

# SCC sites included in Local Plan consultation

The following SCC sites are included in the Reg 18 Issues and Options Consultation. Subject to the usual considerations, all sites are available for development. In common other land owners SCC has very few genuinely vacant sites – where we refer to a site being available we are recognising that there is a mechanism to end the tenancy on a site; this is usually triggered by the grant of planning consent.

Site	Site Status	Site Ref	Size Ha	IC	Submitting	SCC Comments
Bardwell, Stanton Road	Housing	WS001	5.37	97	SCC	<ul style="list-style-type: none"> <li>Land is available to bring forward. We look forward to working with the District and Parish with regards to any future allocation.</li> </ul>
Freckenham, land at Fordham Road	Housing	WS085	2.5	10	SCC	<ul style="list-style-type: none"> <li>Land is available to bring forward. We look forward to working with the District and Parish with regards to any future allocation.</li> </ul>
Freckenham, land at Fordham Road	Housing	WS683	1.6	10	SCC	<ul style="list-style-type: none"> <li>Land is available to bring forward. We look forward to working with the District and Parish with regards to any future allocation.</li> </ul>
Great Barton, School Road	Housing	WS092	11.93	40*	Montagu Evans on behalf of SCC & WSC	<ul style="list-style-type: none"> <li>Land is available to bring forward and a project mobilised, as per allocation RV18.</li> <li>WSC are purchasing this land to develop through Barley Homes.</li> <li>SCC and WSC have jointly appointed Montagu Evans to deliver a Development Brief and Planning application for this site during 2021.</li> <li>Ongoing consultation is taking place with the Parish and Neighbourhood Plan Working Group.</li> </ul>
Mildenhall Land at Wamil Court	Housing	WS140	0.62	19	SCC	<ul style="list-style-type: none"> <li>Land is available to bring forward.</li> <li>This site is currently under offer with completion 2021.</li> </ul>
Mildenhall, Land west of Mildenhall, South of West Row Road	Housing	WS138	95.38	1300	SCC	<ul style="list-style-type: none"> <li>This land is available to bring forward, and is also allocated under the existing Local Plan SALP SA4(A).</li> <li>A masterplan has been developed during 2020 and will go to public consultation from 4<sup>th</sup> January 2021.</li> <li>WSC Officers have been heavily involved in this process.</li> <li>It should be noted that some areas of this allocation fall under non SCC ownership; we are engaging with these parties to seek their agreement for development.</li> <li>The site allocation WS138 has a different polygon to allocation SALP SA4(A). Specifically, the north west corner of the allocation has been removed on WS138. This should be re-instated. Masterplanning and site viability has been performed on the basis of SA4(A).</li> </ul>
Mildenhall, Land off West Row Road	Housing	WS420	12.63	227	SCC	<ul style="list-style-type: none"> <li>Land is available to bring forward.</li> <li>Whilst this land parcel is not included in the masterplan being prepared for WS138 / SALP SA4(A) we strongly support it's inclusion as mitigation for potential non deliverability of the 3<sup>rd</sup> party owned lands under this allocation.</li> <li>This land also supports a link to the land to the north and we strongly support it's inclusion in the 2024 Local Plan.</li> </ul>

# SCC sites included in Local Plan consultation (cont)

Site	Site Status	Site Ref	Size Ha	IC	Submitting	SCC Comments
Newmarket, former St Felix Middle School	Housing	WS146	4.9	50	SCC	<ul style="list-style-type: none"> <li>This land is available to bring forward, and is also allocated under the existing Local Plan SALP SA16(D).</li> <li>A project is ongoing to prepare a planning application for this site during 2021, which will consider both local housing and recreation needs.</li> </ul>
West Row, Land off West Row Road	Housing	WS188	12.92	146	Wood Plc on behalf of SCC	<ul style="list-style-type: none"> <li>Land is available to bring forward. We look forward to working with the District and Parish with regards to any future allocation.</li> <li>Access arrangements could be via WS181.</li> </ul>
West Row, Land off West Row Road	Housing	WS181	7.35	152	Wood Plc on behalf of SCC	<ul style="list-style-type: none"> <li>This land is available to bring forward, and is also allocated under the existing Local Plan SALP SA4(A).</li> <li>During 2020, a revised plan for this site has been developed including a new access on Mildenhall Road, serving 110 dwellings. This plan is currently submitted for a pre-app review.</li> <li>The Parish have been consulted regarding plans and are supportive.</li> </ul>
West Row Jarman's Lane and Beeches Road Elm Tree Farm	Housing	WS183	0.92	28	Wood Plc on behalf of SCC	<ul style="list-style-type: none"> <li>Land is available to bring forward. We look forward to working with the District and Parish with regards to any future allocation.</li> </ul>
Mildenhall, Former Mildenhall Academy and Dome Leisure Centre Site	Economic	WSE18	9.41	N/A	SCC	<ul style="list-style-type: none"> <li>Land is available to bring forward. We look forward to working with the District and Town Council with regards to any future allocation.</li> </ul>
Rougham, Lorry Park	Housing	WS048/034	2.9	80	SCC	<ul style="list-style-type: none"> <li>This land is available to bring forward, and is also allocated under the existing Local Plan BV7 and is part of the Abbots Vale Masterplan.</li> <li>The rest of the site aside from the lorry park being in non SCC ownership, this site is not being taken forward by SCC. SCC has not been approached by the main land owner.</li> <li>It is confirmed that the lorry park land is available to bring forward as part of BV7, subject to relocation of lorry park facilities elsewhere in an appropriate location.</li> </ul>
Hundon, Mill Lane	Housing	WS117	0.52	16	SCC	<ul style="list-style-type: none"> <li>Land is available to bring forward. We look forward to working with the District and Parish with regards to any future allocation.</li> </ul>

# SCC sites excluded from Local Plan consultation

The following SCC sites are **not** included in the Reg 18 Issues and Options Consultation. These sites were included in the previous SHELAA. With the exception of the site in Barton Mills, these sites are now excluded due to changes in the WSC settlement hierarchy. However, they remain available for development, subject to the usual considerations.

Site	Site Status	Site Ref	Size Ha	SCC Comments
Barton Mills Newmarket Road	Deferred Housing	WS234	3.23	<ul style="list-style-type: none"> <li>• We believe this site could be brought forward in the current allocation as a small scale mixed scheme of approx. 10 affordable units, 10 self build plots for local residents, and approx. 10 open market housing units.</li> <li>• This proposal would meet the needs of the Parish, who are seeking affordable units, whilst also making the scheme viable from a commercial perspective.</li> <li>• A concept plan has been prepared setting out this scheme and taken through the pre-application process.</li> <li>• The proposed scheme has been designed to recognise the environment and habitat constraints to the west of the site, and would be developed out with a low carbon specification.</li> <li>• We believe this scheme is highly deliverable, could be further configured with the Parish to ensure it meets their needs, and is well aligned to the village envelope. It would be delivered in phases to prioritise the affordable plots, in a similar manner to the SCC Cockfield development.</li> <li>• We believe this scheme should be included in the 2024 Local Plan.</li> </ul>
Hepworth, The Street, Poplar Farm	Housing	WS106	11.34	<ul style="list-style-type: none"> <li>• These land holdings were included in the previous SHELAA.</li> <li>• Hepworth and Market Weston have subsequently been removed from the in scope settlement hierarchy and are therefore not referred to in the Reg 18 Issues and Options.</li> <li>• These land holdings remain available for development, should the settlement hierarchies change.</li> </ul>
Market Weston Site A	Deferred Housing	WS134	0.55	
Market Weston Site B	Housing	WS135	1.36	
Market Weston Site C	Housing	WS136	8.06	
Market Weston Site D	Housing	WS137	1.14	

# SCC sites not in Local Plan consultation

The following SCC sites are **not** included in the Reg 18 Issues and Options Consultation. In several cases, we have assumed this is because they already feature in a West Suffolk Local Plan – for completeness we have referred to them below. Subject to the usual considerations, all sites are available for development.

Site	Local Plan Status	Size Ha	SCC Comments
Mildenhall, former library	Not in SHELAA, or Issues and Options, but already allocated in FH SALP SA5(b)	0.17	<ul style="list-style-type: none"> <li>This site is allocated as part of SA5(b).</li> <li>It is confirmed this site is available to bring forward subject to completion of the Mildenhall Hub.</li> </ul>
Mildenhall, former college	Not in SHELAA, or Issues and Options, but already allocated in FH SALP SA17(a)	2	<ul style="list-style-type: none"> <li>This site is allocated as part of SA17(a).</li> <li>It is confirmed this site is available to bring forward subject to completion of the Mildenhall Hub.</li> </ul>
Haverhill former Chalkstone Way Middle school	Not in SHELAA, Issues and Options or existing Local Plan	1.7	<ul style="list-style-type: none"> <li>This site is vacant and SCC has no further use for it; as such it is available to bring forward for alternative usage.</li> <li>This site could potentially be developed as a supported housing site; initial proposals have been prepared.</li> </ul>
Gazeley, Mill Meadow former PRU, Mill Lane	Not in SHELAA, Issues and Options or existing Local Plan	0.5	<ul style="list-style-type: none"> <li>This site is vacant and SCC has no further operational use for it.</li> <li>The site has been widely tested for alternative use over the last 3 years with no interest identified.</li> <li>The site is jointly owned; the third party owner is also willing to redevelop the site for residential use.</li> <li>The site has been through a pre-application process for 8-9 dwellings.</li> <li>The site is inside the village settlement boundary and is available to bring forward.</li> <li>A planning application is ready to be submitted.</li> </ul>