

**Urban Vision Enterprise CIC
Freckenham Neighbourhood Plan
Site Appraisals
September 2020**

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1. Introduction

1.1 Purpose of the Report

Freckenham Parish Council is preparing a neighbourhood plan. Once made, this will become part of the statutory development plan for the area, together with the adopted local plan.

Under Section 38 of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

This site evaluation report has been commissioned by Locality under the national neighbourhood planning support programme. It has been prepared to assist in the allocation of sites for housing through the emerging Freckenham Neighbourhood Plan.

The evaluation includes consideration of: existing land uses; surrounding land uses; site characteristics; site planning history; suitability; accessibility; environmental considerations; community facilities and services; heritage considerations; flood risk; existing infrastructure; land ownership and site availability.

1.2 Methodology

The report has been formulated through the following methodology.

A desk-based study was undertaken, to gather information on constraints and opportunities for each site (e.g. flood risk, landscape designations, heritage assets, proximity to services and facilities etc.). Sites were compiled into a site assessment pro-forma to ensure consistent and fair assessment of each site against a set of objective criteria.

The planning policy context was examined, including national planning policy and guidance and adopted local plan policy, alongside evidence base reports, such as the SHELAA, SFRA, Infrastructure and Environmental Capacity Appraisal 2009 and the Forest Heath Biodiversity Action Plan.

Site visits were undertaken in July 2020. Sites were largely evaluated by way of desk study, using online mapping resources to assess statutory designations, environmental conditions, planning considerations, built-form and visual features.

Using the information gathered, recommendations have been prepared for each site on whether they are suitable for allocation. These are in a summary table.

1.3 Scope of the Report

This document has been prepared on behalf of Locality for use by the qualifying body. UVE is not responsible for the accuracy of information provided by third parties.

This report forms part of the evidence base for the Neighbourhood Plan, but has no status as actual policy. The qualifying body may take it into account in formulating policy and making site allocations. The report reflects the situation at the present time and will over time become superseded by more recent data.

If landowners or other interested parties disagree with the report's findings, they may make representations and present evidence to the qualifying body before or at formal consultation and publicity stages. It is for the qualifying body to consider such representations and evidence.

To allocate any sites, the qualifying body would also need to consider economic viability, to ensure that development would be achievable.

2. Policy and Guidance

2.1 National Policy

Achieving sustainable development is at the core of the National Planning Policy Framework 2019 (NPPF - Paragraphs 7 and 8). The NPPF has three overarching objectives (economic, social, environmental). There is a presumption in favour of sustainable development in Paragraph 11.

Part 5 of the NPPF, 'Delivering a sufficient supply of homes', Paragraph 69 states:

'Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area'.

Paragraph 78 states:

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'.

Paragraph 118 states:

Planning policies and decisions should:

- a) *encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*
- b) *recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*
- c) *give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
- d) *promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and*
- e) *support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the*

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prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.

Paragraph 170 includes the need to contribute to and enhance the natural and local environments, including protecting and enhancing valued landscapes and recognising the economic and other benefits of the best and most versatile agricultural land, trees and woodland.

For relevance to the assessment Annex 2 (page 70) defines Previously Developed Land (PDL) as follows:

Previously developed land: *Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.*

These are selective references to the NPPF. Other parts of the NPPF deal with other relevant matters, such as heritage protection, transport and flood risk. In making site allocations, the NPPF should be considered in its entirety.

2.2 Planning Practice Guidance (PPG)

Government PPG sets out survey requirements for potential development sites:

- *‘site size, boundaries, and location;*
- *current land use and character;*
- *land uses and character of surrounding area;*
- *physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure/utilities);*
- *potential environmental constraints;*
- *where relevant, development progress (e.g. ground works completed, number of units started, number of units completed);*
- *initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development’.*

The PPG states that assessing suitability of sites should be guided by:

- *the development plan, emerging plan policy and national policy;*
- *market and industry requirements in that housing market or functional economic market area.*

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In addition, the following factors should be considered:

- *physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;*
- *potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;*
- *appropriateness and likely market attractiveness for the type of development proposed;*
- *contribution to regeneration priority areas;*
- *environmental/amenity impacts experienced by would be occupiers and neighbouring areas.*

Whilst the methodology applies to both local plans and neighbourhood plans, the PPG does state:

‘Designated neighbourhood forums and parish/town councils may use the methodology to assess sites but any assessment should be proportionate’.

2.3 Adopted Core Strategy

Freckenham Parish is in the former Forest Heath District which was consolidated with the abolished St. Edmundsbury Borough to form the new West Suffolk District in April 2019. Historically, the erstwhile authorities had also collaborated on planning policy preparation and their Joint Development Management Policies Document was adopted in February 2015.

Forest Heath Core Strategy (FHCS) was adopted May 2010, then updated April 2011 following High Court Challenge; it provides overall strategic vision to 2026 (and 2031 for residential growth). Site Allocations Local Plan was adopted 2019. A Single Issue Review (SIR) of Core Strategy Policy CS7 ‘Overall Housing Provision and Distribution’ was adopted 2019. St Edmundsbury Core Strategy was adopted December 2010.

There have been significant changes since 2012 in national policy and guidance on housing growth and for evidence on local need. Whilst these plans remain part of the statutory development plan, more recent evidence and national policy and guidance could be material considerations justifying departure from the plan.

Emerging Local Plan

The West Suffolk Local Plan Review had been due to consult on Regulation 18 - Issues and Options in May 2020, although this has now been postponed due to the pandemic. The now outdated timeline for the preparation of these documents is available on the Council’s Local Development Scheme.

It should be noted that the basic condition requiring general conformity with strategic local policy relates to adopted policy at the time of the independent examination, not emerging policies. However, it is useful to align as far as possible with emerging local plan policy, to reduce the risk of the Neighbourhood Plan being superseded once the emerging local plan is adopted.

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There is clearly uncertainty over the emerging local plan, which is being revised. This should be monitored closely. The first consultation stage, Issues and Options may now proceed sometime in 2020, although the anticipated adoption date of February 2024 may now be delayed. This creates uncertainty for the emerging NDP, which is expected to be made ahead of adoption of the West Suffolk Local Plan Review.

The most relevant policies from across the adopted Development Plan are:

Policy CS1 of the FHDC Core Strategy (2010) – ‘Spatial Strategy’

Identifies the settlement hierarchy and that development outside the settlement boundary of Secondary Villages such as Freckenham will be restricted.

Policy CS7 of the Core Strategy (SIR) (2019) covering the former FHDC area of West Suffolk Council – ‘Overall Housing Provision and Distribution’

The policy states that from 2011 – 2031, the Core Strategy will make provision,

“for at least 6800 new dwellings (net) and associated infrastructure... Development will be brought forward in line with the broad distribution of housing as set out below [Freckenham is considered a Secondary Village, under ‘other’].”

Settlement	Existing completions and commitments (2011- 2017)	Additional provision	Totals
Brandon	103	33	136
Mildenhall	193	1406	1599
Newmarket	386	704	1090
Lakenheath	105	663	768
Red Lodge	1081	705	1786
Primary Villages	1129	357	1486
Other*	181	-	181
Windfall	-	225	225
TOTALS	3178	4093	7271

**Other includes completions and commitments within rural areas, secondary villages and small settlements.*

Policy DM27 of the Forest Heath and St Edmundsbury Local Joint Development Management Policies Document (2015) – ‘Housing in the Countryside’

“Proposals for new dwellings will be permitted in the countryside subject to satisfying the following criteria:

- a. the development is within a closely knit ‘cluster’ of 10 or more existing dwellings adjacent to or fronting an existing highway;
- b. the scale of development consists of infilling a small undeveloped plot by one dwelling or a pair of semi-detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage.

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Permission will not be granted where a proposal harms or undermines a visually important gap that contributes to the character and distinctiveness of the rural scene, or where development would have an adverse impact on the environment or highway safety.

Note: A small undeveloped plot is one which could be filled by one detached or a pair of semi-detached dwellings where the plot sizes and spacing between dwellings is similar to adjacent properties and thereby respects the rural character and street scene of the locality.”

It is clear that the Local plan discourages development in open countryside. Amending the settlement boundary to accommodate a site allocation would clearly transgress this policy in a development management sense.

However, from a plan-making perspective, if the Qualifying Body chooses a site that represents a sensible extension to the settlement boundary, they can negotiate with the LPA to amend the settlement boundary. Public consultation must then be carried out for the amendments to the boundary. The subsequent allocation can also be considered as part of the same consultation exercise.

Subsequently, if the settlement boundary is amended, the Qualifying Body should ensure that the Neighbourhood Plan includes an appropriate infill policy. This could also include design guidance.

It is possible to amend the settlement boundary to reach out to an outlying site, if it represents a suitable extension of the settlement. In the case of Freckenham, there already exist four non-contiguous settlement ‘envelopes’ strung west to east along Fordham Road and Mildenhall Road.

2.4 Other Relevant Documents

Strategic Housing and Economic Land Availability Assessment (SHELAA) – February 2020

The SHELAA assesses potential development sites, with the intention of

- identifying sites with the potential for housing or employment
- assessing how many homes or floorspace they could provide
- assessing when they could be developed.

Forest Heath Biodiversity Action Plan

Provides guidance on Forest Heath’s Local Biodiversity Action Plan, identifying habitats and species of national, regional and local importance and outlines a plan of action for their conservation.

Infrastructure and Environmental Capacity Appraisal 2009

The appraisal considers ‘environmental capacity of settlements and the need for and means of providing and maintaining social, physical and environmental infrastructure to support growth in the Forest Heath District Council (FHDC) and St Edmundsbury Borough Council (SEBC) areas, for the periods to 2021 and 2031.’

Strategic Flood Risk Assessment (SFRA)

Provides an overview of all sources of flood risk (such as from rivers, surface water and ground water) throughout the former Forest Heath District taking into account the impact of climate change to inform preparation of the Local Plan.

3. Site Assessment

3.1 Identification of Sites

There are 16 sites under consideration. These are shown on the plan at Figure 3.1 and 3.2 and in the table below. The sites are numbered 1 to 16. Sites have been identified through:

- Invitation letter sent by the qualifying body to landowners
- Other included (suitable) SHELAA site (mapped at Appendix 3)

Table 3.1 Assessment sites

Site no.	Name	Source
Site 1	Hillside Farm	Letter
Site 2	Land north of Fordham Road	Letter
Site 3	Meadcroft and Millfield	Letter
Site 4	Homefields	Letter
Site 5	24 North Street	Letter
Site 6	Land north of Elms Road	Letter
Site 7	Land south of Mildenhall Road	Letter
Site 8	Land SE of Freckenham Road	Letter
Site 9	Land east of Chippenham Road	Letter
Site 10	Grange Farm	Letter
Site 11	'Land at Freckenham'	Letter
Site 12	Hall Farm	Letter
Site 13	Fordham Road allotment	Letter
Site 14	Land associated w/ Old School House	Letter
Site 15	The Bungalow, West Row	Letter
Site16	WS084 Freckenham House	SHELAA

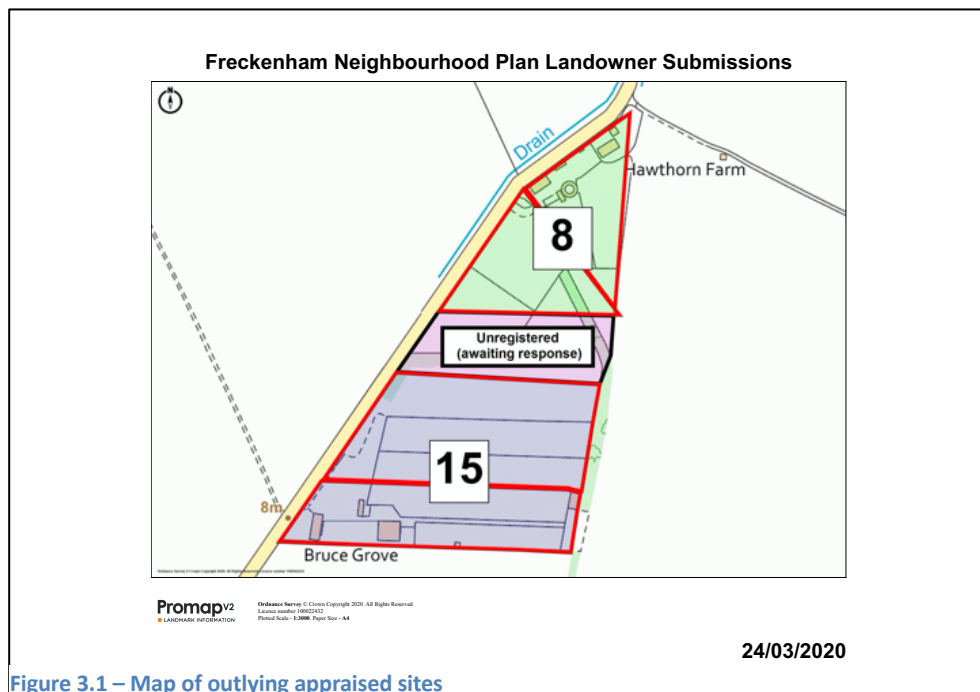


Figure 3.1 – Map of outlying appraised sites

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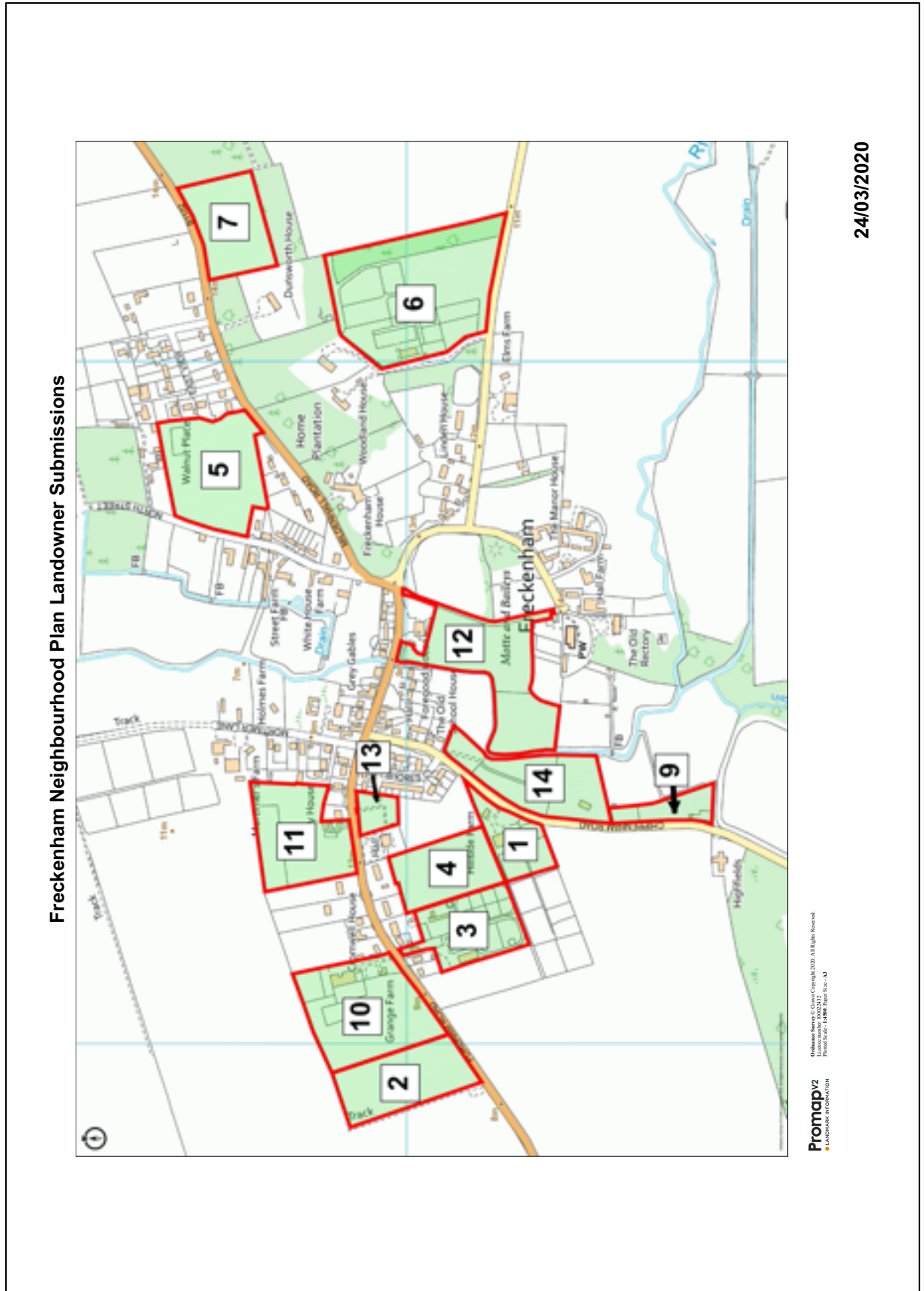


Figure 3.2 – Map of appraised sites – An additional SHELAA site - Site 16 is mapped at Appendix 3.

3.2 Desktop Assessment

The section sets out the constraints and considerations across all the sites where the majority of this analysis is produced pre-inspection. The assessment below takes account of the entire site. Individual site assessments are included below.

3.3 Site Visits

A site proforma was prepared, addressing a number of issues under the following headings:

- Site information (location, use, area, history, etc.)
- Accessibility (access, etc.)
- Environmental constraints (landscape designations, flooding, agricultural grade, etc.)
- Heritage considerations (designations, impacts, etc.)
- Community facilities and services (proximity, community value)
- Ground conditions (contamination, infrastructure, topography)
- Potential impacts (coalescence, character of settlement).

3.4 Analysis of Results

The following section of this report includes a summary of findings for each site and an indication based on a traffic lights system of whether each site is suitable in principle for residential development.

Table 3.2: Summary of sites

Site no.	Name	Rating
Site 1	Hillside Farm	Yellow
Site 2	Land north of Fordham Road	Red
Site 3	Meadcroft and Millfield	Green
Site 4	Homefields	Red
Site 5	24 North Street	Red
Site 6	Land north of Elms Road	Red
Site 7	Land south of Mildenhall Road	Yellow
Site 8	Land SE of Freckenham Road	Red
Site 9	Land east of Chippenham Road	Red
Site 10	Grange Farm	Yellow
Site 11	'Land at Freckenham'	Green
Site 12	Hall Farm	Red
Site 13	Fordham Road allotment	Yellow
Site 14	Land associated w/ Old School House	Red
Site 15	The Bungalow	Red
Site 16	SHELAA site "WS084"	Yellow

4. Results

4.1 Site Assessment Methodology

This section of the report includes findings for each site.

The traffic light system for testing the suitability of sites for residential development is as follows:

Green – no constraints or constraints that are easily overcome, so the site can be allocated;

Amber - sites which are potentially suitable for allocation if medium scale constraints can be overcome, or part of site only is suitable;

Red - not suitable due to national/local planning policy and/or technical constraints very difficult to overcome.

Density: Each *developable* site has also been assessed for its capacity. The capacity of 'red' sites is zero. The defining factor in determining this is its estimated net density, which is based on physical constraints alongside character and appearance of the existing built environment.

In the first instance, barring any specific on-site constraints, the net developable area is applied and will be informed by this table from the Locality publication, 'How to assess and allocate sites for development' (p37).

Site size	Net developable Area
Up to 0.4 ha	90%
0.4 ha to 2 ha	80%
2 ha to 10 ha	75%
Over 10 ha	50%

Figure 4.1

Freckenham is characterised by a mixture of both high and low densities across its dispersed landscape. The core of Freckenham, focussed on the staggered crossroads at Chippenham Road and Mortimer Lane contains approximately 60 dwellings within an area of 4 hectares, translating to a net density of 15 dwellings per hectare (dph). Shores Close, the most recent development (application ref: F/89/382; approved October 1989) within this area equates to approximately 27 dph.

Further out, the mid-20th century development at East View has a net density of some 10 dph. The remainder of the village largely comprises individually built dwellings and scattered farmsteads. Taking this contextual evidence into account, it is relatively safe to assume that a volume housebuilder or small-scale developer is likely to seek to maximise the density by aligning with more recent comparable

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developments, whilst achieving a satisfactory harmony with the character of the village.

Policy CS7 of the Forest Heath Core Strategy states: “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”

Whilst this policy requirement has been superseded by the SIR, it is instructive and, in order to provide a balance between the provisions of Policy CS7 and the existing density and character of the village, an indicative figure of 20dph has been used when determining the capacity of individual sites.

Within this assessment, sites are assessed against the following criteria:

- 1) Policy
- 2) Sustainability
- 3) Other impacts (conservation, biodiversity)
- 4) Deliverability

Policy: The adopted Local Plan (ALP) sets out the policy parameters through which sites should be allocated and prioritised through the neighbourhood planning process.

In respect of the distribution of new housing within the *Forest Heath Core Strategy*, growth is mainly focused upon Mildenhall, Newmarket and Red Lodge followed by Lakenheath, Brandon and the Primary Villages. The remaining settlements: ‘Secondary villages’ of which Freckenham is one of ten and a further five ‘small settlements’ will take no ‘additional provision’ than the share of 181 dwellings already completed or committed between them (see table in Policy CS7 of the Core Strategy Single Issue Review (2019); copied at p.8 above, 2.3 Adopted Local Plan).

In this context Policy CS7 states that: “...To deliver the broad distribution outlined above, sites will be identified through the Site Allocations Local Plan and/or neighbourhood plans.”

The Neighbourhood Plan group has been provided a housing allocation figure from the Local Planning Authority (LPA). ‘The indicative neighbourhood housing requirement for the parish is assessed as a minimum of 10 dwellings over the plan period from 2019 to 2041.’ This broadly aligns with a simple equalisation process amongst the 15 ‘Secondary villages’ and ‘small settlements’, meaning that averaged out, Freckenham would have been expected to deliver 12 dwellings over the Plan period. Since these are already committed or completed, the neighbourhood housing requirement sits in excess of the Core Strategy housing distribution, directed by Policy CS7.

Sites within the settlement boundary will be prioritised on policy grounds, if they prove sustainable and deliverable without significant adverse impacts.

The sites presented are all outside of the tightly drawn settlement boundaries, with the exception of Site 3’s access point (see Appendix 2 – Freckenham Policy Map),

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meaning none can be prioritised on this policy ground. Furthermore, a number of sites are not immediately adjacent to a road, a cluster of 10 or more dwellings or infilling between existing dwellings and as such do not accord with Policy DM27.

Policy DM27 is a useful development management tool in preventing sprawl and guiding development to existing built up areas and its general tenets on locational suitability shall be incorporated into these appraisals. However, scale of development will be considered on the basis of Freckenham's share of housing and whether the scale is appropriate for the location. In addition, sites will be judged on adjacency to the settlement boundary, facilities, constraints, highway standards and access.

Sites adjacent to the settlement boundary are currently designated as countryside (Policy CS2) and, as such will be reviewed within the framework of Policy CS10 (Sustainable Rural Communities).

Sustainability: Sustainability of the site considers its overall impact on the settlement. The Local Plan assigned 181 dwellings to be distributed amongst settlements akin to Freckenham which, albeit, are already completed or committed. We have assumed the indicative neighbourhood housing requirement applied by the LPA to the parish is a new 'additional provision' in excess of the Local Plan distribution to be delivered through Freckenham Neighbourhood Plan, although the Parish will need to discuss with the LPA, if it wishes not to allocate sites that would grow the village through the NP. This is not a minimum allocation and clearly sites with greater capacity will not be penalised on that basis. However, submissions that will accommodate significant numbers of dwellings will need to be assessed in terms of the impact upon settlement infrastructure.

Impacts: In terms of considering impacts of development on setting, especially the setting of heritage assets, there has been no assumption that such impacts are necessarily negative or positive. This would depend in many instances on the actual development scheme being proposed. Impact on setting is only assumed to be negative in principle if the open character of the land is an important part of the setting.

Deliverability: Deliverability relates to the known physical, environmental, ownership and other legal constraints on the site, as well as the appetite of the landowner to bring the site forward.

Site plans were provided by Freckenham Parish Council and contain Ordnance Survey Data: Crown copyright and database right 2020.

As a further note, we understand from a recent Secretary of State decision dated 12 March 2020 (Land at Hatchfield Farm, Fordham Road, Newmarket, Suffolk; Application Ref: DC/13/0408/OUT), that the Local Planning Authority can currently demonstrate a five-year supply of housing which, to some extent, negates any argument to submit a speculative planning application outside the plan-making process.

However, the purpose of this exercise is to assess the sites within the policy context and constraints of the adopted Local Plan, in order to inform the allocation of sites through the neighbourhood planning process.

4.2 Findings

The following pages include an assessment and rating for each of the sites. The key ALP policies we have considered in assessing the sites are:

- Policy CS7 ‘Overall Housing Provision and Distribution’ of the Forest Heath Core Strategy
- Policy DM5: ‘Development in the Countryside’ of the Local Plan Joint Development Management Policies
- Policy DM27: ‘Housing in the Countryside’ of the Local Plan Joint Development Management Policies

Site 1 Hillside Farm

Type	Area (Ha)	Capacity	Rating
Greenfield – countryside & buildings / previously developed land (pdl)	0.9 ha	Circa 14 (actual) 10 (CS7 comply)	



This site is currently a dwelling with outbuildings, gardens and two horse paddocks to the west, sitting behind dense mature vegetation on the Chippenham Road boundary. The wide access point has historically been used to sell produce from a stall and farm shop. It is an irregular wedge shaped site bounded by Chippenham Road to the east. The remaining boundaries are to open countryside. Mature hedges form the northern boundary and agricultural fencing along the other boundaries. The north west boundary abuts sites 3 and 4 and to the east, across the road, lies site 14. The site slopes slightly upwards from the road towards the farm buildings, then a flat grassed section to the rear.

The site is in 'Village Character Area VA' in the Parish Landscape Study for Freckenham Parish. This covers the west of the village. The study notes the flat, longitudinal plots and utilitarian feel. It sees opportunity to improve integration of the village edge with hedge and tree planting. Better capacity is seen on contained land parcels with settlement to either side, with a recommendation that LVI be taken into account for development.

The site is greenfield land within the Countryside under Policy CS1. As a qualifying body, Freckenham Parish may allocate sites outside of adopted development plan policy. For information, existing policy may allow residential development on exception sites (such as the appraisal sites) if compliant with Policy DM5 (Overall Housing Provision and Distribution) and DM27 (Housing in the Countryside). Policy DM27 requires a site:

- a) to be adjacent to a highway and within a cluster of 10 or more dwellings; and

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b) to accommodate a small infill development by a single dwelling or a pair thereof. Development of the site would not be allowed under this policy.

The site does not actually share a boundary with the defined settlement boundary. There is a point of contact at the eastern corner point of the northern boundary where this almost meets the rear gardens of Shores Close. In our view this means that the site is not contiguous with the settlement boundary, in the context of forming a coherent urban form.

Chippenham Road, which would provide access to the site, is substandard in width, capacity, construction and safety (streetlights and pavements are not present south of Shores Close). The road is barely sufficient width to allow two vehicles to pass. The road is bordered by established hedgerows and trees overhanging the highway. There are two vehicular accesses, one of which sits on a bend. Any residential development would generate additional traffic in/outflows onto a narrow and visually constricted part of Chippenham Road. The Highway Authority would need to be consulted on whether a suitable access could be provided with mitigation works. There is a telegraph pole on Chippenham Road.

The site has been submitted as a result of the Freckenham Invitation Letter and as such it can be assumed that the site would be available for development.

For the purposes of the allocation of sites through the Neighbourhood Plan, this site is moderately suitable. Whilst it does not fully comply with Policy DM27 (and nor is it required to), it is adjacent to, if not contiguous with the settlement boundary, it sits next to a cluster of at least 10 dwellings. However, it suffers from localised highways / access concerns and, if in use as a farm shop, functions as a local service enhancing the sustainability of Freckenham.

Site 2 – Land north of Fordham Road

Type	Area (Ha)	Capacity	Rating
Greenfield – countryside	1.6 ha	0	



This site is roughly rectangular and sits totally open and isolated with countryside to all sides, except the Fordham Road frontage to the south, beyond which lies further open countryside. Site 10 is to the east, nearer to the settlement boundary. Currently arable agriculture (barley).

The Parish Landscape Study for Freckenham notes that this site falls into, ‘Rural Character Area 1’, where:

“Visual sensitivity is judged at ‘VERY HIGH’ because this land parcel is prominent from principal routes; very long views are possible and any change here would be perceived at long range - from several roads, the northern edge of Freckenham and from the edges of other parishes. Any feature with any verticality, or discordant colours would be very noticeable. The extent to which landscape change can be accommodated without it being very noticeable is limited.”

The site is adjacent to but shares characteristics with ‘Village Character Area VA’ in the Parish Landscape Study for Freckenham Parish. This covers the west of the village. The study notes the flat, longitudinal plots and utilitarian feel. It sees opportunity to improve integration of the village edge with hedge and tree planting. Better capacity is seen on contained land parcels with settlement to either side, with a recommendation that LVI be taken into account for development.

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The site is greenfield land within the Countryside under Policy CS1. The site is somewhat removed from the settlement and development would result in an unsustainable pattern of growth west from the village, where more suitable locations are available which would maintain the compactness of Freckenham.

There are no practical constraints to development. Fordham Road is of sufficient width and has good visibility and capacity, although it lacks lighting and pavements outside the village confines. Field margins are open and lightly vegetated. The size of the site overall would significantly exceed the apportionment of dwellings required of Freckenham.

The site has been submitted as part of the Freckenham Invitation letter and as such it can be assumed that the site would be available for development.

Given its isolation, there would be no impact on heritage assets. Since the site would leapfrog preferable sites to the east adjacent to the settlement boundary and, given its siting away from the existing built up area of Freckenham, it would not make an appropriate allocation for housing through the Neighbourhood Plan.

Site 3 Meadcroft and Millfield

Type	Area (Ha)	Capacity	Rating
Greenfield and existing PDL	1.4 ha	22 (actual) 10 (CS7 comply)	



Meadcroft and Millfield is a roughly rectangular site with countryside to the west, south and east boundaries. A row of houses masks the site from the road. Views on the approach from the west are blocked by a substantial tree belt. The site comprises elements that can be defined as greenfield land - horse arenas, a ménage, horse hot walkers and other equestrian facilities, alongside various single storey buildings including a bungalow on the Fordham Road frontage. The site abuts sites 4 and 1 to the east and south-east respectively.

The site is in 'Village Character Area VA' in the Parish Landscape Study for Freckenham Parish. This covers the west of the village. The study notes the flat, longitudinal plots and utilitarian feel. It sees opportunity to improve integration of the village edge with hedge and tree planting. Better capacity is seen on contained land parcels with settlement to either side, with a recommendation that LVI be taken into account for development.

The proposed site access spur off Fordham Road is within the settlement boundary and the remainder is within the Countryside under Policy CS1. Whilst this acts in the site's favour, development of the entire site would pose a moderate intrusion into the countryside. The site could be considered suitable for allocation through the Neighbourhood Plan process.

Although a potential access point is suggested, this may require demolition of the dwelling within the site boundary to enable development, given the narrow existing unmade driveway. The visibility splay along Fordham Road to the east is restricted by the bend in the road and would need careful consideration. Otherwise, there are no other practical

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constraints to development. Fordham Road is of sufficient width and capacity with intermittent lighting and pavement up to the site entrance.

Field margins are particularly heavily vegetated, both within the site and the curtilages, providing enclosure and reducing inter-visibility. The size of the site overall would significantly exceed the apportionment of dwellings required of Freckenham.

The site has been submitted as part of the Freckenham Invitation letter and as such it can be assumed that the site would be available for development.

For the purposes of allocation of sites by way of neighbourhood planning, this site would appear to be generally suitable, particularly given that development would be shielded by robust field boundaries from distant viewpoints in this flat landscape. Subject to a suitably engineered access and visibility splays, the site could make an additional contribution to the housing requirement through the neighbourhood planning process.

Site 4. Homefields

Type	Area (Ha)	Capacity	Rating
Greenfield – previously developed land	1.25 ha	0	



Site 4 is a rectangular site running south east from Fordham Road, although not contiguous nor readily accessible from the same, given the site boundaries provided. It borders the Site 3 equestrian centre to its west and the Site 1 smallholding to the south. A small isolated patch of open countryside being agricultural land lies to the east, beyond which are the late 20th century houses of Shores Close.

The site is in 'Village Character Area VA' in the Parish Landscape Study for Freckenham Parish. This covers the west of the village. The study notes the flat, longitudinal plots and utilitarian feel. It sees opportunity to improve integration of the village edge with hedge and tree planting. Better capacity is seen on contained land parcels with settlement to either side, with a recommendation that LVI be taken into account for development.

The site currently consists of grazing land. The site is greenfield land within the Countryside under Policy CS1. As noted previously, allocation through the neighbourhood planning process does not require compliance with adopted development management policies.

Nonetheless, the adjacent site to the north was subject to a planning application for a single dwelling in 2015 (ref: DC/15/1454/OUT). The officer's report and reference to local planning policy provides useful context for the review of other sites in the assessment. The case officer considered Policy DM27, requiring development to be within a 'cluster' of 10 or more dwellings:

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“26. Consideration therefore turns to adopted policy DM27 of the Joint DM Policies Local Plan document identifies that proposals for new dwellings will be permitted in the ‘countryside’ where:

- a) The development is within a closely knit ‘cluster’ of 10 or more existing dwellings adjacent to or fronting an existing highway,*
- b) The scale of development consists of infilling a small undeveloped plot by one dwelling or a pair of semi-detached dwellings.*

27. In the previous consideration of this site, it was suggested that the site did not comply with criterion a) of the policy as the development within the vicinity was not within a closely knit cluster. However, the initial application was considered immediately after the adoption of the policy and since then a number of applications have been submitted in connection with the policy across both authorities and an appeal has also been allowed. It is considered that on reflection and on the basis of more detailed experience of applying the policy that the site does indeed comply with the intentions of the policy and does fit within a cluster of the purposes of the policy.

28. However, although the application is in outline and details are not provided, it is considered that the proposal complies with criteria b) in that it is commensurate with the scale and character of existing dwellings within the frontage. This differs from the previous application as a single detached dwelling is proposed which is in scale and character with the existing dwellings.”

The report implies that a more relaxed interpretation is applied to the definition of a ‘cluster’. Whilst the Neighbourhood Plan group can allocate sites outwith this policy mechanism, we may refer back to this decision in the other site assessments.

The site sits adjacent to the settlement boundary and is arguably within proximity of a ‘cluster’ of houses. On the latter point, it could be suitable for housing under Policy DM27 if land adjacent to the highway could be acquired. Landowner submission table states “Northern strip to highway under development”. Site access may therefore be subject to ransom.

There is no access point to the highway. Fordham Road is the presumed access point and is of sufficient width and capacity with intermittent lighting and a pavement on the south side of the road. However, the logical access point sits on the apex of a bend and visibility is therefore restricted to the west, which may present problems in engineering a solution acceptable to Suffolk highways. An alternative access could be formed if Sites 3 and 4 are amalgamated.

The site has been submitted as part of the Freckenham Invitation letter and as such it can be assumed that the site would be available for development.

For the purposes of the allocation of sites though the Neighbourhood Plan, this site is potentially suitable as, spatially, it sits well within the context of the existing settlement, adjacent to the boundary. However, presented on the facts available, i.e. without additional land incorporated up to the highway, the site is not presently suitable.

Site 5. 24 North Street

Type	Area (Ha)	Capacity	Rating
Greenfield - countryside	2.2 ha		



The site is an irregular square shape field used for grazing livestock. Up to 20 mature trees are scattered in a parkland style setting across the site, with further less significant trees within the well-vegetated hedgerows. The site is relatively well-enclosed by built form. An estate of predominantly 20th century bungalows borders the site to the east. Large, low-density houses border the site to south, fronting Mildenhall Road and to the south west are mid-20th century Council houses. Again, across North Street are several large houses. To the north is a single bungalow and small horse paddock with woodland beyond. To the south east, the site has wide frontage to Mildenhall Road, beyond which is woodland belt. Timber post and rail fence 1.4m high lies at the back of pavement on the Mildenhall Road boundary. A low fence runs along the eastern boundary to the modern housing.

The site sits in 'Village Character Area VD' in the Parish Landscape Study for Freckenham Parish. This covers the north east of the village. The study notes its post-WW2 development mainly through local authority house building, clustered around a "very attractive" meadow which has "high landscape value as it [sic] dotted with a number of fine mature Lime trees, giving a scenic view as if into parkland". "The meadow is worthy of protection for its contribution to character and for the scenic views it offers". "The built form here shows more uniformity" whilst "boundaries and edges of curtilages are straight and aligned at right angles to the road." Visual sensitivity is low and there is a moderate landscape value. One of the opportunities is to "seek ways of protecting the character of the meadow and its trees through Neighbourhood Plan or through existing mechanisms".

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The site is greenfield land within the Countryside under Policy CS1 and as such, any residential development application would need to comply with Policy DM5 (Overall Housing Provision and Distribution) and DM27 (Housing in the Countryside).

Neighbourhood plan site allocations need not comply with these policies, although, being adjacent to a highway and a cluster of other dwellings, the site would comply with Policy DM27 in a development management sense, in all but scale, since the policy sets a limit of a pair of semi-detached dwellings.

Solely from a spatial perspective, the site represents a logical site to locate new housing. However, the entire site constitutes 'Woodpasture and Parkland BAP Priority Habitat (England)' according to the Magic website. Qualifying notes state: "*Probably the priority habitat but some uncertainty of interpretation and not mappable*". Likely associated with this designation, there are approximately 17 Tree Preservation Orders (TPOs) on site. As such, any scheme would have to be sensitively designed at very low densities, perhaps as low as 10 dwellings per hectare, to minimise physical or visual harm. This is reinforced by the fact that the site is directly adjacent to the Conservation Area, which sits across North Street. It is clearly a site of high landscape value.

Vehicular access via North Street should be ruled out owing to its narrow width. Mildenhall Road, has sufficient width, capacity, pavement and lighting for vehicular access. However, visibility to the east would be poor for vehicles exiting the site, due to the bend and woodland encroaching on the road edge. A suitable access point, likely at the farthest SE point, would need to be designed in conjunction with Suffolk County Highways department.

The site has been submitted as a result of the Freckenham Invitation letter and as such it can be assumed that the site would be available for development.

The SHELAA summary (site ref: WS083) states: "*The site is partially adjacent to the settlement boundary for Freckenham, a secondary village where only nominal housing growth is permitted. The site is covered with trees protected by a preservation order. It is within a SPA buffer and biodiversity buffer and hence development would be delayed on site.*"

The SHELAA estimates a capacity of 44 dwellings at 20dph, although it caps the yield at 10 dwellings "to be consistent with guidance for similar sized settlements in the former St Edmundsbury area (as set out in the Core Strategy)."

For the purposes of the allocation of the sites through the Neighbourhood Plan, this site could be suitable as it complies with the general tenets of Policy DM27, in all but scale, since the policy sets a limit of a pair of semi-detached dwellings and is well-integrated with existing development in Freckenham. However, overcoming landscape, ecological and arboricultural issues would pose an overwhelming obstacle to development.

Site 6. Land North of Elms Road

Type	Area (Ha)	Capacity	Rating
Countryside - greenfield	4.1 ha (- 0.64 ha of woods)	0	



The site has a roughly rhomboid shape and comprises a large stable / tack room and a large swathe of grassland, divided into small horse paddocks with timber post and rail fencing and an exercise arena. There is a long road frontage opposite a field under agricultural crop. It is surrounded on all sides by a thick, mature tree belt, which contains mature horse chestnut and native species hedge along the road boundary. A track running along the western edge serves the equestrian facilities and two large detached houses to the north west; the site's only neighbours. To the west and east is open countryside, although there are half a dozen large detached houses further west along Elms Road closer to the centre of the village. The site slopes downwards slightly towards the south.

The site sits in 'Village Character Area VE' in the Parish Landscape Study for Freckenham Parish. This covers the east of the village. The study notes the Small number of large prestigious dwellings set in extensive grounds. Well wooded character (much of which is under TPO) creates a strong sense of containment and enclosure contrasting markedly with the openness at the other end of the village. Trees are arranged in rectilinear blocks and belts with compartments of open space. Views in and out of the area are not possible as a result - the properties within the trees are not visible. Development within mature trees, or screened by tree belts, can be assimilated well with little impact on visual amenity. The study concludes that this area therefore has some capacity to assimilate further development with little impact on the character of the village.

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From a West Suffolk development management perspective, the site is greenfield within the Countryside under Policy CS1 and as such any planning application for windfall residential development would need to comply with Policy DM5 (Overall Housing Provision and Distribution) and DM27 (Housing in the Countryside). Whilst adjacent to a highway, it is sufficiently removed from any cluster of dwellings to conclude that the site does not comply with the intentions of policy DM27, so would not generally be acceptable.

From the point of view of allocating the site, the same general principles apply. The site is isolated from the village and could perpetuate an easterly sprawl of the settlement confines.

There are close-boarded wooden gates across the entrance adjacent to the access for Woodland House. Elms Road would provide access to the site, although in places is barely wide enough to allow two vehicles to pass. An expert highways opinion should be sought to verify the suitability of Elms Road to access the site, if progressed. Furthermore, there are no streetlights or pavements for some half a mile in the direction of the village centre and very little space in the verge for widening. The pavement is not continuous, meaning residents cannot safely reach Freckenham's bus stop or pub. Whilst the road is straight with good visibility for egress in the vicinity of the site, any development here would entail additional traffic negotiating a narrow and visually constricted part of Elms Road to reach all destinations other than the A11.

Given the site's large size, capable of accommodating well in excess of Freckenham's requirement, the impact on village infrastructure would need to be considered, including traffic movements. The site has been submitted as part of the Freckenham invitation letter and as such it can be assumed that the site would be available for development.

For the purposes of the allocation of the sites through the Neighbourhood Plan, this site is not suitable as it is unsustainably located, being substantially removed from the existing built up area and settlement boundary of Freckenham. It is also in excess of the size of site required to fulfil Freckenham's housing apportionment.

Site 7 Land south of Mildenhall Road

Type	Area (Ha)	Capacity	Rating
Greenfield – countryside	1.3	Circa 20 10 (CS7 comply)	



Site 7 is an irregular rectangular site with its long northern edge fronting Mildenhall Road. To the south, east, and west it borders maturing woodland belt. Also to the west, Dunsworth House sits in wooded grounds, again accessible from Mildenhall Road. A hedge boundary runs at the back of Mildenhall Road verge approximately 1.7m high. Open fields lie north of the road.

The site sits in 'Village Character Area VE' in the Parish Landscape Study for Freckenham Parish. This covers the east of the village. The study notes the small number of large prestigious dwellings set in extensive grounds. Well wooded character (much of which is under TPO) creates a strong sense of containment and enclosure contrasting markedly with the openness at the other end of the village. Trees are arranged in rectilinear blocks and belts with compartments of open space. Views in and out of the area are not possible as a result - the properties within the trees are not visible. Development within mature trees, or screened by tree belts, can be assimilated well with little impact on visual amenity. The study concludes that this area therefore has some capacity to assimilate further development with little impact on the character of the village.

This is grazing land or potentially other agricultural uses and sits within the countryside not adjacent to the settlement boundary. The site is greenfield land within the Countryside under Policy CS1 and as such any planning application for residential development would need to comply with Policy DM5 (Overall Housing Provision and Distribution) and DM27

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(Housing in the Countryside), The site is not adjacent to existing dwellings and, in a development management sense, would not therefore comply with Policy DM27.

In respect of allocation by way of the neighbourhood planning process, the same general principles apply. The site is removed from the settlement boundary, isolated from the village and could perpetuate an easterly sprawl of the settlement confines. There exists some low density development towards the village, imperceptible from the road, hidden behind woodland belt, but all sit outside the settlement boundary.

The site is flat with no obvious constraints, although there is no direct vehicular access from Mildenhall Road. Implementing one should not pose a problem however. Good visibility can be achieved with placement of an access point on the apex of the bend, assisted by the fact that this marks the point at which the speed limit reduces from 60mph to 30mph. There are no streetlights or pavements in the vicinity of the site, although a short stretch of verge has sufficient width for conversion.

The site has been submitted as part of the Freckenham invitation letter and as such it can be assumed that the site would be available for development.

Whilst the site is near to the edge of the settlement boundary, its position, surrounded by woodland belt on three sides, lends an isolated and rural character. Overall, the site has a high landscape value. It comprises a copse of mature copper beech and other deciduous trees. Mature hedge runs along rear and eastern boundaries. For the purposes of the allocation of sites through the Neighbourhood Plan, this site is not particularly sustainable as it is relatively removed from the existing built up area of Freckenham, would contribute to sprawl and is some 700 metres from the Golden Boar Inn. However, there is a bus stop almost opposite the site to the west and, given the low-density scale of nearby development, a sensitively designed scheme could be acceptable, if a suitable s278 agreement secures improvements to the local highways, particularly for pedestrians.

Site 8 Land South East of Freckenham Road, West Row

Type	Area (Ha)	Capacity	Rating
Greenfield – countryside	2.6	0	



The site is a roughly triangular, greenfield site, a couple of miles from Freckenham. Freckenham Road forms the NW boundary with open countryside in all directions. The site includes a house, garage, barns and outhouses, whilst the land appears to be used for horse grazing, given the presence of a circular horsewalker. It is divided into 6 paddocks each divided by post and rail fencing, with mature trees forming a strong southern boundary and a broad stand of mature trees bisecting the site from the SE corner. There are perfunctory west and east boundaries of well-trimmed vegetation. Site 15 lies to the south.

The site sits in 'Rural Character Area R3 - east' in the Parish Landscape Study for Freckenham Parish. This covers the east of the Parish. The study notes the topography feels flat, is entirely farmed other than a block of equine land use south of Elms Road. Field patterns are regular and geometric and relatively large, but this is minimised due to regular vegetated boundaries. Woodland is regularly seen in strip plantations, shelter belts and pine lines, dividing up the farmland. It notes that the the "Breckland pine lines originated as sheltering hedges which have since grown out and which are now key characteristics of Breckland skylines, lining roads and field boundaries." Roads are found at regular intervals; long and usually direct. Some types of change are likely to be accommodated without significant harm, especially if related to the agricultural purposes of the landscape.

The site is within the Countryside, as recognised under Policy CS1 and, if subject to a planning application submission, would need to comply with Policy DM5 (Overall Housing Provision and Distribution) and DM27 (Housing in the Countryside). The site is not within a cluster of dwellings and therefore not in compliance with Policy DM27.

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However, in respect of allocation by way of the neighbourhood planning process, the same general principles should apply. Whilst the site is within the Neighbourhood Plan area / Parish boundary, it is significantly removed from the settlement boundary, with no physical association with Freckenham, other than the 2 mile road which links them. There would appear to be greater physical association with West Row and its facilities (play area, Baptist Church, Village Hall and vehicle repair garage), 0.2 miles to the north across the River Lark. However, any southward growth of West Row resulting in breaching the river would represent an unsustainable form of growth, perpetuating the piecemeal ribbon development that West Row already suffers from.

The site is flat and has no obvious constraints. A hard-surfaced access already exists to the farm, which may need widening to accommodate increased use. The road itself is unlit and narrow and, in the direction of West Row, winding and without pavements which would pose an unacceptable risk to pedestrians, discouraging potential residents from walking to local facilities. The impact of significant additional traffic flows onto the lane would need to be assessed by the Highway Authority. Visibility is also constrained by two trees on the same side of the road.

The site has been included as a recipient of the Freckenham invitation letter however, no response has been received so its actual availability is unknown.

For the purposes of the allocation through the Neighbourhood Plan, this site is not suitable as it is spatially remote and unsustainably located.

Site 9 Land east of Chippenham Road

Type	Area (Ha)	Capacity	Rating
Greenfield – countryside	0.5 ha	0	



The site is a narrow wedge shaped field which falls somewhat steeply from the road, then flat in the valley bottom. A line of conifers bisects the southern half. There is also a field shelter and 2 other small sheds. A 1.4m-1.8m high dense, wide hedge runs along the back of the road verge. hedges form all four boundaries. The long westerly axis borders Chippenham Road and otherwise, farmed, open countryside lies in all directions, aside from an isolated bungalow immediately to the SW. The site is approximately 0.3 miles south of the village centre and almost the same distance from the settlement boundary.

The site sits entirely in 'Village Character Area VB' in the Parish Landscape Study for Freckenham Parish. This covers the south of the village. The study notes the fine-grained meadows and the River Kennett, the gently rolling topography with the collection of historic buildings - the oldest and most distinctive part of the village – sitting on the highest land and contributing to the high landscape and heritage value. This contrasts with the vast expanses of flat open land to the north and west of the village. Any new design would have to be very sympathetic.

This is horse grazing land and sits within the open countryside not adjacent to the settlement boundary. The site is greenfield land within the Countryside under Policy CS1 and as such any planning application for residential development would need to comply with Policy DM5 (Overall Housing Provision and Distribution) and DM27 (Housing in the Countryside), The site is not adjacent to existing dwellings and, in a development management sense, would not therefore comply with Policy DM27.

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In terms of allocating the site for residential development through the neighbourhood planning process, the same general principles should apply. The site is removed from the settlement boundary, isolated from the village and would manifest a significant intrusion into the countryside to the south of the settlement.

The site lies outside but on the edge of Flood Risk Zone (FRZ) 3, with a small incursion of FRZ2 at the NE corner, although not significant enough to impact on capacity.

There is a narrow, grassed field entrance without sufficient splay, at the southern extent where levels permit. Otherwise, the site and the road are at incompatible levels, which would require a ramp down onto, what is, a narrow site, which is clearly not an adequate situation. This is particularly the case on Site 9, where, in our view, the only development form which would allow a viable number of dwellings would involve a linear row of dwellings accessed directly from Chippenham Road.

Chippenham Road itself, which provides access to the site, is substandard in width, capacity, construction and safety (the streetlights and pavements of the village are not present beyond Shores Close). The road is not of a sufficient width to allow two vehicles to pass. In places, the road is bordered by established hedgerows and trees overhanging the highway. Any residential development would generate additional traffic in/outflows onto a narrow part of Chippenham Road.

The site has been included as a recipient of the Freckenham invitation letter however, its actual availability is currently uncertain owing to a tenancy.

Overall, development of the site would represent an unsustainable form of growth, supporting ribbon development on a substandard highway.

Site 10 Grange Farm

Type	Area (Ha)	Capacity	Rating
Greenfield – countryside	2.5 ha	Circa 38 SHELAA = 10	



This is a squarish site comprising a farmhouse, polytunnels, barns and hardstanding lining the east of the site, which includes a farm shop. The remainder is notionally arable land, but currently comprises rough scrub. Low density housing fronts Fordham Road to the east. This is an open site with no hedges or trees. Open fields march into the distance to the west and north without landmark or vegetation. The site boundaries themselves are also barely vegetated with bushes at the back of verge, meaning there are far-ranging views and potential landscape impact. Indeed, the Parish Landscape Study for Freckenham notes immediately adjacent to this part of the village, ‘Rural Character Area 1’, that:

“Visual sensitivity is judged at ‘VERY HIGH’ because this land parcel is prominent from principal routes; very long views are possible and any change here would be perceived at long range - from several roads, the northern edge of Freckenham and from the edges of other parishes. Any feature with any verticality, or discordant colours would be very noticeable. The extent to which landscape change can be accommodated without it being very noticeable is limited.”

The site itself is in ‘Village Character Area VA’ in the Parish Landscape Study for Freckenham Parish. This covers the west of the village. The study notes the flat, longitudinal plots and utilitarian feel. It sees opportunity to improve integration of the village edge with hedge and tree planting. Better capacity is seen on contained land parcels with settlement to either side, with a recommendation that LVI be taken into account for development.

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Whilst the site is adjacent to the settlement boundary, it sits within the Countryside under Policy CS1 and as such any planning application for residential development would need to comply with Policy DM5 (Overall Housing Provision and Distribution) and DM27 (Housing in the Countryside). The site is adjacent to a cluster of dwellings and, in a development management sense, would comply with Policy DM27 in all but scale, since the policy sets a limit of a pair of semi-detached dwellings. This also generally accords with the principles for allocating the site through the neighbourhood plan process.

There is no vehicular access at present, but it would be feasible from Fordham Road along the southern boundary. Fordham Road is of sufficient width and has good visibility and capacity, although it lacks lighting and pavements outside the village confines. The site size overall would significantly exceed the apportionment of dwellings required of Freckenham. Otherwise, the site is generally flat and presents no overriding constraints, although development would intrude prominently into the countryside. The SHELAA notes on suitability (site Ref: WS085), that:

“There are no significant constraints to development however further assessment would be required to understand environmental issues. The site lies within the Freckenham designated Neighbourhood Plan area.”

On achievability: *“The site is under single ownership. The properties are currently let under agricultural tenancies.”*

The SHELAA estimates a capacity of 50 dwellings at 20dph

The SHELAA Summary states: *“The site is near to Freckenham, a secondary village where only nominal housing growth is permitted. The site is within the countryside and a biodiversity buffer however this is unlikely to cause significant delay to development on site. For the purposes of the SHELAA, the yield for the site is capped at 10 dwellings to be consistent with guidance for similar sized size [sic] settlements in the former St Edmundsbury area (as set out in the Core Strategy).”*

The site has been submitted as part of the Freckenham Invitation letter and as such would be untenanted, within a year of consent for change of use, in accordance with the Suffolk CC tenancy. For the purposes of allocation of sites by way of neighbourhood planning, this site would appear to be generally suitable, aside from the open views, which could be tempered (albeit over time) with planting.

Site 11 ‘Land at Freckenham’

Type	Area (Ha)	Capacity	Rating
Greenfield – countryside	1.7 ha	Circa 27 SHELAA = 10	



This is a squarish site with a squarish inset at its south east corner. The inset accommodates 3 residential dwellings and gardens, which are outside the site boundary. Within the site, adjacent to these dwellings are a range of three derelict farm buildings, surrounded by overgrown trees and bushes. For the purposes of this assessment, the submitted site should be viewed as greenfield arable agricultural land. The site sits on Fordham Road, opposite Site 13 (the allotments) at its southern boundary. The houses of Mortimer Lane lie along its eastern boundary and to the west it borders Cromwell House and its long garden. All boundaries are well screened by hedgerows to the west and south and is open to the north.

The site is in ‘Village Character Area VA’ in the Parish Landscape Study for Freckenham Parish. This covers the west of the village. The study notes the flat, longitudinal plots and utilitarian feel. It sees opportunity to improve integration of the village edge with hedge and tree planting. Better capacity is seen on contained land parcels with settlement to either side, with a recommendation that LVI be taken into account for development.

Whilst the site is adjacent to the settlement boundary, it sits within the Countryside under Policy CS1 and as such any planning application for residential development would need to comply with Policy DM5 (Overall Housing Provision and Distribution) and DM27 (Housing in the Countryside), The site is adjacent to a cluster of dwellings and within an otherwise continuous built up frontage. In a development management sense, the site would comply with Policy DM27 in all but scale, since the policy sets a limit of a pair of semi-detached

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dwellings. This generally accords with the principles for allocating the site through the neighbourhood plan process.

The current access is by way of a narrow track off Mortimer Lane, known as The Driftway and encroached upon tightly by dwellings and gardens. Clearly, multiple third parties would be required to widen this track. The alternative to form an acceptable access, in highway safety terms, onto Fordham Road would entail the loss of a small section of hedgerow. This is likely to be acceptable from an ecological perspective, with suitable mitigation. Fordham Road is of sufficient width and has good visibility and capacity, although it lacks pavements on this side of the road. In light of Highway Authority recommendations on nearby applications, it is suggested that Fordham Road could accommodate an access for some form of development. Clearly the highway impact of 10+ dwellings has not been recently assessed on the village's road network.

The site size overall would exceed the apportionment of dwellings required of Freckenham. Otherwise, the site is generally flat, presents no overriding constraints and is relatively well enclosed, to the extent that the introduction of built form would have only a moderate landscape impact. The site is in the same 'Rural Character Area 1' in the Parish Landscape Study for Freckenham as site 10. The site is open to the north, but the lack of receptors in this direction lessens this.

The SHELAA estimates a capacity of 44 dwellings at 20dph, although it caps the yield at 10 dwellings "to be consistent with guidance for similar sized size [sic] settlements in the former St Edmundsbury area (as set out in the Core Strategy)." The SHELAA summary is somewhat generic (site Ref: WS683), noting that:

"The site is near to Freckenham, a secondary village where only nominal housing growth is permitted. The site is within the countryside and a biodiversity buffer however this is unlikely to cause significant delay to development on site. For the purposes of the SHELAA, the yield for the site is capped at 10 dwellings to be consistent with guidance for similar sized size [sic] settlements in the former St Edmundsbury area (as set out in the Core Strategy)."

There are intervening dwellings between the site and the Conservation Area and impact is therefore minimal.

Any potential residential allocation would need to be allocated through the neighbourhood planning process, rather than pursuing an application through the development management process, given its excess scale to comply with DM27. For the purposes of the allocation through the Neighbourhood Plan, this site is sustainably located, would represent infill, linking two components of the settlement, with little impact on landscape and heritage.

Site 12 Hall Farm

Type	Area (Ha)	Capacity	Rating
Greenfield – countryside	2.4 ha	0	



The site is a heeled boot shape, sitting centrally within the historic core of the settlement. The Golden Boar Inn (Grade II listed) and The Street (a common Roman road name), sit to the north. The River Kennet/Lee Brook defines the western boundary. The eastern two thirds of the site sit partly within Flood Risk Zone 3 (along the brook) and wholly within the Conservation Area. The remaining third sits outside the Conservation Area, but with clear inter-visibility of it and is wholly within Flood Risk Zone 3. Ancient earthworks comprising a Motte and Bailey castle mound (Scheduled Ancient Monument) lie immediately to the east, the boundary with which is defined by a public footpath linking the church with the village. The Church of St Andrew (Grade II*) and its churchyard sit just outside the southern boundary and the Old Rectory (Grade II) a little further to the south.

The site sits mostly in 'Village Character Area VB' in the Parish Landscape Study for Freckenham Parish. This covers the south of the village. The study notes the fine-grained meadows and the River Kennett, the gently rolling topography with the collection of historic

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buildings - the oldest and most distinctive part of the village – sitting on the highest land and contributing to the high landscape and heritage value. This contrasts with the vast expanses of flat open land to the north and west of the village. Any new design would have to be very sympathetic.

The site comprises short, grazed grass, with mature trees and hedges along all boundaries, apart from the northern boundary adjacent to the Golden Boar. It is a fairly steeply sloping, undulating site with grassed mounds.

Whilst access appears to be physically possible from the north, this area is entirely within FRZ3 and would likely be unacceptable to the Environment Agency for this reason. The access to the south appears to be too narrow to accommodate a 2-way carriageway with pavements between Church Cottage and third party land to the east. Notwithstanding this, the site boundary does not appear to connect with Church Lane, so the sole site access could be subject to ransom, by a third party. Pedestrian access is via steps down to the riverside walk adjacent to the road bridge and via footpath at the junction of Mildenhall Road and Fordham Road.

The site is contiguous with the settlement boundary to the north and within the Countryside under Policy CS1. Whilst the site would comply with Policy DM27 in all but scale, almost 50% of the site is in FRZ3 and more than 50% in the Conservation Area. When combined, these constraints cover the entirety of the site. Designing an acceptable and viable scheme which minimises harm to the heritage assets would be at risk of refusal, even if the site were allocated. Access is also difficult to achieve. The site is not suitable for allocation.

Site 13 Fordham Road allotment

Type	Area (Ha)	Capacity	Rating
Greenfield – countryside	0.3 ha	Circa 5	



The site is an inverse truncated square pyramid shape. Within the site are numerous plots and occasional sheds but no permanent building. The site sits on Fordham Road, opposite Site 11 ('Land at Freckenham') at its northern boundary. Physically and spatially the site is infill between two separate parcels of the settlement boundary. It is enclosed by 20th century development on two sides: the village hall and grounds to the west, the houses of Shores Close to the east. North and west boundaries have low, established hedgerows. The field continues to the south with no discernible physical boundary. A wooden fence sits on the eastern boundary. Power lines sit in the beech hedge boundary at the back of verge on Fordham Road.

The site is in 'Village Character Area VA' in the Parish Landscape Study for Freckenham Parish. This covers the west of the village. The study notes the flat, longitudinal plots and utilitarian feel. It sees opportunity to improve integration of the village edge with hedge and tree planting. Better capacity is seen on contained land parcels with settlement to either side, with a recommendation that LVI be taken into account for development.

There is no planning history relevant to residential development. Whilst the site is adjacent to the settlement boundary, it sits within the Countryside under Policy CS1 and, as such, any planning application for residential development would need to comply with Policy DM5 (Overall Housing Provision and Distribution) and DM27 (Housing in the Countryside). The site is adjacent to a cluster of dwellings and within an otherwise continuous built up frontage. In a development management sense, the site would comply with Policy DM27 in

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all but scale, since the policy sets a limit of a pair of semi-detached dwellings. The site would clearly accommodate more dwellings than this. The approach of DM27 broadly accords with the principles for allocating the site through the neighbourhood plan process.

The site has existing gated vehicular access with visibility splays from Fordham Road, which would necessitate improvement to bring it up to standard for residential development. Fordham Road has both lighting and pavement on this side of the road. The road itself has sufficient width and capacity to accommodate additional vehicular movements – although a highways expert would be needed to establish what quantum.

The site has no obvious constraints that would prevent development. However, as an allotment site, other considerations would need to be considered such as tenancy agreements, whether the plot is a 'statutory' allotment with legal protection under the Allotments Act 1925 (Secretary of State must be asked for consent before a 'statutory' allotment can be disposed of by a local authority). The allotments could conceivably be relocated further south or elsewhere nearby.

On this matter, the SHELAA simply stated (site ref: WS571): “deferred due to not being available”.

For the purposes of allocation of sites by way of neighbourhood planning, this site would appear to be generally suitable in a physical and planning policy sense. The site has been submitted by way of the Freckenham Invitation letter and as such may be available for development, although there remain uncertainties surrounding the status of the land. As allotments, the land functions as a local service enhancing the sustainability of Freckenham.

Site 14 Land associated with Old School House

Type	Area (Ha)	Capacity	Rating
Greenfield – countryside	1.7 ha	0	



The site is grassed and grazed by horses. bottle-shaped and accommodates agricultural land with a field barn at its southern extent. The site fronts onto Chippenham Road along its western boundary with Site 1 on the opposite side. A bungalow and the village core lie directly to the north as does an access path to the playing field. The site slopes to the south. There are remnants of medieval ridge and furrow at the north-eastern extent. The River Kennet/Lee Brook defines the eastern boundary, except the NE corner which is a field boundary, with the village playing field beyond. Site 12 lies across the river. To the south west and south is further agricultural land, including site 9. Mature trees and hedges line the western boundary

The site sits mostly in 'Village Character Area VB' in the Parish Landscape Study for Freckenham Parish. This covers the south of the village. The study notes the fine-grained meadows and the River Kennett, the gently rolling topography with the collection of historic buildings - the oldest and most distinctive part of the village – sitting on the highest land and contributing to the high landscape and heritage value. This contrasts with the vast expanses of flat open land to the north and west of the village. Any new design would have to be very sympathetic.

Purely from a development management sense, the site would not comply with Policy DM27 as it does not represent infill.

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The site sits almost entirely within Flood Risk Zone 3, aside from a narrow strip adjacent to the road, measuring approximately 0.4 hectares. Roughly half of this strip, on the north side, is too narrow to develop. The remainder, at some remove from the settlement boundary, could yield some 4 dwellings fronting Chippenham Road, although their gardens would be in FRZ3.

Chippenham Road, which would provide access to the site, is substandard in width, capacity, construction and safety (streetlights and pavements are not present south of Shores Close). The road is not sufficient width to allow two vehicles to pass. The road is bordered by established hedgerows and trees overhanging the highway. The existing site access point sits opposite the junction for Shores Close, although access/es would need to be situated further south, given the only option for locating new dwellings. Any residential development would generate additional traffic in/outflows onto a narrow and visually constricted part of Chippenham Road. The Highway Authority would need to be consulted on whether a suitable access could be provided with mitigation works.

The site has been submitted as part of the Freckenham Invitation Letter and as such it can be assumed that the site would be available for development.

For the purposes of the allocation of sites through the Neighbourhood Plan, this site is not suitable. The developable area is some distance from the settlement boundary and it suffers from localised highways / access concerns.

Site 15 The Bungalow

Type	Area (Ha)	Capacity	Rating
Greenfield – countryside	3.9 ha	0	



The site is a rhomboid shaped, greenfield site, a couple of miles from Freckenham. Freckenham Road forms the western boundary with open countryside, otherwise, in all directions. The site includes a house, scattered barns, a large service yard at the frontage and a small one at the rear of the site, reached by a gravel track. An agricultural machinery yard, nearest the road (glimpsed through gates covered with plastic sheeting). The grassed land currently appears to be used for grazing, although previously, was predominantly a woodland plantation. Thick lines of mature trees form all four boundaries. Site 8 lies to the north.

The site sits in 'Rural Character Area R3 - east' in the Parish Landscape Study for Freckenham Parish. This covers the east of the Parish. The study notes the topography feels flat, is entirely farmed other than a block of equine land use south of Elms Road. Field patterns are regular and geometric and relatively large, but this is minimised due to regular vegetated boundaries. Woodland is regularly seen in strip plantations, shelter belts and pine lines, dividing up the farmland. It notes that the the "Breckland pine lines originated as sheltering hedges which have since grown out and which are now key characteristics of Breckland skylines, lining roads and field boundaries." Roads are found at regular intervals; long and usually direct. Some types of change are likely to be accommodated without significant harm, especially if related to the agricultural purposes of the landscape.

The site is within the Countryside, as recognised under Policy CS1 and, if subject to a planning application submission, would need to comply with Policy DM5 (Overall Housing

Freckenham – Site Appraisals

Provision and Distribution) and DM27 (Housing in the Countryside). The site is not within a cluster of dwellings and therefore not in compliance with Policy DM27.

However, in respect of allocation by way of the neighbourhood planning process, the same general principles should apply. Whilst the site is within the Neighbourhood Plan area / Parish boundary, it is significantly removed from the settlement boundary, with no physical association with Freckenham, other than the 2 mile road which links them. There would appear to be greater physical association with West Row and its facilities (play area, Baptist Church, Village Hall and vehicle repair garage), 0.3 miles to the north across the River Lark. However, any southward growth of West Row resulting in breaching the river would represent an unsustainable form of growth, perpetuating the piecemeal ribbon development from which West Row already suffers.

The site is flat and has no obvious constraints. However, from desktop study there may be potential fuel leaks from the site's history as a lorry parking ground. A hard-surfaced access already exists to the farm, which may need widening to accommodate increased use. The road itself is unlit and narrow and, further towards the bridge to West Row, is winding and without pavements which would pose an unacceptable risk to pedestrians, discouraging potential residents from walking to local facilities. The impact of significant additional traffic flows onto the lane would need to be assessed by the Highway Authority. Visibility is also constrained by established hedgerows and trees overhanging the highway.

The site has been included as a recipient of the Freckenham invitation letter however, no response has been received so its actual availability is unknown.

For the purposes of the allocation through the Neighbourhood Plan, this site is not suitable as it is spatially remote and unsustainably located.

Site 16 – SHELAA site “WS084”

Type	Area (Ha)	Capacity	Rating
Greenfield – countryside	1.3 ha	6 @ 20dph SHELAA = 10	



The site is a delta wing shaped site. As a garden not in a built-up area, the site could be considered previously developed land (pdl), as defined by the NPPF and as clarified in *Dartford Borough Council v The Secretary of State for Communities and Local Government & Ors* [2017] EWCA Civ 141 (14 March 2017). However, Freckenham is classified as a Built Up Area 2011 (England and Wales) which disappplies the pdl definition.

The site sits just east of the centre of the village and is enclosed by Mildenhall Road to the north and west, Elms Road to the south west. Freckenham House is the property within which curtilage this land belongs and this lies to the east. The large detached houses of Elms Road lie to the south. The site includes a tennis court, open lawn and all but its eastern boundary are surrounded by a thick tree belt.

Approximately one fifth of the western portion of the site sits in the Freckenham Conservation Area. This entirely corresponds with a depression on the OS map, although there is no evidence as to whether this is archaeological or geological. It is covered by the stand of woodland. The trees themselves are entirely covered by a Tree Preservation Order Area, whilst a single TPO sits on the eastern boundary. One of the houses to the south, The Dell is a Grade II listed building.

An outline planning application for 6 low carbon dwellings (ref: DC/16/1400/OUT) was submitted in 2016 and later withdrawn. A consultation response from the Conservation Officer states: “the proposed development is not considered to have an adverse impact on the setting of the conservation area”, nor “cause harm to the setting of the listed building”.

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However, Historic England were, "concerned that the development would harm the significance of Freckenham Castle which is designated as a Scheduled Monument".

In a policy sense, the site is within the Countryside, as recognised under Policy CS1 and, if subject to a planning application submission, would need to comply with Policy DM5 (Overall Housing Provision and Distribution) and DM27 (Housing in the Countryside). The site is within a cluster of dwellings and would therefore comply with Policy DM27.

In respect of allocation by way of the neighbourhood planning process, the same general principles should apply. The site is within the Neighbourhood Plan area / Parish boundary and is well related to the settlement. Other than the low mound, the site is flat. Obvious constraints are the Conservation Area, listed building, TPOs and being within a biodiversity buffer.

Site access may be constrained by limited visibility and TPOs, given the junctions and bends of the surrounding roads and trees overhanging the highway.

The site has been included as it was an 'included' housing site in the SHELAA. Its actual availability is unknown, although the SHELAA indicates that the "site was confirmed in the December 2018 call for sites".

The SHELAA (site ref: WS084) concludes "The site is partially adjacent to the settlement boundary for Freckenham, a secondary village where only nominal housing growth is permitted. The site has trees protected by a preservation order. It is within a biodiversity buffer and hence development would be delayed on site."

The SHELAA estimates a capacity of 26 dwellings at 20dph, although it caps the yield at 10 dwellings "to be consistent with guidance for similar sized size [sic] settlements in the former St Edmundsbury area (as set out in the Core Strategy)."

The SHELAA is a broad brush assessment. The site would net down to 0.8 ha once the TPO trees are excluded, giving a site capacity of some 16 dwellings, notwithstanding the cap. Once additional on-site constraints are taken into account, capacity would be around 4-6 homes.

However, for the purposes of allocation through the Neighbourhood Plan, this site is only moderately suitable, given that access would be substantially constrained by the presence of TPOs adjacent to the highway. Any development would have significant constraints that would limit capacity and would also need to be subject to sensitive treatment to the conservation area boundaries and the adjacent listed building.

5. Conclusions

5.1 Site Suitability

This report has been prepared to help guide decisions by the qualifying body on site allocations through the Freckenham Neighbourhood Plan. It is part of the evidence base for the Neighbourhood Plan.

Site 16 has been added alongside the call for sites. Any SHELAA site that has been found suitable, available and achievable for development should also be included in the shortlist of sites to select for allocation in the Neighbourhood Plan.

The following table is a summary of the suitability of sites for residential development.

Site no.	Name	Rating
Site 1	Hillside Farm	Amber
Site 2	Land north of Fordham Road	Red
Site 3	Meadcroft and Millfield	Green
Site 4	Homefields	Red
Site 5	24 North Street	Red
Site 6	Land north of Elms Road	Red
Site 7	Land south of Mildenhall Road	Amber
Site 8	Land SE of Freckenham Road	Red
Site 9	Land east of Chippenham Road	Red
Site 10	Grange Farm	Amber
Site 11	'Land at Freckenham'	Green
Site 12	Hall Farm	Red
Site 13	Fordham Road allotment	Amber
Site 14	Land associated w/ Old School House	Red
Site 15	The Bungalow	Red
Site 16	SHELAA site "WS084"	Amber

Table – Site Appraisals Traffic Light Ratings

5.2 Site Allocations

Freckenham Neighbourhood Plan area has a very low housing apportionment of at least 10 dwellings. Should windfall sites not eliminate the need for new housing in the meantime, all of this need could be accommodated on either of the assessed green sites, or any of the assessed amber sites, except 13 and 9. However, these two sites, if both allocated, could accommodate the requirement.

The most suitable sites are site 3 and 11 and 16, although the final decision may be dictated by availability. The qualifying body will need to set criteria for selecting sites to allocate for housing. The sites identified as being potentially suitable for development could then be assessed against this criteria.

It is necessary to engage with site owners and potential developers as part of the site selection process. It is also advisable to liaise closely with the local planning authority.

5.3 Viability

In considering site allocations, the Parish Council will also need to consider whether sites are economically viable for development. That means that the value derived from development would cover the costs involved, also allowing for developer profit. The local planning authority may be able to advise on this.

The level of developer interest in sites and rates of delivery in the present and recent past are useful indicators.

For sites selected for allocation, it would be advisable to recheck with landowners that the sites are still available for development.

6. Authorship

Paul Emms MA (Hons) MRTPI	Site appraisals and author
Dave Chetwyn, MA, MRTPI, IHBC, FInstLM, FRSA	Report check

Urban Vision Enterprise CIC is a social enterprise providing professional services in planning, regeneration, economic development and third sector organisational development. UVE specialisms include:

- neighbourhood planning
- heritage-led regeneration and conservation
- urban design, including design review
- community engagement and consultation
- housing needs assessment
- feasibility studies
- project business plans
- community-led projects and development
- training, continuing professional development (CPD) and education
- third sector (not-for-profit) organisational development.

Clients include government and funding bodies, UK and national professional bodies and membership organisations, local authorities, parish councils, neighbourhood forums, third sector bodies and local community groups.

7. Contact



Urban Vision Enterprise CIC

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North Staffordshire Office:

Foxlowe Arts Centre (1st Floor)
Stockwell Street
Leek
Staffordshire
ST13 6AD



Completed Site Assessment for Company No. 7690116.

Registered address: Foxlowe Arts Centre (1st Floor), Stockwell Street, Leek, Staffordshire, ST13 6AD

Appendix 1 – Site Proformas

Site Assessment Form



Site Information

Site Reference No.	1
Site Address	Land adjoining Hillside Farm, Chippenham Road, Freckenham, Bury St Edmunds, IP28 8JA
Current Use	Agricultural and dwelling
Proposed Use	residential
Site Area (ha)	0.9ha
Method of site identification	Letter from PC
Type (greenfield/brownfield)	Gf / bf. Countryside under Local Plan Policy: CS1, DM5
Planning history	<p>Conversion of redundant farm buildings to farm shop and creation of new vehicular access Ref. No: F/92/501 Approved 7 Dec 1992</p> <p>Change of use of agricultural barns to storage of building contractors plant and equipment Ref. No: F/90/696 Refused: 21 Jan 1991</p>

Accessibility

Is there a current access?	Yes
Is this adequate?	Yes – the southernmost
If not adequate, or no access, is it possible to create access of sufficient standard?	

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Is the site accessible within the wider context (wider road capacity)?	Yes – although narrow road
Public rights of way?	None

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	FRZ1
Other Environmental or Ecological Value (e.g. protected species)	None
Landscape Value and Features (e.g. mature trees, hedgerows)	Extensive variety of vegetation throughout site, some mature
Agricultural Grade (if site is agricultural – put n/a if not).	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	Church of St Andrew (Grade II*). Tower visible to the east
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Freckenham – Site Appraisals

<p>Could development of the site affect the setting of historic buildings in the wider area?</p>	<p>Listed church tower</p>
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Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher's CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
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Freckenham – Site Appraisals

Any existing community value of the site (e.g. sports or recreational use).	Fruit and Veg stall
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Ground Conditions

Evidence of ground contamination.	None
Infrastructure within the site (power lines, etc.)	Not above ground
Topography.	Relatively flat

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	No
Does the site integrate with the existing built areas?	Yes
Impact on character and size of settlement?	Peripheral, edge of settlement site somewhat isolated from and not contiguous with settlement boundary. Care should be given to boundary treatments to open countryside.
Suitable Density (any reason to deviate from 30 dph?)	No, Policy CS 7 states “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”

Availability

Is the site for sale or available for development?	Yes
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Unknown
Is there a known timeframe for availability?	Now
What does the SHLAA say?	Not assessed

Site Assessment Form



Site Information

Site Reference No.	Site 2
Site Address	Land on the north side of Fordham Road, Freckenham, Bury St Edmunds, IP28 8JB
Current Use	Agricultural
Proposed Use	Residential
Site Area (ha)	1.6
Method of site identification	
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1, DM5
Planning history	n/a

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes
Is the site accessible within the wider context (wider road capacity)?	Yes
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	FRZ1
Other Environmental or Ecological Value (e.g. protected species)	None
Landscape Value and Features (e.g. mature trees, hedgerows)	Hedgerow only to roadway. Very open, distant views to N & W
Agricultural Grade (if site is agricultural – put n/a if not).	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	None impacted
Could development of the site affect the setting of historic buildings in the wider area?	No

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
<p>Any existing community value of the site (e.g. sports or recreational use).</p>	<p>No</p>

Ground Conditions

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Evidence of ground contamination.	None
Infrastructure within the site (power lines, etc.)	None above ground
Topography.	Flat

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	Incremental incursion
Does the site integrate with the existing built areas?	No
Impact on character and size of settlement?	Physically removed from settlement boundary which would entail westward expansion of the village, leapfrogging preferable site to the east. No impact on heritage assets.
Suitable Density (any reason to deviate from 30 dph?)	No, Policy CS 7 states “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”

Availability

Is the site for sale or available for development?	Yes
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Unknown
Is there a known timeframe for availability?	Now
What does the SHLAA say?	Not assessed

Site Assessment Form



Site Information

Site Reference No.	Site 3
Site Address	Meadcroft & Millfield, Fordham Road, IP28 8JB
Current Use	Equestrian centre
Proposed Use	Residential
Site Area (ha)	1.4
Method of site identification	Landowner submission
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1,DM5
Planning history	Change of use of the land and erection of American barn to house 16 loose boxes for horses in convalescence and pre-training Ref No: F/2002/428 Approved 20 Dec 2002

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes
Is the site accessible within the wider context (wider road capacity)?	Yes

Freckenham – Site Appraisals

Public rights of way?	No
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Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	FRZ1
Other Environmental or Ecological Value (e.g. protected species)	None
Landscape Value and Features (e.g. mature trees, hedgerows)	Divided into menages and arenas by wire fences and low hedging
Agricultural Grade (if site is agricultural – put n/a if not).	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	None impacted
Could development of the site affect the setting of historic buildings in the wider area?	No

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
<p>Any existing community value of the site (e.g. sports or recreational use).</p>	<p>No</p>

Ground Conditions

Evidence of ground contamination.	None
Infrastructure within the site (power lines, etc.)	Not above ground
Topography.	Relatively flat

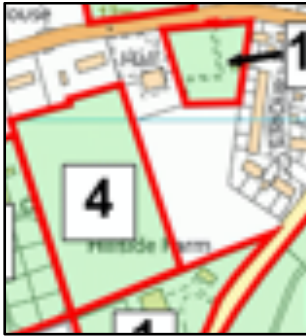
Potential Impacts

Would development create coalescence and/or incursion into the rural area?	Yes
Does the site integrate with the existing built areas?	To some degree
Impact on character and size of settlement?	Site sits adjacent to westernmost settlement boundary parcel and would push village envelope further to the SW, although given site is already partly developed this is less important. Site plan shows access readily available and is removed from the Conservation Area and Listed Buildings
Suitable Density (any reason to deviate from 30 dph?)	No, Policy CS 7 states “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”

Availability

Is the site for sale or available for development?	Yes
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Unknown
Is there a known timeframe for availability?	Now
What does the SHLAA say?	Not assessed

Site Assessment Form



Site Information

Site Reference No.	Site 4
Site Address	Homefields, Fordham Road, Freckenham, Bury St Edmunds, IP28 8JB
Current Use	Grazing
Proposed Use	Residential
Site Area (ha)	1.25
Method of site identification	Landowner submission
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1,DM5
Planning history	Adjacent site to NW (same ownership): Construction of (i) 1 no. four bedroom dwelling and garage (ii) new vehicular access Ref No: DC/15/1454/OUT Approved 3 Sep 2015

Accessibility

Is there a current access?	No
Is this adequate?	
If not adequate, or no access, is it possible to create access of sufficient standard?	Would require additional land
Is the site accessible within the wider context (wider road capacity)?	Yes

Freckenham – Site Appraisals

Public rights of way?	No
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Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	FRZ1
Other Environmental or Ecological Value (e.g. protected species)	None
Landscape Value and Features (e.g. mature trees, hedgerows)	Strong vegetated hedgerows interspersed with mature trees.
Agricultural Grade (if site is agricultural – put n/a if not).	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	None impacted
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Freckenham – Site Appraisals

Could development of the site affect the setting of historic buildings in the wider area?	No
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Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
Any existing community value of the site (e.g. sports or recreational use).	No

Freckenham – Site Appraisals

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Ground Conditions

Evidence of ground contamination.	None
Infrastructure within the site (power lines, etc.)	Not above ground
Topography.	Flat

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	No
Does the site integrate with the existing built areas?	Yes
Impact on character and size of settlement?	Site sits south of westernmost settlement boundary parcel and is well-enclosed north and south. In itself the site has no access, but if possible to tie up with adjacent (3 rd party?) land, it has development potential. This needs clarifying to assess satisfactorily. Landowner submissions table states “Northern strip to highway under development”. Site access may therefore be subject to ransom.
Suitable Density (any reason to deviate from 30 dph?)	No, Policy CS 7 states “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”

Availability

Is the site for sale or available for development?	See letter
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Northern strip to highway under development
Is there a known timeframe for availability?	“See letter”
What does the SHLAA say?	Not assessed

Site Assessment Form



Site Information

Site Reference No.	Site 5
Site Address	24 North Street, Freckenham, IP28 8HY
Current Use	Grazing
Proposed Use	Residential
Site Area (ha)	2.2
Method of site identification	Landowner submission
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1,DM5
Planning history	n/a

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	From Mildenhall Road, not from North St
Is the site accessible within the wider context (wider road capacity)?	Yes
Public rights of way?	Along North St.

Environmental Constraints

<p>Environmental Designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Entire site constitutes Woodpasture and Parkland BAP Priority Habitat (England) on magic website with qualifying notes: “Probably the priority habitat but some uncertainty of interpretation and not mappable”</p> <p>Approximately 17 TPOs on site</p> <p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
<p>Flood Zones (2 or 3).</p>	<p>FRZ1</p>
<p>Other Environmental or Ecological Value (e.g. protected species)</p>	<p>None, although mature trees would require ecological survey</p>
<p>Landscape Value and Features (e.g. mature trees, hedgerows)</p>	<p>Parkland setting. Well-vegetated northern boundary, numerous scattered mature trees</p>
<p>Agricultural Grade (if site is agricultural – put n/a if not).</p>	<p>3</p>

Heritage Considerations

<p>Heritage Designations:</p> <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	<p>Opposite Lavrock House (Grade II listed)</p> <p>Site adjacent to Freckenham Conservation Area (boundary is North Street)</p>
<p>Could development of the site affect the setting of historic buildings in the wider area?</p>	<p>Potentially, although a sensitively designed scheme should be able to sit well within (or outside) the setting of the listed building</p>

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
<p>Any existing community value of the site (e.g. sports or recreational use).</p>	<p>No</p>

Ground Conditions

Freckenham – Site Appraisals

Evidence of ground contamination.	None
Infrastructure within the site (power lines, etc.)	Not above ground
Topography.	Relatively flat

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	No
Does the site integrate with the existing built areas?	Yes
Impact on character and size of settlement?	A sensitive scheme taking account of the scattered TPOs may complement the character, although the site is severely constrained for this reason
Suitable Density (any reason to deviate from 30 dph?)	TPO trees – estimated density @ 15 dph Policy CS 7 states “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”

Availability

Is the site for sale or available for development?	Yes
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Unknown
Is there a known timeframe for availability?	Now
What does the SHLAA say?	Ref: WS083 “Suitability - There are no significant constraints to development, however further assessment would be required to understand other environmental issues.

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	<p>The site lies in an area of high archaeological potential. Further assessment required.</p> <p>The site includes trees protected by a tree preservation order, further tree assessment would be required.</p> <p>The site lies within the Freckenham designated Neighbourhood Plan area.”</p> <p>Achievability: “The site is under single ownership and is not subject to any legal constraints.”</p> <p>“The site is partially adjacent to the settlement boundary for Freckenham, a secondary village where only nominal housing growth is permitted. The site is covered with trees protected by a preservation order. It is within a SPA buffer and biodiversity buffer and hence development would be delayed on site.</p> <p>For the purposes of the SHELAA, the yield for the site is capped at 10 dwellings to be consistent with guidance for similar sized size [sic] settlements in the former St Edmundsbury area (as set out in the Core Strategy).”</p> <p>Timescale for delivery: 10 dwellings in 6-10 years</p>
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Site Assessment Form



Site Information

Site Reference No.	Site 6
Site Address	Land on the north side of Elms Road, Freckenham, Bury St Edmunds
Current Use	Horse grazing
Proposed Use	Residential
Site Area (ha)	4.1
Method of site identification	Landowner submission
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1,DM5
Planning history	Construction of a stable barn with 7no. bays, equine exercise arena and new parking area Ref. No: DC/15/2493/FUL Approved 9 Sept 2016

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes
Is the site accessible within the wider context (wider road capacity)?	Yes
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Eastern fringe constitutes 0.64 ha of deciduous woodland</p> <p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p> <p>TPO grouping along southern boundary and SE corner triangle</p>
Flood Zones (2 or 3).	FRZ1
Other Environmental or Ecological Value (e.g. protected species)	None, although mature trees would require ecological survey
Landscape Value and Features (e.g. mature trees, hedgerows)	Sub-divided into paddocks but entirely surrounded by thick tree belts
Agricultural Grade (if site is agricultural – put n/a if not).	3

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	None impacted
Could development of the site affect the setting of historic buildings in the wider area?	No

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
<p>Any existing community value of the site (e.g. sports or recreational use).</p>	<p>No</p>

Ground Conditions

Freckenham – Site Appraisals

Evidence of ground contamination.	None
Infrastructure within the site (power lines, etc.)	Not above ground
Topography.	flat

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	Yes
Does the site integrate with the existing built areas?	No
Impact on character and size of settlement?	Substantial eastward expansion of the village on a somewhat detached site that leapfrogs more suitable plots.
Suitable Density (any reason to deviate from 30 dph?)	No, Policy CS 7 states “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”

Availability

Is the site for sale or available for development?	Yes
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Unknown
Is there a known timeframe for availability?	2-5 years
What does the SHLAA say?	Not assessed

Site Assessment Form



Site Information

Site Reference No.	Site 7
Site Address	Land South of Mildenhall Road, East of Dunsworth House, Freckenham
Current Use	Grazing
Proposed Use	Residential
Site Area (ha)	1.3
Method of site identification	Landowner submission
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1,DM5
Planning history	n/a

Accessibility

Is there a current access?	Not from the highway
Is this adequate?	
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes
Is the site accessible within the wider context (wider road capacity)?	Yes
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	FRZ1
Other Environmental or Ecological Value (e.g. protected species)	None
Landscape Value and Features (e.g. mature trees, hedgerows)	Thick tree belts on three sides. Mature hedgerow along frontage.
Agricultural Grade (if site is agricultural – put n/a if not).	4

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	None impacted
Could development of the site affect the setting of historic buildings in the wider area?	No

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
<p>Any existing community value of the site (e.g. sports or recreational use).</p>	<p>No</p>

Ground Conditions

Freckenham – Site Appraisals

Evidence of ground contamination.	None
Infrastructure within the site (power lines, etc.)	Not above ground
Topography.	flat

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	Yes
Does the site integrate with the existing built areas?	No
Impact on character and size of settlement?	Incremental eastward growth albeit leading to apparent sprawl, owing to low density development towards the village, imperceptible from the road, hidden behind woodland belt
Suitable Density (any reason to deviate from 30 dph?)	No – unconstrained site. Policy CS 7 states “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”

Availability

Is the site for sale or available for development?	Yes
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Unknown
Is there a known timeframe for availability?	Now
What does the SHLAA say?	Ref: WS331 “Deferred - suitability: not adjacent to settlement boundary”

Site Assessment Form



Site Information

Site Reference No.	Site 8
Site Address	Land on the south east side of Freckenham Road, West Row
Current Use	Grazing
Proposed Use	Residential
Site Area (ha)	2.6
Method of site identification	Landowner submissions
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1,DM5
Planning history	Erection of block of 3 garages and circular horsewalker App. No: F/2003/114 Approved 10 April 2003 Erection of a one-and-a-half storey dwelling with detached garage (Demolition of existing dwelling, garage and outbuilding) Ref. No: F/2006/0059/FUL Approved: 17 March 2006

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes

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Is the site accessible within the wider context (wider road capacity)?	Yes
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 6km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	FRZ1
Other Environmental or Ecological Value (e.g. protected species)	None, although mature trees in middle of site would be subject to ecological survey
Landscape Value and Features (e.g. mature trees, hedgerows)	Strong southern boundary with mature trees. Field boundary through middle of site. Perfunctory west and east boundary.
Agricultural Grade (if site is agricultural – put n/a if not).	3

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	None impacted
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Freckenham – Site Appraisals

Could development of the site affect the setting of historic buildings in the wider area?	No
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Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Site is nearer to facilities in West Row than Freckenham, which comprise a play area, Baptist Church, Village Hall and vehicle repair garage</p> <p>Few services in Freckenham village itself:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p>
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	Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.
Any existing community value of the site (e.g. sports or recreational use).	No

Ground Conditions

Evidence of ground contamination.	No
Infrastructure within the site (power lines, etc.)	Not above ground
Topography.	Flat

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	Yes
Does the site integrate with the existing built areas?	No
Impact on character and size of settlement?	Isolated site disconnected from Freckenham (2 miles). Greater physical association with West Row (0.2 miles) and its facilities. Unsuitable due to remoteness
Suitable Density (any reason to deviate from 30 dph?)	No, Policy CS 7 states “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”

Availability

Is the site for sale or available for development?	Unsure
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Unknown

Freckenham – Site Appraisals

Is there a known timeframe for availability?	Awaiting further discussion
What does the SHLAA say?	Not assessed

Site Assessment Form



Site Information

Site Reference No.	Site 9
Site Address	Land on the east side of Chippenham Road, Freckenham, Bury St Edmunds, IP28 8JA
Current Use	Horse grazing
Proposed Use	Residential
Site Area (ha)	0.5
Method of site identification	Landowner submission
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1,DM5
Planning history	n/a

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes
Is the site accessible within the wider context (wider road capacity)?	Yes
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	FRZ1
Other Environmental or Ecological Value (e.g. protected species)	None
Landscape Value and Features (e.g. mature trees, hedgerows)	Set at lower level to road. Belt of pines a defining feature
Agricultural Grade (if site is agricultural – put n/a if not).	4

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	Church of St Andrew (Grade II*). Tower visible to the east
Could development of the site affect the setting of historic buildings in the wider area?	No

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
<p>Any existing community value of the site (e.g. sports or recreational use).</p>	<p>No</p>

Ground Conditions

Freckenham – Site Appraisals

Evidence of ground contamination.	None
Infrastructure within the site (power lines, etc.)	Nothing above ground
Topography.	Falls sharply away eastwards from road

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	Ribbon development southward
Does the site integrate with the existing built areas?	No
Impact on character and size of settlement?	Would push growth south
Suitable Density (any reason to deviate from 30 dph?)	No, Policy CS 7 states “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”

Availability

Is the site for sale or available for development?	Land currently being used for two horses that belong to a local resident. Do not want to force horses off at the present time but they would consider other uses at a later time.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Unknown
Is there a known timeframe for availability?	Probably 2-5 years but possibly 5+ years
What does the SHLAA say?	Not assessed

Site Assessment Form



Site Information

Site Reference No.	Site 10
Site Address	Grange Farm, Freckenham
Current Use	Small scale arable and agricultural buildings
Proposed Use	Residential
Site Area (ha)	2.5
Method of site identification	Landowner Submission
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1,DM5
Planning history	n/a

Accessibility

Is there a current access?	Yes
Is this adequate?	Yes
If not adequate, or no access, is it possible to create access of sufficient standard?	
Is the site accessible within the wider context (wider road capacity)?	Yes
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	FRZ1
Other Environmental or Ecological Value (e.g. protected species)	None
Landscape Value and Features (e.g. mature trees, hedgerows)	Open distant views to north and west. Mature trees in SW corner
Agricultural Grade (if site is agricultural – put n/a if not).	3

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	None impacted
Could development of the site affect the setting of historic buildings in the wider area?	No

Community Facilities and Services

Freckenham – Site Appraisals

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
<p>Any existing community value of the site (e.g. sports or recreational use).</p>	<p>No</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None</p>
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Freckenham – Site Appraisals

Infrastructure within the site (power lines, etc.)	None above ground
Topography.	Flat

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	Yes
Does the site integrate with the existing built areas?	No
Impact on character and size of settlement?	Sits adjacent to settlement boundary and, would push village growth westwards and breaching the line of roadside development. The settlement tapers away to the west. Development would be imposing in the open landscape.
Suitable Density (any reason to deviate from 30 dph?)	No, Policy CS 7 states “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”

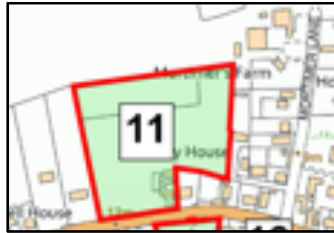
Availability

Is the site for sale or available for development?	2-5 years
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Response from R Hancock (Suffolk CC) - Generally, our agricultural land is held on tenancies that give us the right to bring the land back in hand with 1 year’s notice, if planning consent for change of use is granted. So, on that basis please note the sites as being available in B (2-5 years).
Is there a known timeframe for availability?	2-5 years
What does the SHLAA say?	Ref: WS085 Suitability: “There are no significant constraints to development however further assessment would be required to understand environmental issues. The site

Freckenham – Site Appraisals

	<p>lies within the Freckenham designated Neighbourhood Plan area.”</p> <p>Achievability: “The site is under single ownership. The properties are currently let under agricultural tenancies”</p> <p>Summary: “The site is near to Freckenham, a secondary village where only nominal housing growth is permitted. The site is within the countryside and a biodiversity buffer however this is unlikely to cause significant delay to development on site.</p> <p>For the purposes of the SHELAA, the yield for the site is capped at 10 dwellings to be consistent with guidance for similar sized size [sic] settlements in the former St Edmundsbury area (as set out in the Core Strategy).”</p> <p>Timescale for delivery: 10 dwellings in 1-5 years</p>
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Site Assessment Form



Site Information

Site Reference No.	Site 11
Site Address	Land at Freckenham
Current Use	Arable
Proposed Use	Residential
Site Area (ha)	1.7
Method of site identification	Landowner Submission
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1, DM5
Planning history	-

Accessibility

Is there a current access?	Yes, although across 3 rd party land
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes, off Fordham Road
Is the site accessible within the wider context (wider road capacity)?	Yes
Public rights of way?	No

Environmental Constraints

Freckenham – Site Appraisals

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	FRZ1
Other Environmental or Ecological Value (e.g. protected species)	None
Landscape Value and Features (e.g. mature trees, hedgerows)	Strong vegetated hedgerows interspersed with mature trees, aside from northern boundary
Agricultural Grade (if site is agricultural – put n/a if not).	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	War Memorial (Grade II) on corner of Mortimer Lane / Fordham Road to the east
Could development of the site affect the setting of historic buildings in the wider area?	No – war memorial is a discrete Celtic cross on a plinth within the churchyard – itself surrounded by high hedges. Site is separated from the CA.

Community Facilities and Services

Freckenham – Site Appraisals

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
<p>Any existing community value of the site (e.g. sports or recreational use).</p>	<p>No</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None</p>
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Freckenham – Site Appraisals

Infrastructure within the site (power lines, etc.)	Not above ground
Topography.	Relatively flat

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	No
Does the site integrate with the existing built areas?	Yes
Impact on character and size of settlement?	Infill site between two separate parcels of the settlement boundary. Self-contained, enclosed, with 20 th century development on three sides and open fields to the north
Suitable Density (any reason to deviate from 30 dph?)	20dph as per notes in main report

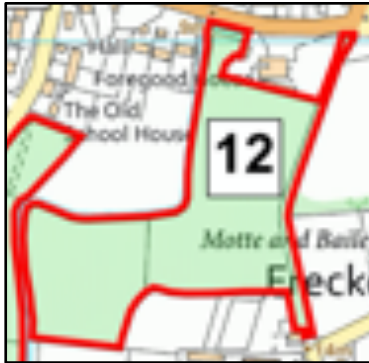
Availability

Is the site for sale or available for development?	2-5 years
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Response from R Hancock (Suffolk CC) - Generally, our agricultural land is held on tenancies that give us the right to bring the land back in hand with 1 year's notice, if planning consent for change of use is granted. So, on that basis please note the sites as being available in B (2-5 years).
Is there a known timeframe for availability?	2-5 years
What does the SHLAA say?	<p>Ref: WS683</p> <p>Suitability: "There are no significant constraints to development however further assessment would be required to understand environmental issues. The site lies within the Freckenham designated Neighbourhood Plan area."</p> <p>Achievability: "The site is under single ownership. The properties are currently let under agricultural tenancies."</p>

Freckenham – Site Appraisals

	<p>Summary: “The site is near to Freckenham, a secondary village where only nominal housing growth is permitted. The site is within the countryside and a biodiversity buffer however this is unlikely to cause significant delay to development on site.</p> <p>For the purposes of the SHELAA, the yield for the site is capped at 10 dwellings to be consistent with guidance for similar sized size [sic] settlements in the former St Edmundsbury area (as set out in the Core Strategy).”</p> <p>Timescale for delivery: 10 dwellings in 1-5 years</p>
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Site Assessment Form



Reasons to eliminate
Flood Risk, SAM

Site Information

Site Reference No.	Site 12
Site Address	Land associated with Hall Farm, Church Lane, Freckenham, Bury St Edmunds, IP28 8JF
Current Use	Arable – hay and silage
Proposed Use	Residential
Site Area (ha)	2.4
Method of site identification	Landowner Submission
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1,DM5
Planning history	

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	There is a potential subject to highways consideration.
Is the site accessible within the wider context (wider road capacity)?	Yes
Public rights of way?	Footpath along eastern edge

Freckenham – Site Appraisals

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	More than 50% in FRZ3
Other Environmental or Ecological Value (e.g. protected species)	None
Landscape Value and Features (e.g. mature trees, hedgerows)	All boundaries well-vegetated and interspersed with mature trees.
Agricultural Grade (if site is agricultural – put n/a if not).	3

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	<ul style="list-style-type: none"> • Wraps around Golden Boar PH (Grade II listed) to the north • Freckenham Castle (remains of) Scheduled Monument to the east – Motte and Bailey, which the site partly straddles • Church of St Andrew (Grade II*) to south • The Old Rectory (Grade II) to south <p>Eastern two thirds of site in Freckenham Conservation Area. Remainder sits adjacent.</p>
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Freckenham – Site Appraisals

Could development of the site affect the setting of historic buildings in the wider area?	Yes
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Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
Any existing community value of the site (e.g. sports or recreational use).	PROW

Freckenham – Site Appraisals

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Ground Conditions

Evidence of ground contamination.	None
Infrastructure within the site (power lines, etc.)	Not above ground
Topography.	Rises to east from stream

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	No
Does the site integrate with the existing built areas?	Yes
Impact on character and size of settlement?	Site surrounded by listed buildings in what is a particularly sensitive location to introduce development. Cumulative impact on SAM, listed buildings and Conservation Area would preclude most development owing to the site's importance within the setting of the above. Also potentially archaeologically sensitive.
Suitable Density (any reason to deviate from 30 dph?)	No, Policy CS 7 states "Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities."

Availability

Is the site for sale or available for development?	Land is pending Suffolk CC further investigation on access and suitability further to phone call with "MJ", who is happy to discuss with the NP group when necessary.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Unknown
Is there a known timeframe for availability?	2-5 years
What does the SHLAA say?	Not assessed

Site Assessment Form



Site Information

Site Reference No.	Site 13
Site Address	Fordham Road allotment
Current Use	Clerk to the trustees of Shores Charity (212795): “The allotments are currently in use, though there are allotments available to rent, and have been for some years. My guess is that about 75% of the land is actively used. Those available are on the section along Mildenhall Road, towards the centre of the land. The main issue with the site is the lack of mains water or a borehole. This is something the trustees have been trying to overcome for some years as the charity has limited resources.”
Proposed Use	Residential
Site Area (ha)	0.3
Method of site identification	Landowner submissions
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1,DM5
Planning history	-

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes

Freckenham – Site Appraisals

Is the site accessible within the wider context (wider road capacity)?	Yes
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	FRZ1
Other Environmental or Ecological Value (e.g. protected species)	None
Landscape Value and Features (e.g. mature trees, hedgerows)	Bounded by moderate trees and hedgerows
Agricultural Grade (if site is agricultural – put n/a if not).	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	War Memorial (Grade II) on corner of Mortimer Lane / Fordham Road to the east
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Freckenham – Site Appraisals

<p>Could development of the site affect the setting of historic buildings in the wider area?</p>	<p>No, separated from CA by 20th Century development and no intervisibility with nearby listed monument.</p>
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Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
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Freckenham – Site Appraisals

Any existing community value of the site (e.g. sports or recreational use).	Yes - allotments
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Ground Conditions

Evidence of ground contamination.	None
Infrastructure within the site (power lines, etc.)	Not above ground
Topography.	Flat

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	No
Does the site integrate with the existing built areas?	Yes
Impact on character and size of settlement?	Physically and spatially the site is infill between two separate parcels of the settlement boundary. It is enclosed by 20 th century development on three sides. However, as an allotment site, other considerations would need to be considered such as vacancy rate, whether plot is a 'statutory' allotment with legal protection under the Allotments Act 1925 (SoS must be asked for consent before a 'statutory' allotment site can be disposed of by a local authority.)
Suitable Density (any reason to deviate from 30 dph?)	No, Policy CS 7 states "Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities."

Availability

Is the site for sale or available for development?	5 years +
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Freckenham – Site Appraisals

Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Unknown
Is there a known timeframe for availability?	5 years +
What does the SHLAA say?	WS571: “deferred due to not being available”

Site Assessment Form



Site Information

Site Reference No.	Site 14
Site Address	Land East side of Chippenham Road, Freckenham, Bury St Edmunds
Current Use	Grazed and arable – hay and silage
Proposed Use	Residential
Site Area (ha)	1.7
Method of site identification	Landowner Submission
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1,DM5
Planning history	17 x 6.3m stable block comprising of four loose boxes, two field shelters at each end and a covered walk Ref. No: F/82/723 Approved 16 Feb 1983

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes
Is the site accessible within the wider context (wider road capacity)?	Yes
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	Majority in FRZ3
Other Environmental or Ecological Value (e.g. protected species)	None
Landscape Value and Features (e.g. mature trees, hedgerows)	Shallow valley setting. Views across to Parish Church. Surrounded by well vegetated mature hedgerows
Agricultural Grade (if site is agricultural – put n/a if not).	2 (north); 4 (south)

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	Church of St Andrew (Grade II*). Tower visible to the east
Could development of the site affect the setting of historic buildings in the wider area?	None particularly impacted

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
<p>Any existing community value of the site (e.g. sports or recreational use).</p>	<p>No</p>

Ground Conditions

Evidence of ground contamination.	None
Infrastructure within the site (power lines, etc.)	None above ground
Topography.	Falls from road

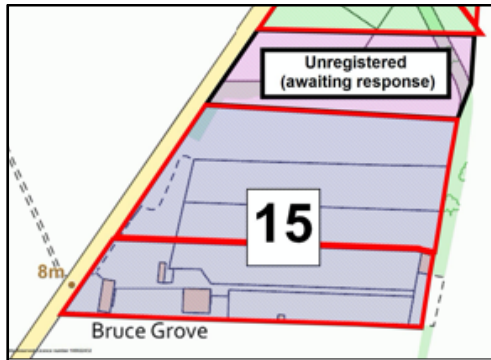
Potential Impacts

Would development create coalescence and/or incursion into the rural area?	Yes
Does the site integrate with the existing built areas?	No
Impact on character and size of settlement?	Southward protrusion. Northern extent of site makes more sense spatially. Site here sits adjacent to the main built up area. Site is sufficiently removed from Conservation Area and Listed buildings, although Flood Risk would leave little net developable area (single line of roadside ribbon development). Not worth pursuing
Suitable Density (any reason to deviate from 30 dph?)	No, Policy CS 7 states “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”

Availability

Is the site for sale or available for development?	It will be available 5 years + subject to discussions with the current owner at the time.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Unknown
Is there a known timeframe for availability?	5 years + subject to discussions with the current owner at the time
What does the SHLAA say?	Not assessed

Site Assessment Form



Site Information

Site Reference No.	Site 15
Site Address	The Bungalow, Bruce Grove, Freckenham Road, West Row, Bury St Edmunds, IP28 8PX
Current Use	Arable – hay and silage
Proposed Use	Residential
Site Area (ha)	3.9
Method of site identification	Landowner submission – resulting from call for sites
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1,DM5
Planning history	Lorry Parking Ground, Enforcement Notice material Change of Use - EN/90/1 Alleged breach of planning control: The permitted use of the land is for the storage and standing of vehicles for a Haulage Business carried on at West Row, by virtue of an Established Use certificate dated 4th October 1972 issued by the Department of the Environment. In addition to the use permitted by the said Established Use Certificate the material change of use is in respect of the operation of a business from the land for the sale and distribution of slabs roofing fencing building and other materials and the storage and display of such goods for sale at the land. STEPS REQUIRED TO BE TAKEN (i) Cease to operate the said business from the land. (ii) To remove the said paving slabs roofing fencing building and other materials from the land. (iii) To clear and reinstate the land to its former condition prior to the material change of use herein before mentioned so that the land be restored and loose chipping surface of the land may remain.

Accessibility

Is there a current access?	Yes
Is this adequate?	Yes
If not adequate, or no access, is it possible to create access of sufficient standard?	
Is the site accessible within the wider context (wider road capacity)?	Yes
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 6km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	FRZ1
Other Environmental or Ecological Value (e.g. protected species)	None
Landscape Value and Features (e.g. mature trees, hedgerows)	Strong vegetated hedgerows interspersed with mature trees.
Agricultural Grade (if site is agricultural – put n/a if not).	4

Heritage Considerations

<p>Heritage Designations:</p> <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	None impacted
<p>Could development of the site affect the setting of historic buildings in the wider area?</p>	No

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Site is nearer to facilities in West Row than Freckenham, which comprises a play area, Baptist Church, Village Hall and vehicle repair garage</p> <p>Few services in Freckenham village itself:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of</p>
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Freckenham – Site Appraisals

	<p>Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
Any existing community value of the site (e.g. sports or recreational use).	No

Ground Conditions

Evidence of ground contamination.	From desktop study there may be potential fuel leaks from history as Lorry Parking ground, no contamination has been confirmed.
Infrastructure within the site (power lines, etc.)	None above ground
Topography.	Flat

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	Yes
Does the site integrate with the existing built areas?	No
Impact on character and size of settlement?	Isolated development disconnected from Freckenham (2 miles). Greater physical association with the centre of West Row (0.7 miles) and its facilities. Unsuitable due to remoteness

Freckenham – Site Appraisals

Suitable Density (any reason to deviate from 30 dph?)	No, Policy CS 7 states “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”
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Availability

Is the site for sale or available for development?	Awaiting response
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Unknown
Is there a known timeframe for availability?	Awaiting response
What does the SHLAA say?	Not assessed

Site Assessment Form



Broader context map is available at Appendix 3

Site Information

Site Reference No.	Site 16
Site Address	Land west of Freckenham House
Current Use	Residential Garden
Proposed Use	Residential
Site Area (ha)	1.3
Method of site identification	SHELAA
Type (greenfield/brownfield)	Countryside under Local Plan Policy: CS1,DM5
Planning history	n/a

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	From Mildenhall Road
Is the site accessible within the wider context (wider road capacity)?	Yes
Public rights of way?	no

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Order • Other 	<p>Within the 3km Impact Risk Zone of Chippenham Fen (Ramsar) and Fenland (SAC) and Snailwell Poor's Fen (SSSI)</p> <p>Within the 6km Impact Risk Zone of Breckland SAC and SSSI</p>
Flood Zones (2 or 3).	FRZ1
Other Environmental or Ecological Value (e.g. protected species)	None, although mature trees would require ecological survey
Landscape Value and Features (e.g. mature trees, hedgerows)	wooded boundaries of mature trees (TPO)
Agricultural Grade (if site is agricultural – put n/a if not).	n/a

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	<p>The Dell to the south (Grade II listed)</p> <p>Site partly within Freckenham Conservation Area (boundary takes in trees in west of site)</p>
Could development of the site affect the setting of historic buildings in the wider area?	Potentially, although a sensitively designed scheme should be able to sit well within (or outside) the setting of the listed building

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Few services in village:</p> <ul style="list-style-type: none"> • One pub - The Golden Boar Inn • Freckenham Village Hall, Fordham Road, IP28 8JB (west side of village) • recreation ground inc play area and outdoor exercise equipment <p>Less than hourly bus to Red Lodge and Worlington. Ultimately between Bury and Mildenhall (no. 357)</p> <p>Mildenhall Market Day – Fridays (5km)</p> <p>Isleham Post Office (4km)</p> <p>Newmarket Business Centre (10km)</p> <p>No schools in village. Nearest are Isleham Primary (3km), Fordham CofE Primary School (4km), St Christopher’s CEVCP School (Red Lodge) (4km), West Row Academy (5.8km), Soham Village College (7km), Mildenhall College Academy (of Technology) (5km) Newmarket College Academy (11km)</p> <p>Gyms, Leisure Centre, Swimming Pools in Mildenhall (5km)</p> <p>Worlington Cricket Club (3.6km)</p> <p>1 Village Green and 6 play areas on modern housing estates in Red Lodge (5km)</p> <p>Market Cross Surgery, White House Surgery (both Mildenhall) (5km); Reynard Surgery, Red Lodge (5km)</p> <p>Mortimer Lane bridleway from NW of the village for 1km. One ½km bridleway ½km to east.</p>
<p>Any existing community value of the site (e.g. sports or recreational use).</p>	<p>No</p>

Ground Conditions

Freckenham – Site Appraisals

Evidence of ground contamination.	None
Infrastructure within the site (power lines, etc.)	Not above ground
Topography.	Relatively flat – mounded at western edges

Potential Impacts

Would development create coalescence and/or incursion into the rural area?	No
Does the site integrate with the existing built areas?	Yes
Impact on character and size of settlement?	A sensitive scheme taking account of the TPOs may complement the character, although the site is constrained for this reason and the Conservation Area
Suitable Density (any reason to deviate from 30 dph?)	TPO trees – estimated density @ 20 dph Policy CS 7 states “Housing development should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.”

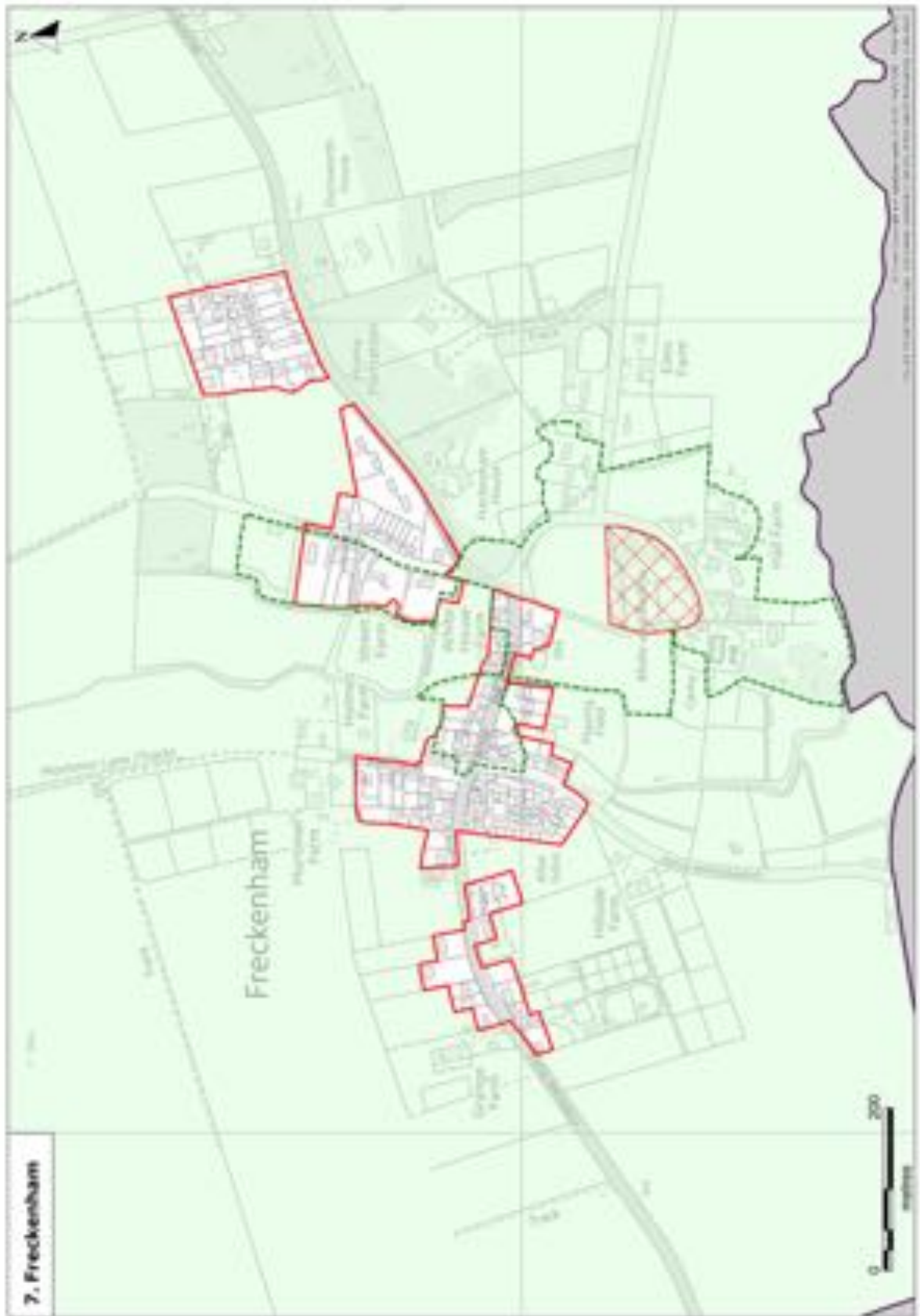
Availability

Is the site for sale or available for development?	Yes – according to the SHLAA
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Unknown
Is there a known timeframe for availability?	Now
What does the SHLAA say?	Ref: WS084 “Suitability - There are no significant constraints to development, however further assessment would be required to understand other environmental issues.

Freckenham – Site Appraisals

	<p>The site lies in an area of high archaeological potential. Further assessment required.</p> <p>The site includes trees protected by a tree preservation order and further tree assessment would be required.</p> <p>The site lies within the Freckenham designated Neighbourhood Plan area.”</p> <p>Achievability: “The site is under single ownership.”</p> <p>“The site is partially adjacent to the settlement boundary for Freckenham, a secondary village where only nominal housing growth is permitted. The site has trees protected by a preservation order. It is within a biodiversity buffer and hence development would be delayed on site.</p> <p>For the purposes of the SHELAA, the yield for the site is capped at 10 dwellings to be consistent with guidance for similar sized size [sic] settlements in the former St Edmundsbury area (as set out in the Core Strategy).”</p> <p>Timescale for delivery: 10 dwellings in 1-5 years</p>
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Appendix 2 – Freckenham Policies Map



Appendix 3 – Freckenham SHELAA sites

