

West Suffolk Local Plan Strategic Policies (July 2025)

Neighbourhood plans should conform with the West Suffolk Local Plan strategic policies listed below:

Policy SP1 The climate and environment emergency and sustainable development
Policy SP2 Flood risk and sustainable drainage
Policy SP3 Health and wellbeing
Policy SP4 Design
Policy SP5 Green Infrastructure
Policy SP6 Locally valued landscapes
Policy SP7 Landscape
Policy SP8 Biodiversity net gain and enhancements
Policy SP9 Protected sites, habitats, and features
Policy SP10 Special protection areas and special areas of conservation
Policy SP11 Recreational effects of development
Policy SP12 The Spatial Strategy
Policy SP13 Settlement hierarchy
Policy SP14 Housing needs
Policy SP15 Neighbourhood plans
Policy SP16 Affordable housing
Policy SP17 Housing type and tenure
Policy SP18 Rural exception sites
Policy SP19 Gypsies and Travellers and travelling showpeople
Policy SP20 Custom and self-build
Policy SP21 Housing in the countryside
Policy SP22 Strategic employment
Policy SP23 General employment and rural employment areas
Policy SP24 Economic development and essential utilities in the countryside
Policy SP25 Retail and other complimentary town centre uses
Policy SP26 Horse racing industry development
Policy SP27 Development affecting the horse racing industry
Policy SP28 Change of use and development of horse racing industry sites

Policy SP29 Safeguarding horse walks and crossings
Policy SP30 Historic environment
Policy SP31 Infrastructure
Policy SP32 Existing special operational uses
Policy AP1 Land at Warren Close, Brandon
Policy AP2 Brandon Cemetery
Policy AP3 Land north of Rougham Tower Avenue, Bury St Edmunds
Policy AP4 West Bury St Edmunds
Policy AP5 North-east Bury St Edmunds
Policy AP6 South-east Bury St Edmunds
Policy AP7 Land to the north of Mount Road, Bury St Edmunds
Policy AP8 Former railway sidings, Bury St Edmunds
Policy AP9 Land west of Rougham Road, Bury St Edmunds
Policy AP10 West Suffolk Hospital
Policy AP11 West Suffolk Operational Waste Hub and reserved land
Policy AP12 Suffolk Business Park extension, Bury St Edmunds
Policy AP13 North-west Haverhill
Policy AP14 North-east Haverhill
Policy AP15 Former Wisdom Toothbrush Factory, Colne Valley Road, Haverhill
Policy AP16 Land west of Mildenhall, north and south of West Row Road, Mildenhall
Policy AP17 Land at College Heath Road, Mildenhall
Policy AP18 Mildenhall Academy and Dome Leisure Centre site, Mildenhall
Policy AP19 Hatchfield Farm, Fordham Road, Newmarket
Policy AP20 Pinewood Stud, Newmarket
Policy AP21 Land off High Street, Black Bear Lane and Rowley Drive (Queensbury Lodge), Newmarket
Policy AP22 Former St Felix Middle School site, Newmarket
Policy AP23 Primary school provision in Newmarket
Policy AP24 Land off Bury Road, Barrow
Policy AP25 Land off Denham Lane, Barrow
Policy AP26 Land north of Barrow Primary School
Policy AP27 Land north of Cavendish Road, Clare

Policy AP28 Land south of Cavendish Road, Clare
Policy AP29 Land at Bardwell Road, Ixworth
Policy AP30 Land north of Crown Lane and west of A143, Ixworth
Policy AP31 Land at junction of Hall Road and Mill Road, Kedington
Policy AP32 Matthews Nursery, High Street, Lakenheath
Policy AP33 Land west of Eriswell Road, Lakenheath
Policy AP34 Land at Rabbithill Covert, Station Road, Lakenheath
Policy AP35 Land north of Station Road, Lakenheath
Policy AP36 Land off Briscoe Way, Lakenheath
Policy AP37 Land north of Burrow Drive and Briscoe Way, Lakenheath
Policy AP38 Land north of Acorn Way, Red Lodge
Policy AP39 Land east of Warren Road, Red Lodge
Policy AP40 Land east of Bury Road, Stanton
Policy AP41 Shepherds Grove, Stanton and Hepworth
Policy AP42 Land south of Hopton Road, Barningham
Policy AP43 Land at Lambale Close, Beck Row
Policy AP44 Land at Rookery Drove, Beck Row
Policy AP45 Land off Bury Road, Hopton
Policy AP46 Land at Mill Lane, Hundon
Policy AP47 Land east of School Road, Moulton
Policy AP48 Land north of Moulton Primary School
Policy AP49 Land west of Kingshall Street, Rougham
Policy AP50 Land east of Beeches Road, West Row
Policy AP51 Land west of West Row Primary School
Policy AP52 Land west of Bunters Road, Wickhambrook
Policy AP53 Land at School Lane, Bardwell
Policy AP54 Land east of Church Lane, Barton Mills
Policy AP55 Land at Queens Lane, Chedburgh
Policy AP56 Land west of Queens Lane, Chedburgh
Policy AP57 Land adjacent to Moseley's Farm, Fornham All Saints
Policy AP58 Land fronting The Street, Fornham St Martin
Policy AP59 Land north of village hall, Freckenham

Policy AP60 Land north of Troston Road, Honington and Sapiston
Policy AP61 Land south of Bardwell Road, Honington and Sapiston
Policy AP62 Land off Chevington Road, Horringer
Policy AP63 Land north of Griffin Gardens, Ingham
Policy AP64 Land adjacent to Park Farm, Fornham St Genevieve
Policy AP65 Park Farm (St Genevieve Lakes) Ingham