

# West Suffolk Council Local Plan

West Suffolk Council is consulting on its Preferred Options (closes 26<sup>th</sup> July 2022) as part of its preparation for its new local plan.

## What is the West Suffolk Local Plan?

A local plan sets out a strategy for growth and development of an area and policies which set out the way that this plan aims to meet the housing, employment, social and community needs of an area while at the same time protecting and enhancing the natural, built and historic environment. Balancing growth and development with protecting and enhancing the environment is often referred to as sustainable development. It is a statutory requirement that local authorities produce a local plan for their area and keep it up to date.

West Suffolk's Local Plan vision for 2040 is set out below:

### The local plan vision for West Suffolk 2040

By 2040 we will have ensured a variety of well-designated new homes have been delivered in appropriate locations that meet the needs of our residents. Businesses and our diverse rural economy will have had the opportunity to grow and prosper. All new development will have been designed to respect, protect and enhance the natural environment and adapt to and mitigate for climate change and have achieved net zero carbon emissions in construction, energy sources and future use.

All our settlements from towns to rural villages will be places where families and communities can live safe and healthy lives with infrastructure to be provided to accompany growth, particularly in respect of transport including highway improvements, providing pedestrian and cycling routes, social infrastructure (such as access to police services, and support networks) and access to open areas.

The special quality, character and heritage of our West Suffolk built and natural environment, and its historic assets will have been protected and enhanced.

Since consultation on the first step of the new local plan (the Issues and Options Consultation October to December 2020), the National Planning Framework has been updated (July 2021). Some of the key changes include increasing emphasis on placemaking and creating beauty, climate change mitigation and adaptation, and a requirement to deliver biodiversity net gain on all new developments.

## The West Suffolk Local Plan has been divided into three parts:

- Part one – **Strategic policies**
- Part two – **Non- strategic policies**
- Part three – **Site allocations.**

Parts one and two were considered at an extra-ordinary meeting of the Parish Council on 7<sup>th</sup> July 200 (Min.EO.22.07. refers), and the approved responses submitted. The parish council agreed at that meeting to consider the draft response to Part 3 – site allocations at the scheduled meeting on 28<sup>th</sup> July, to allow time for the NP Working Group to consider responses from residents to its consultation on West Suffolk's proposals.

## West Suffolk Local Plan Preferred Options Consultation

### A Part Three – Site Allocations (attached as Appendix A)

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. The attached Site Allocation Document has been redacted to only show residential site allocations for Wickhambrook, and commentary on non-strategic employment and mixed-use allocations. The full Part Three – Site Allocations consultation can be found online at [Part Three: Site Allocations - West Suffolk Local Plan \(Regulation 18\) Preferred Options - West Suffolk Planning Policy Consultations \(inconsult.uk\)](https://inconsult.uk/Part-Three-Site-Allocations-West-Suffolk-Local-Plan-Regulation-18-Preferred-Options-West-Suffolk-Planning-Policy-Consultations).

#### Residential Site Options

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.

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

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

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. West Suffolk's 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.

Infrastructure to support Wickhambrook as a Local Centre is an issue which has been raised by residents of the parish on many occasions and is a key concern.

#### **Findings from NPWG Household Survey:**

*"Infrastructure in Wickhambrook cannot cope with more houses, more people and more traffic."*

- *90% said this is important*
- *roads need to be maintained, pot holes filled and hedges trimmed*
- *we need better road safety and traffic control*
- *parking is a problem at the school and health centre*

### **West Suffolk Site assessment criteria**

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**

West Suffolk used the employment land review study (2021) to 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.

No sites were allocated in Wickhambrook to meet West Suffolk's employment mixed use, retail and commercial leisure use needs.

#### **Findings from NPWG Household Questionnaire:**

*"We are not sure about economic development in the village."*

- 67% said this was not important or had no opinion
- some people (35%) would like to see more support for small businesses or self-employed people locally
- better broadband (42 responses) and spaces to socialise (39 responses), work (12 responses) and meet (11 responses) would help some people

### **Gypsy and Traveller sites**

West Suffolk 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.

This consultation invites land to be put forward for sites for Gypsy and Traveller accommodation to be considered for allocation.

There is already an existing site for Gypsy and Traveller Accommodation at the northern boundary of the parish (Kelly's Meadow).

### **Call for sites**

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.

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 West Suffolk Council 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.

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. West Suffolk currently has insufficient sites to meet this NPPF policy requirement, so is 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.

#### **Findings from NPWG Household Questionnaire**

*We are against large-scale or mass development.”*

- 42% wanted fewer than 20 new houses over 20 years
- 82% wanted fewer than 50
- any new housing should be built in small developments

#### **Wickhambrook – Local Service Centre (page 213)**

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

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.

A Household Questionnaire was completed by the Neighbourhood Plan Working Group (established in November '21) in March 2022, a summary of which can be found at [Microsoft Word - Wickhambrook consultation papers.docx](#)

#### **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.

- a) The landscape character assessment notes that the village lies within the Glem and Wickhambrook Farmlands character area, comprising of undulating ancient farmlands.
- b) 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.
- c) 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.
- d) Flood zones 2 and 3 run adjacent to the eastern fringes of Thorns and Meeting Green which may potentially be a constraint too. There is occasional localised surface water flooding within the village.
- e) Bus services are less frequent than hourly or operate during limited times.
- f) There is a conservation area at Wickham Street to the south-east of the main settlement.
- g) The roads are narrow in places and lack footpaths and safe pedestrian routes.

The constraints identified at b), c), d), e), f) and g) are all noted and have been identified by many residents of the parish both during West Suffolk’s consultation on Issues and Options in December '20 and the NPWG Household Questionnaire, for example:

### Various statements from NPWG Household Questionnaire:

"New building must respect the character and landscape of the village – it should:"

- protect green spaces and the natural environment
- keep Wickhambrook's pattern of separate greens

"The environment is important to all of us."

- 96% said protect open views, green spaces and woodlands

"Wickhambrook is a village not a town – we want it to stay like that."

- 91% value rural feel and access to the countryside

"Infrastructure in Wickhambrook cannot cope with more houses, more people and more traffic."

- roads need to be maintained, pot holes filled and hedges trimmed
- we need better road safety and traffic control

"We need better footpaths, quiet lanes and cycle ways."

- 83% want to make the village safer and easier for pedestrians and cyclists

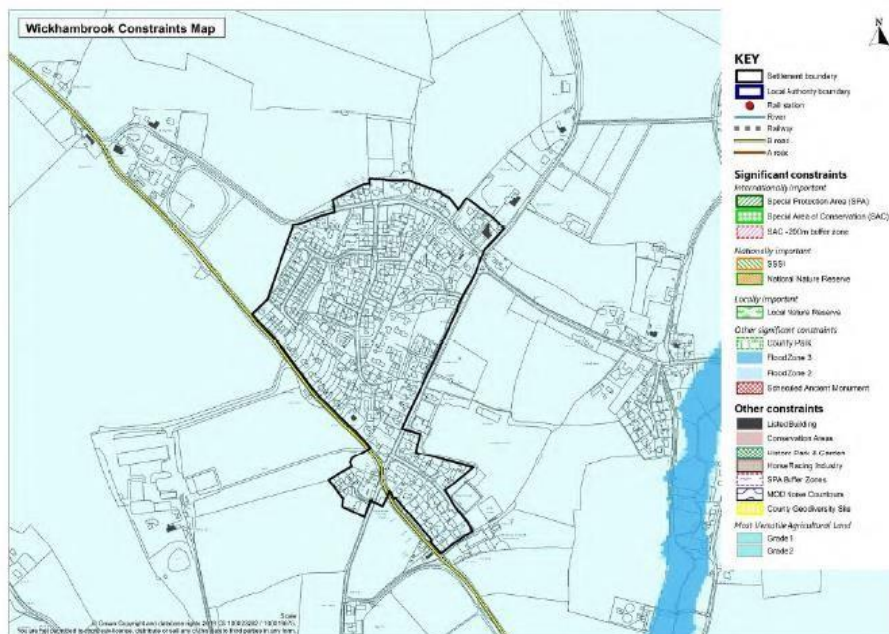
### Preferred allocation

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.

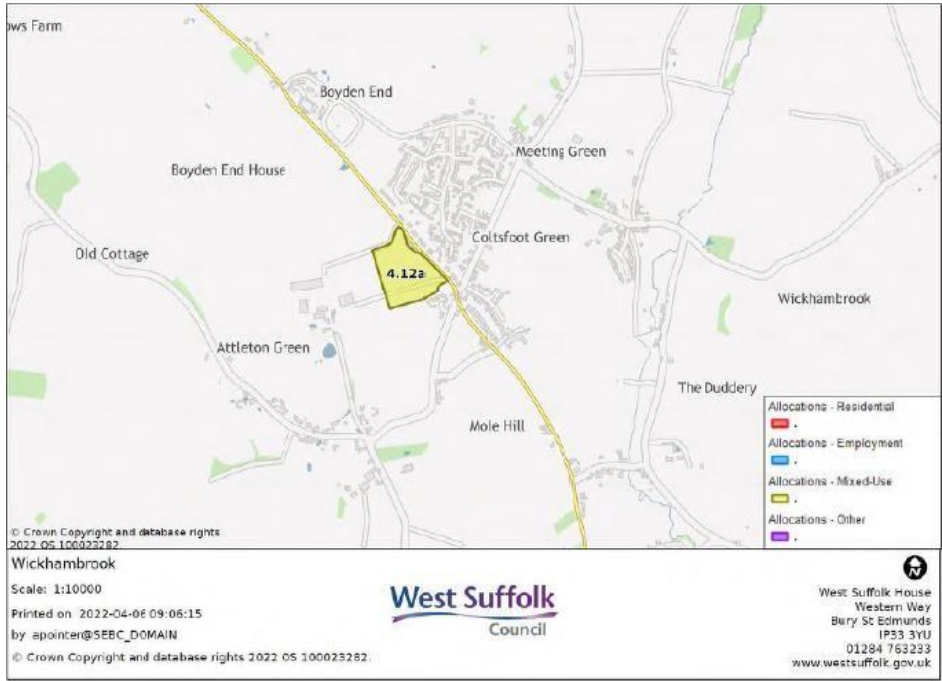
Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B of Part 3.

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



**Non-strategic allocation**

4.12a land west of Bunters Road, Wickhambrook

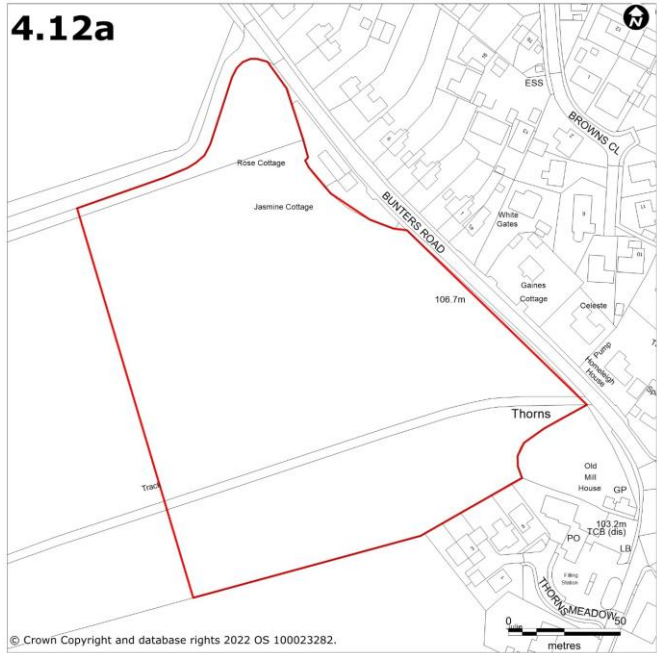
SHELAA reference: WS195a

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.

The statement at b), that the site (412a) identified by West Suffolk provides an opportunity for mixed use development is not consistent with West Suffolk's later allocations set out at part 7 (Employment, mixed-use, retail and commercial leisure use allocations) where no sites have been allocated to Wickhambrook.

### **Various relevant statements from NPWG Household Questionnaire:**

*"We are not sure about economic development in the village."*

- 67% said this was not important or had no opinion
- some people (35%) would like to see more support for small businesses or self-employed people locally

*"New building must respect the character and landscape of the village – it should:"*

- protect green spaces and the natural environment

*"The environment is important to all of us."*

- 96% said protect open views, green spaces and woodlands

*"Wickhambrook is a village not a town – we want it to stay like that."*

- 91% value rural feel and access to the countryside

*"Infrastructure in Wickhambrook cannot cope with more houses, more people and more traffic."*

- roads need to be maintained, pot holes filled and hedges trimmed
- we need better road safety and traffic control

*"We need better footpaths, quiet lanes and cycle ways."*

*83% want to make the village safer and easier for pedestrians and cyclists*

## Preferred employment and mixed-use allocations

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.

The tables in Section 7 of Part 3 identify new and existing preferred strategic and nonstrategic employment, mixed-use and retail and commercial leisure use sites. These sites are identified on the draft policies map (Appendix D).

West Suffolk having noted in its policy and capacity considerations for non-strategic allocation 412a (land west of Bunters Road) that:

*"The opportunity for mixed-use development should be explored on the site which could include community facilities and/or retail or local employment."*

It has included site 412a (land west of Bunters Road) in **Appendix A to Part 3 - table showing new and existing residential and employment allocations** as a new allocation for mixed use.

There are no existing or new strategic employment, mixed use (and retail and commercial leisure use) sites identified in the parish of Wickhambrook.

A part of the consultation West Suffolk 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 West Suffolk know by completing the [site submission form](#), providing details of the site location and a map with a red outline of the site boundary.

### Various relevant statements from NPWG Household Questionnaire:

*"We are not sure about economic development in the village."*

- *67% said this was not important or had no opinion*
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*"Infrastructure in Wickhambrook cannot cope with more houses, more people and more traffic."*

- *roads need to be maintained, pot holes filled and hedges trimmed*
- *we need better road safety and traffic control*

## Omission sites

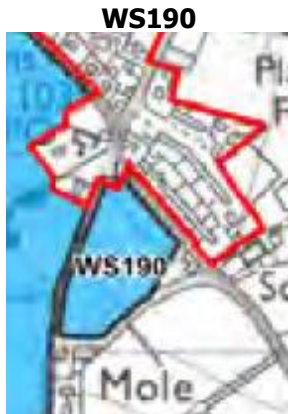
As a result of comments received at the issues and options consultation stage and further evidence base work, many sites included in the issues and options consultation stage have now been discounted and are not proposed for allocation in this plan. The reasons for omission fall broadly into the following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



### Residential omissions sites for Wickhambrook:

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
WS190			Wickhambrook	land south of Bunters Road	Landscape impact – considered to be important pen space at southern entrance to village. Potential impact to character and appearance of the village. An alternative site is considered to be a more suitable and sustainable option.
WS191			Wickhambrook	north and west of Boyden End (also known as north of Nunnery Green	Potential impact to character and appearance of the village. An alternative site is considered to be a more suitable and sustainable option.
WS192(A)			Wickhambrook	land north of Bunters Road	Potential impact to character and appearance of the village. An alternative site is considered to be a more suitable and sustainable option.
WS212			Wickhambrook	land at Cemetery Hill	Landscape impact – large open field, highly visible on entrance to the village from the north. An alternative site is considered to be a more suitable and sustainable option.
	WS1074		Wickhambrook	land adjacent Bunters Gait, Nunnery Green	The site is considered an unsustainable location due to its distance and/or proximity to existing services and facilities. An alternative site is considered to be a more suitable and sustainable option.
WS193		<b>RV25a</b>	Wickhambrook	Land at Nunnery Green and Cemetery Hill, Wickhambrook	The site has a local plan allocation, a planning approval and development is nearing completion. <b>*This is the Meadows site</b>



### Employment Omission Site(s) for Wickhambrook

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
	WSE1075		Wickhambrook	Land north of Claydon Drills, Bunters Road	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. The site is considered an unsustainable location for rural employment growth.

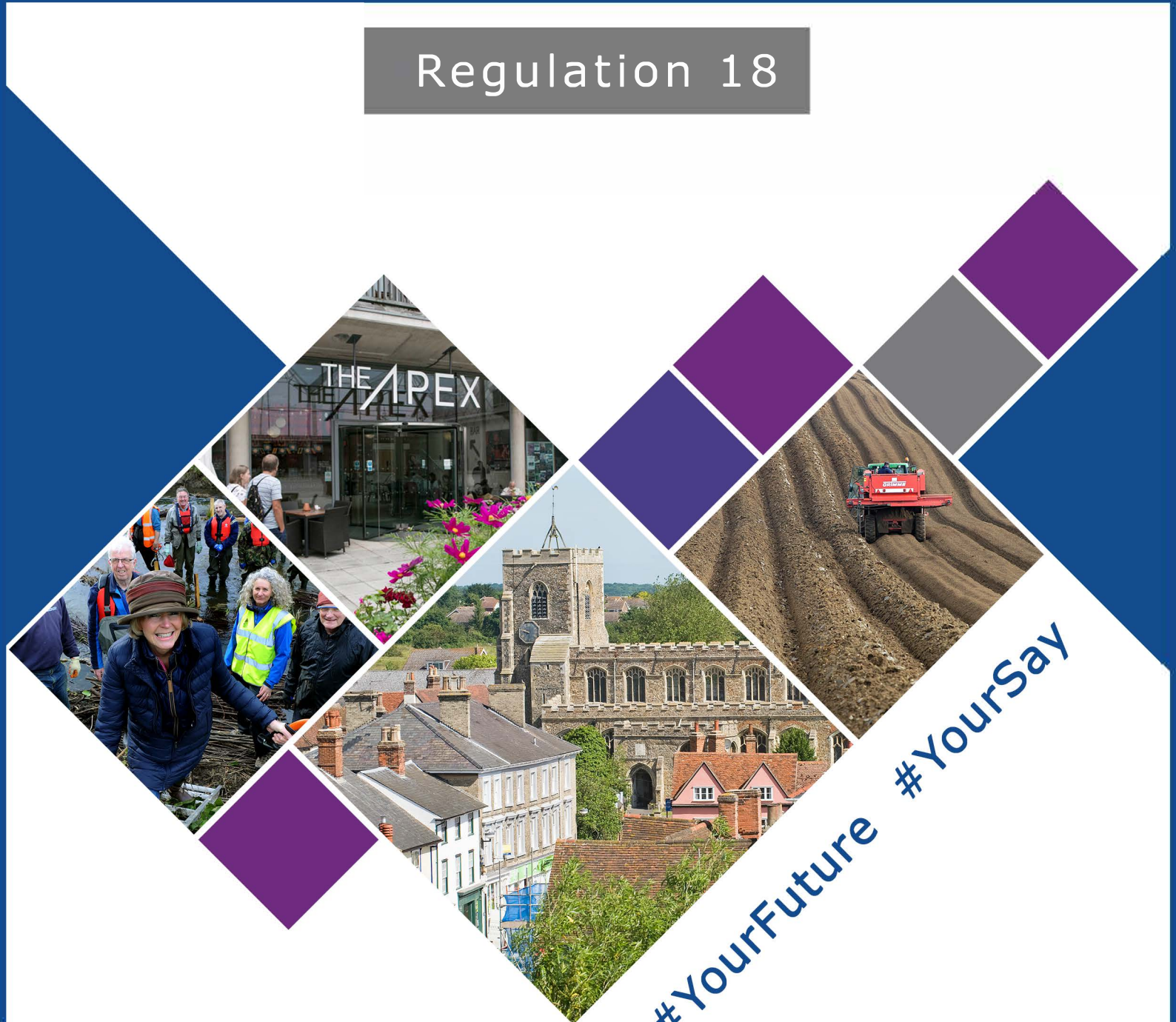
Draft responses to this consultation are attached as Appendix B to this report.

Comments from two local residents in response to the West Suffolk Consultation on Preferred Options are attached as Appendix C to this report.

# 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](mailto: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](mailto: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

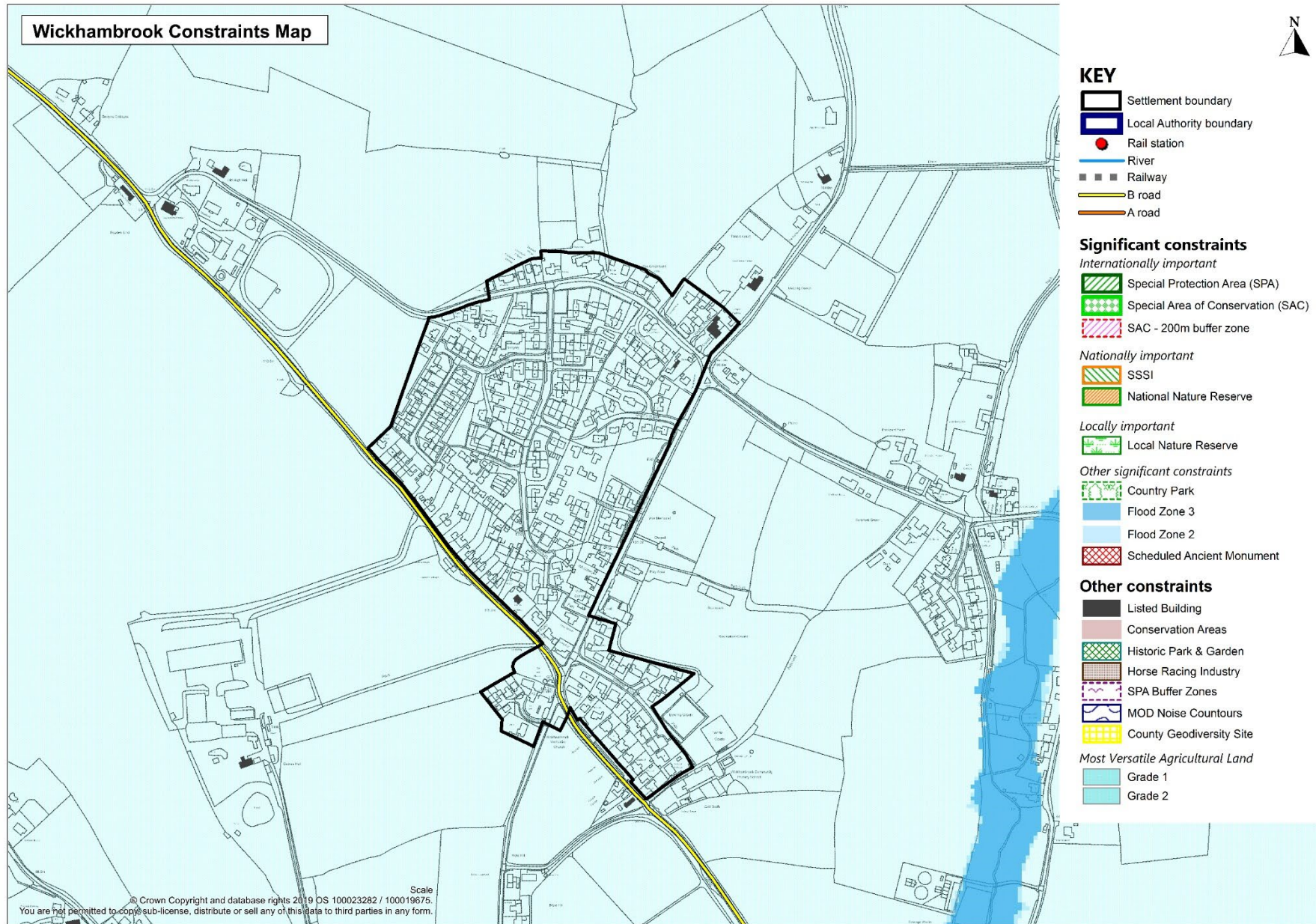
- Wickhambrook comprises of a core village area surrounded by a number of hamlets and small groups of dwellings to the north-west, south and east. There is a need to prevent coalescence of these historic hamlets to preserve the character of Wickhambrook. 
- The landscape character assessment notes that 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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by apointer@SEBC\_DOMAIN

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**Non-strategic allocation**

**4.12a land west of Bunters Road, Wickhambrook**

**New reference number: 4.12a**

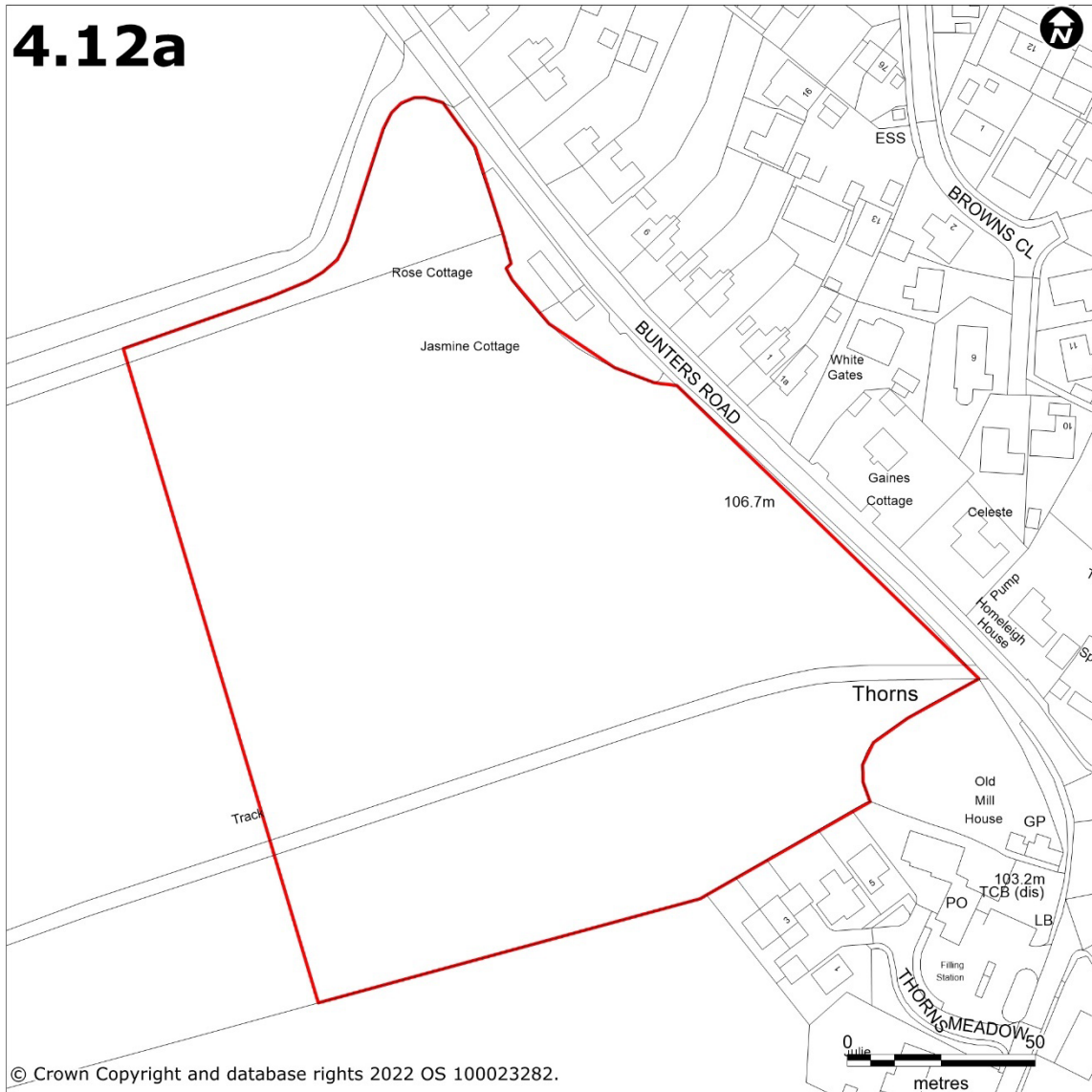
**SHELAA reference: WS195a**

**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

<b>New policy reference</b>	<b>Existing policy reference</b>	<b>Settlement</b>	<b>Site</b>	<b>Indicative capacity in hectares (ha)</b>	<b>Nature of proposal</b>	<b>Policy considerations</b>
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

<b>New policy reference</b>	<b>Existing policy reference</b>	<b>Settlement</b>	<b>Site</b>	<b>Indicative capacity in hectares (ha)</b>	<b>Nature of proposal</b>	<b>Policy considerations</b>
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

<b>New policy reference</b>	<b>Existing policy reference</b>	<b>Settlement</b>	<b>Site</b>	<b>Indicative capacity in hectares (ha)</b>	<b>Nature of proposal</b>	<b>Policy considerations</b>
						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

<b>New policy reference</b>	<b>Existing policy reference</b>	<b>Settlement</b>	<b>Site</b>	<b>Indicative capacity in hectares (ha)</b>	<b>Nature of proposal</b>	<b>Policy considerations</b>
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**

<b>New policy reference</b>	<b>Existing policy reference</b>	<b>Settlement</b>	<b>Site</b>	<b>Indicative capacity in hectares (ha)</b>	<b>Nature of proposal</b>	<b>Policy considerations</b>
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

<b>New policy reference</b>	<b>Existing policy reference</b>	<b>Settlement</b>	<b>Site</b>	<b>Indicative capacity in hectares (ha)</b>	<b>Nature of proposal</b>	<b>Policy considerations</b>
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.

<b>New policy reference</b>	<b>Existing policy reference</b>	<b>Settlement</b>	<b>Site</b>	<b>Indicative capacity in hectares (ha)</b>	<b>Nature of proposal</b>	<b>Policy considerations</b>
						<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 Compiègne Way

<b>Policy Reference</b>	<b>Existing site reference</b>	<b>Settlement</b>	<b>Employment area</b>
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

<b>Policy Reference</b>	<b>Existing site reference</b>	<b>Settlement</b>	<b>Employment area</b>
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

<b>New policy reference</b>	<b>Existing policy reference</b>	<b>Settlement</b>	<b>Site</b>	<b>Indicative capacity in hectares (ha)</b>	<b>Nature of proposal</b>	<b>Policy considerations</b>
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.

<b>New town centre policy reference</b>	<b>New primary shopping area boundary policy reference</b>	<b>Town centres</b>
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.

<b>New policy reference</b>	<b>Existing local centres</b>	<b>Settlement</b>
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
2.030	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

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

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

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



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

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

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

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

<b>West Suffolk Local Plan site reference</b>	<b>Settlement</b>	<b>Location</b>	<b>existing or proposed allocation</b>	<b>Land use/map category</b>
<b>6.28a</b>	Saxham	West of Bury St Edmunds and south of Risby - Saxham Business Park extension	existing allocation	employment
<b>6.28b</b>	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

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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.



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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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
	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>

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.



<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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>

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.

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



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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>

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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.

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	WS1018		Flempton	Flempton House, Bury Road	<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>
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	<p>Site provides an important buffer between the village and Bury St Edmunds.</p> <p>An alternative site is considered to be a more suitable and sustainable option.</p>
	WS1019		Fornham St Martin	land south of The Drift	The site and/or development would be an inappropriate form of backland development.

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	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.

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	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.

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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>

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
	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	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.
WS095		RV20a	Great Whelnetham	Erskine Lodge	The site has a local plan allocation, a planning approval and development is nearing completion.
		RV20b	Great Whelnetham	land at Tutelina Rise	The site has a local plan allocation, planning approval and development is complete.



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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>

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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>

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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.



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	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)	<p>The site has a local plan allocation, planning approval and development has commenced.</p> <p>The site is within the Breckland Special Protection Area buffer which</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
					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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
	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>

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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>

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
	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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.



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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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.



<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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.

<b>Strategic housing and economic land availability assessment (SHELAA) reference consulted at issues and options (ending in (A) shows amended boundary at issues and options)</b>	<b>2021 SHELAA reference (new sites submitted at issues and options)</b>	<b>Vision or site allocations local plan allocation reference</b>	<b>Settlement</b>	<b>Location</b>	<b>Reason for omission</b>
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	<p>The site has a local plan allocation, a planning approval and development is nearing completion.</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
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.

Wickhambrook Parish Council Proposed Responses to Consultation

Para.	Comments to submit
1.23	<p>Infrastructure to support Wickhambrook as a Local Centre is an issue which has been raised by residents of the parish on many occasions and is a key concern.</p> <p><b>Findings from NPWG Household Survey:</b>  <i>"Infrastructure in Wickhambrook cannot cope with more houses, more people and more traffic."</i></p> <ul style="list-style-type: none"> <li>· 90% said this is important</li> <li>· roads need to be maintained, pot holes filled and hedges trimmed</li> <li>· we need better road safety and traffic control</li> <li>· parking is a problem at the school and health centre</li> </ul> <p>No sites were allocated in Wickhambrook to meet West Suffolk's employment mixed use, retail and commercial leisure use needs.</p> <p><b>Findings from NPWG Household Questionnaire:</b>  <i>"We are not sure about economic development in the village."</i></p> <p>67% said this was not important or had no opinion  some people (35%) would like to see more support for small businesses or self-employed people locally  better broadband (42 responses) and spaces to socialise (39 responses), work (12 responses) and meet (11 responses) would help some people</p> <p>There is already an existing site for Gypsy and Traveller Accommodation at the northern boundary of the parish (Kelly's Meadow).</p>
4.12.1	<p><b>NPWG:</b> Agree that Wickhambrook is a Local Service Centre (LSC) and remains a LSC or goes down to a Type A Village in the future. Wickhambrook is fundamentally a rural agricultural village. Wickhambrook does not have the infrastructure in place to cope with additional heavy traffic that light industrial units would bring.</p>
4.12.2	<p><b>NPWG:</b> agree with all off the comments under constraints and opportunities, however need clarification on the comment 'the village green to the south-east of the village acts as an entrance to Wickhambrook' what are they defining as village green?</p> <p>There is missing text here between "constraint to There"</p> <p>Additional flooding areas with regular flooding to be highlighted,</p> <ul style="list-style-type: none"> <li>• Nunnery Green to Meeting green</li> <li>• Plumber Arms area</li> <li>• Colts Foot Green</li> <li>• Attleton Green</li> <li>• Cloak Lane</li> </ul>
4.12.3	<p><b>NPWG:</b>  In the pre-allocation questionnaire to every house.  83% of respondents wanted fewer than 50 houses  42% of respondents wanted fewer than 20 houses</p>

	<p>When the preferred options allocation Site was announced, every household was leafleted to share the preferred options site information, 95% of population were not motivated to respond to this survey. Of the 5% of replies (69) 3% of Population disagreed &amp; 2% of Population agree with the site allocation</p> <p>Object to mixed use site due to the infrastructure requirements identified previously, and is out of keeping with the rural nature of the village. This proposal against West Suffolk's own policy on sustainability, stating commercial units should be sited next to main transport hubs</p>
Wickhambrook Preferred Allocations Map (4.12a)	<p>The statement that the site (412a) identified by West Suffolk provides an opportunity for mixed use development is not consistent with West Suffolk's later allocations set out at part 7 (Employment, mixed-use, retail and commercial leisure use allocations where no sites have been allocated to Wickhambrook.</p> <p><b>Various relevant statements from NPWG Household Questionnaire:</b>  <i>"We are not sure about economic development in the village."</i>  67% said this was not important or had no opinion  some people (35%) would like to see more support for small businesses or self-employed people locally</p> <p><i>"New building must respect the character and landscape of the village – it should:"</i>  protect green spaces and the natural environment  <i>"The environment is important to all of us."</i>  96% said protect open views, green spaces and woodlands  <i>"Wickhambrook is a village not a town – we want it to stay like that."</i>  91% value rural feel and access to the countryside  <i>"Infrastructure in Wickhambrook cannot cope with more houses, more people and more traffic."</i>  roads need to be maintained, pot holes filled and hedges trimmed  we need better road safety and traffic control  <i>"We need better footpaths, quiet lanes and cycle ways."</i>  83% want to make the village safer and easier for pedestrians and cyclists</p>
Non Strategic Allocation 4.12a land West of Bunters Road, Wickhambrook	<p>Policy and Capacity Considerations:</p> <p>b) Not Agree with mixed use development - see previous comments  c) Not agree to mixed uses proposed for the site, but will engage consultants for the development of the Master Design plan as part of the Neighbourhood Plan  k) The House hold survey highlighted the need for total infrastructure assessment within Wickhambrook to include, utilities, transport, sewage treatment, roads, drainage, to support any development site prior to commencement</p>
7.6	No sites identified in Wickhambrook
7.15	No other sites identified

<p>Appendix A – Table showing new and existing residential and employment allocations: 4.12a</p>	<p><b>Various relevant statements from NPWG Household Questionnaire:</b>  <i>"We are not sure about economic development in the village."  67% said this was not important or had no opinion  some people (35%) would like to see more support for small businesses or self-employed people locally  "Infrastructure in Wickhambrook cannot cope with more houses, more people  and more traffic."  roads need to be maintained, pot holes filled and hedges trimmed  we need better road safety and traffic control</i></p>
<p>Appendix B – Table showing Residential Omission sites</p>	<p><b>WS190, 191, 192(A), 212, 1074, 193</b>  We would want these sites protected from future developments for the reasons stated by West Suffolk</p>
<p>All other paragraphs</p>	<p><b>No Comment</b></p>

### Comments from Local Resident in Response to West Suffolk Preferred Options Consultation

#### Preferred Options comments on Wickhambrook:

##### Section 4.12 – Wickhambrook

Wickhambrook is appropriately positioned in the settlement hierarchy as a Local Service Centre and must continue to be situated as a Local Service Centre or village. A Neighbourhood Plan working group is in the midst of preparing a Neighbourhood Plan for the entire parish.

##### Constraints and opportunities

The description of Wickhambrook given here is appropriate and I agree that we must ensure that any development in the village must avoid coalescence of the outlying historic hamlets.

The ancient farmlands and green spaces around Wickhambrook are precious and should not be used for housing development. I agree that large-scale growth around the village must be avoided. I also agree that the numerous greens around the parish should be protected from development.

Wickhambrook is served by a network of narrow lanes, largely without safe pedestrian routes – a further reason why large-scale growth in housing would be unsuitable and dangerous.

##### Preferred allocation

I think the site proposed is a wise and carefully thought-through choice and I agree that 40 houses, built over 20 years, is a reasonable allocation for Wickhambrook. Consultation with residents has demonstrated clearly that the village would want a good proportion of these houses to be affordable, either to purchase or for rent or via shared equity. I am less convinced that the village either needs or wants mixed-use development unless it is of a very low-key nature, perhaps providing a small number of work spaces for self-employed people or very small businesses.

I acknowledge and agree with the reasons for omitting other sites around Wickhambrook considered at the Issues and Options stage. I confirm that Wickhambrook's infrastructure and services are not able to support anything other than very modest levels of growth in housing.

### **Preferred site – policy and capacity considerations**

I support the identification of site 4.12a (previously WS195a) as a suitable location for a modest level of development of 40 new homes over the coming 20 years. I think this is a well-chosen site, confirming the centring of the village around the shop, the community centre and the school. The site would provide continuity in development along the B1063 (Bunters Road); would minimise interference with the long rural vistas from the village; and would prevent development on the valuable arable land and green field sites around Wickhambrook. Vehicular access off the B1063 using the existing access road to Claydon Drills would be safe and would minimise the requirement to create new roads. The site could also be linked to existing footpaths and the rest of the village to the south and east with pedestrian and cycle routes. This is a large site for 40 homes and would accommodate those houses comfortably without a need to open any other sites for development in the lifetime of this plan. Site 4.12a would allow very open development with plenty of green space, landscaping and screening. There would be space for generous gardens and plenty of off-road parking. Consultation with the village has shown that residents would approve of these elements. If this site is confirmed, I emphasise that a new settlement boundary must carefully protect the remaining farmland to the north, west and south of site 4.12a. There must be no possibility of creeping development beyond this site.

I can confirm that the Neighbourhood Plan working group in Wickhambrook is preparing design guidance and codes and a site development brief. It is already clear that the village would want any new development to include a mix of dwellings, including affordable homes for purchase, rental and shared ownership. Buffer zones, boundary features including hedgerows, landscaping, gardens and green spaces must be key features in any development. It is also clear that concerns about infrastructure must also be addressed. To confirm once more, I support the identification of site 4.12a as a preferred option for the development of 40 new homes in Wickhambrook over the coming 20 years.

**Received 10/07/2022**

### Comments from Maro Limnios in respect of West Suffolk's Preferred Options Consultation.

#### Policies

I would like to say that I welcome and agree that Wickhambrook continues to be designated by the council as a local service centre and it should remain so forever in the long term or alternatively be downgraded to a Type A village.

Initially may I point out that **The Core Strategy Development Plan Document adopted on 14th December 2010** formed part of the local plan for the former St Edmundsbury Borough Council area and set out the visions, objectives, spatial strategy and overarching policies for the provision of new development in the area up to 2031. It reads as follows with regard to Local Service Centres to which category Wickhambrook was designated at that time:-

**“The additional growth in the rural areas will be dependent upon the capacity of the natural and built environment to accommodate development without unacceptable environmental harm being caused, and the ability of existing or planned infrastructure to cope with the development.”**

and

**“Within these settlements, some small- scale housing and employment development will be encouraged. As a general guide, we consider that a limit of ten homes per development site would be appropriate”**

And

**“However, the scale of growth in the individual settlements will be dependent upon the local environmental and infrastructure capacity of the settlement concerned.”**

In the light of the above, I would argue that, whilst the site is acceptable, the proposed development of 40 houses is too large in scale and contrary to the policy of 10 houses on any site as set out in the Core Strategy Document. The scale of the proposal is out of keeping with the capacity of the natural and built environment and will cause unacceptable environmental harm and will be out of keeping with the infrastructure capacity of the village.

No more than 10 houses should be built on the proposed site as a result of this stated policy and the scale should therefore be reduced accordingly. The policy does not include the building of any industrial, retail or employment units on such sites and these should be excluded.

As regards more current policy initiatives, I would also point out that the **National Planning Policies Framework (NPPF) 2021** section 8 states:-

**c. an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resource prudently, minimising**

### **waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”**

In the light of the NPPF above, I would argue that the scale of the proposed development results in a major contradiction to the aims of the stated policy. The scale of the proposal should therefore be reduced to accommodate no more than 10, which are considered to be in keeping and could be accommodated within the policy. Certainly no industrial, retail or employment units should be included if this policy is to be adhered to in this location,

In this context, I will set out the various issues which are affected by the proposed scale of the development as it currently stands:-

#### **1. History and Coalescence of unique hamlets and greens**

What is at serious risk of being affected or even lost by such a large scale development outside the settlement boundary, in addition to all the existing recent developments, is the historic heritage of the village of Wickhambrook, which is recorded in the Domesday Book, its Tudor manor houses Badmondfield Hall, Gaines Hall, Clopton Hall, some of which are recorded therein in detail and are very close to the proposed development, its Norman Church within a conservation area, its unique 11 commons and hamlets, its 57 other listed houses, its roots in Saxon times etc. It is essential that the historic beauty and heritage be maintained as far as possible both for the preservation of Suffolk's heritage and as a visitor attraction of East Anglia.

Particular historic features are:

The Norman Church is over 1,000 years old and has Norman carvings and was an Anglo Saxon place of worship before that as well as its rich history in respect of the Civil War skirmish 1642-1651 and its Almshouses nearby.

The Burial Mound from the Bronze Age 2,400-1,500 BC which is of National Importance and in a Conservation Area.

The several Roman artefacts discovered on various sites in the village.

There are many significant and listed manor houses including Badmondfield Hall (in the Domesday Book) and the further 3 moated sub-manors: Gaines Hall (also in the Domesday Book), Giffords Hall and Clopton Hall, all greatly significant, medieval buildings and the many other listed houses which need to be conserved, which I believe are 57 in number, including Old High Hall designated for particular historical interest, Boyden End House, Gaines Cottage, Butlers Hall, East Cottage, Boyden Paddock etc.

The Anglo Saxon Hamlets need to be kept separate and not coalesce into one another and into the rest of the village and I therefore agree with and support the council's view on advocating no coalescence. One of the beautiful and unique features of Wickhambrook is that it is so spread out with large green spaces in between its houses and different historic hamlets and commons.



The scale of the proposed development would however change this unique feature of the village. Clearly the council recognises the need to prevent coalescence of the historic hamlets to preserve the character of Wickhambrook, however building on the scale of 40 houses and industrial units on this site will effectively coalesce the rest of the village and Thorns with the historic hamlet of Attleton Green from Thorns Corner. Attleton Green is a special hamlet situated quite separately downhill from the village settlement with a number of listed houses and manors including Gaines Hall, Gaines Cottage, Butlers Hall, East Cottage, affecting their settings as the site is very close if not adjoining and will encroach onto this area if the scale proposed is proceeded with. There are also 4 listed buildings within half a mile of Attleton Green, which could be affected by this scale of development and there is therefore a need to limit the scale of the development to a more sensitive number of up to 10 houses properly located in order to prevent this type of coalescence and effect on the hamlet and its listed buildings and be more in keeping with the character and setting of the village.

40 houses run the risk of being dominant in their own right, rather than being integrated in the village especially with the location being on the other side of the road to the main settlement and is not in keeping with the general layout of the village being made up of predominantly small hamlet or settlement areas.

### **2. Flood Risk**

The council has pointed out the Flood zones 2 and 3, which have always been problematic for the village. However, in addition to these and other flooding areas down the Back Road all the way to Coltsfoot Green, The Plumbers Arms, Nunnery Green to Meeting Green and Cloak Lane, what is of vital importance to take account of is the regularly occurring and significant flooding in Attleton Green, which is just downhill from the site proposed. Flooding there, at the bottom of the hill regularly prevents passage along the roads and is a risk to the houses within the hamlet. The introduction of another 40 houses and industrial units in close proximity to and uphill from Attleton Green will exacerbate this problem significantly and I therefore consider that the numbers need to be reduced to a more reasonable level, which would be more manageable for drainage levels and certainly no more than 10 houses in all. In this context there should be no industrial, retail or employment units built at all, as the latter may result in even more water usage leading to additional dangerous water run off flowing down to Attleton Green.

### **3. Mixed Use including 40 dwellings, community facilities or retail and/or employment**

Having conducted a number of surveys in the village for the purpose of completing the Neighbourhood Plan, it is very clear from these that the vast majority of residents have expressed the view that they prefer any new housing to be provided as individual homes or infill or as a smaller development of fewer than 10 houses. There is a majority view that only a small scale development is needed over the next 20 years. It is considered therefore that the proposed number of dwellings is far too large in scale for this village and there is no requirement as far as residents are concerned. No proof has been forthcoming for any such

large scale requirement nor is there capacity within the infrastructure for such a large scale development over 20 years.

The majority of residents wish to keep the village rural and are against large scale development. Most people use their cars for transport given the large distances and limited bus services and therefore an addition of a significant number and potentially another 80 cars would detrimentally add to the physical and environmental constraints and congestion of the village and there is no capacity for such growth.

There is furthermore little, if any, requirement amongst residents for industrial, retail or employment facilities to be built as the vast majority of people work and use the facilities of the local towns or work from home. This village is primarily residential and there is no requirement or capacity for industrial expansion which would also be quite out of keeping with the rural, agricultural and heritage character of the village. Industrial, commercial or employment units will by their very nature require larger vehicles including vans, lorries and heavy goods vehicles causing a significant increase in traffic, noise and pollution and adding to the traffic going past the school. I understand that the proposal also goes against West Suffolk's own policy on sustainability which requires industrial, commercial and employment units to be located near main transport hubs and towns. It is therefore felt that any development should be limited to 10 dwellings and that any industrial, retail or employment units should be excluded completely.

#### **4. Environment**

Clearly the council wishes to take into account the environmental issues relating to the site. There are a number of serious environmental constraints which should be respected and the proposed scale of the development will jeopardise and/or destroy or significantly affect areas such as ancient hedgerows, mature trees, wildlife, flora, fauna and biodiversity in the community, open views across these fields and woods as well as peace and rural quiet, all of which the community in the village value more than anything else according to the various surveys carried out. They are concerned about the environmental issues including the risk to endangered and protected species such as the great crested newts, which are acknowledged to be on this site, badgers, barn owls and bats which are also found in abundance this particular area. There is also huge concern over the resulting light, noise and air pollution and obvious congestion of cars and people resulting from a large scale development as proposed. There is also concern over the loss of too much essential food producing agricultural land, which provides sustainable food now and for future generations. In the circumstances, it is considered preferable to limit the scale of any damage to the environment by limiting the scale of the development to less than 10 houses and exclude all or any industrial, retail or employment units, which might also cause damage to the environment through use of chemicals or other agents.

#### **5. Landscape Character and Long Views**

It is clear that the council recognises the landscape character assessment, which notes that the site comprises of undulating ancient farmlands and wishes to preserve the countryside.

These are beautiful to behold from the village, particularly on and beyond this site and are fundamental to the open farmland views from the village and the main road. The large scale number of houses and industrial units proposed on this agricultural, food producing site will destroy this essential and ancient farmland character and the numbers therefore need to be reduced accordingly to limit and control the damage to no more than 10 homes maximum with no industrial, retail or employment units at all.

The topography of the area creates long uninterrupted views out of the village over farmland, woods and the very beautiful sunset on this side, as far as the eye can see. The council clearly acknowledges this factor and the large scale of the proposed development will not only be prominent in the landscape but will destroy these essential views from the village and main road through the village and therefore change the character and aspect of the village. As a result I would argue that the number of houses therefore needs to be controlled and limited to a maximum of 10 and exclude industrial, retail or employment units in order to preserve these long views of farmland and the woods beyond and thereby preserve the natural environment.

### **6. Highways**

The council clearly acknowledges that the roads are narrow in places and lack footpaths and safe pedestrian routes. It is considered that the impact of the proposed large scale development in relation to the highways network cannot be accommodated within the existing highway infrastructure of the village and will exacerbate existing issues along the main road of the village, Bunters Road, which would ultimately have a severe and detrimental impact within the village.

It is no exaggeration to say that all the junctions from by roads on to the main road in the village are very dangerous. All the main junctions have visibility issues – blind bends – so they are dangerous and there have been several accidents, particularly around the school. Congestion is caused around school, which is just down the road from the proposed development, during drop off and pick up times with at least half a mile of road being taken up with parked cars. Many of the roads that lead off from the main road are single carriageway so there is no capacity for the substantially increased number of cars and traffic, which would potentially result from the scale of development suggested. Great efforts have been made within the community to mitigate and reduce the risks of accidents outside the school in recent years. However, the possible addition of about 80 cars for 40 households or even more together with larger vehicles and HGV's, if there are also other commercial or industrial units, to the immediate area is too large an increase to cope with and therefore the number of houses built needs to be controlled and reduced to a more sustainable number of no more than 10 with the potential addition of no more than 20 cars.

During the last round of development issues circa 2009, it was noted in the Council's own assessment "Many junctions would need improvement".

Furthermore, the B1063 in Lidgate is not passable by two HGVs in most places. Lidgate would suffer terribly from large scale expansion in Wickhambrook as one has to drive

through it for access from Newmarket or from the A11/M11 and it would become a rat run. I understand that the residents of Lidgate are very much opposed to large scale development in Wickhambrook as a result. That is similarly the case as regards residents of Ousden, who also fear the increase in traffic in the locality if there is large scale development in Wickhambrook.

The large scale of this proposed development flies in the face of the National Planning Policy Framework objective to “promote sustainable transport and promote healthy and safe communities”. The scale of the development needs to be controlled and reduced significantly in order for it to be sustainable.

### **7. Infrastructure**

The village is severely limited in terms of its infrastructure, utilities, services and facilities, without forgetting that, being a local service centre, it also services nearby, surrounding villages and is therefore further constrained without the addition of a large scale development and more pressure on its services. The influx of another 40 households and industrial/retail/employment units would, on a conservative estimate, add at least another 200 hundred people to a community or population of approximately 1,279, a significant increase of about 16%, which is quite unacceptable in such a small community. It will certainly not enhance community feeling, harmony and coherence that is for sure and any increase needs to be more controlled and limited.

As far as the infrastructure of the village is concerned, particularly as regards the primary school and the surgery, these are at full capacity and both the school and the surgery have expressed the strong view that they are against this large scale development proposed. Furthermore, the infrastructure does not provide sewage or suitable roads, as already mentioned. Many houses outside the village settlement do not have mains sewage and only have septic tanks. The necessity for both lower and higher schooling and medical facilities and hospitals will require the new influx of occupants to drive for miles to the local towns, creating more congestion on the local roads and therefore more pollution, a fact which is unsustainable as regards climate change and the environment and which the council is striving to avoid.

Bus services are acknowledged by the council to be limited and indeed they run no more than once or possibly twice a day only and only to one destination and will be further constrained by the addition of a significant increase to the local population for which there is no capacity available.

Drainage, utility and power supplies are also at capacity and cannot support any additional development on the scale of what is being proposed.

In this context, it seems clear that, although the site is acceptable, the village infrastructure does not have the capacity to deal with large scale figures and therefore the number of dwellings needs to be reduced to a more reasonable figure i.e., to a maximum of 10 houses

and all or any retail, industrial or employment units should be eliminated completely as being out of keeping with the village and its requirements.

### **Sites designated as unsuitable**

I agree with and support the council's views on the various sites which have been found not to be suitable for development for the various reasons given and would like to have these permanently protected from development for the long term so that they are never again at risk going forward. They include W190, WS191, WS192 (A), WS212, WS1074 and WS 193.

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