

Document Section ▶ Part 3 - settlements ▶ Introduction
▶ Council assessment of sites for inc...

Comment ID 791

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Agent [Mr Jonathan Dixon \(Savills \(UK...](#)

Response Date 21 Dec 2020

Current Status Accepted

Summary The Higham Estate wishes that site ref. WS107 be re-considered in light of the representations submitted by it to the Issues and Options Consultation.

Comment See also comments in relation to paras. 1.1 to 1.6.

[Land at Higham](#)

4. Higham is a village and civil parish. It is located midway between Bury St Edmunds and Newmarket very close to what was the boundary between the former Boroughs of Forest Heath and St Edmundsbury, which have now merged to form West Suffolk. The village is formed of three parts - Upper Green, Middle Green and Lower Green.

5. Whilst the railway station was closed in the 1960's, the railway line still remains in use, connecting Cambridge and Newmarket to the west with Bury St Edmunds and Ipswich to the west. Just to the north of the railway line lies the A14, with an existing grade-separated junction providing vehicular access to Higham and the surrounding area.

6. From an environmental perspective, it is notable that Higham and the immediate surrounding countryside, extending north to Junction 40 on the A14, is located

outside the following areas:

- All Ramsar, SPA and SAC sites;
- SAC 200m Buffer;
- Woodlark & Nightjar Urbanisation 400m Buffer;
- Stone Curlew SPA 1.5km Buffer; and
- Stone Curlew Urbanisation / Functionally Linked Land 1.5km Buffer.

7. Whilst the land is located within the following areas

- Woodlark & Nightjar Recreational 7.5km Buffer; and
- Air Pollution 10km Buffer;

so is a large part of the district, including much of Bury St Edmunds.

The Housing Site

8. A site on the northern edge of Middle Green was been submitted to previous call-for sites (SHELAA 2020 site ref. WS107).

9. It is noted that the SHLAA 2020 assessment states that the site was 'deferred' as unsuitable for development due to not being adjacent to a settlement boundary (there is no settlement boundary at Higham).

10. However, it is also noted that in relation to considering the 'suitability' of sites submitted to such a process, PPG states (ID: 3-018-20190722):

"When assessing sites against the adopted development plan, plan-makers will need to take account of how up to date the plan policies are and consider the relevance of identified constraints on sites / broad locations and whether such constraints may be overcome. ..."

11. In relation to site ref. WS107, it has been 'deferred' (essentially rejected) on the basis that that the existing

Local Plan does not define a settlement boundary at Higham, irrespective of the spatial strategy an any other policies that might be developed as part of the new Local Plan. Its' 'deferral' is thus considered to be premature.

12. The Higham Estate wishes that site ref. WS107 be re-considered in light of the representations submitted by it to the Issues and Options Consultation.

Attachments  [427763_SK01_Site Location Plan_Housing Site.pdf](#)

Submission Method

Web

Council Comments

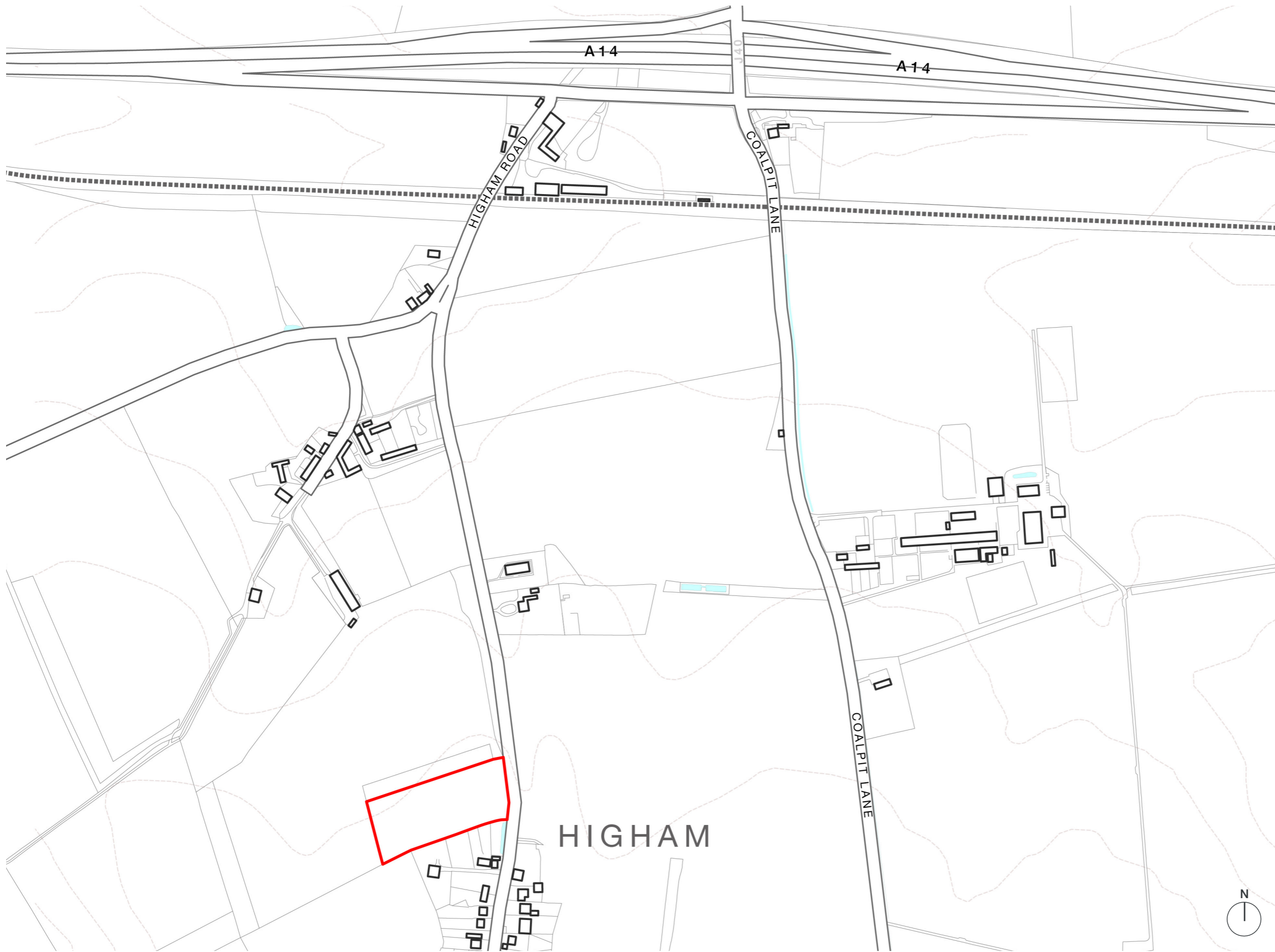
Noted. Part three of the Issues and Options local plan specifically considers potential sites for allocation. Sites will not be allocated in the countryside hence the lack of reference to countryside settlements in this part of the document. Local policies will be prepared for consultation at the next stage of the plan to set out how development in the countryside will be considered.



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 Site Boundary

Land at Higham, South of the A14

on behalf of The Higham Estate

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drawing no.	01	drawing	Sie Location Plan: Housing Site
revision	-	scale	1:5,000 @ A3
drawn by	CJM	checked by	AR
date	14/12/2020	job no.	427763

Urban
Design
Studio

