units identified in central Opportunity Area

L

Is the Opportunity Area limited by its access to walking or public transport catchments

All new development to provide contributions to sustainable travel networks within the existing centre. Preference should be given to the most accessible sites within the Opportunity Area

L

Other Constraints

None

None

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints

Haverhill substation is currently reaching capacity, however, plans to

M

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	upgrade are already programmed. Haverhill WwTW has current capacity for growth to 2021 but will be nearing capacity at that time. There is also limited scope to expand the existing WwTW and an additional WwTW site may need to be sought. New trunk main to transfer water from Colchester to Haverhill will be needed in the early 2020's to meet demand.	M
Health		
Is the Opportunity Area well served for GP provision	Haverhill has six GP's in three GP surgeries, which is a poor level for a town of Haverhill's size. There is theoretical requirement for up to eight new GPs to accommodate the existing population of Haverhill.	H
Is the Opportunity Area well served for dentists	Haverhill has 11 dentists in 3 dental surgeries, which is a good provision in the town.	L
Schools		
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 1,662 primary school places in Haverhill across seven primary schools. There are currently 311 excess primary school places within Haverhill. The central Opportunity Area is well served by the network of schools which are reasonably dispersed throughout.	L
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	There are currently 1,557 upper school places in Haverhill, across two upper schools. There are currently 178 excess upper school places within Haverhill. The two schools are located broadly in the east and west of the residential areas, with the central area	L

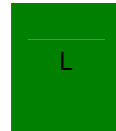
well served.



Emergency Services

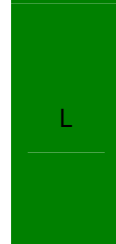
Is the Opportunity Area within a 15 minute Fire Service response time isochrone

Haverhill is fully covered by the Haverhill Fire Station 15 minute target response time.



Is the Opportunity Area within an eight minute Ambulance Service response time isochrone

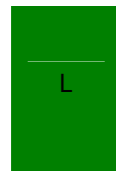
The Haverhill ambulance station eight minute target response time extends over part of the settlement, leaving several peripheral areas outside of the catchment. The central area is well covered though.



Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

The central Opportunity Area has Haverhill town centre as the main shopping destination in the area, including several convenience shops.



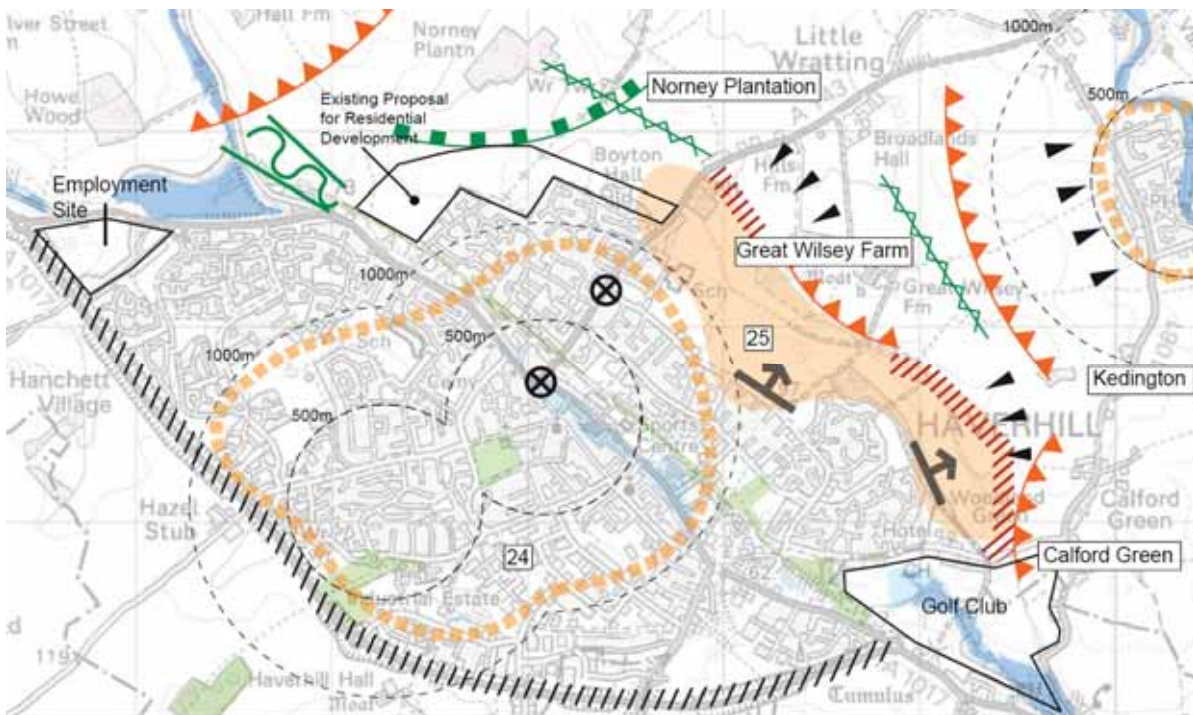
Opportunities Areas

Haverhill North

Dwelling Yield: 1,420-2,490

Map reference: 25

Urban extension to the north and east of the settlement provides opportunity to crease sustainable links between new development and expanding industrial area to the south of the settlement.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Development within the Opportunity Area does not threaten any national landscape or habitat designations.

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within the Opportunity Area does not threaten any local landscape or habitat designations.

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

The level of land rises to the north east of Haverhill to a ridge, which forms a divide between Haverhill and Kedington to the east. Development should not breach this ridge and a defensible boundary to further development should be formed.

M

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

The Opportunity Area does not threaten coalescence with any adjoining settlements.

L

Does the Opportunity Area threaten any historical built form designations

Directly to the north of the Opportunity Area a buffer has been formed to protect Great Wilsey Farm. Development should retain this buffer in order to protect the setting of the scheduled ancient monument

M

Water

Is the opportunity are affected by any flooding constraint

Development within the Opportunity Area is not within any area of flood risk. Development in this area would need to be accompanied by a need for strategic surface water drainage plan

L

Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)

There are no additional water infrastructure constraints to this Opportunity Area.

L

Transport

Is the Opportunity Area limited by its access to or congestion within the existing transport network

Additional congestion to the existing centre from out commuters on the A143. There are no major capacity

L

Is the Opportunity Area limited by its access to walking or public transport catchments	<p>issues likely to arise from development in this Opportunity Area.</p> <p>The Opportunity Area is reasonably well located to the existing town centre. Development within the Opportunity Area should provide sustainable access to employment opportunities to the south and east of the town to provide sustainable development.</p>	L
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Other Constraints

Airbase Safeguarding Zones	None
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Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints	Haverhill substation is currently reaching capacity, however, plans to upgrade are already programmed.	M
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Haverhill WwTW has current capacity for growth to 2021 but will be nearing capacity at that time. There is also limited scope to expand the existing WwTW and an additional WwTW site may need to be sought. New trunk main to transfer water from Colchester to Haverhill will be needed in the early 2020's to meet demand.	M

Health

Is the Opportunity Area well served for GP provision	Haverhill has six GP's in three GP surgeries, which is a poor level for a town of Haverhill's size. There is theoretical requirement for up to eight new GPs to accommodate the existing population of Haverhill. These are located in the town centre beyond 800m walkable distance from the east Opportunity Area.	H
Is the Opportunity Area well served for dentists	Haverhill has 11 Dentists in three dental surgeries, which is a good provision in the town.	L

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 1,662 primary school places in Haverhill across seven primary schools. There are currently 311 excess primary school places within Haverhill. The central Opportunity Area is well served by the network of schools which are reasonably dispersed throughout.	L
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	There are currently 1,557 upper school places in Haverhill, across 2 upper schools. There are currently 178 excess upper school places within Haverhill. The two schools are located broadly in the east and west of the residential areas, with the east Opportunity Area well served.	L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone	Haverhill is fully covered by the Haverhill Fire Station 15 minute target response time.	L
Is the Opportunity Area within an eight minute Ambulance Service response time isochrone	The Haverhill ambulance station eight minute target response time extends over part of the settlement, leaving several peripheral areas outside of the catchment. The east Opportunity Area is slightly beyond this catchment.	M

Local Convenience Shop

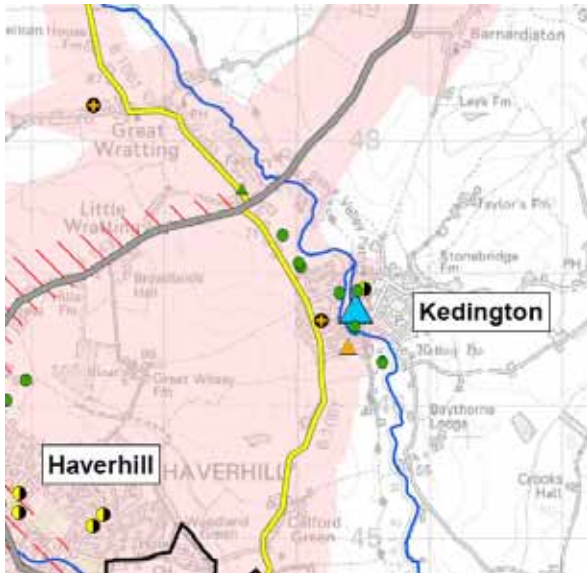
Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop	The east Opportunity Area is located partly within walking distance of the town centre and the convenience shops there.	L
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Kedington

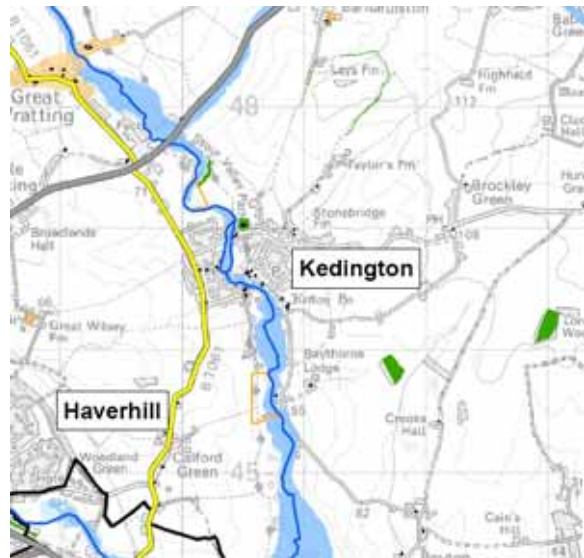
1.16 The table below summarises the constraints and opportunities for Kedington.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

There are no national landscape or habitat designations which affect development within Kedington.

A relatively small site of County Wildlife interest lies to the south east of the settlement. However, there are no local landscape or habitat designations which affect development within Kedington.

Topography

Significant rise in level of land to both the east and west of the existing settlement on the sides of the valley. New development may be highly visible from the surrounding landscape. Recognised constraint requiring impact avoidance or site specific mitigation particularly to the east of the settlement.

Built form

The B1061 forms a defensible boundary to the west of the settlement containing development in this direction.

There are no historical or archaeological constraints to development within Kedington.

Water

A flood zone runs from north to south through centre of existing settlement forming a fundamental constrain to development particularly to the northern and southern edges of the existing settlement.

There are no additional water infrastructure constraints to Kedington.

Transport

Existing settlement only accessible via the B1061. No significant impacts from development in this location however, local junction issues may require upgrade

Kedington is a key service centre located off major bus corridor. Local bus service connects the village to Haverhill to the south within approximately 20 minutes.

Other Constraints (including cumulative impacts where appropriate)

No further constraints have been identified.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole zone being discounted from further investigation.

North

Development to the north of Kedington is likely to be within walking catchments of the local centre due to the size of the existing settlement. However, to the north east separation from the main transport network may increase the need for private travel for some facilities, such as a supermarket, as well as wider commuting.

The Stour valley runs north from the middle of Kedington. Along the line of the river there are areas identified as being within Flood Zone 3.

Two small County Wildlife Sites identified to the north of Kedington along the river corridor. These sites should be attributed appropriate buffers to protect them from the impact of housing growth.

The topography to the north of Kedington forms part of the steep valley sides to the River Stour. Any major development to the north of the settlement would be highly prominent from both the existing settlement and from the surrounding landscape due to the rise in level and the open nature of the farmland to the north east of the settlement.

Opportunity: No major growth opportunity has been identified in this location due to the potential impact of development on the landscape setting of Kedington and the Flood risk to the north west of the settlement, notwithstanding this there may be potential for small scale infill development on the fringe of the settlement providing suitable protection is given to the two identified County Wildlife sites in this vicinity.

East

The topography to the east of Kedington forms part of the steep valley sides to the River Stour. Similar to the north, any major development to the east of the settlement would be highly prominent from both the existing settlement and from the surrounding landscape due to the rise in level and the open nature of the farmland to the east of the settlement.

Any development to the east of Kedington is likely to be within the walking catchment of the existing centre, with a range of local services and facilities. Development on this side of the settlement is poorly related to the B1061 which runs to the west of the settlement and therefore has the potential to considerably increase traffic through the existing centre.

Opportunity: No opportunity has been identified for major growth in this location due to potential impacts on the landscape setting of the settlement and the separation from the main transport network, exacerbated by the need to travel for some facilities, such as a supermarket, as well as wider commuting. Notwithstanding this there may be potential for small scale infill development on the fringe of the settlement.

South

To the south of Kedington along the line of the Stour River is an area of Flood Zone 3. This area has therefore been discounted from further investigation.

To the south east and the south west of Kedington the topography forms part of the steep valley sides to the River Stour. Any major development in these locations would be prominent from both the existing settlement and from the surrounding landscape due to the rise in level and the open nature of the farmland to the south of the settlement.

Development to the south of the settlement would be within the walking catchment of the existing centre. However, development to the south east would be separated from the B1061 by the river and therefore would possibly result in additional through traffic in the existing centre.

Ketton House listed building is identified to the south east of the existing settlement, this designation is recognised by forms no fundamental constraint to potential growth.

Opportunity: No opportunity for major growth has been identified in this location due to potential impact on the landscape setting of the settlement and to the south east the separation from the main transport network, exacerbated by the need to travel for some facilities, such as a supermarket, as well as wider commuting. Notwithstanding this there may be potential for small scale infill development on the fringe of the settlement particularly to the south west.

West

The topography to the west of Kedington forms part of the steep valley sides to the River Stour. Similar to the north, any major development to the west of the settlement would be highly prominent from both the existing settlement and from the surrounding landscape due to the rise in level and the open nature of the farmland to the west of the settlement. In addition the ridge to the west of Kedington forms a natural divide between Kedington and Haverhill which would be jeopardised by major development in this direction.

Development to the west of Kedington would be within the walking catchment of the existing centre and would have good access to the B1061 linking it to Haverhill and larger facilities, such as supermarkets.

The B1061 although not a complete boundary to development forms a distinct edge to the western side of Kedington. Major development which 'over-steps' this boundary would potentially harm the compact form of the existing settlement.

Opportunity: No opportunity for major growth has been identified in this location due to potential impact on the landscape setting of the settlement and protection of a defensible boundary on the western fringe of the settlement and potential impact on the existing visual separation between

Kedington and Haverhill. Given this sensitivity it is also considered that this location would be unsuitable for even small scale fringe infill developments

Central

An area of Flood Zone 3 has been identified through the centre of Kedington. This area has therefore been discounted from further investigation; however the remainder of the settlement may be suitable for infill development.

Opportunity: An opportunity has been identified for infill development and small scale fringe of settlement infill to consolidate the existing settlement and define existing boundaries. Further assessment of this potential is assessed within Opportunity Area 26.

Overall Summary

Topographical constraints combined with flooding are fundamental constraints to extensive development around the majority of this settlement. Small scale infill development should be investigated to support the existing services in the settlement.

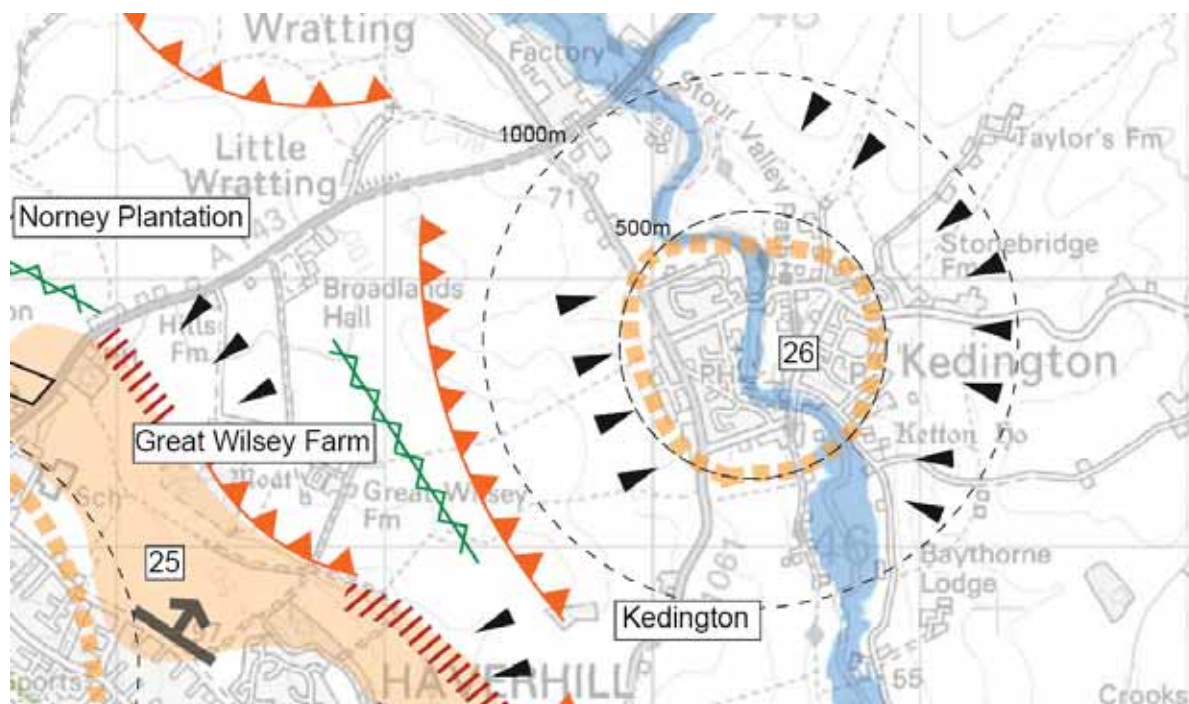
Opportunities Areas

Kedington

Dwelling Yield: 130 - 220

Map Reference: 26

Small scale infill development and potential small edge of settlement development. Small Scale development has the potential to support existing facilities within this proposed key service centre.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI,

There is no threat to national

L

SPA)	landscape or habitat designations from development within this Opportunity Area.	
Does the Opportunity Area threaten any area of local habitat or landscape protection	There is no threat to local landscape or habitat designations from development within this Opportunity Area.	L
Topography		
Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)	Significant change in level surrounds the town however there are no topographical constraints to development within the Opportunity Area identified	L
Built Form		
Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)	Development within the Opportunity Area does not threaten coalescence with any adjoining settlement	L
Does the opportunity are threaten any historical built form designations	No historical or archaeological designations are affected by development within this Opportunity Area	L
Water		
Is the Opportunity Area affected by any flooding constraint	The current flood zone extends to the north and south of the Opportunity Area. Development on these edges should provide a protective boundary to the flood zone and provide detailed site specific flood risk assessment.	M
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)	There are no additional water infrastructure constraints with development within this Opportunity Area	L
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	There will be no significant impacts to the highways network from small scale development in this Opportunity Area	L
Is the Opportunity Area limited by its access to walking or public transport catchments	Opportunity Area is not sustainably connected to facilities or employment opportunities. cycle routes encouraged, and contribution to bus loop should be sought from new developments.	M

Other Constraints

None

None

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints

Wratting substation is registering high peak demand but supply can be diverted from elsewhere so there is no need to upgrade at this time.

L

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Kedington is served by Kedington Wastewater Treatment Works (WwTW) near the A143 North of the Key Service Centre. The capacity of this WwTW has not been identified. We assume current water mains are in place and the supply of potable water was not identified as a constraint on development.

U

Health

Is the Opportunity Area well served for GP provision

Kedington has one GP surgery with the equivalent of two GPs practicing (as the surgery is joint with one in Haverhill). This represents a good provision, with the surgery located in the west of the settlement. These are located in the town centre beyond 800m walkable distance from the east Opportunity Area.

L

Is the Opportunity Area well served for dentists

There is no dental surgery in Kedington. Theoretically a population of 2,000 could support a dentist in Kedington, which would mean Kedington is close to being able to support a single dentist.

M

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There are currently 135 primary school places at Kedington Primary School. There are currently 19 excess primary school places within Kedington. The primary school is located centrally, with

L

Are there current capacity issues at middle schools that will serve the Opportunity Area	the whole settlement within an 800m walkable distance.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
	It is most likely that residents in Kedington use upper schools in Haverhill. There are currently 1,557 upper school places in Haverhill, across two upper schools. There are currently 178 excess upper school places within Haverhill.	L
Emergency Services		
Is the Opportunity Area within a 15 minute Fire Service response time isochrone	Kedington is only partially covered by the Haverhill 15 minute target response time, with the eastern parts of the settlement beyond the catchment.	M
Is the Opportunity Area within an eight minute Ambulance Service response time isochrone	Kedington is beyond the Haverhill ambulance station eight minute target response time.	H
Local Convenience Shop		
Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop	Kedington stores is located centrally with most parts of the settlement within 800m walk.	L

Barrow

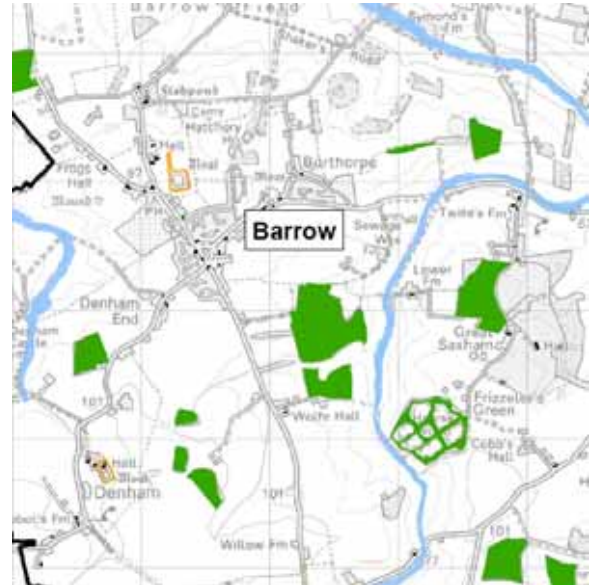
- 1.17 The table below summarises the constraints and opportunities for growth around Barrow.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

There are no national landscape or habitat designations which are in close proximity to Barrow. Grade 2 agricultural grade 2 land surrounds settlement no fundamental constraint to development, although preference is to avoid higher quality agricultural grade land.

There is a large County Wildlife Site to the south at Wolfe Hall which forms a fundamental constraint to development to the south east of the settlement and requires an appropriate buffer.

Topography

Land rises up to the west of Barrow up to Denham Castle from where sensitive views may limit the extent of development on the western boundary of the settlement. The land falls away slowly to the west of the settlement. Although this does not lead to any significantly prominent land forms, development to the west of the settlement will be visible in long views from the west.

Built form

Potential coalescence with Burthorpe and Denham End forms a fundamental constraint to development to east and south west of existing settlement requiring appropriate buffers.

Scheduled ancient monument/listed building forms a fundamental constraint to development to north of settlement requiring appropriate buffer.

Water

There are no flooding risks affecting development around Barrow.

Barrow is within Source Protection Zone 2, however, this is not considered a fundamental constraint to development subject to detailed site investigation and potential mitigation

Transport

No significant impact or requirement to consider junction capacity. Local junction issues may require upgrade as a result of any proposed development although not at a scale to restrict future development.

A bus service runs between Newmarket and Bury via Barrow.

Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraint results in the whole zone being discounted from further investigation.

North

To the immediate north of Barrow is a scheduled ancient monument (SAM) identified as a hall and moat. The setting of the SAM and several listed buildings adjacent to it will need to be protected from development and therefore major development within the immediate vicinity of the SAM has been discounted from further investigation.

A recreational open space is identified on the northern boundary of Barrow these facilities should be protected from development and therefore has been discounted from further investigation.

Any development on the existing northern boundary of Barrow would be within the walking catchment due to the existing small size of the settlement, albeit there are relatively few existing facilities within Barrow.

To the north east potential growth is also restricted by the potential threat from coalescence with Burthorpe.

Opportunity: No opportunity is identified in this location for major expansion to the settlement. In addition small scale fringe development in this location is also likely to impact upon the setting of the Scheduled Ancient Monument and therefore should be restricted to the north east providing a suitable buffer to Burthorpe can be retained.

East

To the east potential growth is restricted by the potential threat from coalescence with Burthorpe. Although small settlements there is considered to be negative impacts on the character of the settlement from coalescence at this scale and therefore a distinctive break in development as

existing should be retained.

Any development on the existing eastern boundary of Barrow would be within the walking catchment due to the existing small size of the settlement, albeit there are relatively few exiting facilities within Barrow.

To the south east an existing sewage works has been identified which will require a 400m cordon sanitaire preventing potential growth in this area. However there may still be land available for expansion to the south east providing the cordon is respected and providing a suitable buffer to Burthorpe can be retained.

Opportunity: Opportunity for expansion in this location has been identified as the eastern part of Opportunity Area 27.

South

Wilsummer Wood, to the south east of Barrow, is designated as a County Wildlife Site and therefore should be protected by an appropriate buffer to growth.

The topography of the area shows that the land drops in level to the south and south east at a distance of approximately 750m from the existing southern fringe of the settlement, growth in these locations would significantly increase in prominence in views from the south and west (Denham Hall and Denham Castle).

Any development on the existing southern boundary of Barrow would be within the walking catchment due to the existing small size of the settlement, albeit there are relatively few existing facilities within Barrow. However, due to the existing small scale of the settlement major growth has the potential to create a ribbon of development away from the existing centre. Development should therefore be sited as close as possible to the existing facilities within the settlement.

Opportunity: Opportunity for expansion in this location has been identified as part of Opportunity Area 27.

West

Denham End is located to the west of Barrow and therefore any development in this location, similar to Burthorpe to the east, should avoid coalescence between the two settlements respecting the existing separation between the two.

The topography of the land to the west of Barrow gradually rises up towards Denham Hall and Denham Castle. The views from these two locations will be sensitive to new development on the western boundary of Barrow, and whilst not a fundamental constraint to development consideration should be given to minimising visual impact of development in this location.

Opportunity: Limited opportunity for expansion in this location has been identified as part of the western end of Opportunity Area 27.

Central

Opportunity: Due to the small size of the existing settlement infill development has not been identified as there are likely to be limited opportunities for infill sites coming forward. Fringe infill sites to the east, south and west have been considered as a single Opportunity Area as detailed above.

Overall Summary

Growth this settlement is fundamentally constrained to the north from the setting of the adjacent SAM. Buffers between Barrow and surrounding settlements create fundamental constrain to development to the east and south west. With additional consideration being given to the impact on views from the west of the settlement around Denham Castle. Although a buffer is required to the County Wildlife Site to the south there may be potential to extend the settlement in this direction providing suitable mitigation can be achieved and a defensible boundary to further development formed.

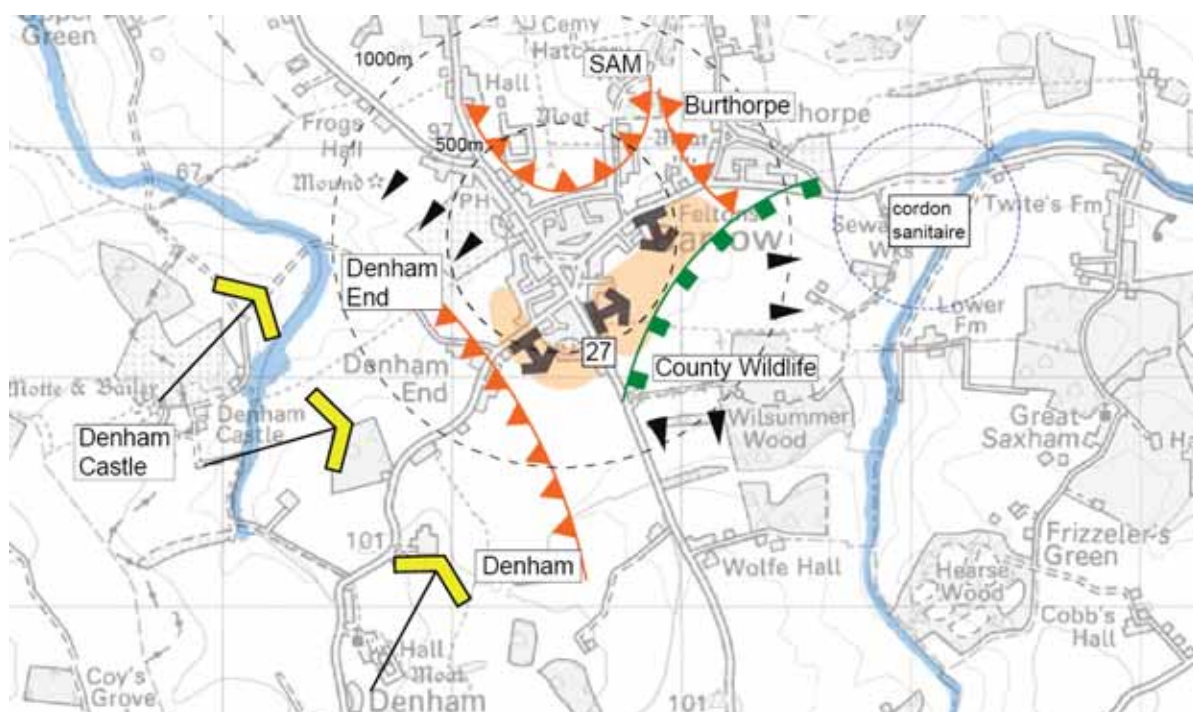
Opportunities Areas

Barrow

Dwelling Yield: 420-740

Map Reference: 27

Small extension and infill around existing village has potential to support existing facility provision.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Development within the Opportunity Area does not threaten any national landscape or habitat designations

Does the Opportunity Area threaten any area of local habitat or landscape protection

The county wildlife site to the south east of Barrow has been identified. A suitable buffer to this designation will need to be maintained by any development within the opportunity zone.

L

M

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

The land falls away slowly to the west of the Opportunity Area. Development to the western side of the Opportunity Area will need to consider landscape screening and impact on longer views of the settlement from the west.

M

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

Development to the east of the opportunity zone will need to ensure adequate separation is maintained between Barrow and Denham End.

M

Does the Opportunity Area threaten any historical built form designations

The Opportunity Area does not threaten any historical or archaeological designations.

L

Water

Is the opportunity are affected by any flooding constraint

The Opportunity Area is not at risk from flooding.

L

Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)

There are no additional water infrastructure constraints on the Opportunity Area.

L

Transport

Is the Opportunity Area limited by its access to or congestion within the existing transport network

There are no significant impacts from development of this scale in this Opportunity Area.

L

Is the Opportunity Area limited by its access to walking or public transport catchments

Development within the Opportunity Area will be subject to contribution to sustainable travel networks

M

Other Constraints

None

None

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints

Barrow substation is operating comfortably within capacity.

L

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Barrow is served by Barrow Wastewater Treatment Works (WwTW). Barrow WwTW has very little headroom for

H

	additional development up to 2031, with most likely additional capacity required by 2020. The sewer network to the south allows direct connection to the WwTW. Location of mains does not rule out any development area.	
Health		
Is the Opportunity Area well served for GP provision	Barrow has one GP at the Barrow Hill Surgery. This represents a good provision currently, with the surgery located in the south of the settlement, near to where there are potential expansion areas.	L
Is the Opportunity Area well served for dentists	There is no dental surgery in Barrow, however Barrow's current population is not sufficient to sustain a dentists.	L
Schools		
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 146 primary school places at Barrow Primary School. There are currently 22 excess primary school places within Barrow. The primary school is located in the very north of the settlement, with any southern expansion beyond 800m walkable distance from the school.	M
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	It is most likely that residents in Barrow use upper schools in Bury St Edmunds. There are currently 135 excess upper school places within Bury St Edmunds.	L
Emergency Services		
Is the Opportunity Area within a 15 minute Fire Service response time isochrone	Barrow is just beyond the Bury St Edmunds 15 minute target response time catchment, with only the very northern edge of the settlement covered.	M

Is the Opportunity Area within an eight minute Ambulance Service response time isochrone

Barrow is beyond the Bury St Edmunds ambulance station eight minute target response time.

H

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

Barrow Stores is located centrally with most parts of the settlement within 800m walk.

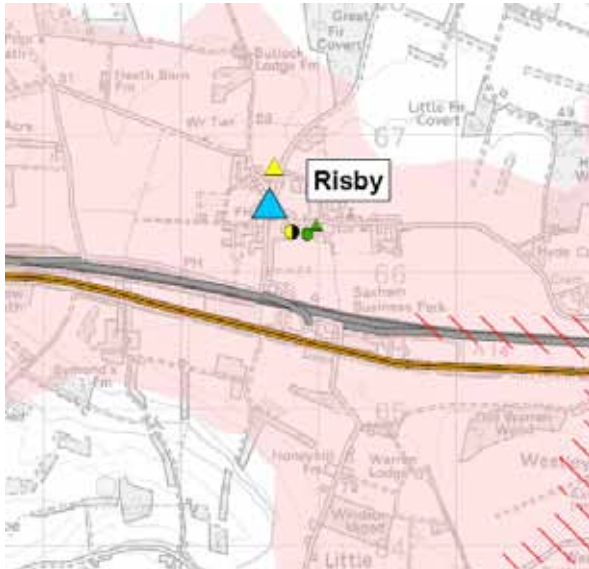
L

Risby

- 1.18 The table below summarises the constraints and opportunities which affect the potential opportunities for growth around Risby.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

The SPA to the west of the settlement has been identified as a habitat supporting Stone Curlews and therefore has a restrictive 1.5km buffer to development preventing any extension of Risby to the west. Grade 2 agricultural land surrounds settlement which although is not a fundamental constraint to development, preference is given to avoiding higher quality grade land.

County Wildlife Sites form a fundamental constraint to development to the north and east requiring appropriate buffers to development

Topography

There are no topography issues affecting development within or around Risby.

Built form

Development around Risby is not constrained by potential coalescence with adjoining settlements. The A14 to the south forms a defensible boundary to southward expansion of the village.

Conservation Area and listed buildings within existing centre is a recognised fundamental constraint to development to the north east of the town in order to protect key views into and from the Conservation Area to the countryside and protect the setting of the village.

Water

There are no flood risk zones constraining development within Risby.

Source Protection Zone 2 covers the existing settlement. The SPZ is not a constraint subject to detailed site investigation and potential mitigation.

Transport

No significant impact or requirement to consider junction capacity. Cumulative impact on flows around A14 will be considered within Highways Agency modelling, and forthcoming A14 Infrastructure and Junction Capacity Study.

There is a regular bus service from Risby to Bury.

Other Constraints (including cumulative impacts where appropriate)

The Calor gas storage works to the south of Risby may restrict development to the south of the town which falls within a 500m precautionary buffer zone around the works.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraint results in the whole zone being discounted from further investigation.

North

Any development on the northern boundary of the settlement will be within walking catchment of existing centre, although there are very few facilities within Risby.

To the north of Risby there are two County Wildlife Sites which will require protection by appropriate buffers to growth. Locations within these buffer zones have therefore been discounted from further investigation.

The centre of Risby is identified as a conservation area, however, this will affect growth opportunity to the north of the settlement as the conservation area extends to the northern boundary of Risby and encompasses its existing countryside setting. This location has therefore been discounted from further investigation in order to protect the landscape setting of Risby.

The SPAS designation to the west of the settlement has been identified as containing Stone Curlew habitat. The recommended 1.5km buffer to this designation (as shown on the opportunity mapping, and SPA Buffer Strategic Plan) restricts potential growth to the north west of the settlement, this location has therefore been discounted from further investigation.

Opportunity: No opportunity for growth has been identified in this location due to habitat protection buffer to the west and protection of the historical and landscape character of the settlement to the north east.

East

Development to the far eastern boundary of the existing settlement will fall outside the walking catchment of the existing centre and therefore is not considered a sustainable location for major growth as it will result in a ribbon development along School Road.

A County Wildlife Site has been identified at Hyde Wood, however, this designation is over 1km from

the eastern boundary of Risby, and therefore the 400m protective buffer to this designation will not affect all growth potential in this location.

Opportunity: No potential growth has been identified in this location as it would form an unbalanced pattern of development, adding to commuting into Bury St Edmunds, but not well related to the existing facilities in Risby.

South

A sports pitch and recreational open space are identified on the southern boundary of Risby (Risby Cricket Club). This facility should be protected from development and have therefore been discounted from further investigation.

The conservation area designation to the centre of Risby also extends to the southern boundary of the settlement in two locations. The southern boundary of the conservation area is not considered to be as sensitive to development due to the existing relationship with the A14 to the south, this is therefore not considered a fundamental constraint to development in this location.

The SPAS designation to the west of the settlement has been identified as containing Stone Curlew habitat. The recommended 1.5km buffer to this designation (as shown on the opportunity mapping, and SPA Strategic Plan) restricts potential growth to the south west of the settlement. This location has therefore been discounted from further investigation.

Opportunity: An opportunity for extension to the existing settlement has been located in this zone, providing suitable protection of the SPA designation can be maintained and the character of the conservation area can be protected. This location is assessed further as Opportunity Area 28.

West

Any development on the western boundary of the settlement will be within walking catchment of existing centre although there are very few facilities within Risby.

The SPAS designation to the west of the settlement has been identified as containing Stone Curlew habitat. The recommended 1.5km buffer to this designation (as shown on the opportunity mapping, and SPA Strategic Plan) restricts all potential growth to the west of the settlement, this location has therefore been discounted from further investigation.

Opportunity: No Opportunity Area has been identified in this location due to potential impact on sensitive habitat designations.

Central

Opportunity: Due to the small size of the existing settlement infill development has not been identified as there are likely to be limited opportunities for infill sites coming forward. Fringe infill sites to the south have been considered as forming part of a southern extension Opportunity Area 28, as detailed below. Infill sites to the west and north have been discounted due to historical and landscape constraints.

Overall Summary

Development to the west north and east of the settlement would impact on designated areas of wildlife protection. There would also be an additional impact on the setting of the conservation area from development to the north east of the settlement. Development of a small scale to the south of the town would have least impact on the landscape character surrounding the settlement due to the

existing relationship to the A14 and railway.

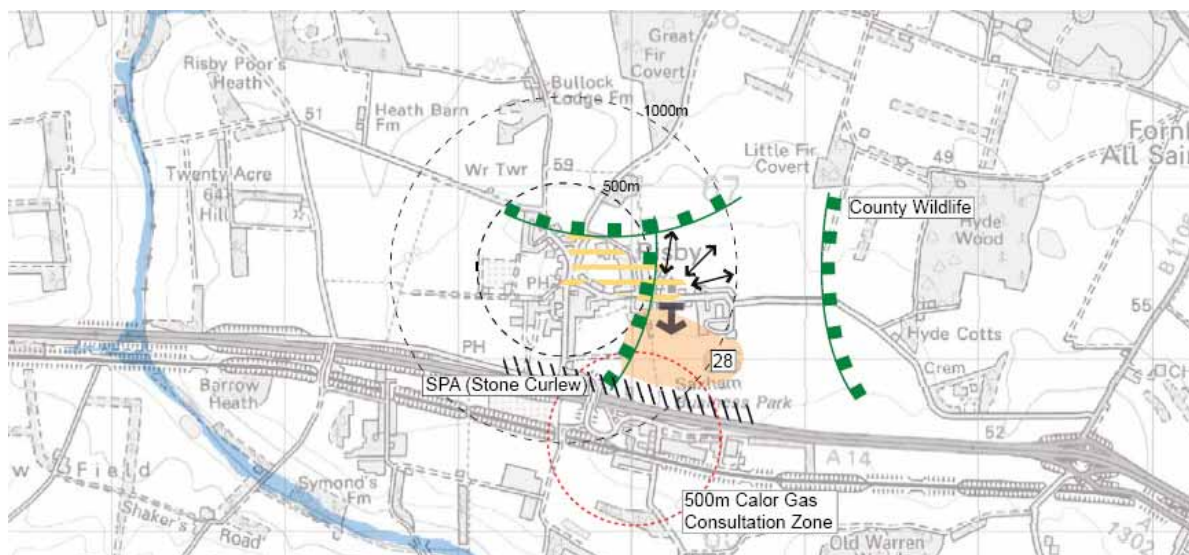
Opportunities Areas

Risby

Dwelling Yield: 440-770

Map Reference: 28

Small scale extension to the south of the existing settlement will support existing facilities and may offer links to existing employment opportunities to the south.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

The western boundary of the Opportunity Area is limited by the protective buffer to the Stone Curlew habitat within the SPA. Detailed assessment of where this boundary should be drawn will need to be explored in detail with the RSPB.

H

Does the Opportunity Area threaten any area of local habitat or landscape protection

The Opportunity Area to the south of Risby does not affect any local landscape or habitat designations.

M

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

There are no topography issues with development of this Opportunity Area.

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

There is no threat of coalescence with adjoining settlements from this

L

Does the opportunity are threaten any historical built form designations	<p>Opportunity Area.</p> <p>Development within this Opportunity Area will need to be considered in relation to the conservation area in the centre of Risby.</p>	<div></div> <div>M</div>
Water		
Is the opportunity are affected by any flooding constraint	There is no flood risk associated with development within this Opportunity Area.	<div></div> <div>L</div>
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Cordon Sanitaire)	There are no additional water infrastructure constraints on development within this Opportunity Area.	<div></div> <div>L</div>
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	<p>There will be no significant impact or requirement to consider junction capacity as a result of development of this Opportunity Area.</p> <p>Cumulative impact on flows around A14 will be considered within Highways Agency modelling, and forthcoming A14 Infrastructure and Junction Capacity Study.</p>	<div></div> <div>L</div>
Is the Opportunity Area limited by its access to walking or public transport catchments	Development within this Opportunity Area will require contribution to sustainable travel networks.	<div></div> <div>L</div>
Other Constraints		
HSE Calor gas storage protection zone	A Calor gas storage works is located to the south west of the Opportunity Area on the southern side of the A14 (Approximately 500m). Consultation with the HSE will need to be carried out to establish the extent of risk to new development proposals.	<div></div> <div>L</div>
Infrastructure		
Utilities		
Is the Opportunity Area affected by any energy supply constraints	Risby is served off Barrow primary substation, although some houses are also served off Fornham substation on	<div></div> <div>L</div>

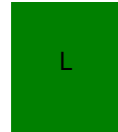
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	the Bury grid. Our stakeholder consultation identified both to be operating comfortably within capacity. It has not been identified which WwTW serves Risby, nearby Fornham All Saints WwTW has significant capacity, although Barrow WwTW is near to its tipping point. Additional sewer infrastructure works may be required to support large growth. Overall the potable water supply network should not be a major constraint.	L
Health		
Is the Opportunity Area well served for GP provision	Risby has no GP surgery. Risby currently has population of 875 suggesting that it may not have a sufficient population to support a surgery at the current time. However it does therefore lack a key local service.	M
Is the Opportunity Area well served for dentists	There is no dental surgery in Risby, however Risby's current population is substantially insufficient to sustain a dentist.	L
Schools		
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 147 primary school places at Risby Primary School. Risby Primary School is currently oversubscribed by two pupils, and has been close to full rolls for the previous four years. The primary school is located centrally within the settlement with all areas of the settlement within 800m walk.	H
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	It is most likely that residents in Risby use upper schools in Bury St Edmunds. There are currently 135 excess upper school places within Bury St Edmunds.	L



Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

Risby is within the Bury St Edmunds 15 minute target response time catchment.



Is the Opportunity Area within an eight minute Ambulance Service response time isochrone

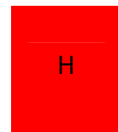
Risby is beyond the Bury St Edmunds ambulance station eight minute target response time.



Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

Risby lacks a local convenience shop which can perform a top-up shopping function.

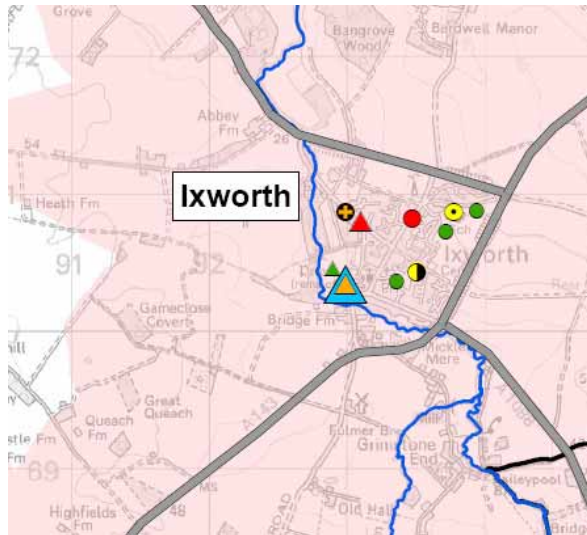


Ixworth

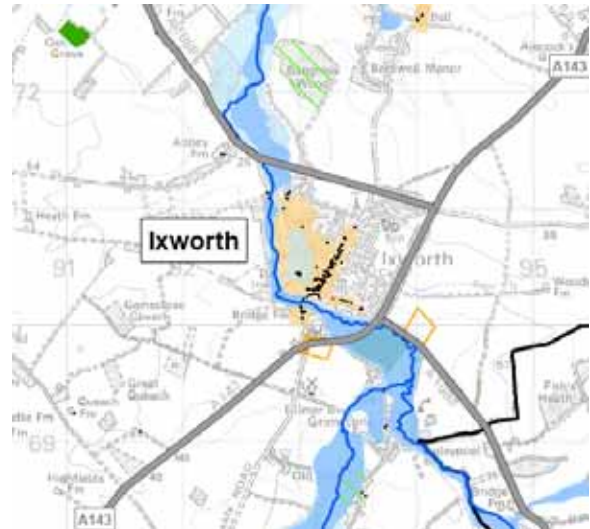
- 1.19 The following table sets out the constraints and opportunities affecting potential opportunity growth areas around Ixworth.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

There is a SSSI designation to the north of Ixworth which limits development beyond the relief road. Agricultural grade 2/3 land surrounds settlement which although is not a fundamental constraint to development, preference is given to avoiding higher quality agricultural grade land.

There are no local landscape or habitat designations which limit development around Ixworth.

Topography

Land rises up to the north east of Ixworth making any development on the north eastern edge of the settlement highly visible in views approaching the settlement from the Stanton to the north. Views from the countryside to the south west beyond the river should be protected.

Built form

There are unlikely to be any threats of coalescence from development around Ixworth. Existing relief roads to the north and east of the settlement form defensible boundaries to future development.

Conservation Area and listed buildings within the existing centre is a recognised fundamental constraint to development to the south west of the town in order to protect key views into and from the Conservation Area to the countryside and protect the setting of the village.

The large conservation area covers the majority of the centre of Ixworth. The conservation area extends to the river and countryside to the south of the settlement. Protection of the landscape setting of the settlement and the conservation area restricts all development to the south of the

settlement.

Water

The flood zone runs along the southern boundary of the settlement restricting all development to the south and the west.

Source Protection Zone 2 covers the existing settlement. The SPZ is not a constraint subject to detailed site investigation and potential mitigation.

Transport

There are unlikely to be any significant impacts to the highways network from development in Ixworth, however, local junctions may require upgrade as a result of individual proposals.

Ixworth is a reasonably well contained sustainable development on an existing bus corridor to Bury St Edmunds and Diss.

Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraint results in the whole zone being discounted from further investigation.

North

The majority of growth to the north of Ixworth will be within the walking catchments of the existing local centre due to the small size of the existing settlement, However growth to the north of the A1088 will be outside this catchment and is therefore a less sustainable location for development.

The A1088 forms a defensible boundary to the north of Ixworth. Growth which 'over-steps' this road will have a damaging impact on the compact form of the settlement.

The topography of the area is formed around a shallow valley sloping towards the River Black Bourn from the north and east, this landform creates view of the northern boundary of Ixworth from the north east. Any development in this location would be prominent in views from the open countryside to the north east.

Bangrove Wood is identified as a SSSI and therefore requires the application of an appropriate buffer to potential growth

Opportunity: Opportunity has been identified in this zone for extension within the limited area of the A1088. This location is assessed in more detail as Opportunity Area 29.

East

The A143 forms a defensible boundary to the east of the settlement. Growth which 'over-steps' this boundary will have a damaging impact on the compact form of the settlement, appearing disjointed

from Ixworth's nucleated village pattern.

The topography of the area is formed around a shallow valley sloping towards the River Black Bourn from the north and east, this landform creates view of the northern boundary of Ixworth from the north east. Any development in this location would be prominent in views from the open countryside to the north east.

A scheduled ancient monument is identified to the south east of Ixworth to the north of the A1088, Development in this location should be sensitive to the SAM designation and avoid impact on its value as a designation and wider setting.

Opportunity: Opportunity has been identified in this zone for extension within the limits of the A1088. This location is assessed in more detail as Opportunity Area 29.

South

The southern boundary of Ixworth is formed by the River Black Bourn. The majority of location is identified as within Flood Zone 3. This location has therefore been discounted from further investigation.

Growth which 'over-steps the Flood Zone and the A143 will have a damaging impact on the compact form of the settlement and has been discounted from further investigation.

A scheduled ancient monument is identified to the south of the A143. Development in this location should be sensitive to the SAM designation and avoid impact on its value as a designation and wider setting.

The topography to the south of Ixworth is gently undulating, however the valley forms a broad funnel along the A143 from higher land at Great Barton down to lower ground at Ixworth and the river corridor. As a result growth on the southern boundary of Ixworth is likely to be prominent in views from the south west and west.

Opportunity: No opportunity has been identified in this location due to identified flood risk.

West

The western boundary of Ixworth is formed by the River Black Bourn. The majority of location is identified as within Flood Zone 3. This location has therefore been discounted from further investigation.

Growth which 'over-steps the river and Flood Zone will have a damaging impact on the compact form of the settlement and has been discounted from further investigation.

The conservation area which covers the majority of Ixworth clearly identifies the settlements relationship with the river along its western boundary. This location has therefore been discounted from further investigation in order to protect the landscape setting of Ixworth.

Opportunity: No opportunity for growth has been identified in this location due to potential impact on the landscape setting and character of the settlement.

Central

The majority of Ixworth is covered by a conservation area and is therefore sensitive to new development, however, this is not considered to form a fundamental barrier to development.

Opportunity: No specific Opportunity Areas for major growth have been identified in this area however,

sites may come forward but they are likely to be small and therefore will not have a significant impact on the strategic issues considered in this report. Fringe sites to the north and east have been considered as part of Opportunity Area 29 and are assessed in more detail below.

Summary

Severely constrained settlement by existing defensible boundaries and flooding to the south and west, only infill development is likely to be feasible in this location.

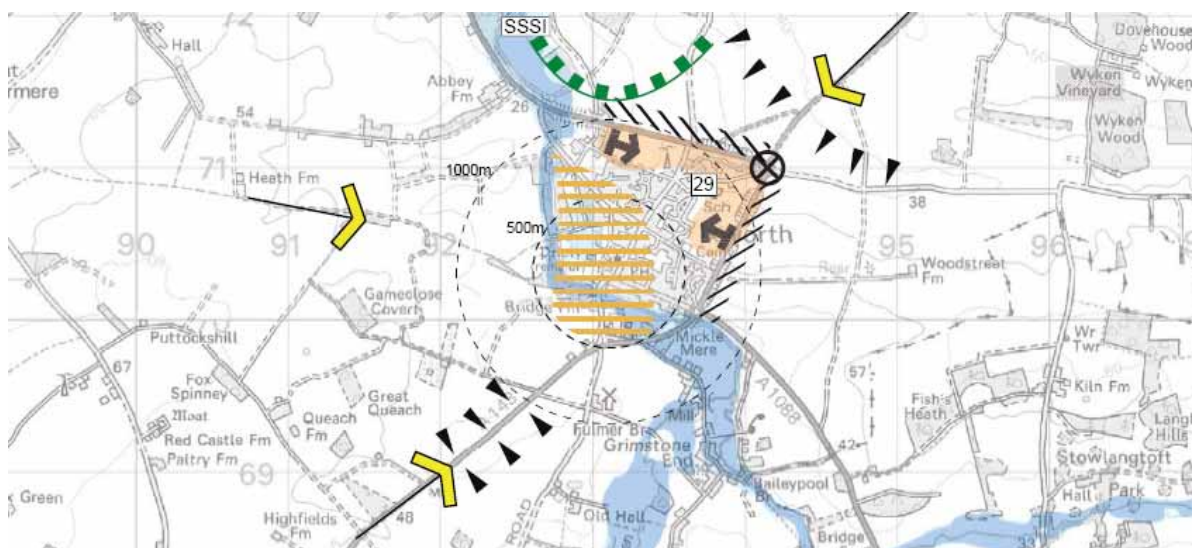
Opportunities Areas

Ixworth

Dwelling Yield: 560-980

Map Reference: 29

Infill development between the edge of the existing settlement and the relief road to the north and the east provides small development opportunities, sufficient to support local facilities and with potentially good access to an existing bus route.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

There are no national landscape or habitat designations threatened by development in this Opportunity Area.

Does the Opportunity Area threaten any area of local habitat or landscape protection

There are no local landscape or habitat designations threatened by development within this Opportunity Area.

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

Development to the north east of the settlement may be visible in long views from the north. Mitigation through landscaping should be investigated to

L

L

M

	minimise any potential impacts to sensitive views.	
Built Form		
Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)	Development within this Opportunity Area does not threaten coalescence with any adjoining settlements.	L
Does the Opportunity Area threaten any historical built form designations	Development within this Opportunity Area should protect or enhance the setting of the Ixworth Conservation Area.	L
Water		
Is the opportunity are affected by any flooding constraint	The is no flood risk associated with development within this Opportunity Area.	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)	The are no additional water infrastructure risks.	L
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	There are no significant impacts from development of this scale in this location.	L
Is the Opportunity Area limited by its access to walking or public transport catchments	Development should encourage sustainable links to existing bus services between Bury and Diss.	M
Other Constraints		
None	None	
Infrastructure		
Utilities		
Is the Opportunity Area affected by any energy supply constraints	Ixworth is served by Stanton primary substation. Our stakeholder interview identified that Stanton Substation currently has adequate capacity available at present. Village housing expansion should not create any problems, however large-scale enterprise may have an effect on the network.	M

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Ixworth is served by Stanton Wastewater Treatment Works (WwTW). Stanton WwTW has a reasonably large amount of headroom for additional development up to 2031. All sites in Ixworth would be in proximity to large diameter mains, with the north east area close to connection to the rising main sewer to Stanton.

L

Health

Is the Opportunity Area well served for GP provision

Ixworth has five GPs all based in the Ixworth Surgery. This represents good provision. The surgery is located centrally to the whole village and north east Opportunity Area within walkable distance.

L

Is the Opportunity Area well served for dentists

There is no dental surgery in Ixworth. Theoretically a population of 2,000 could support a dentist in Ixworth, which would mean Ixworth is only just large enough to support a single dentist.

M

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There are currently 150 primary school places at Ixworth Primary School. There are currently eight excess primary school places within Ixworth which is only a small level of capacity. The primary school is located centrally within the settlement with all areas of the settlement within 800m walk.

M

Are there current capacity issues at middle schools that will serve the Opportunity Area

As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.

L

Are there current capacity issues at upper schools that will serve the Opportunity Area

It is most likely that residents in Ixworth use upper schools in Bury St Edmunds. There are currently 135 excess upper school places within Bury St Edmunds.

L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

Ixworth is entirely covered with the 15 minute target response time catchment from Ixworth Fire Station.

L

Is the Opportunity Area within an eight minute Ambulance Service response time isochrone

Ixworth is beyond the Bury St Edmunds ambulance station eight minute target response time.

H

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

Ixworth has a designated local centre with a convenience store on the high street that is within 800m walkable distance of the identified Opportunity Areas.

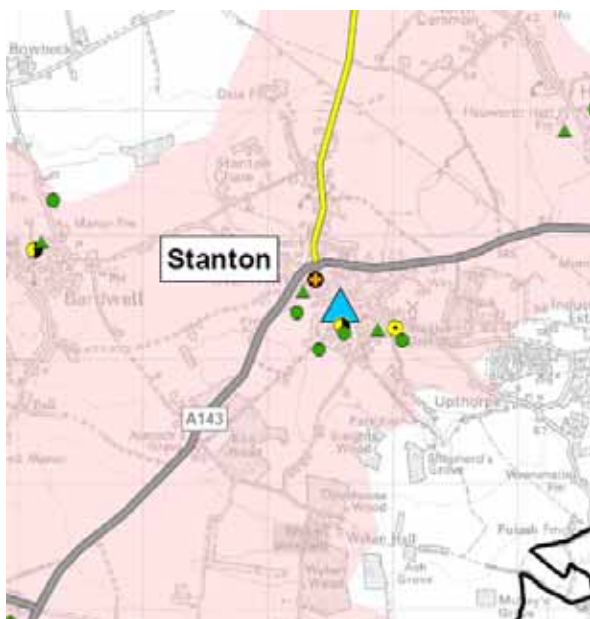
L

Stanton

- 1.20 The table below summarises the constraints and opportunities affecting potential Opportunity Areas for growth around Stanton.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

Stanton is adjacent to SSSI designations to the south and south west forming a fundamental constrain to development requiring appropriate buffer to development to the south.

Grade 2/3 agricultural surrounds settlement which although is not a fundamental constraint to development, preference is given to avoiding higher quality grade land.

Protecting the green corridor to the south east of the settlement along 'the Grundle' forms a fundamental constraint. There is also a County Wildlife site to east of the settlement.

Topography

There are no significant topography issues affecting development within and around Stanton

Built form

Defensible boundary along the line of the A143 fundamental constraint to development to the north of the existing settlement. Potential coalescence with Upthorpe forms a fundamental constraint to development to the east of the existing settlement requiring appropriate buffer.

Conservation Area and listed buildings within existing centre is a recognised constraint to development to the south east of the town in order to protect key views into and from the Conservation Area to the countryside and protect the setting of the village. A buffer is also required to

protect the setting of the locally important windmill to the south east of the settlement

Water

An area of potential flood risk runs through the existing settlement restricting development to the north and south east.

Source Protection Zone 2 covers the existing settlement. The SPZ is not a constraint subject to detailed site investigation and potential mitigation.

Transport

There are unlikely to be any significant impacts to the highways network from development in Stanton, however, local junctions may require upgrade as a result of individual proposals.

Stanton is a reasonably well contained sustainable development on an existing bus corridor to Bury St Edmunds and Diss.

Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole zone being discounted from further investigation.

North

The A143 forms a defensible boundary to the north of Stanton, growth which ‘over-steps’ this boundary will result in a disjointed development pattern and potential merging with the linear form of development already present along the B1111.

An area of Flood Zone 2 runs to the north west of the existing settlement to the north of the A143. This location has therefore been discounted from further investigation.

Development on the northern boundary of Stanton will be within the walking catchment of the existing facilities within Stanton, although these are relatively limited in extent.

Opportunity: No opportunity has been identified in this zone due to potential impact on the compact settlement form of Stanton.

East

A County Wildlife Site is located to the east of Stanton, however this designation is already surrounded by residential development, and therefore will be less sensitive to further growth.

Development on the eastern boundary of Stanton will be within the walking catchment of the existing facilities within Stanton, although these are relatively limited in extent.

A listed windmill is identified at Stanton Post Mill, which is also designated as a Scheduled Ancient Monument. Any potential growth in this location should be sensitive to the SAM designation and avoid

impact on its value as a designation and wider setting.

To the north east, as identified above, the A143 forms a defensible boundary to the settlement. This location has been discounted from further investigation.

Opportunity: An Opportunity Area has been identified to the east of Stanton which will need to be assessed in terms of potential impact on the County Wildlife site to the east and the Listed Mill to the south east. Further assessment is included with Opportunity Area 31

South

The conservation area in Stanton extends through the centre to the southern boundary of the settlement. The landscape setting of the conservation area should be protected and therefore this location has been discounted from further investigation.

Development on the southern boundary of Stanton will be within the walking catchment of the existing facilities within Stanton, although these are relatively limited in extent.

The Grundle to the south of Stanton links with the southern end of the conservation area in Stanton. The Grundle is identified as a SSSI and therefore will need to be protected by an appropriate buffer to potential growth.

Two further SSSI designations are located to the south of Stanton at Seights Wood and Shepherd's Grove. These designations will therefore need to be protected by an appropriate buffer to potential growth.

Opportunity: No opportunity has been identified in this zone due to potential impact on sensitive landscape and heritage designations within and surrounding Stanton.

West

To the south west of Stanton a SSSI designation has been identified at Kiln Wood. This designation will therefore need to be protected by an appropriate buffer to potential growth.

The A143 to the west of Stanton provides a defensible boundary to development to the west, therefore it is considered that growth in this location should be limited in extent by the line of the A143.

Development on the western boundary of Stanton will be within the walking catchment of the existing facilities within Stanton, although these are relatively limited in extent.

Opportunity: An opportunity for growth has been identified between the western boundary of Stanton and the A143. This location is assessed in more detail as Opportunity Area 30.

Central

Opportunity: No specific Opportunity Areas for major growth have been identified in this area due to potential impact on the sensitive conservation area character. Sites may come forward however; they are likely to be small and therefore will not have a significant impact on the strategic issues considered in this report. Fringe sites to the east and west have been considered as part of Opportunity Areas 30 and 31 and are assessed in more detail below.

Overall Summary

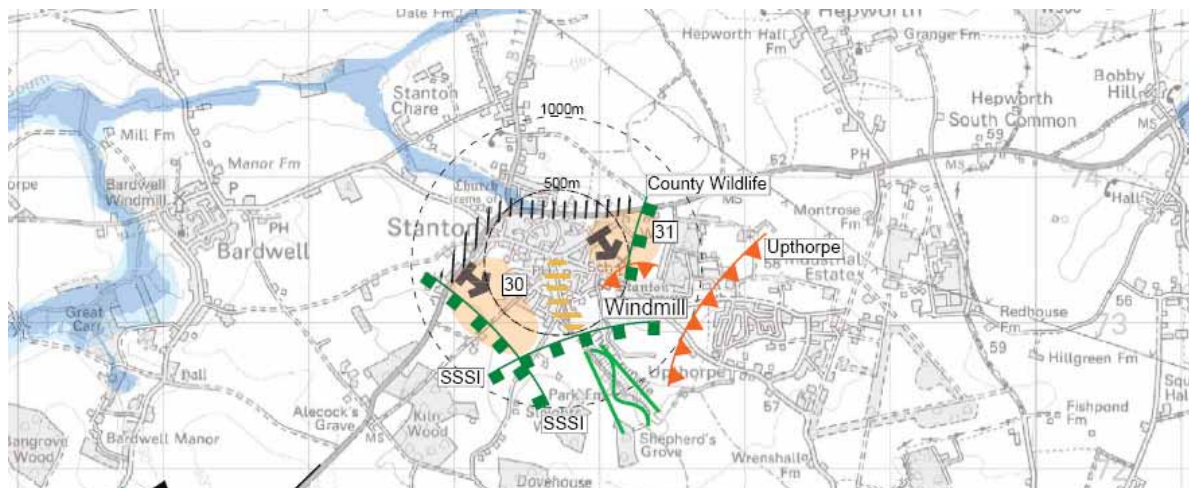
Development potential around Stanton is limited by landscape designations to the east, south and south west, however, these only form fundamental constraints to growth to the south along the river.

Stanton South West

Dwelling Yield: 640-1,120

Map Reference: 30

Extension to the south west of the settlement and supporting local facilities which currently exist within Stanton.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Development within this Opportunity Area is limited by the SSSI designations to the south and south west. An appropriate buffer will need to be protected by any development within this area

M

Does the Opportunity Area threaten any area of local habitat or landscape protection

There are no local landscape designations affected by development within this Opportunity Area

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

There are no topography issues related to development within this Opportunity Area

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

Development in this Opportunity Area
does not give rise to coalescence
potential with any adjoining settlements

L

Does the opportunity are threaten any historical built form designations

The eastern end of the Opportunity Area is adjacent to the green corridor protecting the setting of the Stanton Conservation Area. Development in this location will need to be designed to protect or enhance this setting.

M

Water

Is the opportunity are affected by any flooding constraint

Development in this Opportunity Area is not at risk from any flood zones.

L

Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)

There are no additional water infrastructure constraints.

Transport

Is the Opportunity Area limited by its access to or congestion within the existing transport network

There are no significant impacts from development of this scale in this location.

L

Is the Opportunity Area limited by its access to walking or public transport catchments

Development should encourage sustainable links to existing bus services between Bury and Diss.

L

Other Constraints

None

None

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints

Stanton is served by Stanton primary substation. Our stakeholder interview identified that Stanton Substation currently has adequate capacity available at present. Village housing expansion should not create any problems, however large-scale enterprise may have an effect on the network.

M

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Stanton WwTW has a reasonably large amount of headroom for additional development up to 2031. All sites in Stanton would be in proximity to large diameter mains and the sewer network.

L

Health

Is the Opportunity Area well served for GP provision

Stanton has seven GPs with five based in the Stanton Health Centre and a further two in Dr Hassan & Partners. These are located centrally with all of the settlement and fringe areas within walking distance.

L

Is the Opportunity Area well served for dentists

There is no dental surgery in Stanton. Theoretically a population of 2,000 could support a dentist in Stanton, which would mean Stanton could comfortably support a single dentist.

H

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There are currently 225 primary school places at Stanton County Primary School. There are currently 86 excess primary school places within Stanton. The primary school is located centrally within the settlement with all areas of the settlement within 800m walk, including the south west Opportunity Area.

L

Are there current capacity issues at middle schools that will serve the Opportunity Area

As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.

L

Are there current capacity issues at upper schools that will serve the Opportunity Area

It is most likely that residents in Stanton use upper schools in Bury St Edmunds. There are currently 135 excess upper school places within Bury St Edmunds.

L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

Stanton is entirely covered with the 15 minute target response time catchment from Ixworth Fire Station.

L

Is the Opportunity Area within an eight minute Ambulance Service response time isochrone

Stanton is beyond the Bury St Edmunds ambulance station eight minute target response time.

H

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

Stanton has a designated local centre with a convenience store on The Street that is within 800m walkable distance of the south west Opportunity Area.

L

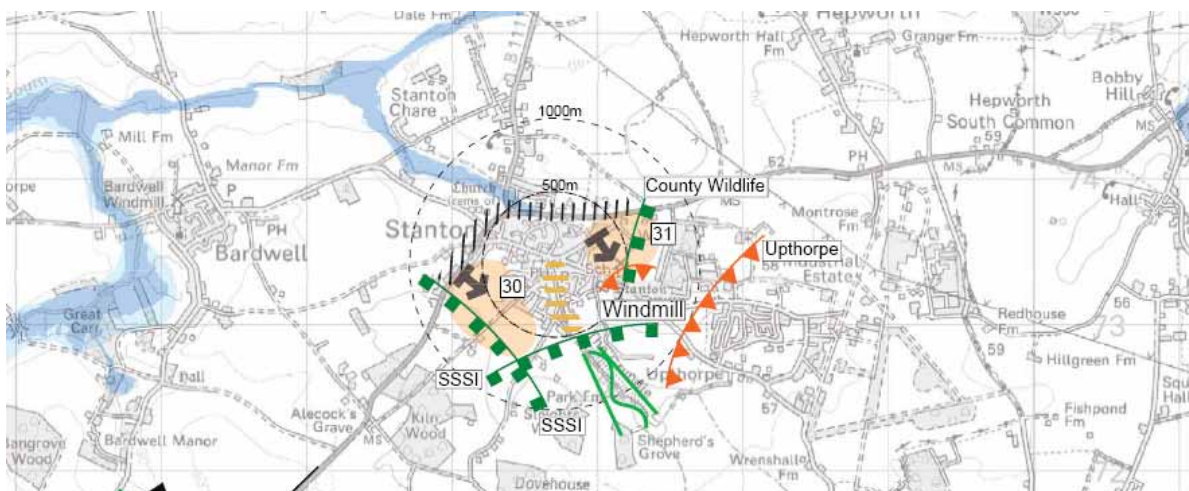
Opportunities Areas

Stanton East

Dwelling Yield: 380-670

Map Reference: 31

Extension to the east of the settlement and supporting local facilities which currently exist within Stanton.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

There are no local landscape designations affected by development within this Opportunity Area.

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within this Opportunity Area is limited by the County Wildlife site to the east. An appropriate buffer will need to be protected by any development within this area.

M

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

There are no topography issues related to development within this Opportunity Area.

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

Development in this Opportunity Area does not give rise to coalescence

L

	potential with any adjoining settlements.	
Does the Opportunity Area threaten any historical built form designations	There are no historical or archaeological designations affected by development within this Opportunity Area.	L
Water		
Is the Opportunity Area affected by any flooding constraint	Development in this Opportunity Area is not at risk from any flood zones.	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)	There are no additional water infrastructure constraints.	L
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	There are no significant impacts from development of this scale in this location.	L
Is the Opportunity Area limited by its access to walking or public transport catchments	Development should encourage sustainable links to existing bus services between Bury and Diss.	L
Other Constraints		
Airbase Safeguarding Zones		
Infrastructure		
Utilities		
Is the Opportunity Area affected by any energy supply constraints	Stanton is served by Stanton primary substation. Our stakeholder interview identified that Stanton Substation currently has adequate capacity available at present. Village housing expansion should not create any problems, however large-scale enterprise may have an effect on the network.	M
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Stanton WwTW has a reasonably large amount of headroom for additional development up to 2031. All sites in Stanton would be in proximity to large diameter mains and the sewer network.	L

Health

Is the Opportunity Area well served for GP provision

Stanton has seven GPs with five based in the Stanton Health Centre and a further two in Dr Hassan & Partners. These are located centrally with all of the settlement and fringe areas within walking distance.

L

Is the Opportunity Area well served for dentists

There is no dental surgery in Stanton. Theoretically a population of 2,000 could support a dentist in Stanton, which would mean Stanton could comfortably support a single dentist.

H

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There are currently 225 primary school places at Stanton County Primary School. There are currently 86 excess primary school places within Stanton. The primary school is located centrally within the settlement with all areas of the settlement within 800m walk, including the east Opportunity Area.

L

Are there current capacity issues at middle schools that will serve the Opportunity Area

As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.

L

Are there current capacity issues at upper schools that will serve the Opportunity Area

It is most likely that residents in Stanton use upper schools in Bury St Edmunds. There are currently 135 excess upper school places within Bury St Edmunds.

L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

Stanton is entirely covered with the 15 minute target response time catchment from Ixworth Fire Station.

L

Is the Opportunity Area within an eight minute Ambulance Service response time isochrone

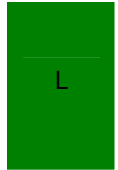
Stanton is beyond the Bury St Edmunds ambulance station eight minute target response time.

H

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

Stanton has a designated local centre with a convenience store on The Street that is within 800m walkable distance of the east Opportunity Area.

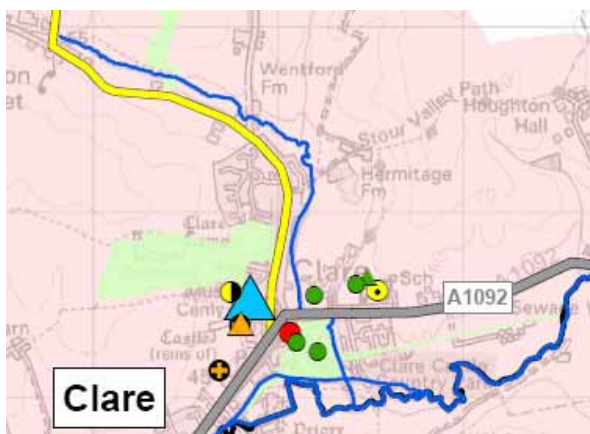


Clare

- 1.21 The following table summarises the opportunities and constraints which affect the potential opportunities areas for growth around Clare.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

There are no national landscape or habitat designations that affect development to opportunities within Clare.

A green corridor is recognised along the disused rail line to the south and east of the settlement. Open access land is identified on the 'common' to the west of the settlement

Topography

New development may be highly visible from the surrounding landscape. Recognised constraint requiring impact avoidance or site specific mitigation. Opportunities for development fundamentally limited by open space character of conservation area and views from the surrounding countryside.

Built form

Development around Clare is not restricted by potential coalescence with adjoining settlements.

Clare has a conservation area and several listed buildings and scheduled ancient monuments. Particularly of note is area of common ground to west of settlement. This area forms a fundamental constraint to development in protecting views from the conservation area to the surrounding countryside. Further investigation of views and extent of constraint likely to be required at a site specific stage.

Water

There is a Flood Zone 3 through existing village (south and east). This forms a fundamental constrain to development to southern boundary of settlement and also to north and north eastern edges along river valley.

There are no additional water infrastructure constraints to development within Clare.

Transport

Some limited concern about congestion on the A1092. No significant impact or requirement to consider junction capacity although some local junction may require upgrade.

A frequent bus service connects Clare to Haverhill to the west and Sudbury to the east.

Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraint results in the whole zone being discounted from further investigation.

North

Development on the northern boundary of Clare will be within the walking catchment of the existing centre due to the size of the existing settlement.

A tributary to the River Stour runs from the north west of Clare through the centre of Clare. Along the river corridors is an area of Flood Zone 2 and 3. Development in this location has therefore been discounted from further investigation. The river and flood zone cut off growth opportunities to the north west from the rest of the settlement. Growth in this location has therefore been discounted as it would result in a disjointed settlement pattern.

An area of open access land is located to the north west of Clare, this area has therefore been discounted from further investigation.

The topography surrounding Clare relates primarily to the Stour River corridor and its associated tributaries. Land rises up steeply from Clare towards the north east. Potential growth in this location would be very prominent from the centre of Clare and from the north of the settlement.

Opportunity: Very small Opportunity Area has been identified on the northern boundary of the settlement. Development in this location will need to be assessed against its potential impact on the landscape and historical character around Clare. It is assessed in more detail in Opportunity Area 32.

East

The south east of Clare is predominantly within an Area of Flood Zone 3 and therefore growth in this location has been discounted from further investigation.

A green corridor is formed along the disused railway to the east of Clare. Growth in this location has therefore been discounted from further investigation.

The topography surrounding Clare relates primarily to the Stour River corridor and its associated tributaries. Land rises up steeply from Clare towards the east. Potential growth in this location would

be very prominent from the centre of Clare and from the east of the settlement.

Opportunity: Opportunity for growth has been identified in this area on the boundary of the settlement, providing impact on the landscape character of the area can be adequately mitigated. Further assessment of this location is provided in Opportunity Area 33.

South

The southern boundary of Clare is formed by the River Stour and flood zone 3, Development in this location has therefore been discounted from further investigation.

The district boundary runs along the lie of the River Stour and therefore no further development to the south of Clare is possible within the district.

Opportunity: No opportunity for growth has been identified in this zone.

West

The majority of the west of Clare is contained within the conservation area, due to the important role played by the Common Land in the western boundary of the settlement. Growth in this location has been discounted from further investigation.

Topography to the west of Clare is formed by the relationship with the River Stour valley and slopes north to south from the higher ground towards the Common Land. Development to the south of the Common Land, however, is likely to be less exposed in views due to existing landscape features and hedgerows in the immediate vicinity.

Opportunity: An Opportunity Area has been identified to the western boundary of Clare, south of the Common Land, providing the character of the conservation area of Clare and the wider landscape can be protected. Further assessment of this location is contained within Opportunity Area 34 below.

Central

Opportunity: No specific Opportunity Areas for major growth have been identified in this area due to potential impact on the sensitive conservation area character of Clare Sites may come forward however; they are likely to be small and therefore will not have a significant impact on the strategic issues considered in this report. Fringe sites to the north, east and west have been considered as part of Opportunity Areas 32, 33 and 34 and are assessed in more detail below.

Overall Summary

Significant flooding constraint limits potential development to the northeast and southern boundaries of the settlement. Development is further limited to the east through a rise in the land and to the west from the requirement to protect the character of the conservation area and landscape setting of the settlement. Any large scale development is likely to negatively impact on the character of the settlement however small scale peripheral extension may be possible.

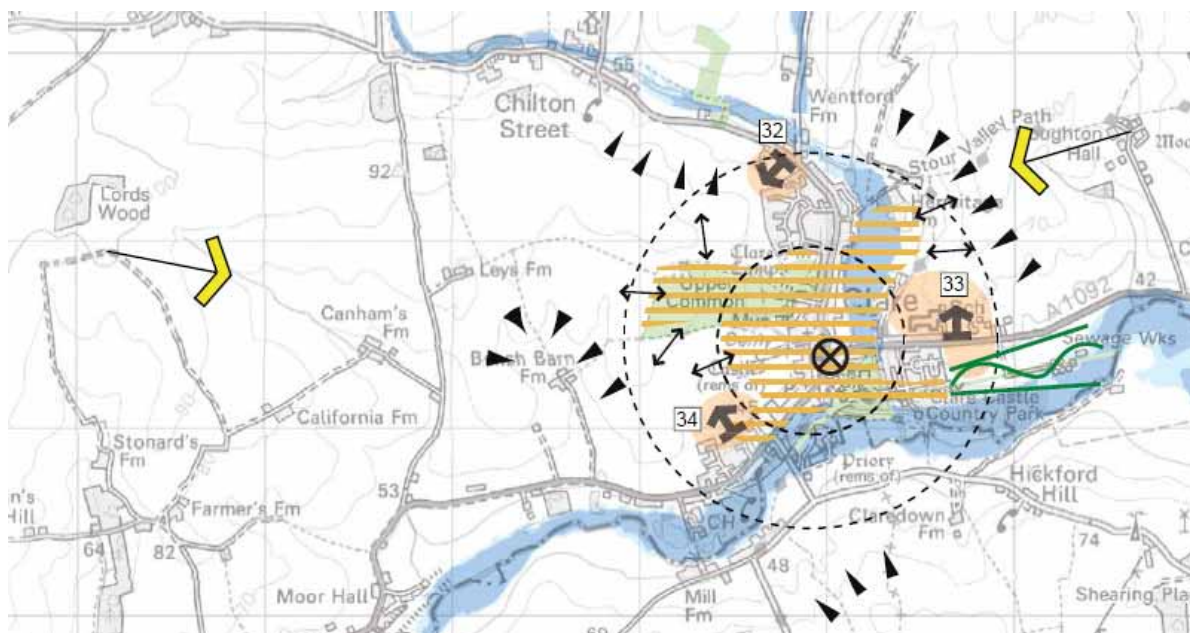
Opportunities Areas

Clare North

Dwelling Yield: 80-140

Map Reference: 32

Small scale development infill along existing settlement boundary. Located at outer edge of comfortable walking catchment of local facilities.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

Development within this Opportunity Area does not affect any national landscape or habitat designations

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within this Opportunity Area does not affect any local landscape or habitat designations

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

Development in this Opportunity Area may potentially be prominent in views from the countryside to the north of the settlement. Appropriate screening or landscape buffers may need to be investigated for development in this location

H

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

Development in this location does not threaten coalescence with any adjoining settlements

L

Does the Opportunity Area threaten any historical built form designations

Development within this Opportunity Area will need to provide suitable mitigation of potential impact on the Clare Conservation Area to the south.

M

Water

Is the Opportunity Area affected by any flooding constraint

There are no flood risks associated with development within this Opportunity Area.

L

Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)

There are no additional water infrastructure risks associated with development in this Opportunity Area.

L

Transport

Is the Opportunity Area limited by its access to or congestion within the existing transport network

No significant impacts from development in this location

L

Is the Opportunity Area limited by its access to walking or public transport catchments

Development in this Opportunity Area will be required to contribute to sustainable travel networks in Clare.

L

Other Constraints

None

None

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints

Clare is served by the Belchamp substation. There are no identified capacity issues with the Belchamp substation.

L

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Clare WwTW has current capacity for growth to 2021 but will be nearing capacity at that time. There is also limited scope to expand the existing WwTW and an additional WwTW site may need to be sought. The potable water supply network should not be a major constraint to development around Clare.

L

Health

Is the Opportunity Area well served for GP provision

Clare has four GPs in two surgeries, which is a good level of provision. They are both located centrally, although just beyond an 800m walking distance from the north Opportunity Area.

M

Is the Opportunity Area well served for dentists

There is no dental surgery in Clare. Theoretically a population of 2,000 could support a dentist in Clare, which

M

	would mean Clare is nearing a population where a dentist could be supported.	
Schools		
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 135 primary school places at Clare Primary School. There are currently nine excess primary school places within Clare, which is a very small level of capacity. The primary school is located on the western edge of the settlement close to the centre. This is beyond an 800m walk to the north Opportunity Area.	M
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	It is most likely that residents in Clare use upper schools in Haverhill. There are currently 1,557 upper school places in Haverhill, across two upper schools. There are currently 178 excess upper school places within Haverhill.	L
Emergency Services		
Is the Opportunity Area within a 15 minute Fire Service response time isochrone	Clare is entirely covered with the 15 minute target response time catchment from Clare Fire Station.	L
Is the Opportunity Area within an eight minute Ambulance Service response time isochrone	Clare is beyond the Haverhill ambulance station eight minute target response time.	H
Local Convenience Shop		
Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop	Clare has a designated local centre with a Co-op store located centrally. The north Opportunity Area is located beyond 800m walk from the Co-op.	M

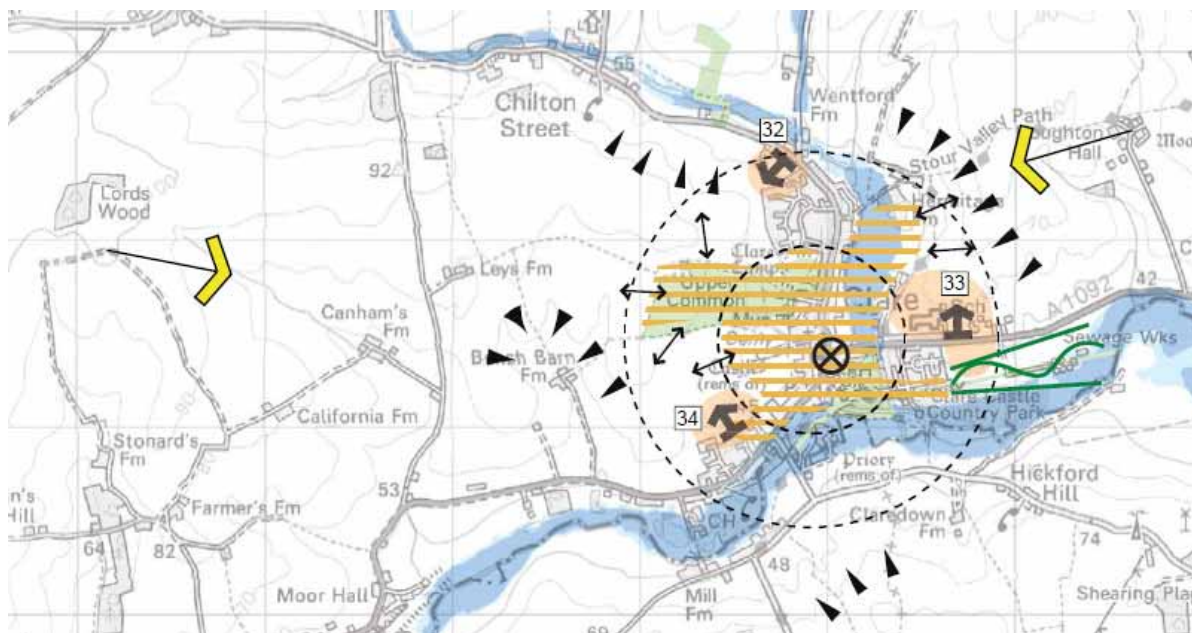
Opportunities Areas

Clare East

Dwelling Yield: 240-420

Map Reference: 33

Small opportunity site well located to adjacent school but a significant distance from other local services but is well located to the road network. Long term opportunity to include school site.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Development within this Opportunity Area does not affect any national landscape or habitat designations.

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within this Opportunity Area does not affect any local landscape or habitat designations.

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

Development in this Opportunity Area may potentially be prominent in views from the countryside to the north east of the settlement. Appropriate screening or landscape buffers may need to be investigated for development in this location.

M

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

Development in this location does not threaten coalescence with any

L

Does the opportunity are threaten any historical built form designations	adjoining settlements. Development within this Opportunity Area will need to provide suitable mitigation of potential impact on the Clare Conservation Area to the north and west.	<div>M</div>
Water		
Is the opportunity are affected by any flooding constraint	There are no flood risks associated with development within this Opportunity Area.	<div>L</div>
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)	There are no additional water infrastructure risks associated with development in this Opportunity Area.	<div>L</div>
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	No significant impacts from development in this location.	<div>M</div>
Is the Opportunity Area limited by its access to walking or public transport catchments	Development in this Opportunity Area will be required to contribute to sustainable travel networks in Clare.	<div>L</div>
Other Constraints		
Development on School Site	Depending on outcome of SOR. Preference is to maintain school and playing fields as a community facility and not to use for housing.	
Infrastructure		
Utilities		
Is the Opportunity Area affected by any energy supply constraints	Clare is served by the Belchamp substation. There are no identified capacity issues with the Belchamp substation.	<div>L</div>
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Clare WwTW has current capacity for growth to 2021 but will be nearing capacity at that time. There is also limited scope to expand the existing WwTW and an additional WwTW site may need to be sought. The potable water supply network should not be a major constraint to development around Clare.	<div>L</div>

Health

Is the Opportunity Area well served for GP provision

Clare has four GPs in two surgeries, which is a good level of provision. They are both located centrally, within an 800m walking distance from the east Opportunity Area.

L

Is the Opportunity Area well served for dentists

There is no dental surgery in Clare. Theoretically a population of 2,000 could support a dentist in Clare, which would mean Clare is nearing a population where a dentist could be supported.

M

Schools

Are there current capacity issues at primary schools that will serve the Opportunity Area

There are currently 135 primary school places at Clare Primary School. There are currently nine excess primary school places within Clare, which is a very small level of capacity. The primary school is located on the western edge of the settlement close to the centre. This is within an 800m walk to the east Opportunity Area.

L

Are there current capacity issues at middle schools that will serve the Opportunity Area

As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.

L

Are there current capacity issues at upper schools that will serve the Opportunity Area

It is most likely that residents in Clare use upper schools in Haverhill. There are currently 1,557 upper school places in Haverhill, across two upper schools. There are currently 178 excess upper school places within Haverhill.

L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

Clare is entirely covered with the 15 minute target response time catchment from Clare Fire Station.

L

Is the Opportunity Area within an eight minute Ambulance Service response time isochrone

Clare is beyond the Haverhill ambulance station eight minute target response time.

H

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

Clare has a designated local centre with a Co-op store located centrally. The east Opportunity Area is located within 800m walk from the Co-op.

L

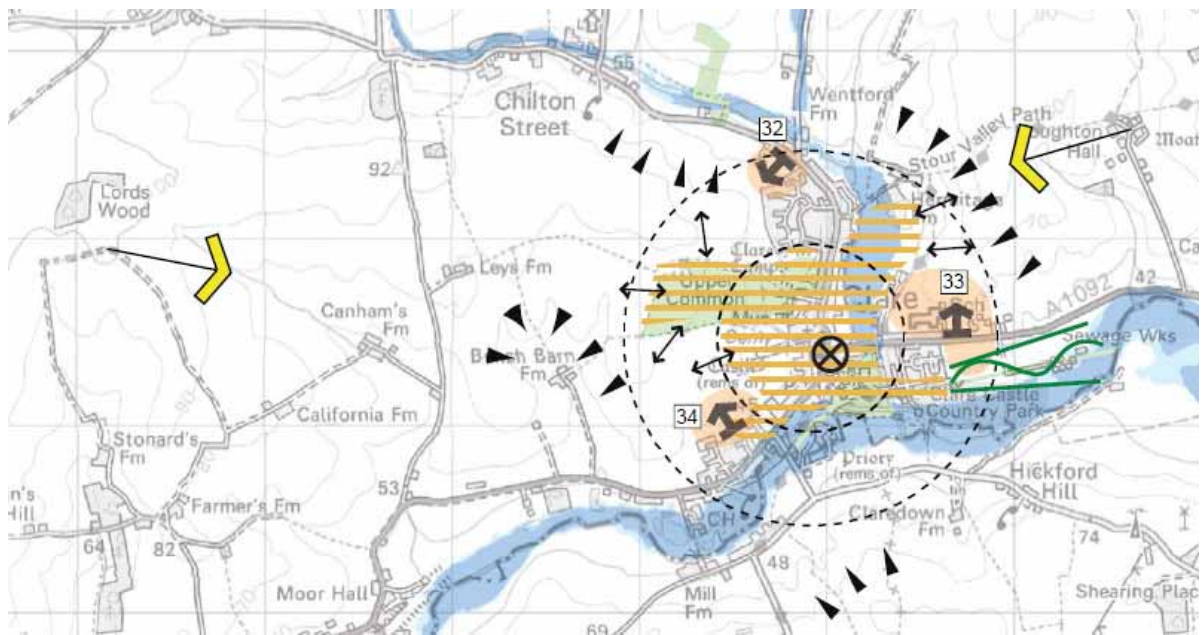
Opportunities Areas

Clare South

Dwelling Yield: 200-350

Map Reference: 34

Located on the edge of the catchment for local services and well located to the road network



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Comments

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Development within this Opportunity Area does not affect any national landscape or habitat designations.

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within this Opportunity Area does not affect any local landscape or habitat designations.

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

Development in this Opportunity Area may potentially be prominent in views from the countryside to the east of the

M

	settlement. Appropriate screening or landscape buffers may need to be investigated for development in this location.	
Built Form		
Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)	Development in this location does not threaten coalescence with any adjoining settlements.	L
Does the opportunity are threaten any historical built form designations	Development within this Opportunity Area will need to provide suitable mitigation of potential impact on the Clare Conservation Area and common land to the north.	M
Water		
Is the opportunity are affected by any flooding constraint	There are no flood risks associated with development within this Opportunity Area.	L
Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)	There are no additional water infrastructure risks associated with development in this Opportunity Area.	L
Transport		
Is the Opportunity Area limited by its access to or congestion within the existing transport network	No significant impacts from development in this location.	L
Is the Opportunity Area limited by its access to walking or public transport catchments	Development in this Opportunity Area will be required to contribute to sustainable travel networks in Clare.	L
Other Constraints		
Airbase Safeguarding Zones	None	
Infrastructure		
Utilities		
Is the Opportunity Area affected by any energy supply constraints	Clare is served by the Belchamp substation. There are no identified capacity issues with the Belchamp substation.	L
Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity	Clare WwTW has current capacity for growth to 2021 but will be nearing capacity at that time. There is also limited scope to expand the existing	L

	WwTW and an additional WwTW site may need to be sought. The potable water supply network should not be a major constraint to development around Clare.	
Health		
Is the Opportunity Area well served for GP provision	Clare has four GPs in two surgeries, which is a good level of provision. They are both located centrally, within an 800m walking distance from the south Opportunity Area.	L
Is the Opportunity Area well served for dentists	There is no Dental Surgery in Clare. Theoretically a population of 2,000 could support a dentist in Clare, which would mean Clare is nearing a population where a dentist could be supported.	M
Schools		
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 135 primary school places at Clare Primary School. There are currently nine excess primary school places within Clare, which is a very small level of capacity. The primary school is located on the western edge of the settlement close to the centre. This is within an 800m walk to the south Opportunity Area.	L
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	It is most likely that residents in Clare use upper schools in Haverhill. There are currently 1,557 upper school places in Haverhill, across two upper schools. There are currently 178 excess upper school places within Haverhill.	L

Emergency Services

Is the Opportunity Area within a 15 minute Fire Service response time isochrone

Clare is entirely covered with the 15 minute target response time catchment from Clare Fire Station.

L

Is the Opportunity Area within an eight minute Ambulance Service response time isochrone

Clare is beyond the Haverhill ambulance station eight minute target response time.

H

Local Convenience Shop

Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop

Clare has a designated local centre with a Co-op store located centrally. The south Opportunity Area is located within 800m walk from the Co-op.

L

Wickhambrook

- 1.22 The following table provides a summary of the constraints and opportunities which affect the Opportunity Areas for growth around Wickhambrook.

Settlement Wide Opportunities and Constraints

Existing Infrastructure



Existing Development Constraints



Green Infrastructure

There are no national landscape or habitat designations that affect potential development within Wickhambrook.

There are no local landscape or habitat designations that affect potential development within Wickhambrook.

Topography

There are no fundamental topography constraints to development within Wickhambrook. The land rises slowly to the north west of the settlement. There is limited risk that development in this location would be prominent in views from the countryside to the west of the settlement.

Built form

Potential coalescence with the Hamlets of Malting End, Attleton Green, Boyden End, Meeting Green and Thorns. A constraint to development arises from close proximity to a cluster of small hamlets whose individual character should be protected, through separation or through sensitive site specific design. Any large scale growth in this location is likely to form a conjoining of all these settlements and significantly affect their character.

There are no archaeological designations which affect development potential within Wickhambrook. Wickham Street Conservation Area to the south east should be protected from impact to its landscape setting restricting development to the southeast of Wickhambrook.

Water

Flood Zone runs through eastern boundary of existing settlement. Fundamental constraint to

development along eastern boundary of settlement.

There are no additional water infrastructure constraints on development potential within Wickhambrook.

Transport

Settlement is served only by B1063. No significant impacts from development in this location although some local junction upgrades may be required.

Although a potential key service centre Wickhambrook is located off major bus corridor and is not considered to be a sustainable location for major growth.

Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraint results in the whole zone being discounted from further investigation.

North

Any development to the north of Wickhambrook would be within the walking catchments of the existing, albeit limited, facilities within Wickhambrook.

The landscape around Badmondfield Hall and Park Gate has been identified as having a remote rural character, given the location away from the main transport network across the district. Major development to the north of Wickhambrook would negatively impact on this character and therefore has been discounted from further investigation.

The topography to the north east of Wickhambrook rises gradually towards Boyden End. Development on this incline would result in very prominent development in view from the existing settlement and from the west.

Opportunity: No opportunity has been identified for major extension to Wickhambrook in this zone, due to potential impact on landscape character of the surrounding settlements. Notwithstanding this, infill and fringe development may be possible providing the distinct rural character of the surrounding landscape can be protected. Small scale infill and fringe developments are assessed as part of Opportunity Area 35.

East

The character of the locality is one of a cluster of small hamlets. Major development on this boundary would result in coalescence with Malting Green and has therefore been discounted from further investigation.

A small area of Flood Zone 2 is identified to the east of Wickhambrook. This location has therefore been discounted from further investigation.

Any growth to the east of Wickhambrook would be within the walking catchments of the existing,

albeit limited, facilities within Wickhambrook.

Opportunity: No opportunity has been identified for major extension to the eastern boundary of Wickhambrook. Notwithstanding this, smaller infill and fringe development may be possible providing the distinct character of surrounding settlements can be protected. Small scale infill and fringe developments are assessed as part of Opportunity Area 35.

South

The character of the locality is one of a cluster of small hamlets. Major development on this boundary would result in coalescence with Malting End to the south and Attleton Green to the south west. This location has therefore been discounted from further investigation.

Any growth to the south of Wickhambrook would be within the walking catchments of the existing, albeit limited, facilities within Wickhambrook.

Opportunity: No opportunity has been identified for major extension to the eastern boundary of Wickhambrook. Notwithstanding this, smaller infill and fringe development may be possible providing the distinct character of surrounding settlements can be protected. Small scale infill and fringe developments are assessed as part of Opportunity Area 35.

West

The character of the locality is one of a cluster of small hamlets. Major development on this boundary would result in coalescence with Attleton Green to the west. This location has therefore been discounted from further investigation.

Any development to the west of Wickhambrook would be within the walking catchments of the existing, albeit limited, facilities within Wickhambrook.

Opportunity: No opportunity has been identified for major extension to the eastern boundary of Wickhambrook. Notwithstanding this, smaller infill and fringe development may be possible providing the distinct character of surrounding settlements can be protected. Small scale infill and fringe developments are assessed as part of Opportunity Area 35.

Central

Opportunity: infill development and small fringe infill sites are considered appropriate development forms for growth within Wickhambrook. Growth in this location is assessed in Opportunity Area 35, including the potential from small fringe infill along the entire perimeter of the settlement.

Overall Summary

Settlement pattern and close proximity to neighbouring hamlets restricts development potential of this settlement. Infill development within Wickhambrook will require a sensitive design approach to ensure the character of the surrounding hamlets is protected.

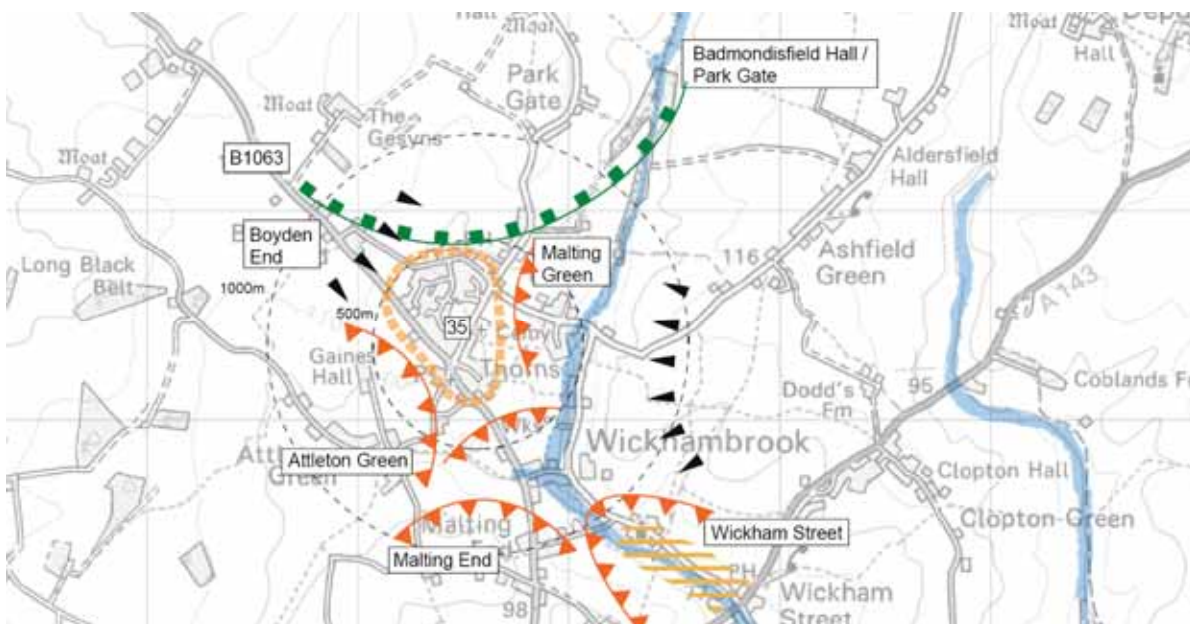
Opportunities Areas

Wickhambrook

Dwelling Yield: 150-250

Map Reference: 35

Small scale in fill development could support local facilities like the existing primary school.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

Green Infrastructure

Does the Opportunity Area threaten any area of national habitat or landscape protection (SSSI, SPA)

Comments

Development within this Opportunity Area does not affect any national landscape or habitat designations.

L

Does the Opportunity Area threaten any area of local habitat or landscape protection

Development within this Opportunity Area does not affect any local landscape or habitat designations.

L

Topography

Is the Opportunity Area limited by any topographical features or forms (Slopes, ridges, views)

There are no topographical issues related to development within this Opportunity Area.

L

Built Form

Does the Opportunity Area lead to any settlement layout constraints (Coalescence, defensible boundary)

There is recognised potential that any large scale development on the periphery of Wickhambrook would potentially lead to coalescence with surrounding villages.

M

Does the Opportunity Area threaten any historical built form designations

Providing the setting of Wickham Street Conservation Area is protected there are no additional threats to historical or archaeological designations from development within this Opportunity Area.

M

Water

Is the Opportunity Area affected by any flooding constraint

A flood zone runs to the east of the Opportunity Area. Potential of flood risk will need to be addressed in detail by any proposed development to the eastern side of the settlement.

M

Is the Opportunity Area affected by any water supply / treatment constraints (SPZ, Waste Water, Cordon Sanitaire)

There are no additional water infrastructure constraints to this Opportunity Area.

L

Transport

Is the Opportunity Area limited by its access to or congestion within the existing transport network

No significant impacts from development in this location although lack of local employment will mean majority of new dwellings contribute to commuting flows.

M

Is the Opportunity Area limited by its access to walking or public transport catchments

The Opportunity Area is located off major bus corridor and is not considered to be a sustainable location for large scale growth

H

Other Constraints

None

None

Infrastructure

Utilities

Is the Opportunity Area affected by any energy supply constraints

Wickhambrook is served by the Boxted substation on the Bury/Belchamp grid. Our stakeholder consultation identified that Boxted substation is operating comfortably within capacity.

L

Is the Opportunity Area located for good access to mains water and waste water networks with existing capacity

Wickhambrook is served by Wickhambrook Wastewater Treatment Works (WwTW). Headroom capacity has not been identified. This will require further investigation.

U

Health

Is the Opportunity Area well served for GP provision

The Wickhambrook Surgery has three GPs, which is an excellent provision.

L

Is the Opportunity Area well served for dentists	<p>The surgery is located in the north east of the settlement, although is within 800m walkable distance of the whole of the Opportunity Area.</p> <p>There is no dental surgery in Wickhambrook, although currently it is not of a sufficient population to be able to support one.</p>	L
Schools		
Are there current capacity issues at primary schools that will serve the Opportunity Area	There are currently 135 primary school places at Wickhambrook County Primary School. There are currently 52 excess primary school places within Wickhambrook, which is a large level of capacity. The primary school is located in the south of the settlement although this is within 800m walking distance of the whole Opportunity Area.	L
Are there current capacity issues at middle schools that will serve the Opportunity Area	As part of the Schools Reorganisation Program the middle school tier of education is to be removed to create a two tier system. The pending SOR will consider how current middle school pupil yield can be accommodated.	L
Are there current capacity issues at upper schools that will serve the Opportunity Area	It is most likely that residents in Wickhambrook use upper schools in Bury St Edmunds. There are currently 135 excess upper school places within Bury St Edmunds.	L
Emergency Services		
Is the Opportunity Area within a 15 minute Fire Service response time isochrone	Wickhambrook is entirely covered with the 15 minute target response time catchment from Wickhambrook Fire Station.	L
Is the Opportunity Area within an eight minute Ambulance Service response time isochrone	Wickhambrook is beyond the Bury and Haverhill ambulance stations eight minute target response time.	H
Local Convenience Shop		
Is the Opportunity Area within an 800m walkable distance of an existing local convenience shop	The main convenience store in Wickhambrook is Thorns Corner Stores in the south of Wickhambrook. This is located conveniently for an 800m	L

walkable catchment to the whole of the
Opportunity Area.





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