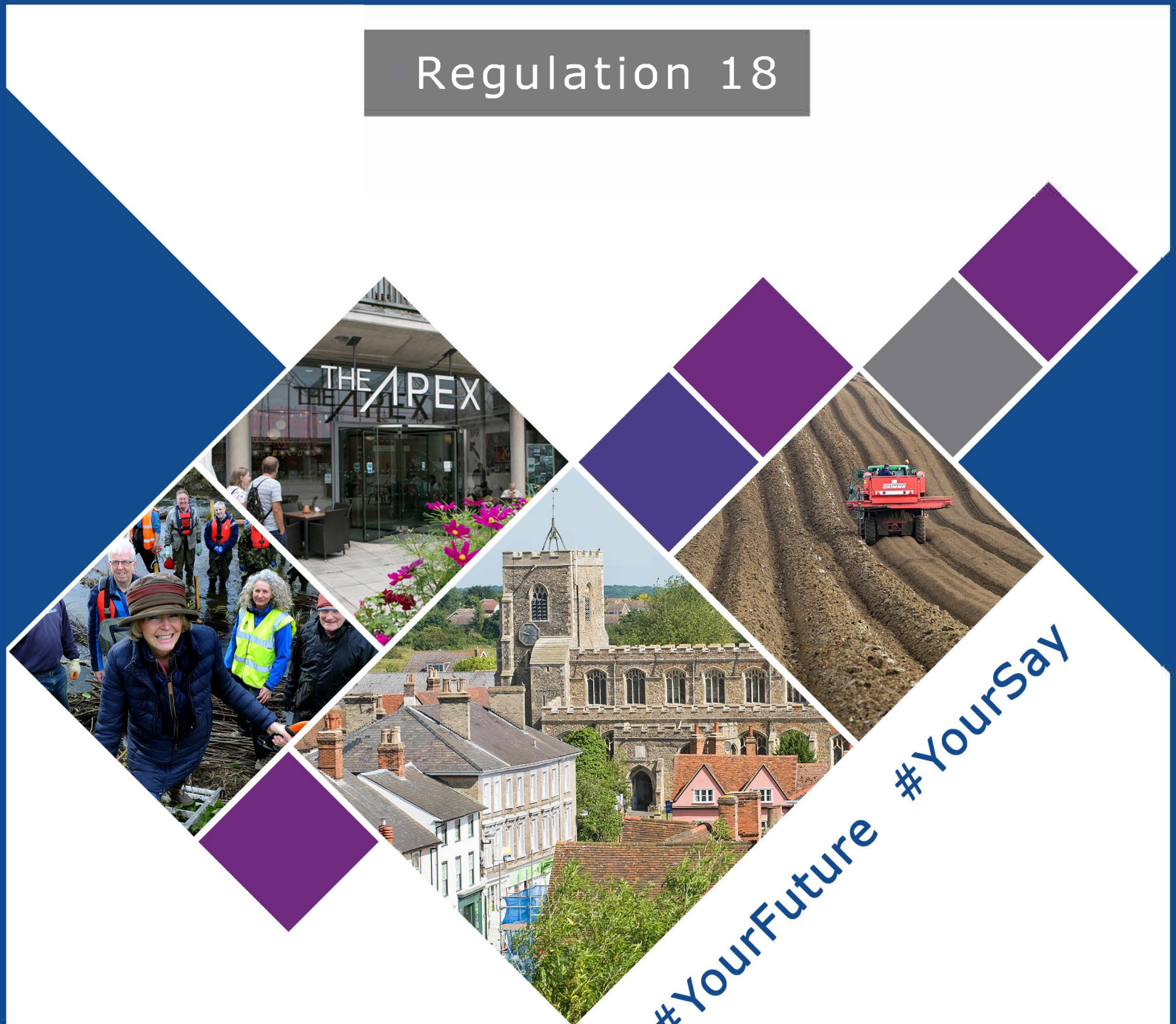


West Suffolk Local Plan Preferred Options

Part Three: Site Allocations

Regulation 18



#YourFuture #YourSay

May 2022

West Suffolk
Council

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About this consultation and how to respond

This preferred options consultation draft of the local plan is the second opportunity for you to get involved with preparing the new plan. We want to hear your views and to make this as easy as possible for you to do this. This is #YourFuture #YourSay and now is the chance for you to help shape the future of West Suffolk.

A good local plan is central to the future development of West Suffolk and our communities. It is much more than just about where housing and associated facilities may go but will also set out how best to support the future prosperity of our area and future generations as well as tackling wider issues such as improving the economy, health and tackling climate change, it is about planning to make sure we get the right kind of development in the right place while protecting our environment. The local plan shapes planning and development in West Suffolk here up to 2040 which is why it is vital that people have their say.

How to comment

All of the consultation information is available to view in our [live exhibition hall](#). There is also an online chat facility in the exhibition hall where you can chat to planning officers if you have any questions.

The best way to comment on the local plan is online via the [council's consultation system](#). If you have difficulty commenting online, or you need information in a different format, please let us know and we will be happy to help.

You can email us planningpolicy@westsuffolk.gov.uk and if you have any questions on any aspect of this consultation, please contact a member of the strategic planning team on 01284 757368.

The consultation period runs from 26 May 2022 (9am) to 26 July 2022 (5pm) and all comments must be received by Tuesday 26 July 2022 at 5pm.

We have commissioned and produced background evidence that have helped inform this draft of this plan. These are available to view at West Suffolk Local Plan background evidence documents on our website.

How we deal with your data and protect it

We are collecting your personal information in order to process your comments under the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Neighbourhood Planning Regulations 2012. Your name, address, (and all unredacted personal details as submitted by yourself), organisation, and comments may be passed to an independent planning inspector or examiner to consider the soundness legal compliance of the planning policy documents being produced. Apart from that your data will not be shared with third parties unless used for council purposes, in order to enquire and receive information relating to your comments, the prevention or detection of crime, to protect public funds or where we are required or permitted to share data under other legislation.

Your data will be kept until the document is superseded in line with our retention policy.

You have the right to access your data and to rectify mistakes, erase, restrict, object or move your data in certain circumstances. Your data will not be subject to automated decision making and processing. For further information on our data protection policies please go to our website: [How we use your information](#) or email: data.protection@westsuffolk.gov.uk

Please note that all images in this document were taken prior to the COVID-19 pandemic.

1. Introduction

1.1. This section of the West Suffolk Local Plan sets out the council's preferred sites for housing, employment, mixed-use, retail and commercial leisure use in towns, key service centres, local service centres and type A villages. While those settlements categorised as type B villages will not have site allocations, section six sets out how small levels of growth may be brought forward in this category of settlement.

1.2. Your views are an important part of the process, and we welcome responses from both the public and statutory stakeholders to the sites allocated in this plan. This is #YourFuture and the chance to have #YourSay.

Evidence to support site selection

1.3. Evidence and research have helped develop the policy parameters for the site allocations set out in this part of this plan, as well as the outcomes of the West Suffolk Issues and Options consultation carried out in October 2020. Evidence produced to support this plan is ongoing and will be made available on the [background evidence webpage](#) when published. These documents should not be read in isolation.

Residential site options

1.4. The sites within this part of the West Suffolk Local Plan are identified as strategic or non-strategic. The strategic sites are larger residential sites which help address the council's strategic priorities and housing need. The non-strategic sites are smaller residential sites across the district to meet the housing need.

1.5. The majority of residential sites included as preferred options in this plan originate from the current adopted local plan documents for the former St Edmundsbury and Forest Heath areas, the strategic housing and economic land availability assessment 2020 and 2021 update and the [West Suffolk Local Plan Issues and Options](#) consultation document (October 2020). A table showing existing allocations to be carried forward in this plan and proposed new allocations can be seen at appendix A.

1.6. The National Planning Policy Framework states that planning policies should identify a sufficient supply and mix of sites and that they are available, suitable and viable (paragraph 68). Allocations in the former St Edmundsbury and Forest Heath Local Plans have been carried forward to this plan where there is evidence of delivery. Where development has commenced on a currently allocated site it is omitted from this plan.

1.7. Where there remains uncertainty about particular delivery issues of an allocated site, this is referred to in the policy considerations text. If no further evidence can be provided to confirm deliverability of these sites during this consultation, they may be removed from the submission (final) version of this plan.

- 1.8. There are non-strategic sites, with planning permission which are not listed in this plan and details of these can be found in the five year housing land supply (February 2022).

Omission sites

- 1.9. As a result of comments received at the issues and options consultation stage and further evidence base work, many sites have now been discounted and are not proposed for allocation in this plan. These sites are now referred to as 'omission sites' and are set out in appendix B alongside a brief justification setting out why they haven't been selected for allocation.

Infrastructure delivery plan

- 1.10. The draft infrastructure delivery plan (IDP) is an evidence base study supporting the local plan which sets out baseline information for those categories of settlements which could experience growth in this plan period. Ongoing discussions with infrastructure providers throughout the preparation of the local plan will establish and define infrastructure requirements generated by the sites proposed in this plan. The development of the IDP is an iterative process, and it will continue to be refined through the preparation of this local plan.

Site assessment criteria

- 1.11. The following criteria have been used to help assess the sites included in this plan as preferred options:
- Only included sites in or adjacent to towns, key service centres, local service centres and type A villages (see SP5 in part one of this plan for information on the settlement hierarchy and categories of settlement).
 - Excluded sites below 10 dwellings (these can come forward as windfall).
 - Applied the criteria below to calculate the overall number of dwellings and/or density for that site except where constraints suggest a more appropriate capacity and/or density:
 - sites over 50 dwellings – 60 per cent of the site will be calculated at 30 dwellings per hectare to allow for infrastructure provision on site (evidenced by Natural England Sites of Special Scientific Interest impact zone setting).
 - Mixed-use sites – a lower density will be assumed reflecting the proportion of the site likely to be available for residential development.
 - on sites below 50 dwellings, 30 dwellings per hectare is likely to be appropriate unless obvious constraints are known, for example the site is extensively covered by mature trees and a tree preservation order has been applied.

- Where there is a current application (for example with resolution to grant permission) or planning permission the dwelling number on the application is used, as this reflects what is deliverable.
- Where a neighbourhood plan is being progressed, we have had regard to its status and content.

Employment mixed-use, retail and commercial leisure use sites

- 1.12. The employment land review study (2021) has helped inform the distribution of employment sites across the district. Further information on how the overall employment requirement has been derived can be seen in part one of the local plan. Section seven of this part of this plan allocates sites to meet our employment mixed-use, retail and commercial leisure use needs.

Gypsy and Traveller sites

- 1.13. The council has a legal duty to consider the needs of Gypsies and Travellers in the same way as other sectors of the community. In order to plan positively and evidence the permanent and transit site accommodation needs of Gypsies and Travellers, the council has worked collaboratively with neighbouring local authorities in the Cambridge Sub Region Housing Market Area to produce a revised Gypsy and Traveller Accommodation Needs Assessment
- 1.14. This consultation invites land to be put forward for sites for Gypsy and Traveller accommodation to be considered for allocation (See call for sites below).

Site boundaries and mapping

- 1.15. All of the preferred allocated sites can be viewed in this plan, on '[Find my nearest](#)' under 'West Suffolk Local Plan Preferred Options' on the council's website and on the policies map.
- 1.16. It should be noted that as a result of further evidence-based work and this consultation, the allocated site boundaries and capacities may be subject to change in the final submission plan.

Next steps

- 1.17. It is important to note that no firm decisions have been made on whether the sites in this document will be taken forward to the final consultation draft of the local plan. We are seeking your views at this stage to assist with making these decisions.
- 1.18. At the end of the settlement sections there are questions asking for your opinion on the preferred sites. Please respond setting out the reference number of the site being referred to where applicable.

- 1.19. Following the close of this consultation, the comments will be analysed and used to help produce the final submission version of the local plan for a final round of consultation in 2023. This plan will then be submitted for examination by an independent planning inspector. The timeline for plan production and key dates can be viewed [West Suffolk Council's website](#).

Call for sites

- 1.20. In order to ensure that all potential options for the distribution of new housing, employment, retail and Gypsy and Traveller sites are explored through the preparation of this local plan, a new call for sites accompanies this consultation.
- 1.21. If you are aware of any other potential sites for the above uses in West Suffolk that are available for development which are not identified in this document and have not been previously submitted to us, then please let us know by completing the ['call for sites' site submission form](#), providing details of the site location and a map with a red outline of the site boundary.
- 1.22. We are particularly keen to receive information about potential sites within, or directly adjacent to, those local service centres and type A villages where no sites have been currently identified in this plan. The National Planning Policy Framework requires that at least 10 per cent of the housing requirement is provided on sites no larger than one hectare in the development plan, unless it can be shown that there are strong reasons why this 10 per cent target cannot be achieved. We currently have insufficient sites to meet this NPPF policy requirement, so are also interested to hear about potential sites in all settlements no larger than one hectare, subject to these sites meeting the criteria outlined in the form.
- 1.23. This information will help in drawing up the final draft of the West Suffolk Local Plan, which will be the final version of this plan submitted to an independent planning inspector for examination.



4.12. **Wickhambrook**

- 4.12.1. Wickhambrook is a village located in the southern part of the district 16 kilometres from Haverhill and Newmarket and 18 kilometres from Bury St Edmunds. It has a population of 1,286 (2019 mid-year estimate). Wickhambrook is designated as a local service centre with a range of services including a primary school, GP Surgery, a public house, recreation facilities and convenience food store and post
- 4.12.2. The parish council have embarked on the process of preparing a neighbourhood plan. The neighbourhood plan area was designated by West Suffolk Council on 1 October 2021.

Constraints and opportunities

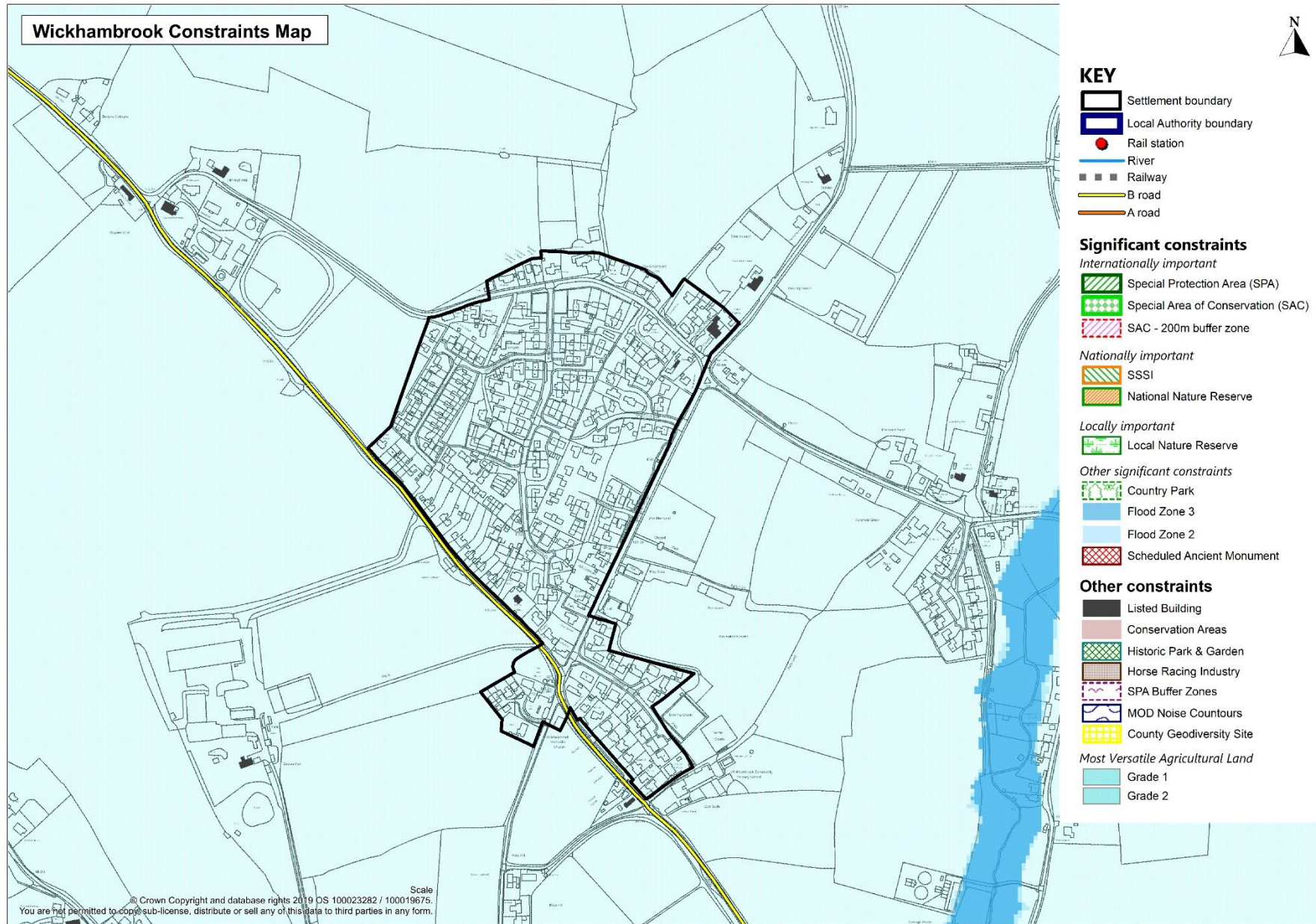
- Wickhambrook comprises of a core village area surrounded by a number of hamlets and small groups of dwellings to the north-west, south and east. There is a need to prevent coalescence of these historic hamlets to preserve the character of Wickhambrook.
- The landscape character assessment notes that the village lies within the Glem and Wickhambrook Farmlands character area, comprising of undulating ancient farmlands.
- The topography of the area creates long views out of the village. Land to the north-west and to the east of the settlement is on higher ground where there is a risk that large scale growth would be prominent in the landscape.
- The village green to the south-east of the village acts as an entrance to Wickhambrook, which forms a key feature of the village and should be protected.
- Flood zones 2 and 3 run adjacent to the eastern fringes of Thorns and Meeting Green which may potentially be a constraint to There is occasional localised surface water flooding within the village.
- Bus services are less frequent than hourly or operate during limited times.
- There is a conservation area at Wickham Street to the south-east of the main settlement.
- The roads are narrow in places and lack footpaths and safe pedestrian routes.

Preferred allocation

- 4.12.3. One new site is proposed as a preferred site for mixed-use development in Wickhambrook providing an indicative capacity of 40 dwellings, with the opportunity for community facilities or retail and/or employment to be explored and determined through a site development brief.
- 4.12.4. The level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement. Further information on how housing numbers have been derived can be seen in part one of the local plan.

- 4.12.5. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.
- 4.12.6. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Wickhambrook settlement constraints map



Wickhambrook preferred allocations map



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Wickhambrook

Scale: 1:10000

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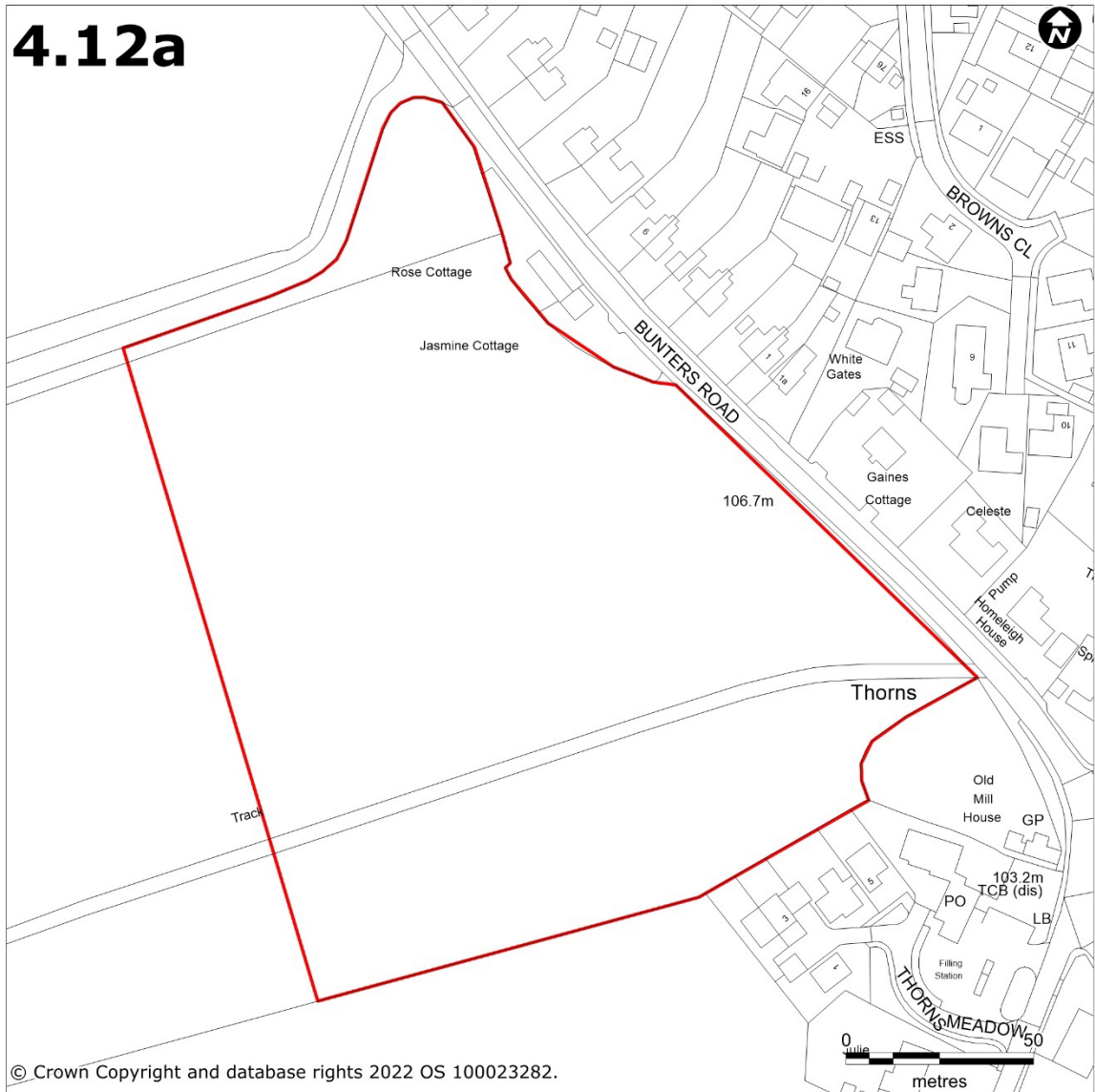
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Non-strategic allocation

4.12a land west of Bunters Road, Wickhambrook

New reference number: 4.12a
SHELAA reference: WS195a
Location: land west of Bunters Road, Wickhambrook
Site area: 2.85 hectares
Preferred options indicative capacity: 40 dwellings (final capacity to be determined through site development brief)
Site map



Policy and capacity considerations

- a. The site is located to the west of Wickhambrook and is part of a large arable field. To the west lies Claydon's agricultural business site and to the east is Bunters Road.
- b. The opportunity for mixed-use development should be explored on the site which could include community facilities and/or retail or local employment.
- c. The amount of land available for development, mix and location of uses, access arrangements, design and landscaping will be informed by a site development brief.
- d. A buffer to the off-site woodland southwest of the site must be provided.
- e. The site is within a great crested newt risk zone (GCN) and participation in the GCN District Level Licensing Scheme should be considered.
- f. Retain and enhance the existing boundary features and hedgerows with appropriate buffers.
- g. There are long views out of the site to the west which require strategic landscaping to create a strong settlement boundary.
- h. Vehicular access should be via Bunters Road to the north of the site.
- i. Pedestrian and cycle routes from the site should be provided to ensure the site is well connected to the settlement. Opportunities to provide greater access to these routes will be required, in line with the Suffolk Green Access Strategy.
- j. The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be encouraged.
- k. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.



7. Employment, mixed-use, retail and commercial leisure use allocations

Employment and mixed-use

Preferred employment and mixed-use allocations

- 7.1. The employment land review study (2021) has informed the distribution of employment sites across the district, as well as the existing environmental and physical constraints and the overall capacity for growth. In addition, the level of development proposed is influenced by the overall assessment of employment land requirements and the spatial strategy. Further information on how employment requirement has been derived can be seen in part one of the local plan.
- 7.2. The tables below identify new and existing preferred strategic and non-strategic employment, mixed-use and retail and commercial leisure use sites. The proposed sites will be protected in order to maintain an adequate supply of land for these uses. These sites are identified on the draft policies map. For mixed-use sites the indicative capacity relates to the part of the site proposed for employment use.
- 7.3. The three made neighbourhood plans of Great Barton, Hargrave and Newmarket set specific policy and guidance relating to employment, commercial and retail and leisure uses in these designated areas.
- 7.4. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.

Additional information

- 7.5. For a number of the existing local plan allocations additional information is sought to demonstrate the employment area can come forward in the local plan period before it can be taken forward to the submission stage of this local plan. This includes evidence of the types of use sought and when it is expected to be delivered. Further work is being carried out to determine the types of employment uses on the site.
- 7.6. For the following sites additional information is required to demonstrate the employment areas can come forward in the local plan period before they can be taken forward to the submission stage of this local plan.

3.01c land east of Barrow Hill
 3.01d Barrow Business Park
 3.07b Shepherds Grove, Stanton



New strategic employment and mixed-use allocations

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
2.02a	WS277	Bury St Edmunds	Land at Rougham Airfield	20 ha	Proposed for employment-led growth with some housing	See site reference 2.02a in Bury St Edmunds section
2.05a	WS145a	Newmarket	Additional land at Hatchfield Farm	5 ha	Proposed for mixed employment and residential use	See site reference 2.05a in Newmarket section



Existing strategic employment and mixed-use allocations to be carried forward

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
2.02i	BV13	Bury St Edmunds	Suffolk Business Park extension	72.34 ha (of which 13 ha remaining capacity at 2021)	Existing employment allocation	Existing adopted policy requirements to be applied.
2.04a	SA4(a)	Mildenhall	Land west of Mildenhall	5 ha	Existing mixed-use allocation (employment, residential and Mildenhall Hub)	See site reference 2.04a in Mildenhall section. Details to be agreed to determine the appropriate types of employment uses and their deliverability
2.04d	SA17(a)	Mildenhall	Mildenhall College Academy and Dome Leisure Centre site	4 ha	Existing employment allocation	Existing policy requirements to be applied. Details to be agreed to determine the appropriate types of employment

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
						uses and their deliverability
2.05b	SA6(g)	Newmarket	Land at Hatchfield Farm	5 ha	Existing mixed-use allocation (employment, residential and school)	See site reference 2.05b in Newmarket section Details to be agreed to determine the appropriate types of employment uses and their deliverability
3.06a	SA10(a)	Red Lodge	Land north of Acorn Way	8 ha	Existing mixed-use allocation for employment, residential and school	See site reference 3.06a in Red Lodge section. Details to be agreed to determine the appropriate types of employment uses and their deliverability

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
3.07b	RV4(j - part)	Stanton	Shepherds Grove	31 ha (part of site remaining undeveloped at 2021)	Existing employment allocation	Existing policy requirements to be applied. Additional information is required to demonstrate the site can come forward in the local plan period before it can be taken forward to the submission stage of the local plan process.



New non-strategic employment and mixed-use allocations

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
2.04c	WS141	Mildenhall	Land west of Folly Road	2.5 ha for employment uses	Proposed for mixed employment and residential use	See site reference 2.04c in Mildenhall section

5.05a	WSE13	Fornham All Saints	Land adjacent to Moseley Farm	Up to 1.7 ha	Employment use and possible extension of cemetery	See below
5.06b	WSE02	Fornham St Genevieve	Land adjacent to Park Farm	4.4 ha	Employment use	See below



Existing non-strategic employment and mixed-use allocations to be carried forward

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
2.02j	BV16	Bury St Edmunds	British Sugar Sites – areas north of Compiègne Way	38.90ha	Uses in connection with the on-going operation and continued growth	Carried forward to safeguard British Sugar factory's on-going operation and future growth. Existing policy requirements to be applied.
2.03c	HV7 (a)	Haverhill	Wisdom Factory, Duddery Hill	1.5ha	Mixed-use	See site reference 2.03c in Haverhill section
2.03d	HV7 (b)	Haverhill	Chauntry Mill, High Street	1.2ha	Mixed-use	See site reference 2.03d in Haverhill section
3.01c	RV10	Barrow	Land east of Barrow Hill	1 ha	Proposed employment	The wider site is an existing allocation in the local plan for residential and employment uses.

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
						<p>The residential part of the scheme has been implemented but the employment element remains undelivered.</p> <p>Additional information is required to demonstrate the employment area can come forward in the local plan period before it can be taken forward to the submission stage of the local plan.</p>



Proposed and existing established employment areas

7.7. Proposed and existing established employment areas listed by towns or elsewhere in the district are identified in the tables below and on the policies map.

Policy Reference	Existing site reference	Settlement	Employment area	Land available as at Sept 2021 in hectares (ha)
2.03g	HV9(a)	Haverhill	Bumpstead Road	1.58 ha
2.03h	HV9(b)	Haverhill	Falconer Road	2.77 ha
2.03i	HV10 (part)	Haverhill	Haverhill Research Park	0.68 ha
3.01d	RV4a	Barrow	Barrow Business Park	1.1 ha
5.05b	None	Fornham All Saints	Moseley Farm	2.16ha
5.06c	None	Fornham St Genevieve	Park Farm	7.15ha
5.06d	None	Fornham St Genevieve	Hall Farm	3.93ha
6.28b	RV4k (north and south)	Little Wratting	Karro Foods site, Haverhill Road	2.37 ha

7.8. Existing employment sites with no land available as at September 2021 are listed below.

Policy Reference	Existing site reference	Settlement	Employment area
2.01b	SA16(b)	Brandon	Land at Station Way
2.01c	SA16(c)	Brandon	Land south of railway line
2.01d	SA16(d)	Brandon	Land south of London Road
2.01e	SA16(e)	Brandon	Land south of Mile End
2.02k	BV14(a)	Bury St Edmunds	Anglian Lane
2.02l	BV14(b)	Bury St Edmunds	Barton Road
2.02m	BV14(c)	Bury St Edmunds	Blenheim Park
2.02n	BV14(d)	Bury St Edmunds	British Sugar, Hollow Road and areas north of Compiegne Way

Policy Reference	Existing site reference	Settlement	Employment area
2.02o	BV14(e)	Bury St Edmunds	Suffolk Business Park
2.02p	BV14(f)	Bury St Edmunds	Chapel Pond Hill
2.02q	BV14(g)	Bury St Edmunds	Eastern Way
2.02r	BV14(h)	Bury St Edmunds	Enterprise Park, Etna Road
2.02s	BV14(i)	Bury St Edmunds	Mildenhall Road
2.02t	BV14(j)	Bury St Edmunds	Moreton Hall
2.02u	BV14(k)	Bury St Edmunds	Northern Way
2.02v	BV14(l)	Bury St Edmunds	Western Way
2.02w	BV14(m)	Bury St Edmunds	Greene King, Friars Lane
2.02x	BV14(n)	Bury St Edmunds	Rougham Industrial Estate
2.03j	HV9(c)	Haverhill	Haverhill Industrial Estate
2.03k	HV9(d)	Haverhill	Homefield Road
2.03l	HV9(e)	Haverhill	Stour Valley Road
2.04e	SA16(k) (incorporating former sites SA16(l) which has been implemented	Mildenhall	Industrial estate north of the settlement
2.05e	SA16(m) (incorporating former sites SA17(b) St Ledger which has been implemented within the site)	Newmarket	Industrial estate north of the settlement
3.02d	RV4c	Clare	Chilton Street Business Park
3.02e	RV4d	Clare	Bridewell Business Estate
3.05g	SA16j	Lakenheath	Station Road
3.06d	SA16n	Red Lodge	North of the settlement
3.07c	RV4j (existing developed part of site)	Stanton/Hepworth	Shepherd's Grove
4.02c	SA16a	Beck Row	land east of Mildenhall Drove
4.04b	SA16f	Exning	land south of Swan Lane

Policy Reference	Existing site reference	Settlement	Employment area
5.02a	RV4e	Barnham	Gorse Industrial Estate
5.04c	RV4b	Chedburgh	Chedburgh
5.11a	RV4f	Ingham	Ingham
5.12a	SA16g	Kentford	land south of Bury Road, Lanwades Business Park
5.12b	SA16h	Kentford	land south of Gazeley Road
5.12c	SA16i	Kentford	land south of Bury Road
5.14a	RV4h	Risby	Risby Business Park
6.28a	RV4i	Saxham	Saxham



Existing non-strategic retail and commercial leisure uses allocations

New policy reference	Existing policy reference	Settlement	Site	Indicative capacity in hectares (ha)	Nature of proposal	Policy considerations
2.02y	BV9 (part)	Bury St Edmunds	Land at Tayfen Road	1.18ha	Existing allocation proposed for mixed commercial	<p>Part of the site is being brought forward for residential development. The remainder of the site is suitable for mixed commercial uses.</p> <p>See policy BV9 for policy considerations.</p>
3.05a	SA7a	Lakenheath	Matthews Nursery	1.86ha	Existing allocation proposed for mixed commercial and residential	<p>Part of the site is being brought forward for residential development. The remainder of the site is suitable for mixed commercial uses.</p> <p>See site reference 3.05a in the Lakenheath section for policy considerations.</p>



- 7.13. The following five town centres and their primary shopping area boundaries are shown on the policies map.

New town centre policy reference	New primary shopping area boundary policy reference	Town centres
2.01f	2.01f(psa)	Brandon
2.02z	2.02z(psa)	Bury St Edmunds
2.03m	2.03m(psa)	Haverhill
2.04f	2.04f(psa)	Mildenhall
2.05f	2.05f(psa)	Newmarket

- 7.14. The following proposed and existing local centres are shown on the policies map.

New policy reference	Existing local centres	Settlement
2.02aa	Barton Road	Bury St Edmunds
2.02ab	Cadogan Road	Bury St Edmunds
2.02ac	Glastonbury Road	Bury St Edmunds
2.02ad	Hardwick Precinct	Bury St Edmunds
2.02ae	Lake Avenue Parade	Bury St Edmunds
2.02af	Moreton Hall	Bury St Edmunds
2.02ag	The Parade, Ridley Road	Bury St Edmunds
2.02ah	St Olaves Precinct	Bury St Edmunds
2.02ai	Stamford Court	Bury St Edmunds
2.03n	Hales Barn	Haverhill
2.03o	Strasbourg Square	Haverhill
2.03p	Leiston Road	Haverhill
2.03q	Blair Parade	Haverhill
2.03r	Hanchett End	Haverhill
2.05g	Valley Way	Newmarket
2.05h	Elizabeth Avenue	Newmarket
2.05i	St Johns Close	Mildenhall
3.01e		Barrow
3.02f		Clare
3.03d		Ixworth
3.04c		Kedington
3.05h		Lakenheath
3.06e		Red Lodge
3.07d		Stanton



Proposed new local centres

New policy reference	New local centres are allocated at	Settlement
2.02c	North-west Bury St Edmunds strategic site	Bury St Edmunds
2.02d	Moreton Hall strategic site	Bury St Edmunds
2.02f	North-east Bury St Edmunds strategic site	Bury St Edmunds
2.02g	South-east Bury St Edmunds	Bury St Edmunds
2.03a	North-west Haverhill strategic site	Haverhill
2.03b	Two local centres at north-east Haverhill strategic site	Haverhill
2.04a	Land west of Mildenhall strategic site	Mildenhall

- 7.15. A part of the consultation the council is inviting the submission of employment, mixed-use and retail and commercial leisure sites as part of the call for sites. If you are aware of any other potential sites in West Suffolk that are available for development which are not identified in this document then please let us know by completing the [site submission form](#), providing details of the site location and a map with a red outline of the site boundary.

Appendix A – table showing new and existing residential and employment allocations

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
2.01a	Brandon	Warren Close	existing allocation	residential
2.01b	Brandon	land at Station Way	existing allocation	employment
2.01c	Brandon	land south of railway line	existing allocation	employment
2.01d	Brandon	land south of London Road	existing allocation	employment
2.01e	Brandon	land south of Mile end	existing allocation	employment
2.02a	Bury St Edmunds	land at Rougham Airfield	new allocation	mixed-use
2.02b	Bury St Edmunds	South-east Bury St Edmunds strategic site additional land	new allocation	mixed-use
2.02c	Bury St Edmunds	land north-west Bury St Edmunds (Marham Park)	existing allocation	mixed-use
2.02d	Bury St Edmunds	Moreton Hall, Bury St Edmunds	existing allocation	mixed-use
2.02e	Bury St Edmunds	West Bury St Edmunds	existing allocation	mixed-use
2.02f	Bury St Edmunds	North-east Bury St Edmunds	existing allocation	mixed-use
2.02g	Bury St Edmunds	South-east Bury St Edmunds strategic site	existing allocation	mixed-use
2.02h	Bury St Edmunds	land to the north of Mount Road	new allocation	residential
2.02i	Bury St Edmunds	Suffolk Business Park extension	existing allocation	employment
2.02j	Bury St Edmunds	British Sugar site - areas north of Compiegne Way	existing allocation	employment
2.02k	Bury St Edmunds	Anglian Lane	existing allocation	employment
2.02l	Bury St Edmunds	Barton Road	existing allocation	employment
2.02m	Bury St Edmunds	Blenheim Park	existing allocation	employment

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
2.02n	Bury St Edmunds	British Sugar, Hollow Road and areas north of Compiegne Way	existing allocation	employment
2.02o	Bury St Edmunds	Suffolk Business Park	existing allocation	employment
2.02p	Bury St Edmunds	Chapel Pond Hill	existing allocation	employment
2.02q	Bury St Edmunds	Eastern Way	existing allocation	employment
2.02r	Bury St Edmunds	Enterprise Park, Etna Road	existing allocation	employment
2.02s	Bury St Edmunds	Mildenhall Road	existing allocation	employment
2.02t	Bury St Edmunds	Moreton Hall	existing allocation	employment
2.02u	Bury St Edmunds	Northern Way	existing allocation	employment
2.02v	Bury St Edmunds	Western Way	existing allocation	employment
2.02w	Bury St Edmunds	Greene King, Friars Lane	existing allocation	employment
2.02x	Bury St Edmunds	Rougham Industrial Estate	existing allocation	employment
2.02y	Bury St Edmunds	land at Tayfen Road	existing allocation	mixed-use
2.03a	Haverhill	North-west Haverhill	existing allocation	mixed-use
2.03b	Haverhill	North-east Haverhill	existing allocation	mixed-use
2.03c	Haverhill	Wisdom Toothbrush Factory	existing allocation	mixed-use
2.03d	Haverhill	Chauntry Mill, High Street	existing allocation	mixed-use
2.03e	Haverhill	land at Atterton and Ellis	new allocation	residential
2.03f	Haverhill	Castle Manor Academy	existing allocation	mixed-use
2.03g	Haverhill	Bumpstead Road	existing allocation	employment
2.03h	Haverhill	Falconer Road	existing allocation	employment
2.03i	Haverhill	Haverhill Research Park	existing allocation	employment

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
2.03j	Haverhill	Haverhill Industrial Estate	existing allocation	employment
2.03k	Haverhill	Homefield Road	existing allocation	employment
2.03l	Haverhill	Stour Valley Road	existing allocation	employment
2.04a	Mildenhall	Land west of Mildenhall, south of West Row Road	existing allocation	mixed-use
2.04b	Mildenhall	District Council Offices, College Heath Road	existing allocation	residential
2.04c	Mildenhall	West of Folly Road, (Folly Farm)	new allocation	mixed-use
2.04d	Mildenhall	Mildenhall Academy and Dome Leisure Centre site	existing allocation	employment
2.04e	Mildenhall	Industrial estate north of the settlement	existing allocation	employment
2.05a	Newmarket	Hatchfield farm, Fordham Road - additional land	new allocation	mixed-use
2.05b	Newmarket	Hatchfield farm, Fordham Road	existing allocation	mixed-use
2.05c	Newmarket	land at Black Bear Lane and Rowley Drive, High Street (Queensbury Lodge)	existing allocation	mixed-use
2.05d	Newmarket	former St Felix Middle School site	existing allocation	residential
2.05e	Newmarket	Industrial estate north of the settlement	existing allocation	employment
3.01a	Barrow	land off Bury Road	new allocation	residential
3.01b	Barrow	land off Denham Lane	new allocation	residential
3.01c	Barrow	land east of Barrow Hill	existing allocation	employment
3.01d	Barrow	Barrow Business Park	existing allocation	employment
3.02a	Clare	land north of Cavendish Road	existing allocation	residential

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
3.02b	Clare	land south of Cavendish Road	new allocation	mixed-use
3.02d	Clare	Chilton Street Business Park	existing allocation	employment
3.02e	Clare	Bridewell Industrial Estate	existing allocation	employment
3.03a	Ixworth	Bardwell Road	new allocation	mixed-use
3.03b	Ixworth	Land off crown lane and west of the A143 and south of A1088	existing allocation	residential
3.04a	Kedington	Land at junction of Hall Road and Mill Road	existing allocation	residential
3.04b	Kedington	Haverhill Road	new allocation	residential
3.05a	Lakenheath	Matthew Nursery (High Street, land behind no. 12 and to the north of Dumpling Bridge Lane)	existing allocation	mixed-use
3.05b	Lakenheath	Land west of Eriswell Road	existing allocation	residential
3.05c	Lakenheath	Rabbithill Covert, Station Road	existing allocation	residential
3.05d	Lakenheath	Land north of Station Road (B1112)	existing allocation	mixed-use
3.05e	Lakenheath	Land off Briscoe Way	existing allocation	residential
3.05f	Lakenheath	land north of Burrow Drive and Briscoe Way	new allocation	residential
3.05g	Lakenheath	Station Road	existing allocation	employment
3.06a	Red Lodge	land north of Acorn Way	existing allocation	mixed-use
3.06b	Red Lodge	Land off Turnpike Road and Coopers Yard	existing allocation	Residential
3.06c	Red Lodge	land east of Warren Road	existing allocation	Residential

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
3.06d	Red Lodge	North of the settlement	existing allocation	employment
3.07a	Stanton	east of Bury Road	new allocation	Residential
3.07b	Stanton	land at Shepherds Grove	existing allocation	employment
3.07c	Stanton/Hepworth	Shepherds Grove	existing allocation	employment
4.01a	Barningham	south of Hopton Road	new allocation	Residential
4.02a	Beck Row	Lamble Close (also known as land adjacent to 1 St Johns Street)	existing allocation	Residential
4.02b	Beck Row	Rookery Drove	new allocation	Residential
4.02c	Beck Row	land east of Mildenhall Drove	existing allocation	employment
4.03a	Cavendish	land at the end of Nether Road	existing allocation	Residential
4.04a	Exning	Land south of Burwell Road and west of Queen View	existing allocation	Residential
4.04b	Exning	land south of Swan Lane	existing allocation	employment
4.05a	Great Barton	Land at School Road, Great Barton	existing allocation	mixed-use
4.07a	Hopton	land off Bury Road	existing allocation	mixed-use
4.09a	Moulton	land east of School Road	new allocation	Residential
4.09b	Moulton	Moulton Primary School	existing allocation	other
4.10a	Rougham	land opposite Kingshall Farmhouse, Kingshall Street	new allocation	Residential
4.10b	Rougham	Land to the west Kingshall Street	existing allocation	Residential
4.11a	West Row	land east of Beeches Road	existing allocation	Residential
4.12a	Wickhambrook	land west of Bunters Road	new allocation	mixed-use

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
5.01a	Bardwell	land at School Lane	new allocation	Residential
5.02a	Barnham	Gorse Industrial Estate	existing allocation	employment
5.03a	Barton Mills	land east of Church Lane	new allocation	residential
5.04a	Chedburgh	Queens Lane	existing allocation	residential
5.04b	Chedburgh	land west of Queens Lane	new allocation	residential
5.04c	Chedburgh	Chedburgh	existing allocation	employment
5.05a	Fornham All Saints	land adj to Moseleys Farm	new allocation	employment
5.05b	Fornham All Saints	Moseleys Farm	new allocation	employment
5.06a	Fornham St Martin	land fronting The Street	new allocation	residential
5.06b	Fornham St Genevieve	land adjacent to Park Farm	new allocation	employment
5.06c	Fornham St Genevieve	Park Farm	new allocation	employment
5.06d	Fornham St Genevieve	Hall Farm	new allocation	employment
5.07a	Freckenham	land at Fordham Road	new allocation	residential
5.09a	Honington and Sapiston	land north of Troston Road, Honington	new allocation	residential
5.09b	Honington and Sapiston	land south of Bardwell Road, Sapiston	new allocation	residential
5.10a	Horringer	Lane between Glebe Close and Chevington Road	new allocation	residential
5.11a	Ingham	Ingham	existing allocation	employment
5.12a	Kentford	land south of Bury Road, Lanwades Business Park	existing allocation	employment
5.12b	Kentford	land south of Gazeley Road	existing allocation	employment
5.12c	Kentford	land south of Bury Road	existing allocation	employment
5.14a	Risby	Risby Business Park	existing allocation	employment

West Suffolk Local Plan site reference	Settlement	Location	existing or proposed allocation	Land use/map category
6.28a	Saxham	West of Bury St Edmunds and south of Risby - Saxham Business Park extension	existing allocation	employment
6.28b	Little Wratting	Karro Foods site, Haverhill Road	existing allocation	employment



Appendix B – omission sites

Sites included in the issues and options consultation stage, with reasons for omission from the preferred options consultation document.

As a result of comments received at the issues and options consultation stage and further evidence base work, many sites have now been discounted and are not proposed for allocation in this plan.

These sites are now referred to as 'omission sites' and are set out in the table below, alongside a brief justification setting out why they haven't been selected as a preferred allocation.

The reasons for omission fall broadly into the following categories:

- Environmental constraints (for example Breckland Special Protection Area (SPA), special areas of conservation (SAC), county wildlife site, flood zone).
- The site is not available and/or deliverable (either confirmed by the landowner or is in multiple ownership).
- The site is within the settlement boundary and could come forward as windfall development.
- The site has a planning approval and development has commenced or is completed.
- Other available sites are more suitable and sustainable options.

Abbreviations (such as SPA and SAC) are set out in the glossary. If you would like to comment on any of the omission sites, please refer to the site reference number and settlement name when doing so.



Residential omissions sites

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS002			Bardwell	Hillside, Knox Lane	Landscape impact – site is highly visible and forms a significant feature within the surrounding landscape. Highways impact – site adjoins single lane and no footpath.
WS218			Bardwell	Street Farm, Low Street	The site and/or development would be an inappropriate form of back land development.
WS679(A)			Barnham	St Martin's Meadow	Site within Breckland special protection area and/or associated buffer
	WS1000		Barnham	RAF training camp	Site within Breckland special protection area and/or associated buffer
	WS1001		Barnham	St Martin's Lane	Site within Breckland special protection area and/or associated buffer
	WS1003		Barnham	north of The Street and Barnham Road	Site within Breckland special protection area and/or associated buffer

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS004			Barningham	Option A, land at Bardwell Road	Landscape impact – site is highly visible on the edge of the settlement. An alternative site is considered to be a more suitable option.
WS006			Barningham	Option C, land at Bardwell Road	Landscape impact – site is highly visible and poorly relates to the existing settlement boundary. An alternative site is considered to be a more suitable and sustainable option.
		RV15a	Barningham	land at Hopton Road	The site has a local plan allocation, planning approval and development is complete.
WS003			Barningham	land off Sandy Lane	Unsustainable location – site poorly relates to the existing defensible settlement boundary. Landscape impact, areas of high grade agricultural land and flooding. An alternative site is considered to be a more suitable and sustainable option.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS007			Barningham	land to north of Field Cottage, Bardwell Road	Highways impact – site adjoins single lane and no footpath. Area of high grade agricultural land. An alternative site is considered to be a more suitable and sustainable option.
	WS1005		Barrow	Denham Road (west of Barrow)	Potential coalescence issues with Denham.
WS010(A)			Barrow	land at Barrow Hill	Landscape – proximity to ancient woodland. An alternative site is considered to be a more suitable and sustainable option.
		RV10a	Barrow	land at The Green	The site has a local plan allocation, planning approval and development is complete.
WS014		RV10b	Barrow	Land east of Barrow Hill, Barrow	The site has a local plan allocation, a planning approval and development has commenced.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1079		Barrow	land north of Mill Lane	<p>Unsustainable location – site poorly relates to the existing settlement boundary.</p> <p>Landscape impact – site is highly visible and forms a significant feature within the surrounding landscape.</p>
WS228(A)			Barrow	land off Barrow Hill	An alternative site is considered to be a more suitable and sustainable option.
WS012a	WS1078 (part of WS012)		Barrow	land off Barrow Hill	Potential coalescence issues with Denham.
WS009			Barrow	land to rear of 2 Stoney Lane	<p>Unsustainable location – site poorly relates to the existing settlement boundary.</p> <p>Landscape impact – site is highly visible and forms a significant feature within the surrounding landscape.</p>
WS013			Barrow	land to the west of Mill Lane (resubmitted as land rear of Layes Road and Mill Lane)	<p>Potential impacts on scheduled ancient monument to the north of the site.</p> <p>The site and/or development would be an inappropriate form of backland development.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
		RV10c	Barrow	land west of Barrow Hill	The site has a local plan allocation, planning approval and development is complete.
WS015			Barton Mills	land at Grange Farm Cottages	<p>Unsustainable location – site poorly relates to the existing settlement boundary.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
WS016			Barton Mills	land to the north of Grange Lane	<p>Unsustainable location – site poorly relates to the existing settlement boundary.</p> <p>The site and/or development would be an inappropriate form of back land development.</p>
WS017			Barton Mills	land to the west of Church Lane	Landscape impact – site is highly visible and forms a prominent feature within the surrounding landscape.
WS018			Barton Mills	land to rear of 21 Mildenhall Road	<p>Unsustainable location – site poorly relates to the existing settlement boundary.</p> <p>The site and/or development would be an inappropriate form of back land development.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS204			Barton Mills	land south of Worlington Road and adjacent to former dairy sites	The site has a planning approval and development is complete.
	WS1006		Barton Mills	land north of Newmarket Road	Site within Breckland special protection area and/or associated buffer
	WS1007		Barton Mills	land north of Mildenhall Road	Part of the site in flood zone 2 and/or 3. Site within Breckland Special Protection Area and/or associated buffer.
	WS1008		Barton Mills	Newmarket Road	Site within Breckland Special Protection Area and/or associated buffer.
WS026		SA11b	Beck Row	land adjacent to and south of caravan park on Aspal Lane	The site has a local plan allocation, planning approval and development is complete.
WS027		SA11d	Beck Row	land adjacent to Beck Lodge Farm	The site has a local plan allocation, planning approval and development is complete.
		SA11c	Beck Row	land east of Aspal Lane	The site has a local plan allocation, planning approval and development is complete.
WS019			Beck Row	site at Stock Corner Farm	The site has a planning approval and development has commenced.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS020(A)			Beck Row	site at Stock Corner Farm	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.
WS021			Beck Row	land east of Skeltons Drove	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS022			Beck Row	land between Aspal Lane and Wildmere Lane	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.
WS028			Beck Row	Aspal Nursery, Aspal Lane	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS029			Beck Row	land at junction of Aspal Lane and St John's Street	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.
WS031			Beck Row	land at corner of Wilde Street and Aspal Lane	The site has a planning approval and development has commenced.
WS654			Beck Row	land north of Holmsey Green	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS655(A)			Beck Row	land south of Wilde Street	Given the proximity and relationship between Beck Row and Mildenhall, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth in recent years and an existing allocation and one other site are considered to be more suitable and sustainable options to meet housing needs in the plan period.
	WS1009		Beck Row	site adjacent Rolfe's Coal Yard	Site has not been confirmed as available and/or deliverable.
	WS1082		Beck Row	land adjacent Moss Edge Farm	Beck Row is located five kilometres from Mildenhall. Given the proximity and relationship between the settlements, growth in Beck Row needs to be considered in conjunction with growth in Mildenhall. Beck Row has seen significant windfall growth under the existing local plan. Other sites are considered to be more suitable and sustainable options to meet housing needs in the plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS249(A)			Brandon	west of Brandon	Site within Breckland Special Protection Area
WS261(A)			Brandon	Brandon Cottage, Rattlers Road	Site within Breckland Special Protection Area
WS032		SA2b	Brandon	Land off Gas House Lane	The site is a current local plan allocation and there is an outline planning approval on the site for nine dwellings which is below the minimum threshold for a site allocation. The site is within the settlement boundary and could come forward as windfall development.
WS050		BV11	Bury St Edmunds	land at Ram Meadow	The site is within the settlement boundary and could come forward as windfall development.
WS052		BV10a	Bury St Edmunds	Dobbies Garden Centre	Site has not been confirmed as available and/or deliverable. The site is within the settlement boundary and could come forward as windfall development.
WS053		BV10b	Bury St Edmunds	land at Jacqueline Close	Site has not been confirmed as available and/or deliverable. The site is within the settlement boundary and could come forward as windfall development.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS054		BV10c	Bury St Edmunds	Hospital site, Hospital Road	Site has not been confirmed as available and/or deliverable. The site is within the settlement boundary and could come forward as windfall development.
		BV10d	Bury St Edmunds	Shire Hall	The site has a local plan allocation, planning approval and development is complete.
		BV10f	Bury St Edmunds	land at School Yard	The site has a local plan allocation, planning approval and development is complete.
		BV10g	Bury St Edmunds	Almoners Barn, Cullum Road	The site has a local plan allocation, planning approval and development is complete.
WS035			Bury St Edmunds	land at Hollow Road Farm, Barton Hill	The site is considered an unsustainable location with limited access to community services and facilities. Other sites are considered to be more suitable and sustainable options
WS042			Bury St Edmunds	land to south of Westley Road and east of Westley Lane	Potential coalescence issues with Horringer and Ickworth Park. Landscape impact – visual prominence of site would likely impact the visual setting of Ickworth park.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
					Highways impact – poor connectivity the settlement.
WS045			Bury St Edmunds	St Louis Middle School	Within the settlement boundary. Planning approval on part of site and the remainder could come forward as windfall development.
WS046			Bury St Edmunds	Westley Road, Westley	Site adjacent to existing strategic allocation and land reserved for relief road, the delivery of which should not be comprised. Other sites are considered to be more suitable and sustainable options.
WS214			Bury St Edmunds	Tayfen Road	The site has a planning approval and development is nearing completion.
WS268(A)			Bury St Edmunds	land west of Bury St Edmunds	Unsustainable location – site poorly relates to the existing settlement boundary
WS276			Bury St Edmunds	land off Eastgate Street, Barn Lane	The site is within the settlement boundary and could come forward as windfall development.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS327(A)			Bury St Edmunds	made up of WS573, WS543, WS330	<p>There was an insufficient local housing need to warrant a new settlement. 'Locking-in' a new settlement as the means for meeting long-term housing need risks unduly foreclosing other strategy options.</p> <p>Other sites adjacent to Bury St Edmunds have been identified as more suitable and sustainable options.</p> <p>The site falls partly within the Great Barton Neighbourhood Plan area. The plan was made on 22 June 2021 and allocates a site to meet the local housing need in the plan period.</p>
WS543			Bury St Edmunds	land north of Barton Hill and west of A134	<p>The site is considered an unsustainable location with limited access to community services and facilities.</p> <p>Other sites are considered to be more suitable and sustainable options</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS548			Bury St Edmunds	Sentinel Works, Northgate Avenue	<p>The site is below the minimum threshold for a proposed site allocation.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
WS552			Bury St Edmunds	Rathkeltair Lodge, Barton Hill	<p>The site is considered an unsustainable location with limited access to community services and facilities.</p> <p>Other sites are considered to be more suitable and sustainable options</p>
WS553			Bury St Edmunds	Thingoe Hill	The site is within the settlement boundary and could come forward as windfall development.
WS656			Bury St Edmunds	Norfolk Road	<p>The site is below the minimum threshold for a proposed site allocation.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
			Bury St Edmunds	Tayfen Road (EMG)	The site has planning approval and development is complete.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS036			Bury St Edmunds	Cornwallis Court	<p>The site is below the minimum threshold for a proposed site allocation.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
WS056		BV10h	Bury St Edmunds	Garages and Bus Depot, Cotton Lane, Bury St Edmunds	Site has not been confirmed as available and/or deliverable.
WS055		BV10e	Bury St Edmunds	Weymed Site, Bury St Edmunds	The site has a local plan allocation, a planning approval and development has commenced.
WS049		BV8	Bury St Edmunds	Station Hill	The site has a local plan allocation, a planning approval and development is nearing completion.
WS273		BV9	Bury St Edmunds	Land off Tayfen Road	The site has a local plan allocation, a planning approval and development has commenced.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1012		Bury St Edmunds	land north-east of Bury St Edmunds	<p>Potential coalescence issues with Great Barton.</p> <p>Landscape impact – visual prominence would impact the entrance to Bury St Edmunds.</p> <p>Highways impact and poor connectivity to services and facilities.</p> <p>The site falls within the Great Barton Neighbourhood Plan area. The plan was made on 22 June 2021 and allocates a site to meet the local housing need in the plan period.</p>
	WS1013		Bury St Edmunds	land to the south of Hencote Lane	<p>Landscape impact – site is visually prominent and includes high biodiversity habitats.</p> <p>Access is constrained.</p>
WS057			Cavendish	Blacklands field, part of Scotts Farm	<p>The site is considered an unsustainable location – poor access.</p> <p>The site and/or development would be an inappropriate form of back land development.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS060			Chedburgh	land adjacent to Queens Lane	Other sites are considered to be more suitable and sustainable options. Land rises to the east of Queen's Lane and any development would be visible in the landscape.
WS061			Chedburgh	Oak Tree Farm, land north of Bury Road	Other sites are considered to be more suitable and sustainable options. Lack of sustainable connectivity to the rest of the village.
WS062			Chedburgh	land south-west of Chevington Road	Other sites are considered to be more suitable and sustainable options. Would lead to inappropriate ribbon development along Chevington Road.
WS064			Chedburgh	land west of RV17a Queens Lane, Chedburgh (also known as land north of Majors Close)	Other sites are considered to be more suitable and sustainable options. Potential access issues and would erode landscape character of the village core.
WS554			Chedburgh	land to the west of Elizabeth Drive	The site is considered an unsustainable location – poorly relates to the existing settlement boundary and services and facilities.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS555			Chedburgh	land to the north of Elizabeth Drive	The site is considered an unsustainable location – poorly relates to the existing settlement boundary and services and facilities.
WS556			Chedburgh	land to the north of Elizabeth Drive	The site is considered an unsustainable location – poorly relates to the existing settlement boundary and services and facilities.
	WS1015		Chevington	Golden Acres, Tan Office Green	Chevington settlement is designated as a type B villages in our settlement hierarchy. Type B villages are designated as villages which have only a limited range of services and facilities. In type B villages only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted. Therefore, no sites are being allocated in this area.
		RV11a	Clare	land east of The Granary	The site has a local plan allocation, planning approval and development is complete.
WS072			Clare	Townsend Nurseries	The site is within the settlement boundary and could come forward as windfall development.

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WS073			Clare	Land at Stoke Road	<p>Other sites are considered to be more suitable and sustainable options.</p> <p>Landscape impact – Clare is constrained by the sensitivity of the surrounding landscape, as set out in the West Suffolk landscape character assessment (May 2022). This study identifies the settlement as lying within the Chilton Street Farmlands character area, where only small-scale built development is appropriate within the intimate landscape of the valley villages and stream margins.</p>
WS074			Clare	land north of Cavendish Road	The site is considered an unsustainable location – poorly relates to the existing settlement boundary and services and facilities.
WS075			Clare	land to the south-east of Chilton Street Business Park, (resubmitted as land at Snow Hill)	<p>The site is considered an unsustainable location – poorly relates to the existing settlement boundary and services and facilities.</p> <p>Landscape impact – site is visually prominent.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS080(A)			Exning	land east of Heath Road	The site is considered an unsustainable location – proximity to A14 and services and facilities in the settlement. Landscape buffer and/or important gap.
WS661(A)			Exning	Marsh Stables	Site has not been confirmed as available and/or deliverable and existing horse racing industry use in landscape buffer and/or important gap.
WS663(A)			Exning	land to the rear of 2 York Villas, North End	The site is considered an unsustainable location – poor access. The site and/or development would be an inappropriate form of back land development.
	WS1017		Exning	land south of Ducks Lane	Majority of the site in flood zone 2 and/or 3. The site is considered an unsustainable location – proximity to A14.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1018		Flempton	Flempton House, Bury Road	The site is considered an unsustainable location – small rural settlement with few or no services. Settlement has no boundary, and no sites will be allocated through the local plan.
WS081			Fornham St Martin	land at The Old Granary (also known as land at School Lane	Landscape impact – loss of important landscape gap which forms a distinctive element between the two defined settlement boundaries.
WS216			Fornham St Martin	land east of Culford Road	Landscape impact – visually prominent site which forms entrance and/or exit to settlement.
WS570			Fornham St Martin	land west of Thetford Road	Site provides an important buffer between the village and Bury St Edmunds. An alternative site is considered to be a more suitable and sustainable option.
	WS1019		Fornham St Martin	land south of The Drift	The site and/or development would be an inappropriate form of backland development.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1020		Fornham St Martin	land east of The Street	The site is considered an unsustainable location – poor access and requires development of site to front to come forward.
	WS1021		Fornham St Martin	land at Tollbridge House, Bury Road	Majority of site within flood zone 2 or 3.
WS083			Freckenham	land east of North Street	Landscape impact – loss of important landscape gap which forms a distinctive element to settlements character.
WS084			Freckenham	land adjacent to Feckenham House, Mildenhall Road	Potential impact on character and/or appearance of conservation area – trees on site form important feature.
WS683			Freckenham	land at Fordham Road	Landscape impact – loss of important landscape gap which forms a distinctive element between the two defined settlement boundaries.
	WS1022		Freckenham	land at Mildenhall Road	The site is considered an unsustainable location – poorly relates to the existing settlement boundary and services and facilities.
	WS1023		Freckenham	Millfield, Fordham Road	The site and/or development would be an inappropriate form of back land development.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1024		Gazeley	land to the north of Moulton Road	Gazeley settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
	WS1077		Gazeley	Mill Meadow, Pupil Referral Unit, Mill Lane	Gazeley settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
WS094		RV19a	Great and Little Thurlow	Goldings Farm, Great Thurlow	The site is below the minimum threshold for a proposed site allocation. Site has not been confirmed as available and/or deliverable.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS088			Great Barton	Site B land south of Mill Road	The Great Barton Neighbourhood Plan was 'made' on 22 June 2021. The plan allocates a site to meet the local housing need in the plan period.
WS089			Great Barton	Site A land north of Mill Road	The Great Barton Neighbourhood Plan was 'made' on 22 June 2021. The plan allocates a site to meet the local housing need in the plan period.
WS091			Great Barton	land adjacent to Great Barton Free Church, Mill Lane	The Great Barton Neighbourhood Plan was 'made' on 22 June 2021. The plan allocates a site to meet the local housing need in the plan period.
WS573			Great Barton	land to west of Livermere Road	The Great Barton Neighbourhood Plan was 'made' on 22 June 2021. The plan allocates a site to meet the local housing need in the plan period.
	WS1025		Great Barton	land at White Rose Cottage, Nacton Lane	<p>The site is below the minimum threshold for a proposed site allocation.</p> <p>The Great Barton Neighbourhood Plan was 'made' on 22 June 2021. The plan allocates a site to meet the local housing need in the plan period.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1026		Great Barton	land adjoining Crossways, Brand Road	<p>The site is considered an unsustainable location – detached from settlement of Great Barton and poor connectivity.</p> <p>The Great Barton Neighbourhood Plan was 'made' on 22 June 2021. The plan allocates a site to meet the local housing need in the plan period.</p>
	WS1027		Great Livermere	The Lodge	<p>The site is considered an unsustainable location – small rural settlement with few or no services. Settlement has no boundary, and no sites will be allocated through the local plan.</p>
WS095		RV20a	Great Whelnetham	Erskine Lodge	<p>The site has a local plan allocation, a planning approval and development is nearing completion.</p>
		RV20b	Great Whelnetham	land at Tutelina Rise	<p>The site has a local plan allocation, planning approval and development is complete.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS097			Haverhill	land south of Haverhill	<p>The site is cross boundary.</p> <p>Landscape impacts – result in urban sprawl outside natural barrier or settlement and visual prominence due to scale of site. Two strategic sites already have planning permission (north-east and north-west Haverhill) and are planned to deliver a significant number of new homes in Haverhill to meet local needs over the plan period. This site has been omitted, as along with these existing strategic commitments to the north, it could be difficult to deliver over the same period due to market absorption issues.</p> <p>Other sites adjacent to Haverhill have been identified as more suitable and sustainable options to meet the housing need.</p>
WS096		HV10	Haverhill	Hanchett End	The site is a former employment local plan allocation, with a recently allowed appeal for residential development.

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					Site likely to come forward during current local plan period.
WS099		HV5c	Haverhill	Former Castle Hill Middle School, Haverhill	The site has a local plan allocation, a planning approval and development has commenced.
WS100		HV6c	Haverhill	Former Westfield Primary School	The site has a local plan allocation, a planning approval and development has commenced.
WS102		HV5a	Haverhill	Land south of Chapelwent Road, Haverhill	The site has a local plan allocation, a planning approval and development is nearing completion.
WS103		HV6a	Haverhill	Former gasworks, Withersfield Road	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
WS668		HV7e	Haverhill	Brook Service Road/Car Park	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS684		HV7d	Haverhill	Cleales/Town Hall Car Park	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
WS685		HV7c	Haverhill	Rear of Argos/Post office	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
		HV5b	Haverhill	land on corner of Millfields Way and Kestrel Road	The site has a local plan allocation, planning approval and development is complete.
		HV6b	Haverhill	Hamlet Croft	The site has a local plan allocation, planning approval and development is complete.
	WS1028		Haverhill	Hales Barn	<p>Other sites are considered to be more suitable and sustainable options.</p> <p>Rising land leads to visual prominence, and the adjacent public right of way also serves to suggest landscape sensitivity.</p>

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	WS1029		Haverhill	Hanchett Hall Farm	Landscape impact. Would result in urban sprawl outside natural barrier of settlement and be visually prominent.
	WS1032		Hepworth	former Duke of Marlborough	Hepworth settlement is designated as a type B village in the settlement hierarchy and has only limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
	WS1033		Hepworth	land south of Hepworth Road	Hepworth settlement is designated as a type B village in the settlement hierarchy and has only limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.

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	WS1034		Hepworth	land between Old School House and Old Rectory	Hepworth settlement is designated as a type B village in the settlement hierarchy and has only limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
WS107(A)			Higham	land north of post office	The site is considered an unsustainable location – small rural settlement with few or no services. Settlement has no boundary, and no sites will be allocated through the local plan.
	WS1037		Holywell Row	Eriswell Road	Holywell Row settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In Type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.

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WS111			Horringer	land north-east of Horringer	<p>Potential impact on character and/or appearance of conservation area.</p> <p>The site is considered an unsustainable location – poor relationship with settlement and services and facilities of Horringer.</p> <p>Landscape impact – site within defined special landscape area and visual prominence given scale of site.</p>
WS112			Horringer	land north-west of Horringer	<p>Potential impact on character and/or appearance of conservation area and Ickworth Park.</p> <p>The site is considered an unsustainable location – poor relationship with settlement and services and facilities of Horringer.</p> <p>Landscape impact – site within defined special landscape area and visual prominence given scale of site.</p>
WS593			Horringer	land off Manor Road	<p>The site and/or development would be an inappropriate form of back land development.</p> <p>Under the minimum dwelling threshold for allocation.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS594			Horringer	land south-east of Hornbean Drive	Landscape impact – site within defined special landscape area and visual prominence given scale of site. Poor access.
WS595			Horringer	The corner of Westley Lane and A143	Potential impact on character and/or appearance of conservation area. Landscape impact – site within defined special landscape area and visual prominence given scale of site. Would extend well defined entrance to the village.
	WS1039		Horringer	land east of The Street	Landscape impact – site within defined special landscape area and visual prominence given scale of site. Poor access.
WS115			Hundon	Land east of Mill Road	Landscape impact – Hundon is constrained by the sensitivity of the surrounding landscape, as set out in the West Suffolk Landscape Character Assessment (May 2022). This study identifies the settlement as lying within the Chilton Street Farmlands character area, where only small-scale built development is

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					appropriate within the intimate landscape of the valley villages and stream margins.
WS116			Hundon	land between Church Street and Lower Street	Part of the site in flood zone 2 and/or 3. Other sites are considered to be more suitable – result in loss of allotments
WS117			Hundon	land at Mill Lane	Other sites are considered to be more suitable – result in loss of open space and/or recreational ground.
WS200			Hundon	Land at Mizon Close	Landscape impact – Hundon is constrained by the sensitivity of the surrounding landscape, as set out in the West Suffolk Landscape Character Assessment (May 2022). This study identifies the settlement as lying within the Chilton Street Farmlands character area, where only small-scale built development is appropriate within the intimate landscape of the valley villages and stream margins.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1040		Hundon	site at Babel Green	Majority of the site in flood zone 2 and/or 3. The site and/or development would be an inappropriate form of back land development.
	WS1041		Hundon	land to east of Hall Road	The site is considered an unsustainable location – poor relationship with settlement and services and facilities of Hundon.
WS370(A)			Icklingham	part of Roan Hall	Icklingham settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.

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	WS1042		Icklingham	Church Farm and allotment site	Icklingham settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
WS118			Ingham	land north of Culford Road	Landscape impact – site is highly visible. Development of part of site adjacent to the settlement boundary would be inappropriate backland development.
		RV22a	Ingham	land at The Gables	The site has a local plan allocation, planning approval and development is complete.
WS120			Ingham	land south of Culford Road	Landscape impact – site is highly visible and forms the edge of the settlement. Land provides buffer to area of employment to the south.

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	WS1043		Ingham	land west of A134 Culford Heath	The site is considered an unsustainable location – detached from settlement of Ingham and poor connectivity.
		RV12a	Ixworth	Reeves Farm, Stow Road	The site has a local plan allocation, planning approval and development is complete.
		RV13a	Kedington	Stourmead complex	The site has a local plan allocation, planning approval and development is complete.
WS124			Kedington	land south of Hundon Road	Landscape impact – visual prominence of site and would require removal of existing landscape features. Other sites are considered to be more suitable and sustainable options.
WS201		SA13b	Kentford	Meddler Stud Bury Road	The site has a local plan allocation, a planning approval and development is nearing completion.
WS127			Kentford	Kentford Lodge, Herringswell Road	The site has a planning approval and development is nearing completion.
WS128		SA13a	Kentford	land to the Rear of The Kentford	The site has a local plan allocation, planning approval and development is complete.

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	WS1045		Kentford	Icknield Way	<p>Site within Breckland Special Protection Area buffer.</p> <p>The site is considered an unsustainable location – proximity to A14, potential noise issues.</p> <p>Potential for landscape impacts.</p>
	WS1046		Kentford	Bury Road	Site has not been confirmed as available and/or deliverable.
WS131			Lakenheath	35 Station Road	<p>Site within Breckland Special Protection Area and/or associated buffer.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
WS400(A)			Lakenheath	land off Covey Way and The Firs	Site within Breckland Special Protection Area and/or associated buffer.
	WS1047		Little Saxham	Lodge Farm	<p>The site is considered an unsustainable location – small rural settlement with few or no services.</p> <p>Settlement has no boundary, and no sites will be allocated through the local plan.</p>

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	WS1048		Little Wrattling	land to the rear of Medgower	<p>The site is considered an unsustainable location – small rural settlement with few or no services.</p> <p>Settlement has no boundary, and no sites will be allocated through the local plan.</p>
WS420			Mildenhall	land off West Row Road	<p>Other sites are considered to be more suitable and sustainable options.</p> <p>Land is not currently required in this location to meet the needs of the strategic site immediately to the south and east.</p>
WS142		SA5a	Mildenhall	land at 54 Kingsway	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>
	WS1050		Mildenhall	97 Kingsway	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is within the settlement boundary and could come forward as windfall development.</p>

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WS144			Moulton	land off Newmarket Road	Landscape impact – an alternative site is considered to be a more suitable and sustainable option.
	WS1052		Moulton	land east of Dalham Road	An alternative site is considered to be a more suitable and sustainable option.
WS147		SA6a	Newmarket	Southern portion of Brickfield Stud, Exning Road	The site has a local plan allocation, planning approval and development has commenced.
WS148		SA6c	Newmarket	land at Phillips Close and grassland off Leaders Way and Sefton Way	The site has a local plan allocation but currently confirmed as unavailable and/or deliverable. The site is within the settlement boundary and could come forward as windfall development.
WS613			Newmarket	Scaltback School site	The site is not available.
		SA6e	Newmarket	land adjacent to Jim Joel Court	The site has a local plan allocation, planning approval and development is complete.
		SA6f	Newmarket	146a High Street	The site has a local plan allocation, planning approval and development is complete.

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	WS1053		Newmarket	Stud lodge, Exning Road	Other sites are considered to be more suitable and sustainable options. Currently land within horse racing use and there are sites available in non-horse related uses that are preferable.
	WS1054		Newmarket	Rowley Drive	Horse racing industry use – former Holland House Stables with good access to horse walks.
WS205			Newmarket	South Drive, Exning Road	The site has planning approval and development has commenced.
	WS1055		Nowton	land next to Nowton Lodge	The site is considered an unsustainable location – small rural settlement with few or no services. Settlement has no boundary, and no sites will be allocated through the local plan.
WS151			Pakenham	land at Pakenham Lodge	The site is considered an unsustainable location – detached from settlement of Pakenham and poor connectivity.
WS152			Pakenham	The Depot, Fen Road	Site is currently occupied and considered to be more suitable to continue in its existing employment use.

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WS153			Pakenham	land at Manor Farmhouse, Upper Town	The site is considered an unsustainable location – detached from settlement of Pakenham and poor connectivity.
	WS1056		Pakenham	land west of Mill Road, Grimestone End	The site is considered an unsustainable location – detached from settlement of Pakenham and poor connectivity.
	WS1057		Pakenham	Mill Road (east)	The site is below the minimum threshold for a proposed site allocation.
WS154			Red Lodge	land south of The Carrops	The site is considered an unsustainable location – poor relationship with settlement boundary and visually sensitive entrance to Red Lodge.
WS156			Red Lodge	The 'Gateway site', Kings Warren	The site has planning approval and development has commenced.
WS157		SA9d	Red Lodge	Land east of Newmarket Road	The site has a local plan allocation, planning approval and development has commenced.
WS207		SA9c	Red Lodge	Land East of Larch Way, Red Lodge (Yellow Land)	The site has a local plan allocation, planning approval and development has commenced. The site is within the Breckland Special Protection Area buffer which

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
					is likely to impact the deliverability of the site.
WS459(A)			Risby	School Road	Site within Breckland Special Protection Area and/or associated buffer.
		RV23a	Risby	Land adjacent to the cricket pitch	The site has a local plan allocation, planning approval and development is complete.
	WS1059		Risby	land west of Hall Lane	Site within Breckland Special Protection Area and/or associated buffer.
	WS1060		Risby	land north of School Road	Site within Breckland Special Protection Area and/or associated buffer.
	WS1061		Risby	land east of Hall Lane	Site within Breckland Special Protection Area and/or associated buffer.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1064		Stanningfield	land north of Chapel Road	Stanningfield settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
WS169			Stanton	land off Old Barningham Road (part of Duke Street Nursery)	<p>The site is considered an unsustainable location – the site is separated from the main facilities and services in the village by the A143.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
WS170(A)			Stanton	land west of Duke Street	<p>The site is considered an unsustainable location – the site is separated from the main facilities and services in the village by the A143.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS171			Stanton	land between Bury Lane and Wyken Road	<p>Landscape impact – key protected views to the south of the site, with a substantial woodland belt to the south.</p> <p>Poor access to the site from north and south.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
WS172			Stanton	land at Little Hill Farm, Barningham Road	<p>The site is considered an unsustainable location – the site is separated from the main facilities and services in the village by the A143.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
WS173			Stanton	Little Farmhouse, Barningham Road	<p>The site is considered an unsustainable location – the site is separated from the main facilities and services in the village by the A143.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS467		RV4j	Stanton	land at Shepherds Grove	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is considered to be an unsustainable location – not well located to services and facilities in Stanton.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
		RV14a	Stanton	land at Upthorpe Road	The site has a local plan allocation, planning approval and development is complete.
	WS1065		Stanton and Shepherds Grove	land south of Grove Lane	<p>Site has not been confirmed as available and/or deliverable.</p> <p>The site is considered to be an unsustainable location – not well located to services and facilities in Stanton.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS174			Stoke by Clare	land at Ashen Lane	<p>The site is considered an unsustainable location – poor access and does not relate well to settlement.</p> <p>Potential impact to character and appearance of the village, as site forms part of the key entrance to the village.</p>
WS209			Stoke by Clare	land adjacent to Little Paddocks	<p>The site is considered an unsustainable location – poor access.</p> <p>Potential impact on character and/or appearance of conservation area.</p>
	WS1066		Stoke by Clare	Equestrian Centre, Green Farm	<p>The site and/or development would be an inappropriate form of backland development.</p> <p>Potential impact on character and/or appearance of conservation area.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1067		Stradishall	Gooseacre Field	Stradishall settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
	WS1068		Stradishall	land to the south-east of The Street	Stradishall settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1069		Stradishall	land at Edmunds Hill	Stradishall settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
WS175	WS1066		Troston	land west of The Street (also known as Lower Farm Piggery)	Troston settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS176			Troston	land at Livermere Road	Troston settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
	WS1070		Tuddenham	land adjacent to 29 Cavenham Road	Site within Breckland Special Protection Area Stone Curlew buffer.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS177			West Row	land at Pott Hall Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS178			West Row	land at Williams Way	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS180			West Row	land south of Chapel Street	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS182			West Row	land off Pott Hall Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS183			West Row	land at junction of Jarman's Lane and Beeches Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS184			West Row	land off Chapel Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS185			West Row	land north of Ferry Lane	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS186			West Row	lane to rear of 82/84 Church Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS187			West Row	land off Parkers Drive	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS188			West Row	land off West Row Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS210			West Row	Site B land to the east of The Forge	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS635			West Row	land off Manor Farm Road	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS637			West Row	land adjacent to Park Garden, Friday Street	Given the proximity and relationship between West Row and Mildenhall, growth in West Row needs to be considered in conjunction with growth in Mildenhall. West Row has seen significant windfall growth in recent years and the existing allocation which has not yet come forward is considered to provide an appropriate scale of growth for West Row, a local service centre, in accordance with the preferred distribution of growth strategy. No further allocations are needed to be identified in West Row in this plan period.
	WS1072		Westley	land east of Hill Road and north of Westley Road	The site is considered an unsustainable location – small rural settlement with few or no services. Settlement has no boundary, and no sites will be allocated through the local plan.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WS1073		Whepstead	land east of Old School Road	Whepstead settlement is designated as a type B village in the settlement hierarchy and has only a limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
WS190			Wickhambrook	land south of Bunters Road	<p>Landscape impact – considered to be important open space at southern entrance to village.</p> <p>Potential impact to character and appearance of the village.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
WS191			Wickhambrook	north and west of Boyden End (also known as north of Nunnery Green	<p>Potential impact to character and appearance of the village.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS192(A)			Wickhambrook	land north of Bunters Road	<p>Potential impact to character and appearance of the village.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
WS212			Wickhambrook	land at Cemetery Hill	<p>Landscape impact – large open field, highly visible on entrance to the village from the north.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
	WS1074		Wickhambrook	land adjacent Bunters Gait, Nunnery Green	<p>The site is considered an unsustainable location due to its distance and/or proximity to existing services and facilities.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
WS193		RV25a	Wickhambrook	Land at Nunnery Green and Cemetery Hill, Wickhambrook	The site has a local plan allocation, a planning approval and development is nearing completion.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS196			Worlington	land north of Freckenham Road	Worlington settlement is designated as a type B village in the settlement hierarchy and has only limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.
WS197			Worlington	land north of Manor Farm	Worlington settlement is designated as a type B village in the settlement hierarchy and has only limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WS198			Worlington	land north of The Street (up to cricket ground)	Worlington settlement is designated as a type B village in the settlement hierarchy and has only limited range of services and facilities. In type B villages there are no site allocations and only small-scale infill development of five homes or less within the designated housing settlement boundary will be permitted.



Employment omission sites

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WSE05(A)			Barton Mills	Land at Barton Mills	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p>
		BV11	Bury St Edmunds	Land at Ram Meadow	The site is within the settlement boundary and could come forward as windfall development.
WSE012(A)			Bury St Edmunds	Honey Hill, West of Bury St Edmunds	Landscape constraints and adverse impact on gateway approach to Bury St Edmunds due to open nature of the site.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WSE1011		Bury St Edmunds	Land to the east of the waste hub	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p> <p>The site is considered an unsustainable location – poorly relates settlement. Potential landscape impacts due to openness of countryside.</p>
	WSE1014		Bury St Edmunds	Former waste recycling centre, Rougham Hill	<p>The existing designation as countryside remains appropriate, as it poorly relates to the existing settlement.</p> <p>Connectivity issues and lies more than 300 metres outside the town centre boundary.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WSE08			Fornham St Martin	Land north of B1106, Park Farm, Fornham St Genevieve (part of SS093 Park Farm Quarry)	<p>The site is open countryside and poorly relates to existing employment area.</p> <p>Site WSE02 is considered to be a more suitable and sustainable option as it is better related to the existing Park Farm rural employment site, is served by an existing access and has a landscaped edge.</p>
WSE09			Fornham St Martin	Land north-east of Park Farm Business Centre	<p>The site is open countryside and poorly relates to existing employment area.</p> <p>Site WSE02 is considered to be a more suitable and sustainable option as it is better related to the existing Park Farm rural employment site, is served by an existing access and has a landscaped edge.</p>
WSE25		RV6	Fornham St Martin	Park Farm Quarry	The site has a local plan allocation, planning approval and development has commenced on site.
	WSE1030		Haverhill	Opposite research part west	Landscape impact, open countryside in an unsustainable location and adverse impact on gateway approach to Haverhill.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WSE1035		Higham	Land between Higham Lane and Coalpit Lane, Lower Green	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p>
		RV4g	Ixworth	Land off Bardwell Road	The site is incorporated within a wider mixed-use allocation reference 3.03a.
WSE01			Ixworth	Manor Farm, Ixworth Thorpe	<p>The site is considered an unsustainable location.</p> <p>The Ixworth neighbourhood plan is under preparation and is proposing an alternative and more suitably located employment area.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
	WSE1044		Kennett	Railway sidings	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p>
	WS1049		Little Wrattling	Karro Foods Site	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>Landscape impact, need to retain strategic gap between Little Wrattling and Kedington, loss of open space to be addressed, rural location, impact on highway and/or rural roads means this site is unsuitable for allocation.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
		SA16l	Mildenhall	Extension to industrial estate to incorporate planning permission under construction	Site has been combined with former allocation SA16(k) to form policy 2.04d.
WSE15			Newmarket	Land south of Barbara Stradbroke Avenue	<p>Potential impacts on scheduled ancient monument to the south-west of the site.</p> <p>Potential impacts on site of special scientific interest and special area of conservation to the north-west of the site.</p> <p>The site is partly in West Suffolk and could come forward as windfall development if constraints and impacts are adequately addressed.</p>
		SA17b	Newmarket	St Leger	Site has been combined with former allocation SA16(m) to form policy 2.05f.
		SA18a	Newmarket	Former gas works, Exning Road	The site has a local plan allocation, planning approval and development is complete.

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WSE04			Red Lodge	Land east of Elms Road and A11 northbound exit slip road to Red Lodge	<p>The site is considered an unsustainable location.</p> <p>The employment land review study does not support this scale of economic growth and directs strategic allocations to be identified in the towns first.</p>
WSE06			Saxham	Saxham Business Park extension to the west	Site within Breckland Special Protection Area and/or associated buffer.
	WSE1081		Stoke by Clare	Land east of Ashen Lane	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p>

Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)	2021 SHELAA reference (new sites submitted at issues and options)	Vision or site allocations local plan allocation reference	Settlement	Location	Reason for omission
WSE14			Whepstead	Land at Chedburgh Road	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p>
	WSE1075		Wickhambrook	Land north of Claydon Drills, Bunters Road	<p>Evidence demonstrates that additional allocations should focus on Bury St Edmunds where there is strongest demand, and then the other towns, with the exception of Brandon due to its environmental constraints and a small amount of rural provision.</p> <p>The site is considered an unsustainable location for rural employment growth.</p>
	WSE1076		Withersfield	Land opposite Hanchett House	Landscape impact, open countryside in an unsustainable location and adverse impact on gateway approach to Haverhill.