



*St Edmundsbury*  
**BOROUGH COUNCIL**

# St Edmundsbury Local Development Framework

## Opportunities and Constraints

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## **Key & Local Service Centre Opportunities and Constraints**

### **1. Introduction**

- 1.1 This document previously formed Appendix D to the Rural Site Allocations Preferred Options document (April 2010) which set out background information for the Key and Local Service Centres in the borough which was used to help identify future areas for development at that time.
- 1.2 This document has been updated and provides supporting evidence to the 'Rural Vision 2031: Preferred Options' document (March 2012) in the identification and selection of the Council's preferred sites for development in the rural areas.
- 1.3 Since April 2010 the opportunity and constraint areas in villages have been reviewed, which has resulted in some additional areas of opportunity being identified in some locations. The villages where changes have been made are all Local Service Centres with the changes as follows;
  - Bardwell – identification of opportunity for infill development within central village area
  - Great Barton – extension of existing opportunity area off School Road to reflect the suitability of this area being for long term village growth
  - Ingham – identification of new opportunity area to the north west of the village on an area of redundant hardstanding
  - Rougham – identification of new opportunity area to the south west of the village
- 1.4 The justification for these changes is set out in the relevant village sections of this document. It should be noted that no opportunity areas have been deleted in the review of the opportunity and constraint areas. The purpose of this document is not to allocate areas for development but to appraise areas for their suitability and development potential. The identification of an opportunity area does not necessarily mean that it will be developed. For detail on the Council's preferred development sites within the rural areas please refer to the 'Rural Vision 2031: Preferred Options document (March 2012).
- 1.4 Some of the information in this document, principally related to the Key Service Centres, has been extracted from the Nathaniel Lichfield and Partners (NLP), Infrastructure and Environmental Capacity Appraisal Report, published May 2009 which was commissioned by St Edmundsbury Borough Council (SEBC) and Forest Heath District Council (FHDC). Information on the remaining Local Service Centres has been produced by St Edmundsbury Borough Council.
- 1.5 The NLP report considers the environmental capacity of local settlements and the need and means of providing and maintaining social, physical and environmental infrastructure to support future growth. Based on research, the report identifies opportunity areas within settlements and was used to aid with the selection of sites within the Preferred Options Rural Site Allocations document and within the Rural Vision 2031 document.

- 1.6 The full report can be found on the St Edmundsbury Borough Council website at <http://www.stedmundsbury.gov.uk/sebc/live/Studies.cfm> in the section on settlement proformas.
- 1.7 **The information in this document in relation to the settlements of Barrow, Clare, Ixworth, Kedington, Risby, Stanton and Wickhambrook has been extracted from Appendix 3 of the NLP Infrastructure and Environmental Capacity Study 2009 as highlighted above.**

## Mapping Key for Key Service Centres

### Existing Infrastructure Mapping Key

 Railway Station	 Historic Park & Garden
 Railway Line	 Doorstep Greens
 A Road	 SSSI
 B Road	 RAMSAR Site
 River	 Special Protection Area
 Local Authority Boundary	 Special Area of Conservation
 Listed Building	 Local Nature Reserve, National Nature Reserve, RSPB Reserve, Country Park & County Wildlife Site
 Scheduled Ancient Monument	 Flood Zone 2
 Conservation Area (Built Environment)	 Flood Zone 3
 Area of Archaeological Importance	

### Existing Development Constraints Mapping Key

<b>Key</b>	<b>Socio-Economic Infrastructure</b>	<b>Retail</b>
 Forest Heath and St Edmundsbury Local Authority boundaries	 Dental Surgery	 Local Centres/Key Service Centres
 River	 GP Surgery/Other Hospital	 Town Centres
 Railway Station	 Hospitals with A&E Departments	<b>Green Infrastructure</b>
 Railway	 Community Centre/Village Hall (No layers received for SEBC)	 Door Step Greens
 A Road	 Library	 Recreation/Amenity Open Space
 B Road	 Nurseries & Day Care Centre	 Sports Pitch
<b>Emergency Services</b>	 Colleges/Higher Education/Adult Learning	 Open Access Land
 Ambulance Station	 Upper School	<small>Source of data: - Forest Heath District Council - St Edmundsbury Borough Council - Suffolk County Council - MAGIC - Natural England</small>
 Police Station	 Middle School	
 Fire Station	 Primary School	
 Ambulance Response: 8 Minute Peak Drive Time Catchment (Ambulance target, source: Ambulance Trust)	 Special School	
 Fire Response: 15 Minute Peak Drive Time Catchment (Source: FUB)		

N.B. Certain layers have been mapped by postcode to the centre of the postcode boundary thus not necessarily reflecting its true geographic location

### Opportunities and Constraints Mapping Key

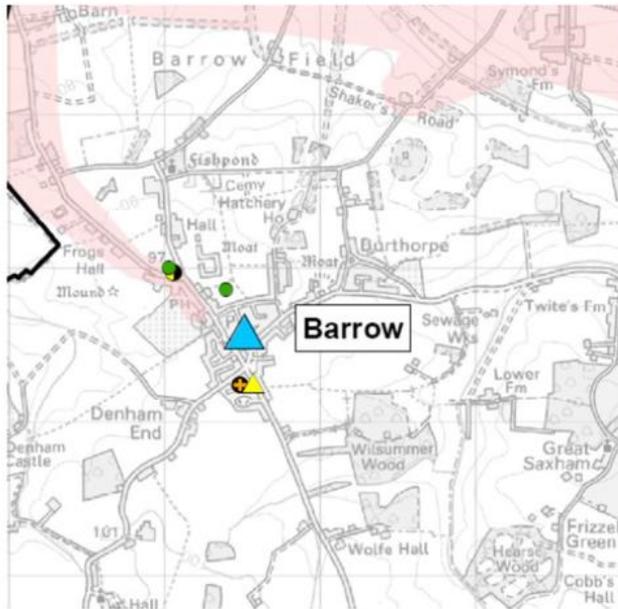
Identified opportunity for potential growth		Junction in need of further investigation	
Infill / minor extension opportunity		Ridge	
Protected flood corridor		Conservation Area (approx)	
Settlement buffer		Key/protected view	
Landscape buffer		View out/into conservation area	
Slope		Bypass option	
Green corridor		Key infrastructure relevant to growth (see inset map)	
Need for new boundary to settlement		Open Access Land	
Existing defensible boundary to settlement		Walking catchments	

## Barrow

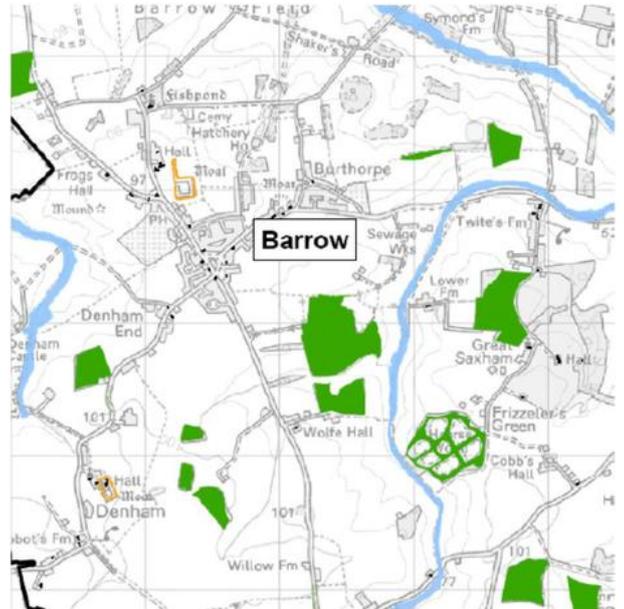
The following sets out the constraints and opportunities affecting potential growth areas around Barrow.

### Settlement Wide Opportunities and Constraints

#### Existing Infrastructure



#### Existing Development Constraints



### Green Infrastructure

There are no national landscape or habitat designations which are in close proximity to Barrow. Grade 2 agricultural land surrounds the settlement which is not a fundamental constraint to development, although preference is to avoid higher quality agricultural grade land.

There is a large County Wildlife Site to the south at Wolfe Hall which forms a fundamental constraint to development to the south east of the settlement and requires an appropriate buffer.

### Topography

Land rises up to the west of Barrow up to Denham Castle from where sensitive views may limit the extent of development on the western boundary of the settlement. The land falls away slowly to the west of the settlement. Although this does not lead to any significantly prominent land forms, development to the west of the settlement will be visible in long views from the west.

### Built form

Potential coalescence with Burthorpe and Denham End forms a fundamental constraint to development to east and south west of existing settlement requiring appropriate buffers.

Scheduled ancient monument/listed building forms a fundamental constraint to development to north of settlement requiring appropriate buffer.

## Water

There are no flooding risks affecting development around Barrow.

Barrow is within Source Protection Zone 2, however, this is not considered a fundamental constraint to development subject to detailed site investigation and potential mitigation

## Transport

No significant impact or requirement to consider junction capacity. Local junction issues may require upgrade as a result of any proposed development although not at a scale to restrict future development.

A bus service runs between Newmarket and Bury via Barrow.

## Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

### Barrow

**Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraint results in the whole zone being discounted from further investigation.**

### North

To the immediate north of Barrow is a scheduled ancient monument (SAM) identified as a Hall and moat. The setting of the SAM and several listed buildings adjacent to it will need to be protected from development and therefore major development within the immediate vicinity of the SAM has been discounted from further investigation.

A recreational open space is identified on the northern boundary of Barrow and these facilities should be protected from development and has therefore been discounted from further investigation.

Any development on the existing northern boundary of Barrow would be within the walking catchment due to the existing small size of the settlement, albeit that there are relatively few existing facilities within Barrow.

To the north east potential growth is also restricted by the potential threat from coalescence with Burthorpe.

**Opportunity:** No opportunity is identified in this location for major expansion to the settlement. In addition small scale fringe development in this location is also likely to impact upon the setting of the Scheduled Ancient Monument and therefore should be restricted to the north east provided a suitable buffer to Burthorpe can be retained.

## **East**

To the east potential growth is restricted by the potential threat from coalescence with Burthorpe. Although a small settlement it is considered to be a negative impact on the character of the Burthorpe, should coalescence occur at this scale and therefore a distinctive break in development (as existing) should be retained.

Any development on the existing eastern boundary of Barrow would be within the walking catchment due to the existing small size of the settlement, albeit that there are relatively few existing facilities within Barrow.

To the south east an existing sewage works has been identified which will require a 400m cordon sanitaire preventing potential growth in this area. However there may still be land available for expansion to the south east providing the cordon is respected and provided a suitable buffer to Burthorpe can be retained.

Opportunity: Opportunity for expansion in this location has been identified as the eastern part of Opportunity Area 27.

## **South**

Wilsummer Wood, to the south east of Barrow, is designated as a County Wildlife Site and therefore should be protected by an appropriate buffer to growth.

The topography of the area shows that the land drops in level to the south and south east at a distance of approximately 750m from the existing southern fringe of the settlement. Growth in these locations would significantly increase prominence in views from the south and west (Denham Hall and Denham Castle).

Any development on the existing southern boundary of Barrow would be within the walking catchment due to the existing small size of the settlement, albeit, there are relatively few existing facilities within Barrow. However, due to the existing small scale of the settlement major growth has the potential to create a ribbon of development away from the existing centre. Development should therefore be sited as close as possible to the existing facilities within the settlement.

Opportunity: Opportunity for expansion in this location has been identified as part of Opportunity Area 27.

## **West**

Denham End is located to the west of Barrow and therefore any development in this location, similar to Burthorpe to the east, should avoid coalescence between the two settlements respecting the existing separation between the two.

The topography of the land to the west of Barrow gradually rises up towards Denham Hall and Denham Castle. The views from these two locations will be sensitive to new development on the western boundary of Barrow, and whilst not a fundamental constraint to development consideration should be given to minimising visual impact of development in this location.

Opportunity: Limited opportunity for expansion in this location has been identified as part of the western end of Opportunity Area 27.

## Central

Opportunity: Due to the small size of the existing settlement infill development has not been identified as there are likely to be limited opportunities for infill sites coming forward. Fringe infill sites to the east, south and west have been considered as a single Opportunity Area as detailed above.

## Overall Summary

Growth in this settlement is fundamentally constrained to the north by the setting of the adjacent SAM. Buffers between Barrow and surrounding settlements create fundamental constraints to development to the east and south west. With additional consideration being given to the impact on views from the west of the settlement around Denham Castle. Although a buffer is required to the County Wildlife Site to the south there may be potential to extend the settlement in this direction, providing suitable mitigation can be achieved and a defensible boundary to further development formed.

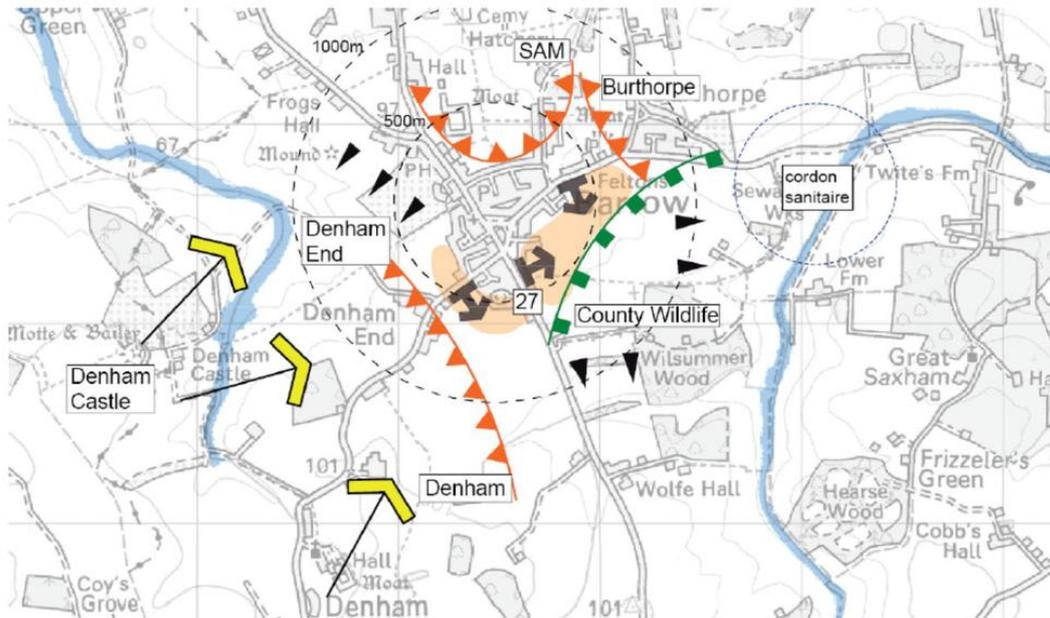
### Opportunities Areas

#### Barrow

Dwelling Yield: 420-740

Map Reference: 27

Small extension and infill around existing village has potential to support existing facility provision.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

## Clare

The following sets out the constraints and opportunities affecting potential growth areas around Clare.

### Settlement Wide Opportunities and Constraints

#### Existing Infrastructure



#### Existing Development Constraints



#### Green Infrastructure

There are no national landscape or habitat designations that affect development opportunities within Clare.

A green corridor is recognised along the disused rail line to the south and east of the settlement.

Open access land is identified on the 'common' to the west of the settlement

#### Topography

New development may be highly visible from the surrounding landscape which is a recognised constraint requiring impact avoidance or site specific mitigation.

Opportunities for development fundamentally limited by open space character of conservation area and views from the surrounding countryside.

#### Built form

Development around Clare is not restricted by potential coalescence with adjoining settlements.

Clare has a conservation area, many listed buildings and scheduled ancient monuments. Particularly of note is an area of common ground to the west of the settlement. This area forms a fundamental constraint to development in protecting views from the conservation area to the surrounding countryside. Further investigation of views and extent of constraint likely to be required at a site specific stage.

## Water

There is a Flood Zone 3 through existing village (south and east). This forms a fundamental constraint to development to the southern boundary of the settlement and also to the north and north eastern edges along the river valley.

There are no additional water infrastructure constraints to development within Clare.

## Transport

Some limited concern about congestion on the A1092. No significant impact or requirement to consider junction capacity although some local junctions may require upgrading.

A frequent bus service connects Clare to Haverhill to the west and Sudbury to the east.

## Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

### Clare

**Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraint results in the whole zone being discounted from further investigation.**

### North

Development on the northern boundary of Clare will be within the walking catchment of the existing centre due to the size of the existing settlement.

A tributary to the River Stour runs from the north west of Clare through the centre of Clare. Along the river corridors is an area of Flood Zone 2 and 3. Development in this location has therefore been discounted from further investigation. The river and flood zone cut off growth opportunities to the north west from the rest of the settlement. Growth in this location has therefore been discounted as it would result in a disjointed settlement pattern.

An area of open access land is located to the north west of Clare, this area has therefore been discounted from further investigation.

The topography surrounding Clare relates primarily to the Stour River corridor and its associated tributaries. Land rises up steeply from Clare towards the north east. Potential growth in this location would be very prominent from the centre of Clare and

from the north of the settlement.

Opportunity: Very small Opportunity Area has been identified on the northern boundary of the settlement. Development in this location will need to be assessed against its potential impact on the landscape and historical character around Clare. It is assessed in more detail in Opportunity Area 32.

### **East**

The south east of Clare is predominantly within an Area of Flood Zone 3 and therefore growth in this location has been discounted from further investigation.

A green corridor is formed along the disused railway to the east of Clare. Growth in this location has therefore been discounted from further investigation.

The topography surrounding Clare relates primarily to the Stour River corridor and its associated tributaries. Land rises up steeply from Clare towards the east. Potential growth in this location would be very prominent from the centre of Clare and from the east of the settlement.

Opportunity: Opportunity for growth has been identified in this area on the boundary of the settlement, providing impact on the landscape character of the area can be adequately mitigated. Further assessment of this location is provided in Opportunity Area 33.

### **South**

The southern boundary of Clare is formed by the River Stour and flood zone 3, Development in this location has therefore been discounted from further investigation.

The district boundary runs along the lie of the River Stour and therefore no further development to the south of Clare is possible within the district.

Opportunity: No opportunity for growth has been identified in this zone.

### **West**

The majority of the west of Clare is contained within the conservation area, due to the important role played by the Common Land in the western boundary of the settlement. Growth in this location has been discounted from further investigation.

Topography to the west of Clare is formed by the relationship with the River Stour valley and slopes north to south from the higher ground towards the Common Land. Development to the south of the Common Land, however, is likely to be less exposed in views due to existing landscape features and hedgerows in the immediate vicinity.

Opportunity: An Opportunity Area has been identified to the western boundary of Clare, south of the Common Land, providing the character of the conservation area of Clare and the wider landscape can be protected. Further assessment of this location is contained within Opportunity Area 34 below.

### **Central**

Opportunity: No specific Opportunity Areas for major growth have been identified in

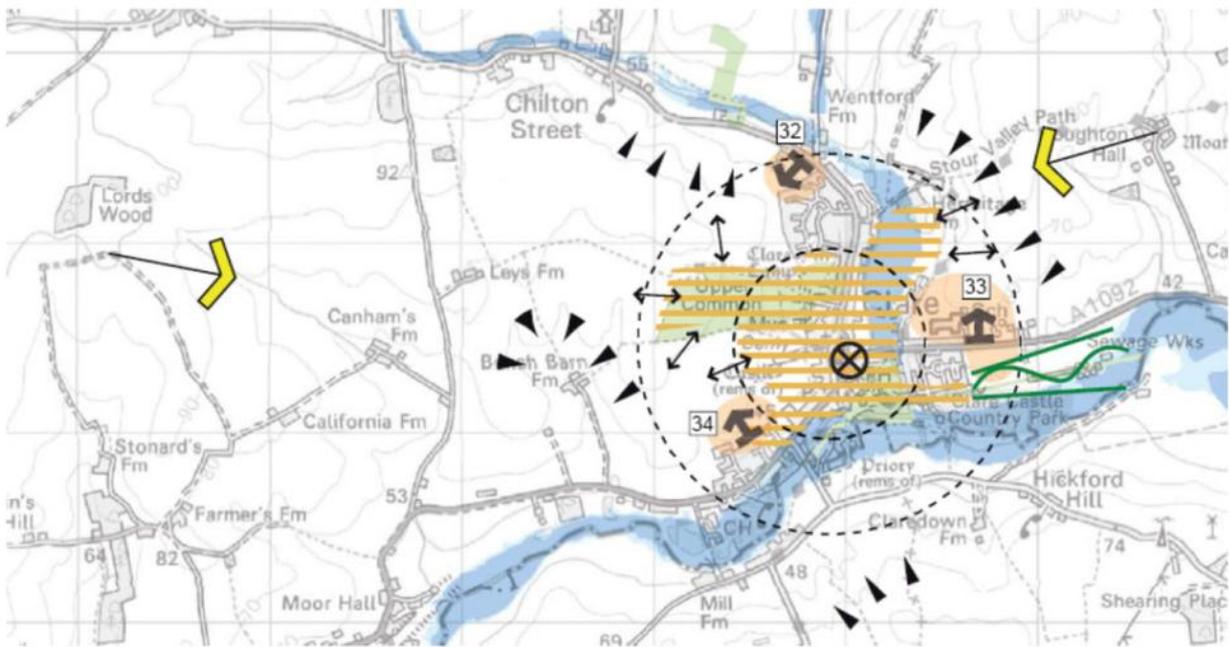
this area due to potential impact on the sensitive conservation area/character of Clare. Sites may come forward, however they are likely to be small and therefore will not have a significant impact on the strategic issues considered in this report. Fringe sites to the north, east and west have been considered as part of Opportunity Areas 32, 33 and 34 and are assessed in more detail below.

## Overall Summary

Significant flooding constraint limits potential development to the northeast and southern boundaries of the settlement. Development is further limited to the east through a rise in the land and to the west from the requirement to protect the character of the conservation area and landscape setting of the settlement. Any large scale development is likely to negatively impact on the character of the settlement, however small scale peripheral extension may be possible.

## Opportunities Areas

- Clare**
- Map Reference 32 – Clare North – dwelling yield 80 – 140
  - Map Reference 33 – Clare East – dwelling yield 240 – 420
  - Map reference 34 – Clare South – dwelling yield 200 – 350



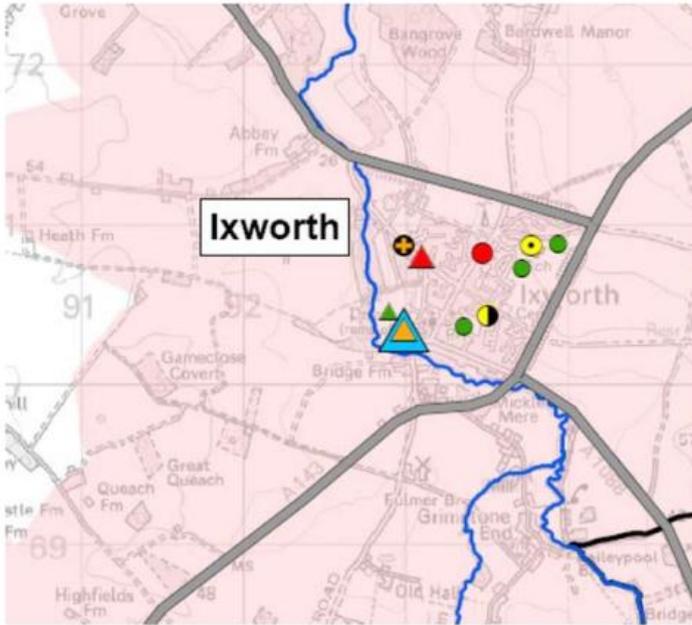
Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

## Ixworth

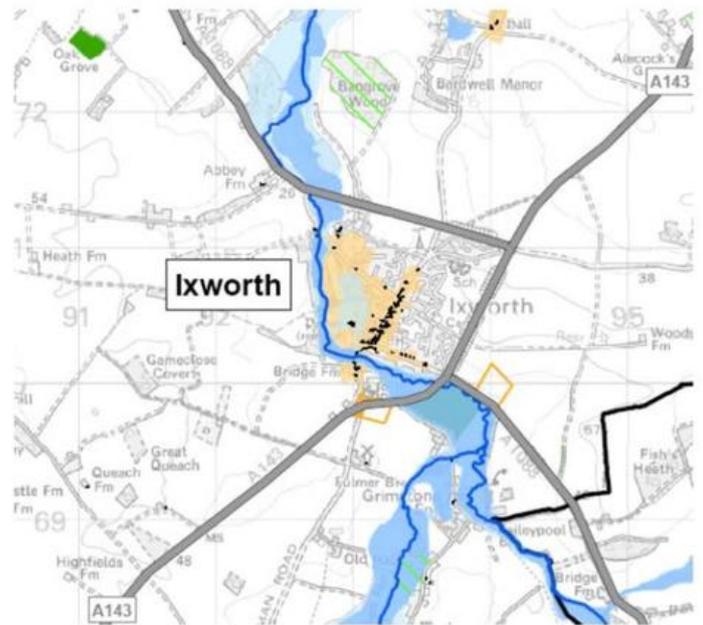
The following information sets out the constraints and opportunities affecting potential growth areas around Ixworth.

### Settlement Wide Opportunities and Constraints

#### Existing Infrastructure



#### Existing Development Constraints



#### Green Infrastructure

There is a SSSI designation to the north of Ixworth which limits development beyond the relief road. Agricultural grade 2/3 land surrounds the settlement which although is not a fundamental constraint to development, preference is given to avoiding higher quality agricultural grade land.

There are no local landscape or habitat designations which limit development around Ixworth.

#### Topography

Land rises up to the north east of Ixworth making any development on the north eastern edge of the settlement highly visible in views approaching the settlement from Stanton to the north.

Views from the countryside to the south west beyond the river should be protected.

#### Built form

There are unlikely to be any threats of coalescence from development around Ixworth. Existing relief roads to the north and east of the settlement form defensible boundaries to future development.

The Conservation Area and listed buildings within the existing centre are a recognised fundamental constraint to development to the south west of the town

in order to protect key views into and from the Conservation Area to the countryside and protect the setting of the village.

The large Conservation Area covers the majority of the centre of Ixworth. The Conservation Area extends to the river and countryside to the south of the settlement. Protection of the landscape setting of the settlement and the conservation area restricts all development to the south of the settlement.

### **Water**

The flood zone runs along the southern boundary of the settlement restricting all development to the south and the west.

Source Protection Zone (SPZ) 2 covers the existing settlement. Subject to detailed site investigation and potential mitigation the SPZ may not be a constraint.

### **Transport**

There are unlikely to be any significant impacts to the highways network from development in Ixworth, however, local junctions may require upgrade as a result of individual proposals.

Ixworth is a reasonably well contained sustainable development on an existing bus corridor to Bury St Edmunds and Diss.

### **Other Constraints (including cumulative impacts where appropriate)**

No additional constraints have been identified.

## **Ixworth**

**Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraint results in the whole zone being discounted from further investigation.**

### **North**

The majority of growth to the north of Ixworth will be within the walking catchments of the existing local centre due to the small size of the existing settlement, However growth to the north of the A1088 will be outside this catchment and is therefore a less sustainable location for development.

The A1088 forms a defensible boundary to the north of Ixworth. Growth which 'over-steps' this road will have a damaging impact on the compact form of the settlement.

The topography of the area is formed around a shallow valley sloping towards the

River Black Bourn from the north and east, this landform creates views of the northern boundary of Ixworth from the north east. Any development in this location would be prominent and would be visible from the open countryside to the north east.

Bangrove Wood is identified as a SSSI and therefore requires the application of an appropriate buffer to potential growth

Opportunity: Opportunity has been identified in this zone for extension within the limited area of the A1088. This location is assessed in more detail as Opportunity Area 29.

### **East**

The A143 forms a defensible boundary to the east of the settlement. Growth which 'over-steps' this boundary will have a damaging impact on the compact form of the settlement, appearing disjointed from Ixworth's nucleated village pattern.

The topography of the area is formed around a shallow valley sloping towards the River Black Bourn from the north and east, this landform creates a view of the northern boundary of Ixworth from the north east. Any development in this location would be prominent in views from the open countryside to the north east.

A scheduled ancient monument is identified to the south east of Ixworth to the north of the A1088, Development in this location should be sensitive to the SAM designation and avoid impact on its value as a designation and wider setting.

Opportunity: Opportunity has been identified in this zone for extension within the limits of the A1088. This location is assessed in more detail as Opportunity Area 29.

### **South**

The southern boundary of Ixworth is formed by the River Black Bourn. The majority of location is identified as within Flood Zone 3. This location has therefore been discounted from further investigation.

Growth which 'over-steps the Flood Zone and the A143 will have a damaging impact on the compact form of the settlement and has been discounted from further investigation.

A scheduled ancient monument is identified to the south of the A143. Development in this location should be sensitive to the SAM designation and avoid impact on its value as a designation and wider setting.

The topography to the south of Ixworth is gently undulating, however the valley forms a broad funnel along the A143 from higher land at Great Barton down to lower ground at Ixworth and the river corridor. As a result growth on the southern boundary of Ixworth is likely to be prominent in views from the south west and west.

Opportunity: No opportunity has been identified in this location due to identified flood risk.

## **West**

The western boundary of Ixworth is formed by the River Black Bourn. The majority of location is identified as within Flood Zone 3. This location has therefore been discounted from further investigation.

Growth which 'over-steps the river and Flood Zone will have a damaging impact on the compact form of the settlement and has been discounted from further investigation.

The conservation area which covers the majority of Ixworth clearly identifies the settlements relationship with the river along its western boundary. This location has therefore been discounted from further investigation in order to protect the landscape setting of Ixworth.

Opportunity: No opportunity for growth has been identified in this location due to potential impact on the landscape setting and character of the settlement. The area is also within a Flood Zone.

## **Central**

The majority of Ixworth is covered by a conservation area and is therefore sensitive to new development, however, this is not considered to form a fundamental barrier to development.

Opportunity: No specific Opportunity Areas for major growth have been identified in this area however, sites may come forward but they are likely to be small and therefore will not have a significant impact on the strategic issues considered in this report. Fringe sites to the north and east have been considered as part of Opportunity Area 29 and are assessed in more detail below.

## **Overall Summary**

Severely constrained settlement by the existing defensible boundaries and flood risk to the south and west, only infill development is likely to be feasible in this location.

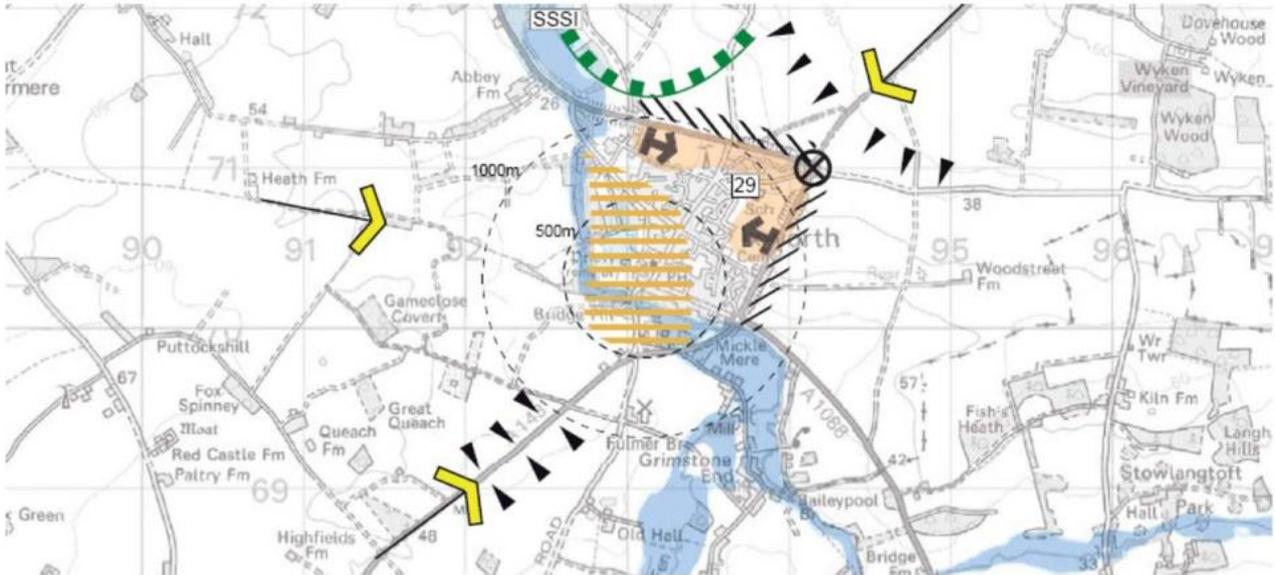
## Opportunities Areas

Ixworth

Dwelling Yield: 560-980

Map Reference: 29

Infill development between the edge of the existing settlement and the relief road to the north and the east provides small development opportunities, sufficient to support local facilities and with potentially good access to an existing bus route.



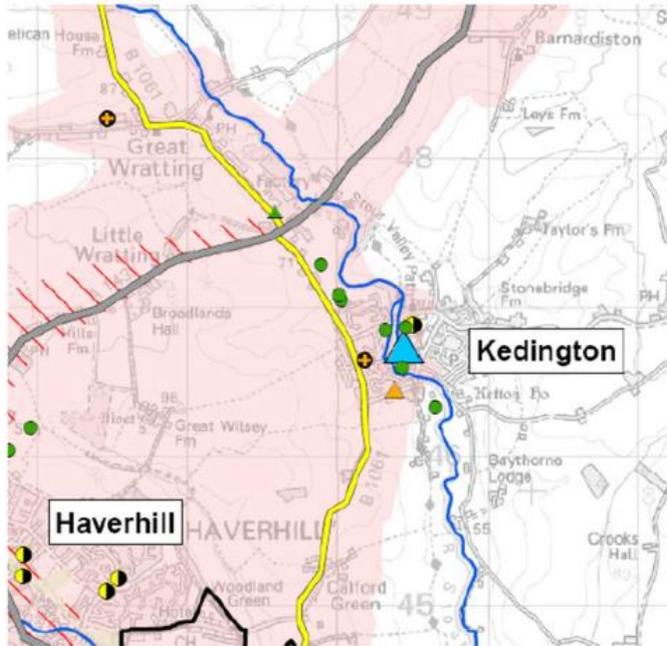
Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

## Kedington

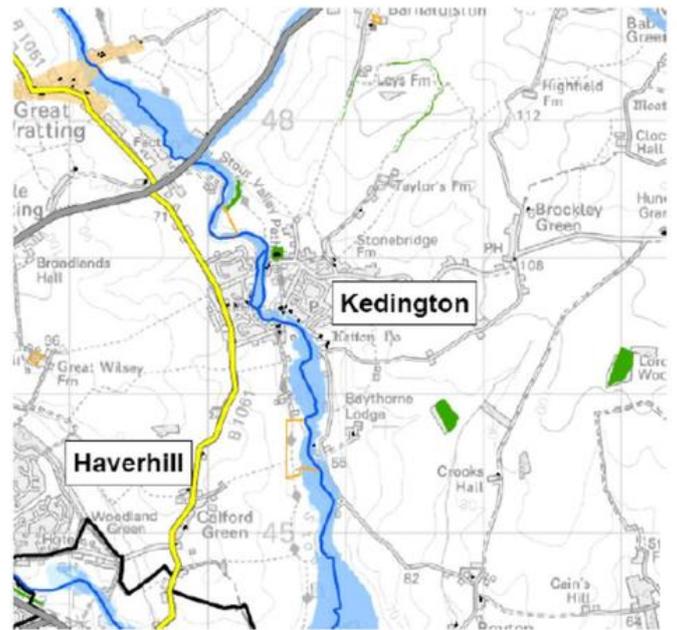
The following sets out the constraints and opportunities affecting potential growth areas around Kedington.

### Settlement Wide Opportunities and Constraints

#### Existing Infrastructure



#### Existing Development Constraints



#### Green Infrastructure

There are no national landscape or habitat designations which affect development within Kedington.

A relatively small site of County Wildlife interest lies to the south east of the settlement. However, there are no local landscape or habitat designations which affect development within Kedington.

#### Topography

There is a significant rise in level of land to both the east and west of the existing settlement on the sides of the valley. New development could be highly visible from the surrounding landscape. Therefore a recognised constraint requiring impact avoidance or site specific mitigation particularly to the east of the settlement.

#### Built form

The B1061 forms a defensible boundary to the west of the settlement containing development in this direction.

There are no historical or archaeological constraints to development within Kedington.

## Water

A flood zone runs from north to south through the centre of existing settlement forming a fundamental constraint to development particularly to the northern and southern edges of the existing settlement.

There are no additional water infrastructure constraints to Kedington.

## Transport

Existing settlement only accessible via the B1061. No significant impacts from development in this location however, local junction issues may require upgrade.

Kedington is a Key Service Centre located off major bus corridor. Local bus service connects the village to Haverhill to the south within approximately 20 minutes.

## Other Constraints (including cumulative impacts where appropriate)

No further constraints have been identified.

<b>Kedington</b>
<b>Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole zone being discounted from further investigation.</b>
<b>North</b> <p>Development to the north of Kedington is likely to be within walking catchments of the local centre due to the size of the existing settlement. However, to the north east separation from the main transport network may increase the need for private travel for some facilities, such as a supermarket, as well as wider commuting.</p> <p>The Stour valley runs north from the middle of Kedington. Along the line of the river there are areas identified as being within Flood Zone 3.</p> <p>Two small County Wildlife Sites identified to the north of Kedington along the river corridor. These sites should be attributed appropriate buffers to protect them from the impact of housing growth.</p> <p>The topography to the north of Kedington forms part of the steep valley sides to the River Stour. Any major development to the north of the settlement would be highly prominent from both the existing settlement and from the surrounding landscape due to the rise in level and the open nature of the farmland to the</p>

north east of the settlement.

Opportunity: No major growth opportunity has been identified in this location due to the potential impact of development on the landscape setting of Kedington and the Flood risk to the north west of the settlement, notwithstanding this there may be potential for small scale infill development on the fringe of the settlement providing suitable protection is given to the two identified County Wildlife sites in this vicinity.

### **East**

The topography to the east of Kedington forms part of the steep valley sides to the River Stour. Similar to the north, any major development to the east of the settlement would be highly prominent from both the existing settlement and from the surrounding landscape due to the rise in level and the open nature of the farmland to the east of the settlement.

Any development to the east of Kedington is likely to be within the walking catchment of the existing centre, with a range of local services and facilities. Development on this side of the settlement is poorly related to the B1061 which runs to the west of the settlement and therefore has the potential to considerably increase traffic through the existing centre.

Opportunity: No opportunity has been identified for major growth in this location due to potential impacts on the landscape setting of the settlement and the separation from the main transport network, exacerbated by the need to travel for some facilities, such as a, as well as wider commuting. Notwithstanding this there may be potential for small scale infill development on the fringe of the settlement.

### **South**

To the south of Kedington along the line of the Stour River is an area of Flood Zone 3. This area has therefore been discounted from further investigation.

To the south east and the south west of Kedington the topography forms part of the steep valley sides to the River Stour. Any major development in these locations would be prominent from both the existing settlement and from the surrounding landscape due to the rise in level and the open nature of the farmland to the south of the settlement.

Development to the south of the settlement would be within the walking catchment of the existing centre. However, development to the south east would be separated from the B1061 by the river and therefore would possibly result in additional through traffic in the existing centre.

Ketton House, a listed building, is identified to the south east of the existing settlement, this designation is recognised, however does not form a fundamental constraint to potential growth.

Opportunity: No opportunity for major growth has been identified in this location due to potential impact on the landscape setting of the settlement and to the south east the separation from the main transport network, exacerbated by the need to travel for some facilities, such as a supermarket, as well as wider

commuting. Notwithstanding this there may be potential for small scale infill development on the fringe of the settlement particularly to the south west.

### **West**

The topography to the west of Kedington forms part of the steep valley sides to the River Stour. Similar to the north, any major development to the west of the settlement would be highly prominent from both the existing settlement and from the surrounding landscape due to the rise in level and the open nature of the farmland to the west of the settlement. In addition the ridge to the west of Kedington forms a natural divide between Kedington and Haverhill which would be jeopardised by major development in this direction.

Development to the west of Kedington would be within the walking catchment of the existing centre and would have good access to the B1061 linking it to Haverhill and larger facilities, such as supermarkets.

The B1061 although not a complete boundary to development forms a distinct edge to the western side of Kedington. Major development which 'over-steps' this boundary would potentially harm the compact form of the existing settlement.

Opportunity: No opportunity for major growth has been identified in this location due to potential impact on the landscape setting of the settlement and protection of a defensible boundary on the western fringe of the settlement and potential impact on the existing visual separation between Kedington and Haverhill. Given this sensitivity it is also considered that this location would be unsuitable for even small scale fringe infill developments

### **Central**

An area of Flood Zone 3 has been identified through the centre of Kedington. This area has therefore been discounted from further investigation; however the remainder of the settlement may be suitable for infill development.

Opportunity: An opportunity has been identified for infill development and small scale fringe of settlement infill to consolidate the existing settlement and define existing boundaries. Further assessment of this potential is assessed within Opportunity Area 26.

### **Overall Summary**

Topographical constraints combined with flooding are fundamental constraints to extensive development around the majority of this settlement. Small scale infill development should be investigated to support the existing services in the settlement.

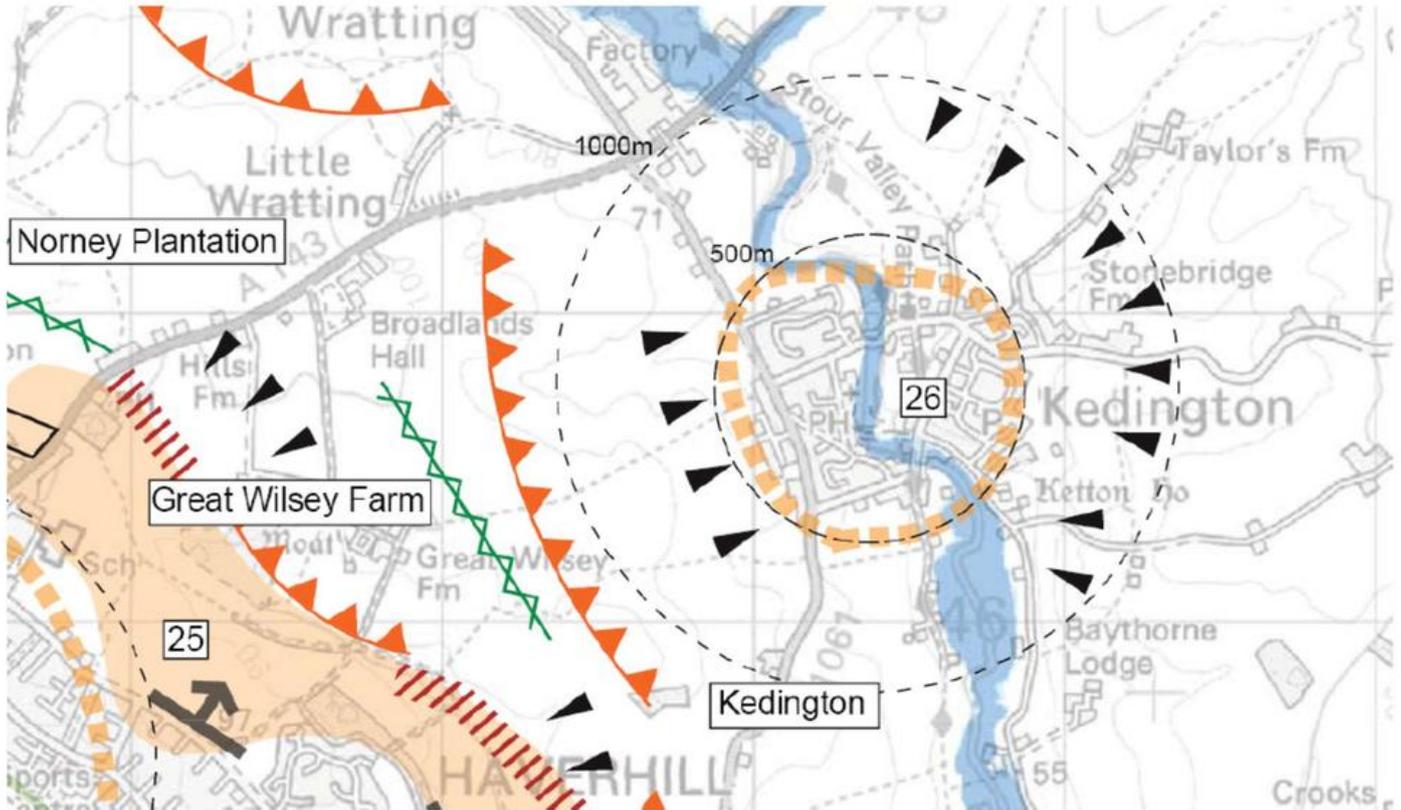
## Opportunities Areas

**Kedington**

**Dwelling Yield: 130 - 220**

**Map Reference: 26**

Small scale infill development and potential small edge of settlement development. Small Scale development has the potential to support existing facilities within this proposed key service centre.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

## Stanton

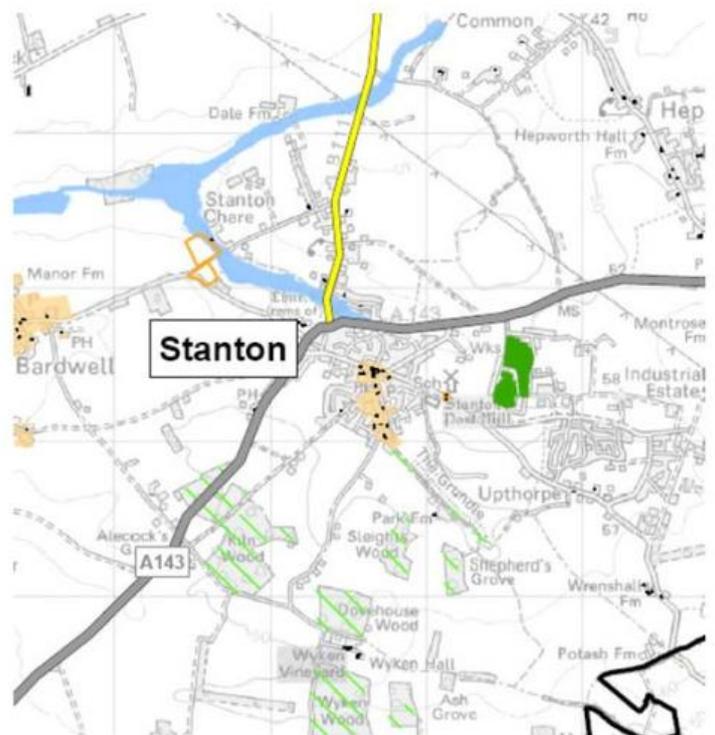
The information below summarises the constraints and opportunities affecting the potential for growth around Stanton.

### Settlement Wide Opportunities and Constraints

#### Existing Infrastructure



#### Existing Development Constraints



#### Green Infrastructure

Stanton is adjacent to SSSI designations to the south and south west forming a fundamental constraint to development and requiring an appropriate buffer to development to the south.

Grade 2/3 agricultural land surrounds the settlement, which, although is not a fundamental constraint to development, preference is given to avoiding higher quality grade land.

Protecting the green corridor to the south east of the settlement along 'the Grundle' forms a fundamental constraint. There is also a County Wildlife site to east of the settlement.

#### Topography

There are no significant topography issues affecting development within and around Stanton.

#### Built form

Defensible boundary along the line of the A143 is a fundamental constraint to development to the north of the existing settlement. Potential coalescence with Uptonhorpe forms a fundamental constraint to development to the east of the existing settlement requiring an appropriate buffer.

The Conservation Area and listed buildings within existing centre are a recognised constraint to development to the south east of the town in order to protect key views into and from the Conservation Area to the countryside and protect the setting of the village. A buffer is also required to protect the setting of the locally important windmill to the south east of the settlement.

### **Water**

An area of potential flood risk runs through the existing settlement restricting development to the north and south east.

Source Protection Zone (SPZ) 2 covers the existing settlement. The SPZ may not be a constraint providing that a detailed site investigation and potential mitigation is considered.

### **Transport**

There are unlikely to be any significant impacts to the highways network from development in Stanton. However, local junctions may require upgrade as a result of individual proposals.

Stanton is a reasonably well contained sustainable development on an existing bus corridor to Bury St Edmunds and Diss.

### **Other Constraints (including cumulative impacts where appropriate)**

No additional constraints have been identified.

<b>Stanton</b>
<b>Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraints result in the whole zone being discounted from further investigation.</b>
<b>North</b> <p>The A143 forms a defensible boundary to the north of Stanton. Growth which 'over-steps' this boundary will result in a disjointed development pattern and potential merging with the linear form of development already present along the B1111.</p> <p>An area of Flood Zone 2 runs to the north west of the existing settlement to the north of the A143. This location has therefore been discounted from further investigation.</p> <p>Development on the northern boundary of Stanton will be within the walking catchment of the existing facilities within Stanton, although these are relatively</p>

limited in extent.

Opportunity: No opportunity has been identified in this zone due to potential impact on the compact settlement form of Stanton.

### **East**

A County Wildlife Site is located to the east of Stanton. However, this designation is already surrounded by residential development, and therefore will be less sensitive to further growth.

Development on the eastern boundary of Stanton will be within the walking catchment of the existing facilities within Stanton, although these are relatively limited in extent.

A listed windmill is identified at Stanton Post Mill, which is also designated as a Scheduled Ancient Monument. Any potential growth in this location should be sensitive to the SAM designation and avoid impact on its value as a designation and wider setting.

To the north east, as identified above, the A143 forms a defensible boundary to the settlement. This location has been discounted from further investigation.

Opportunity: An Opportunity Area has been identified to the east of Stanton which will need to be assessed in terms of potential impact on the County Wildlife site to the east and the Listed Mill to the south east. Further assessment is included with Opportunity Area 31.

### **South**

The Conservation Area in Stanton extends through the centre to the southern boundary of the settlement. The landscape setting of the Conservation Area should be protected and therefore this location has been discounted from further investigation.

Development on the southern boundary of Stanton will be within the walking catchment of the existing facilities within Stanton, although these are relatively limited in extent.

The Grundle to the south of Stanton links with the southern end of the Conservation Area in Stanton. The Grundle is identified as a SSSI and therefore will need to be protected by an appropriate buffer to potential growth.

Two further SSSI designations are located to the south of Stanton at Sleights Wood and Shepherd's Grove. These designations will therefore need to be protected by an appropriate buffer to potential growth.

Opportunity: No opportunity has been identified in this zone due to potential impact on sensitive landscape and heritage designations within and surrounding Stanton.

### **West**

To the south west of Stanton a SSSI designation has been identified at Kiln Wood. This designation will therefore need to be protected by an appropriate

buffer to potential growth.

The A143 to the west of Stanton provides a defensible boundary to development to the west, therefore it is considered that growth in this location should be limited in extent by the line of the A143.

Development on the western boundary of Stanton will be within the walking catchment of the existing facilities within Stanton, although these are relatively limited in extent.

Opportunity: An opportunity for growth has been identified between the western boundary of Stanton and the A143. This location is assessed in more detail as Opportunity Area 30.

### Central

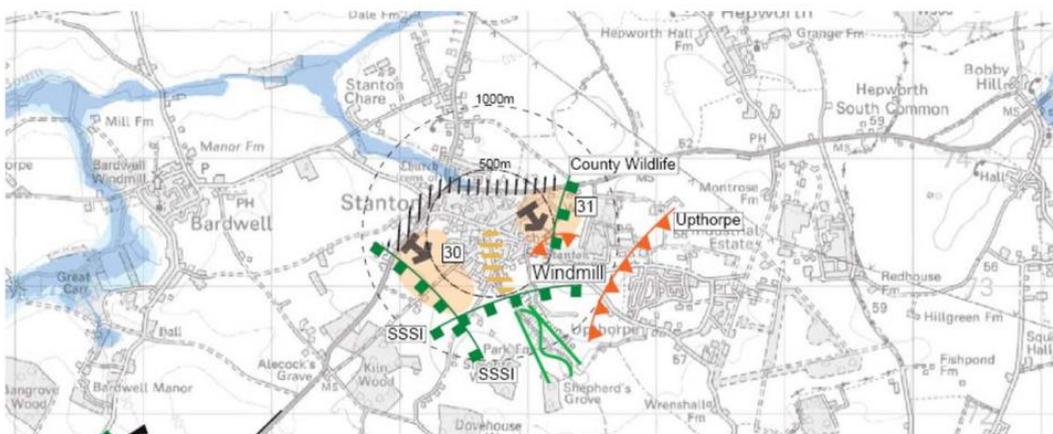
Opportunity: No specific Opportunity Areas for major growth have been identified in this area due to potential impact on the sensitive conservation area character. Sites may come forward however; they are likely to be small and therefore will not have a significant impact on the strategic issues considered in this report. Fringe sites to the east and west have been considered as part of Opportunity Areas 30 and 31 and are assessed in more detail below.

### Overall Summary

Development potential around Stanton is limited by landscape designations to the east, south and south west. To the east and south west there is potential for small scale extension without impacting on a protective buffer around the landscape designations. Development potential to the north is fundamentally constrained by the boundary of the A143.

#### Opportunities Areas

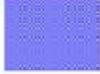
**Stanton** Map Reference 30 – Stanton East – dwelling yield – 380 – 670  
Map Reference 31 – Stanton South West – dwelling yield 640 – 1,120



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

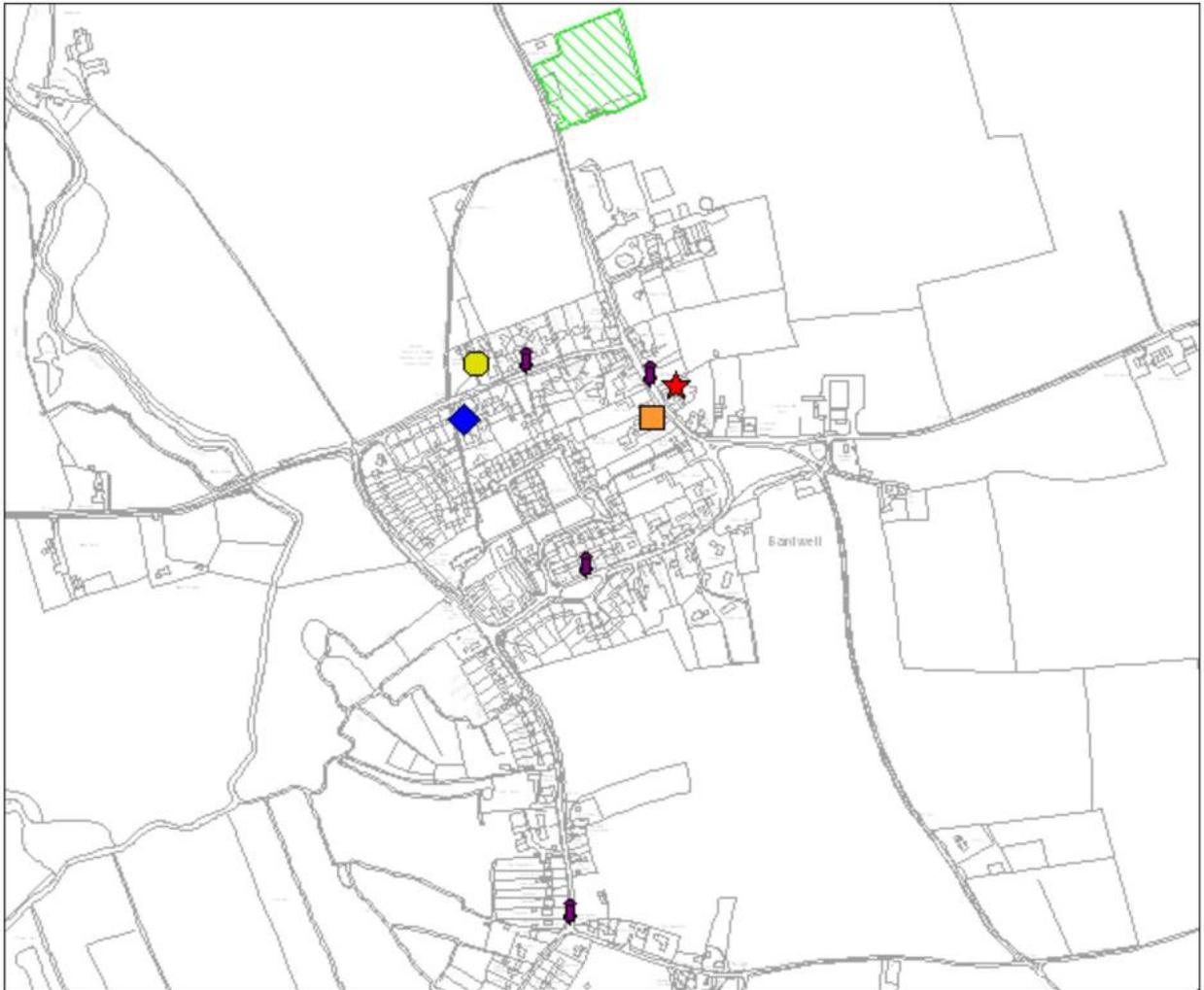
## Mapping Key for Local Service Centres

### Existing Infrastructure Mapping Key

	Flood zone 3		Village Hall
	Flood zone 2		Post Office
	Conservation Area		Doctor
	Ancient Woodland		Bus Stop
	Semi Ancient Woodland		Shop
	Site of Special Scientific Interest		School
	County Wildlife Site		General Employment Area
	Recreation Open Space		Key infrastructure relevant to growth
	A Road		
	B Road		
	Identified opportunity area for potential growth		
	Infill / minor extension opportunity		
	Landscape buffer		
	Settlement buffer		
	Existing defensible boundary		
	Slope		
	View out / into conservation area		
	Key / protected view		
	Junction in need of further investigation		

## Bardwell

### Existing Infrastructure



### Green Infrastructure

There are two County Wildlife Sites, one that lies in the centre of the village and the second to the west of the residential development that fronts onto Low Street. There are also wildlife designations scattered around the settlement, but are away from the opportunity area identified.

Amenity open space is provided centrally as well as to the north east of the village.

### Topography

Sloping land to the west and south east prevents development in both of these directions.

Opportunities for development are constrained by the open space areas, the character of Conservation Area and views to the surrounding countryside.

## Built Form

Church Road forms a defensible boundary to the north west of the settlement containing development in this direction. The northern half of the settlement is self contained, with a ribbon of linear development to the south along Low Street.

The majority of Bardwell is designated as a Conservation Area and a number of listed buildings are incorporated within it. This is recognised as a fundamental constraint to development in order to protect the character of the village. This could restrict development to the east and west of the central village cluster.

## Water

The flood zone and the River Black Bourn runs parallel to the western boundary of the settlement, restricting development in this direction.

## Transport

There are unlikely to be any significant impacts to the highways network from development in Bardwell, however, local junctions may require upgrading as a result of individual proposals.

Bardwell is served by an infrequent bus service to Bury St Edmunds and the surrounding Key Service Centres.

## Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

<b>Bardwell</b>
<b>Summary by zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant opportunity area reference for further assessment or states clearly that the combination of constraints results in the whole zone being discounted from further investigation.</b>
<b>North</b>
Development to the north of Bardwell is within walking catchments of the local centre, in particular the primary school.
Part of the northern section of the village is covered by the Conservation Area and there are also some archaeological sites of interest. There are also some protected biodiversity action plan species to the north of the village. These constraints would require further investigation and appropriate mitigation.
The topography to the north of Bardwell is flat, new development would not have a

significant visual impact on the existing settlement or from the surrounding landscape.

Opportunity: Opportunity has been identified for small scale development adjacent to the northern boundary of Bardwell. New development will be subject to further assessment of the highlighted constraints.

### **East**

The eastern edge of Bardwell is characterised by a pleasant area of green open space which is then followed by open farmland. Much of this area is covered by Conservation Area and there are a number of listed buildings. Any new development would have to be sensitive to this. Similar to the north, the topography to the east of the village centre is flat.

Any development to the east of Bardwell is within walking distance of the local services and facilities provided in the village. Opportunity areas fronting the green are bordered by mature hedges which may constrain access to any identified sites.

Opportunity: There may be some opportunity for small scale development to the east of Bardwell on land surrounding the village green. This is providing the character of the village green and the historic buildings can be preserved.

### **South**

Similar to the east, the development to the south of Bardwell is mainly covered by a Conservation Area designation. There are also a number of archaeological sites adjacent to the southern boundary of development.

Further new development in this direction would be encouraging ribbon development. This is something that the council does not seek to encourage. Development in this location would be detached from the main centre of the village and its services.

Opportunity: No opportunity for growth has been identified in this location due to its detachment from the main settlement of Bardwell.

### **West**

A large area of flood zone lines the western boundary of Church Road and Low Street. This area has therefore been discounted from further investigation.

### **Central**

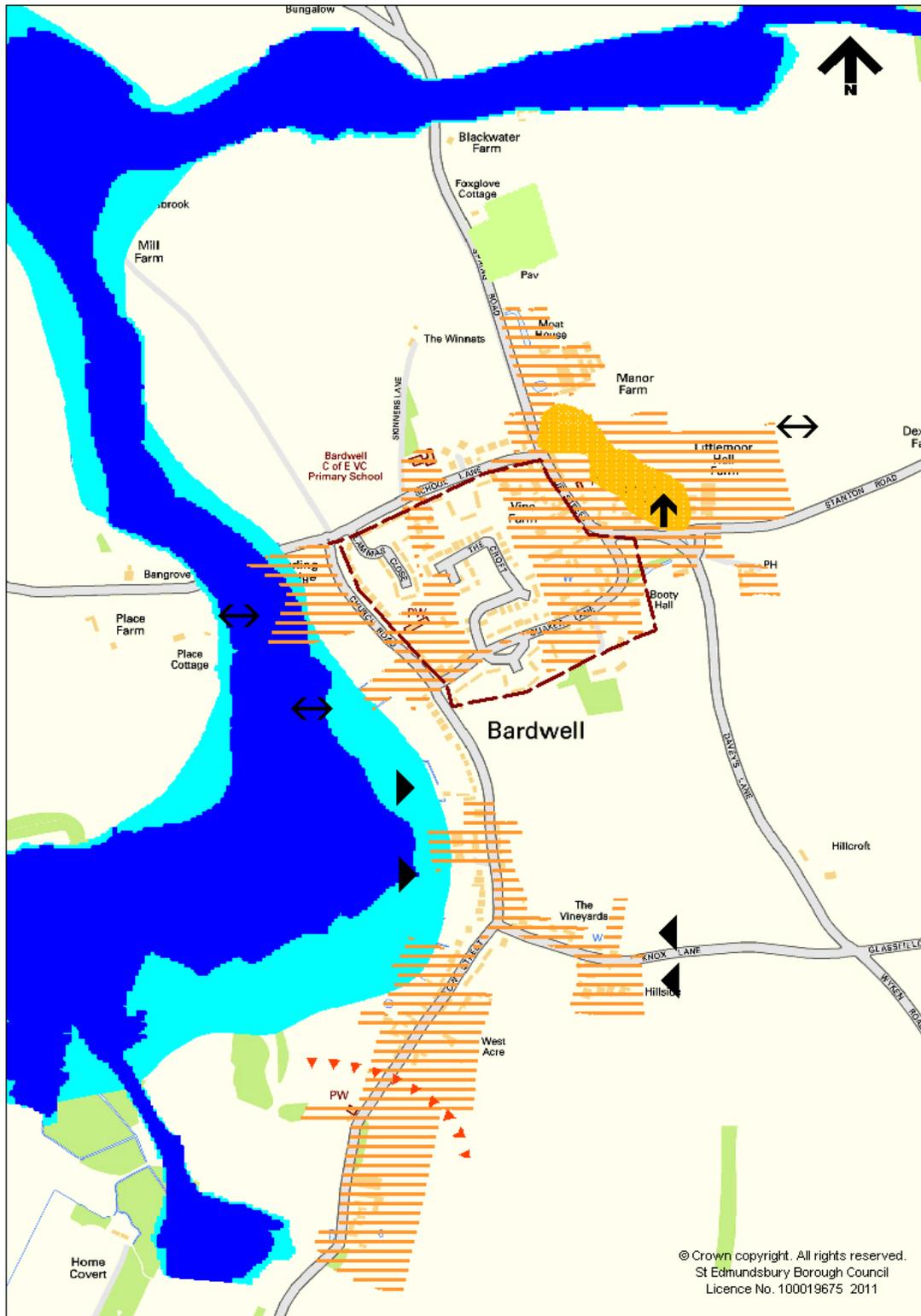
Opportunity: There may be some opportunities for small scale infill development within the existing housing settlement boundary, including the re-development of the vacant former Royal British Legion site, should this become available for development. Any development within the central area would need to take into account the sensitive nature of the Conservation Area.

## **Overall Summary**

Flooding forms a fundamental constraint on new development to the west. As much of Bardwell is covered by a conservation area this designation will need to be

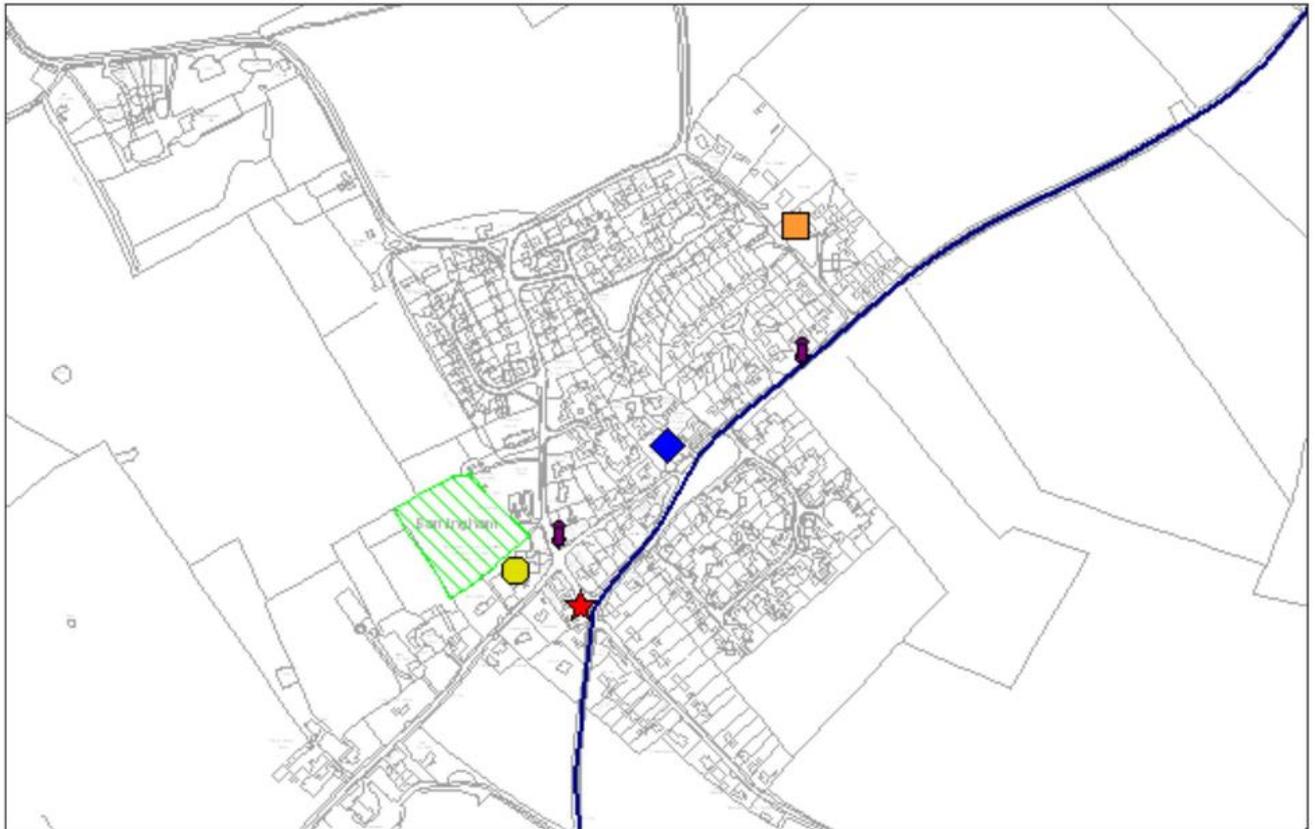
considered when allocating sites for development. Small scale development is most likely to be located in the central area or to the north or east of the settlement.

### Bardwell Opportunity Areas



## Barningham

### Existing Infrastructure



### Green Infrastructure

Two protected biodiversity action plan species sites lie to the west of the village. Numerous open space sites lie within the present built up area of Barningham.

There are no designated wildlife sites in the Barningham area.

### Topography

Key protected views to the south of the settlement may limit development in this direction.

The land surrounding the village is relatively flat, with just a gradual slope downwards at Coney Weston Road.

### Built Form

Sandy Lane forms a physical boundary to development towards the north of the village.

There is a small cluster of listed buildings in the Church Road/Mill Road area; however the village is not covered by a Conservation Area designation. County archaeological sites border Barningham to the north, west and south which would

require further investigation if new development was to be considered in these locations.

### **Water**

There is a flood zone located to the north of Barningham which would appear to constrain any type of housing development in this direction.

### **Transport**

Barningham has good vehicular access to the main A143 via the B1111. However, there may be a requirement to assess local junction capacity within the village in order to serve new development.

There is a satisfactory travel to work bus service to Bury St Edmunds.

### **Other Constraints (including cumulative impacts where appropriate)**

No additional constraints have been identified.

<b>Barningham</b>
<b>Summary by zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant opportunity area reference for further assessment or states clearly that the combination of constraints results in the whole zone being discounted from further investigation.</b>
<b>North</b>
To the north of Barningham, Sandy Lane forms a physical barrier to development. In this vicinity also lie two archaeological sites and beyond this is a flood zone area. The bend in the road where Coney Weston Road meets Sandy Lane would be of concern in terms of highway safety. Combined, these factors have resulted in this location being discounted from further investigation.
Opportunity: No opportunity for growth has been identified in this location due to road infrastructure, archaeology and flood constraints.
<b>East</b>
Development to the east of Barningham is within walking distance of the primary school. The identified constraints within this area are two archaeological sites which are not adjacent to the housing settlement boundary and would not be affected by small scale development in this direction.
The road infrastructure is sufficient in the east of Barningham; access could be taken off the existing housing development.
Opportunity: Opportunity for extension of the existing settlement with small scale

residential development has been highlighted in this zone; provided suitable protection of the two archaeological sites can be achieved.

### **South**

Any development on the southern boundary of Barningham will be within walking distance of the centre of the village.

Three listed buildings lie in this zone and their character and setting would need to be preserved if there was to be any new development. There is also an archaeological site which has been designated by the County Council which would require further investigation. There are no other identified constraints to development in this location.

Opportunity: Opportunity for small scale residential development adjacent to the southern boundary of Barningham has been recognised, subject to the preservation of the surrounding historic features.

### **West**

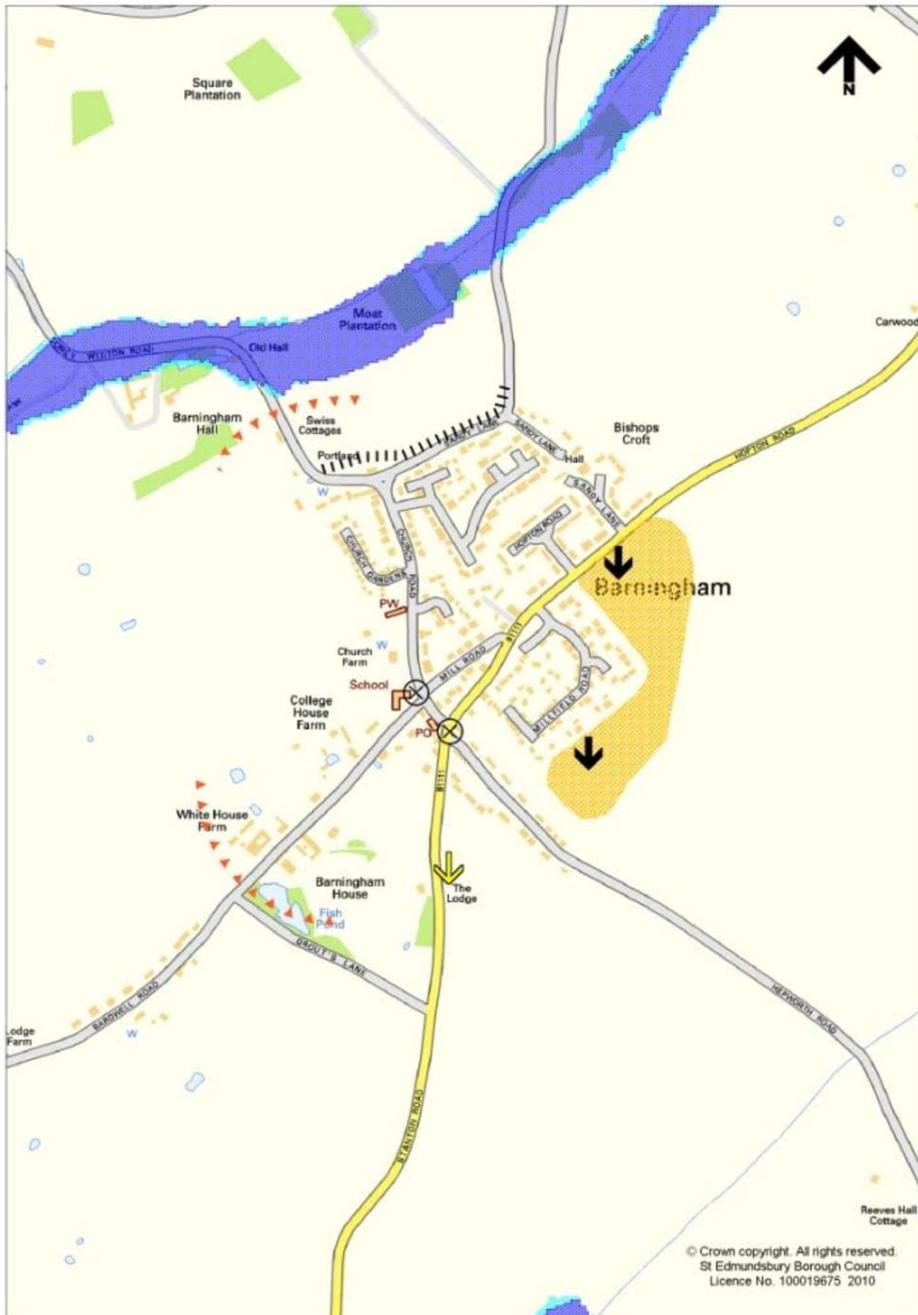
There are a number of wildlife and archaeological sites which have been identified to the west of Barningham. The location of a recreation ground, the primary school and the church result in very few opportunities for any development to the west of the village.

Opportunity: Due to restricted access to most land adjacent to the existing housing settlement boundary, no opportunity for growth has been identified in this location.

### **Overall Summary**

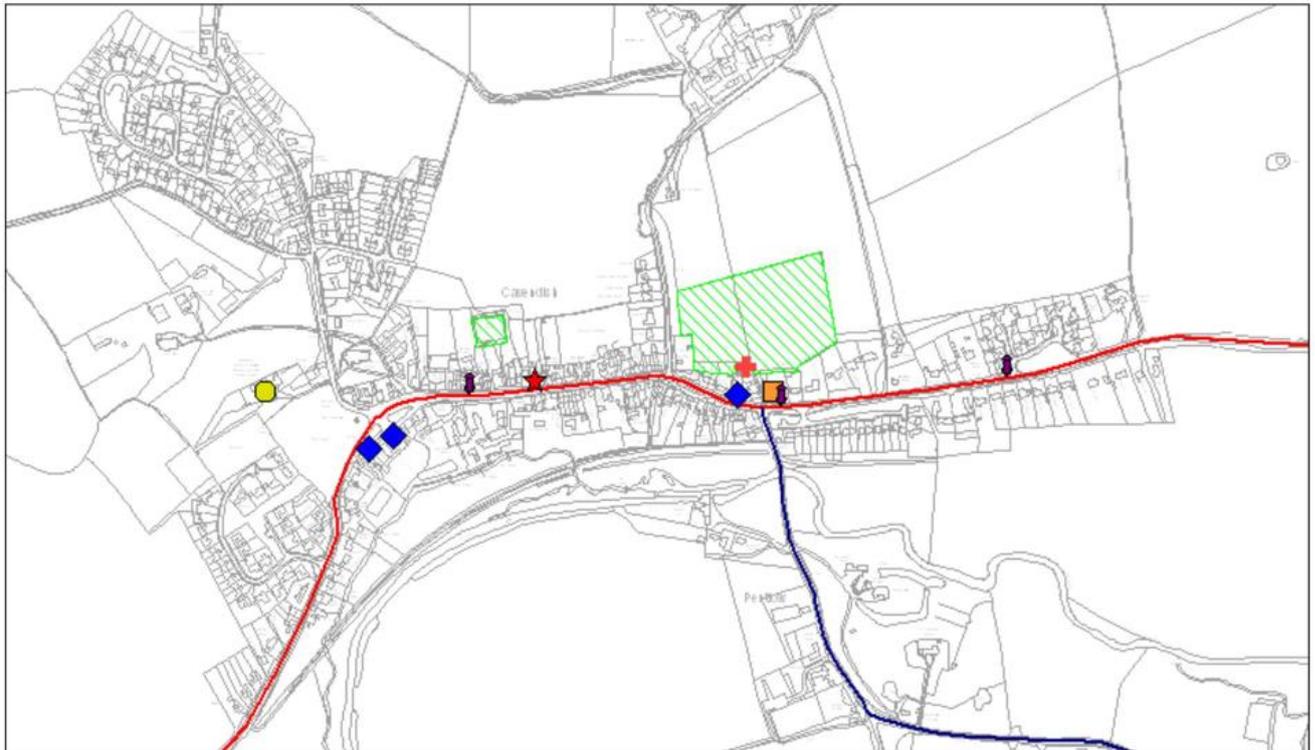
Development to the north and west of Barningham would impact on archaeological designations, wildlife sites and challenge highway safety. Development of a small scale in the east or south would have least impact on any existing constraints.

# Barningham Opportunity Areas



## Cavendish

### Existing Infrastructure



### Green Infrastructure

The village contains no sites designated of nature or habitat merit. The western side of the village is well served with a few large areas of green open space. The eastern side of Cavendish benefits from allotments and a sports ground.

### Topography

Cavendish is situated at the bottom of the River Stour valley, reflected in the land that rises to the north and south of the village boundary. Therefore new development must be sensitive to the surrounding landscape characteristics. This is a recognised constraint requiring impact avoidance or site specific mitigation.

### Built Form

The River Stour and the administrative boundary of St Edmundsbury Borough Council and Suffolk form a boundary which contains development of the village southwards. It also remains important to protect potential coalescence with Pentlow and Blacklands Hall.

Many listed buildings line the High Street and Poole Street to create an attractive aspect through the centre of the village. The majority of Cavendish is covered by a Conservation Area, which excludes the newer Peacocks Close and Melford Road residential developments. This must be considered when considering opportunities for new development, particularly to the north and west in order to protect the

setting of the village and views into and from the Conservation Area to the countryside.

## Water

Much of the village centre and land to the south of Cavendish is covered by flood zone. It also stretches upwards through the allotments to Blacklands Hall. This is a fundamental constraint to the location of new development. It will be necessary to investigate mitigation measures if development is to be considered within or adjacent to at risk areas.

## Transport

Cavendish is located on the A1092 which provides good road links for Sudbury to the east and Haverhill to the west. Cavendish is served by an hourly bus service to Sudbury and Haverhill, with a journey time of less than half an hour.

## Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

<b>Cavendish</b>
<b>Summary by zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant opportunity area reference for further assessment or states clearly that the combination of constraints results in the whole zone being discounted from further investigation.</b>
<b>North</b>  The arm of development north of the village green and the church is one of the few places in Cavendish which is not affected by a flood zone constraint. This area is also within easy walking distance of shops and the primary school.  There are some archaeological and wildlife sites that have been identified in this vicinity, which would require further investigation before any new development could be approved. This area is not covered by a Conservation Area and only contains a very small proportion of the large number of listed buildings in Cavendish.  Opportunity: There is an opportunity for the location of some small scale development adjacent to the existing development in the northern arm of Cavendish. Development would be subject to the protection of archaeological assets and wildlife.
<b>East</b>  The eastern edge of Cavendish is the furthest section of the village from existing services and facilities. Access to any new development would be off the main road

which runs through the centre of Cavendish.

Development to the east of the Cavendish housing settlement boundary would create ribbon development which is something the Council does not seek to encourage. This location has therefore been discounted from further investigation.

Opportunity: No opportunity for growth has been identified in this location due to linear form to which it would inevitably take.

### **South**

The southern section of land adjacent to the housing settlement boundary of Cavendish is covered by a large area of flood zone which is a fundamental constraint to the location of any new development. This and the fact that much of this area does not lie within the St Edmundsbury Borough Council boundary results in this area being excluded from investigation.

Opportunity: No opportunity for growth has been identified in this location due to fundamental administration and flooding constraints.

### **West**

Similar to the 'east', new development at this end of the village would have to take the form of ribbon development; access to potential sites would also be an issue. The land that follows the main road is in a flood zone area. For these reasons new development adjacent to the western edge of the Cavendish housing settlement boundary has been ruled as inappropriate.

Opportunity: No opportunity area has been identified due to flood, access and built form constraints.

### **Central**

The central line of existing development in Cavendish is covered by a Conservation Area designation. A large number of listed buildings are also present and the protection of their character and setting is an important consideration when assessing new development opportunities.

There are very few access routes to the land behind these properties and this coupled with the important views from the historic core to the countryside has meant that this area has been deemed as inappropriate for new development. Part of the central area also lies within flood zone.

Opportunity: There is no identified opportunity for development due to the important character of the centre of the village, which the council seeks to preserve.

## **Overall Summary**

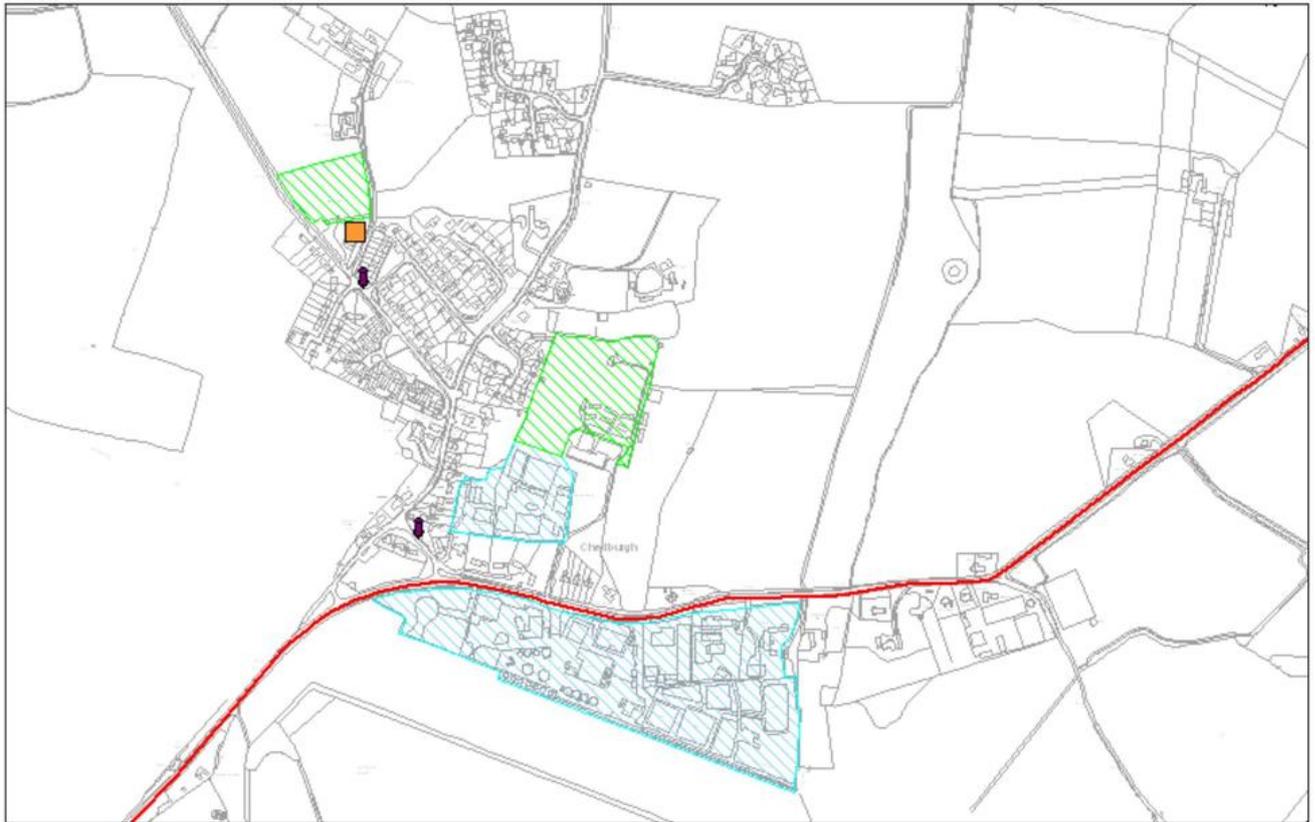
The fundamental constraint of a large flood zone south of Cavendish rules out many sections of the village for future development. This reason alongside the historic nature and the settlement pattern of Cavendish has meant that only land adjacent to the northern arm of the village boundary has been highlighted as an opportunity area.

# Cavendish Opportunity Areas



## Chedburgh

### Existing Infrastructure



### Green Infrastructure

Chedburgh has no nature or habitat designations; however there are some identified ancient orchard sites. The village has four areas of amenity open space. A large area of recreation open space is located to the east and north west of the village.

### Topography

The opportunity area is not limited by any topographical features or forms.

The surrounding topography of the area is flat and should not constrain development.

### Built Form

The A143 forms a significant defensible boundary to contain new development to the north of the road.

There are only a small number of listed buildings in Chedburgh and there is no Conservation Area. There is one County archaeological site that is within the village boundary; at the southern end of The Street.

Chedburgh has two main employment sites; one to the east of The Street and the second south of the A143.

## Water

Chedburgh and the surrounding countryside are not classified as being within a flood zone risk area.

## Transport

The village has good transport links with direct access onto the A143. There is a travel to work bus service from Chedburgh to Bury St Edmunds. It is also possible to reach Haverhill via public transport.

## Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

### Chedburgh

**Summary by zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant opportunity area reference for further assessment or states clearly that the combination of constraints results in the whole zone being discounted from further investigation.**

#### North

The north of Chedburgh contains two housing estates. Both are within a short walking distance of the main settlement.

In the north of the village there is only a partial footpath in places. The topography of the area is mostly flat and there appear to be no major planning constraints.

Opportunity: With few planning constraints identified there is a good opportunity for the extension of the Housing Settlement Boundary within this location. A small development in the north could potentially link the two northern estates and create a more cohesive built form.

#### East

The east is again a relatively flat area, however, it is far more populated by trees, some of which are protected by Preservation Orders. This area of the village does have a number of planning constraints in terms of its existing uses. A large part of the east is designated as Recreational Open Space and access onto any possible sites here would be restricted. It would also be important to be mindful of the listed buildings.

Opportunity: There appears to be better suited areas than the east and therefore no opportunity has been identified. Consideration would need to be given to access and the constraints mentioned above.

### **South**

The A143 and the General Employment Area (GEA) form a defensible boundary to any further development in the southern area of the village. Adjacent to the A143 boundary in Chedburgh there is already an allocated site which is included in the Replacement Local Plan. Planning permission has been granted for a two phased large residential development in this area and therefore it may be better suited to site any further development in a different location.

Opportunity: Due to the fact that there is already a large development planned in the south and the restrictive boundary that the A143/GEA forms, there appears to be little opportunity to allocate further development within this zone.

### **West**

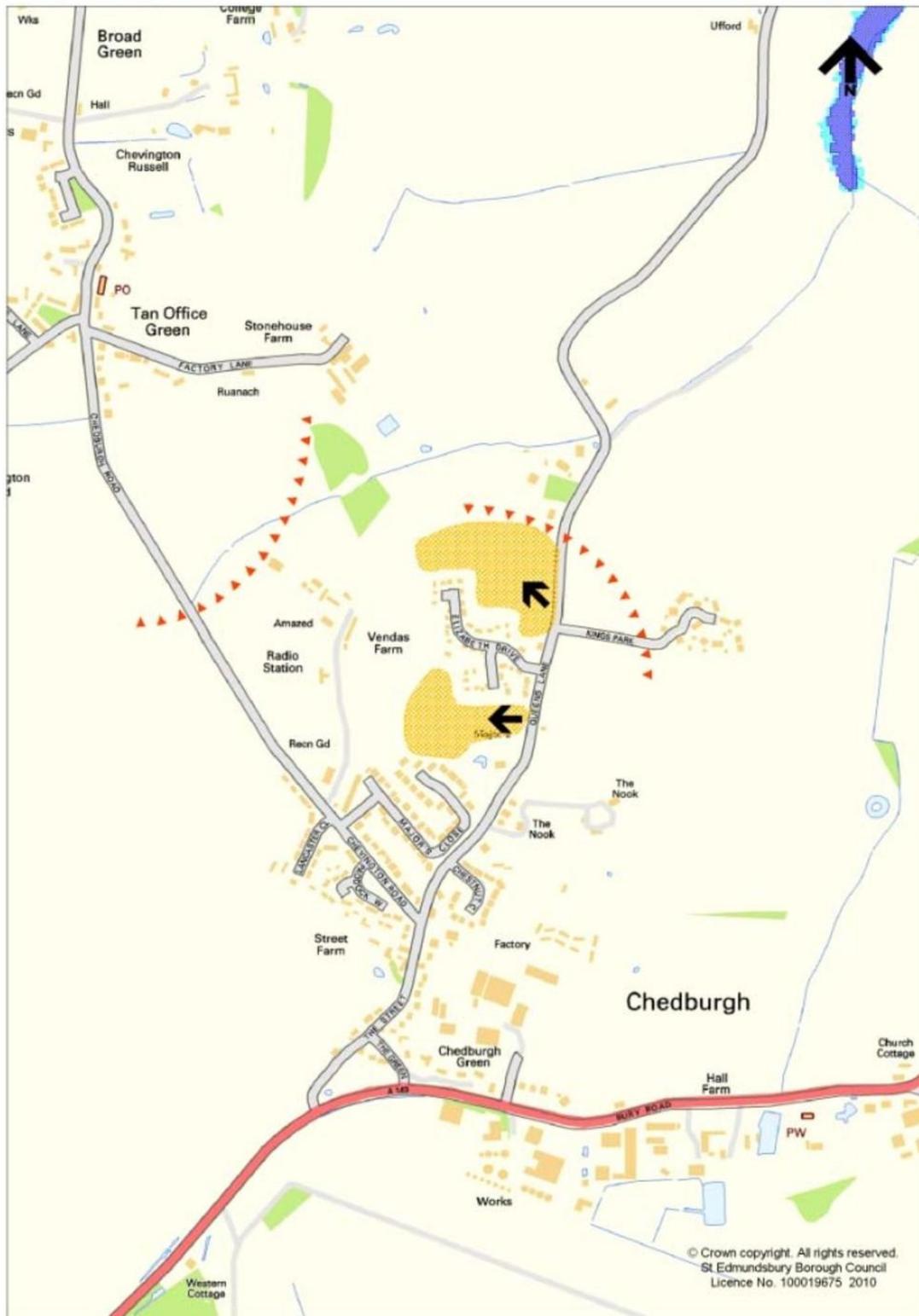
This is currently the most populated part of the village and there is restricted space to allocate a site. Any new allocated site along the road which leads to Chevington would encourage ribbon development which is something the Council does not wish to promote. Access to any development here would cause highway issues due to the busy nature of the road and the bend just as you enter the village.

Opportunity: There appears to be little opportunity in the west as this part of the village is already heavily populated, there is restricted space and there also is a large area designated as Recreation Open Space.

### **Overall Summary**

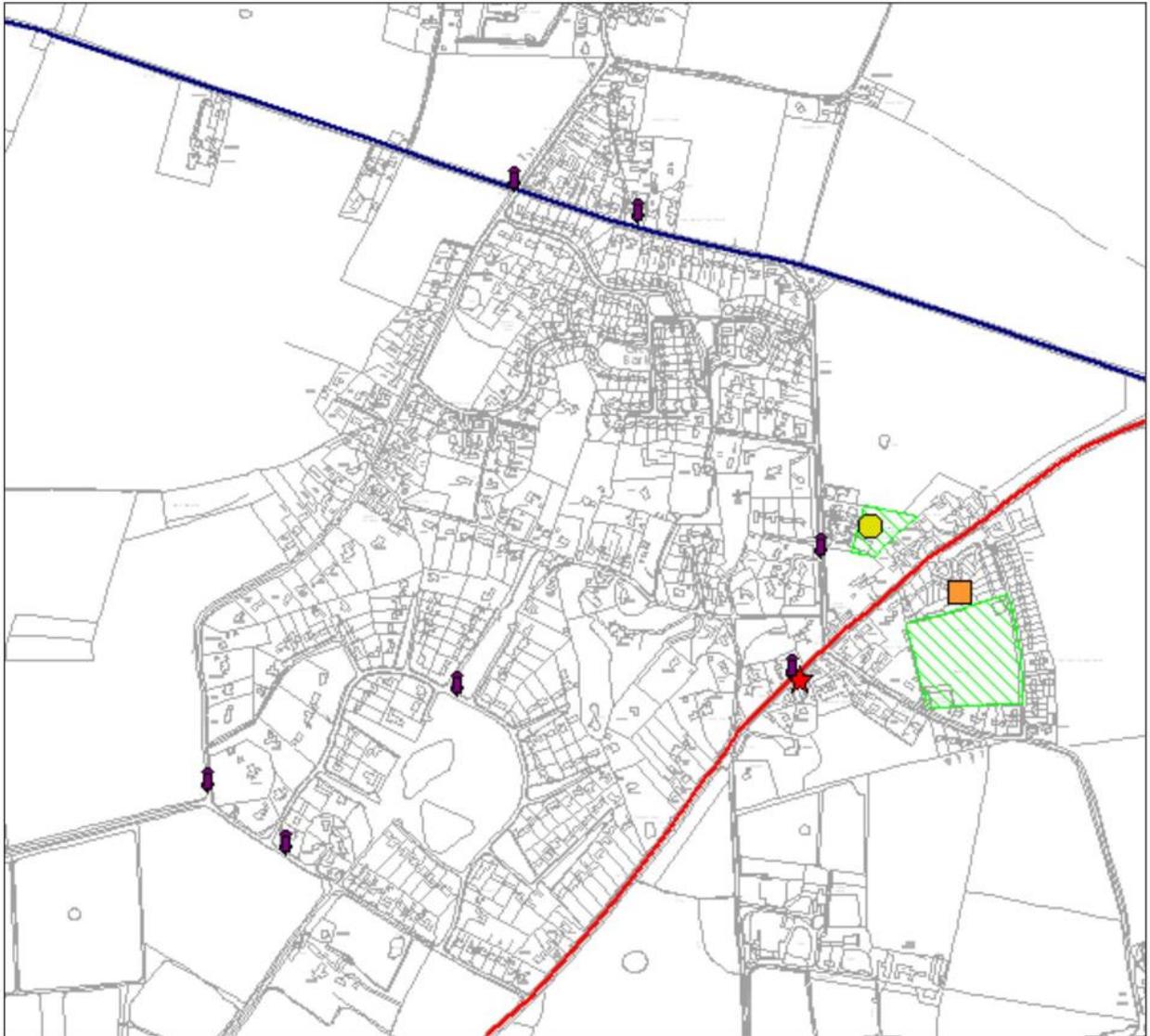
With few local services available in the village it would be un-sustainable for any further large developments to occur in Chedburgh. There are no school or shop facilities, which would result in the use of private transport. Although there is a lack of services available in Chedburgh it is appreciated that there is a good range of employment to the south within the GEA. For this reason it appears only suitable to allocate a smaller site in Chedburgh and it appears from the research that the area which would have the least negative impact would be in the north.

# Chedburgh Opportunity Areas



## Great Barton

### Existing Infrastructure



### Green Infrastructure

There are no sites with national or regional habitat or wildlife designations. However there are a few locations which have been identified as containing protected biodiversity action plan species. These are mainly located to the north of the village, but do not appear to be a particular constraint to the location of new development as they are already within the existing built up area.

Great Barton is well served by the provision of green open space, particularly to the north and south of the village. There is identified recreational space located to the rear of the village hall.

## **Topography**

The level of the land within and surrounding Great Barton appears to be relatively flat. Development to the north should be sensitive to key protected views in the distance.

## **Built Form**

New development in Great Barton may be potentially constrained due to safety issues and access onto the A143. Growth to the south is contained by Fornham Road.

There is no designated Conservation Area. Great Barton contains some listed buildings, although there are no significant clusters. There are some county identified archaeological sites, particularly to the north and south of the settlement, which will require further investigation and consideration when assessing sites for new development.

Although Great Barton does not contain a Conservation Area, 'The Park' is an important and unusual area of development within a large woodland area. This area was protected under the now deleted Policy DS3 of the Local Plan as an 'Area subject to planning restriction' to protect the distinctive historical character of The Park. This policy has been superseded by Policy CS3 of the adopted Core Strategy (December 2010) which in turn is supported by the adoption of Policy DS3 (September 2011) as Supplementary Planning Document. This will ensure that 'The Park' will continue to be protected from unsuitable development.

It is important to emphasise that the separate identity of Great Barton must be protected and measures will be taken to ensure that there is no coalescence of the village with the north east of Bury St Edmunds.

## **Water**

There is no identified flood zone risk area within or in the surrounding area of Great Barton settlement.

## **Transport**

Great Barton straddles the A143 which is a key route into and out of Bury St Edmunds. The public transport links to Bury St Edmunds are very good, with a frequent bus service to the centre of town.

New development within the village may produce the need for local junction safety assessments and investigation into potential upgrades.

## **Other Constraints (including cumulative impacts where appropriate)**

No additional constraints have been identified.

## Great Barton

**Summary by zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant opportunity area reference for further assessment or states clearly that the combination of constraints results in the whole zone being discounted from further investigation.**

### North

The north of Great Barton is supported by the B1106 (Partly Mill Road) which sees a large number of vehicles pass through from the A134 connecting onto the A143. The road does not form a northern boundary for Great Barton as there is development which 'over-steps' in the form of Conyers Green.

Part of the northern section requires protection with parts of the Moat House land being a site of archaeological interest. There is also a small woodland area (Leeds Wood) which is protected by Preservation Orders and serves as a natural habitat.

Opportunity: There is an opportunity for development in this area if agreement is sought with the Highways Authority regarding new access points onto the main road (B1106). However the north west is an area that requires protection as mentioned above.

### East

This area is again very flat lying land. The east is bound by the A143 which has recognised safety issues, there are already a number of developments which follow its direction and are also built 'over-stepping' it.

Most of the village's services are situated in the eastern part of the village and the A143 proves to be hazardous to pedestrians, with access to most of the facilities requiring the crossing of this road.

Although most of the east seems impractical for future growth due to the A143, there is an area with very few planning constraints north of the primary school that lies within this boundary. Whilst there are safety issues surrounding the A143, well designed development and careful consideration of access points would allow growth in the triangle of land between the A143, B1106 Mill Road and School Road.

Opportunity: A number of constraints exist throughout the majority of the east, however it has been identified that a natural infill area is located on an area of land between the A143, B1106 Mill Road and School Road. This area is both close to all of the services including public transport, the school and post office, and also has good transport links for employment. It is recognised that School Road can be quite congested at peak times, therefore consideration would have to be given to the infrastructure, with the possibility of a school car park or pick up point.

### **South**

Growth to the south is largely restricted by the boundary of Fornham Road. To the south of this boundary is Barton Lodge which is a listed building and within the grounds are a number of trees with Preservation Orders.

Opportunity: There appears at this time no opportunity for growth in this area with both difficult access and planning constraints.

### **West**

The west is largely shielded by houses which follow the Livermere Road and therefore getting access to a site in this location would prove disruptive. However just before the Livermere Road there lies an undeveloped piece of land with no planning constraints.

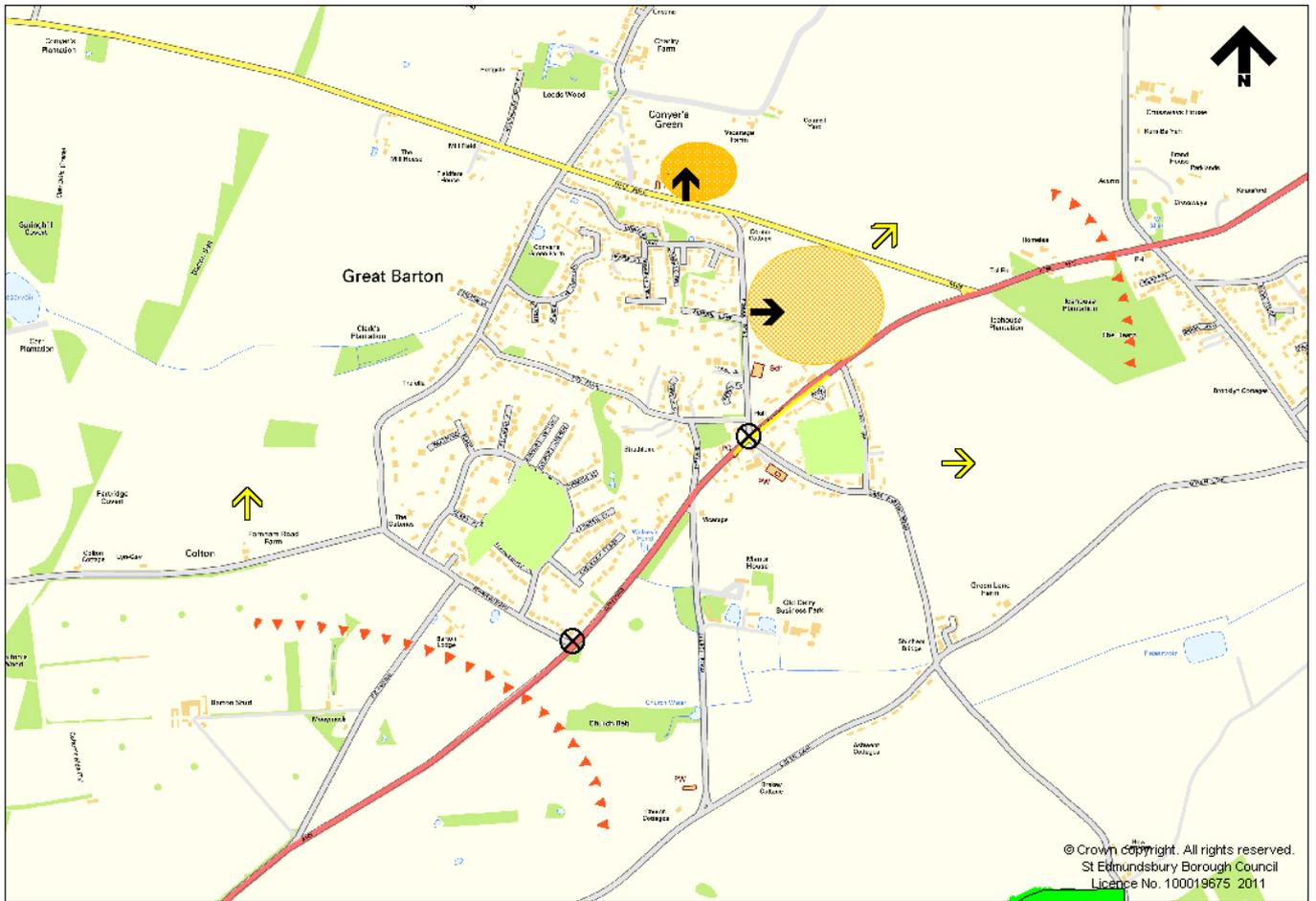
Opportunity: There appears limited opportunity to the west of the village due to a lack of available land at this time. This part of the village is also very detached from the services the village has to offer and would encourage the use of less sustainable means of transport.

### **Overall Summary**

The potential for growth in Great Barton is restricted by a major road. New development should be avoided within the central village areas due to the importance of The Park, the historical nature of which will continue to be protected through national and local planning policy.

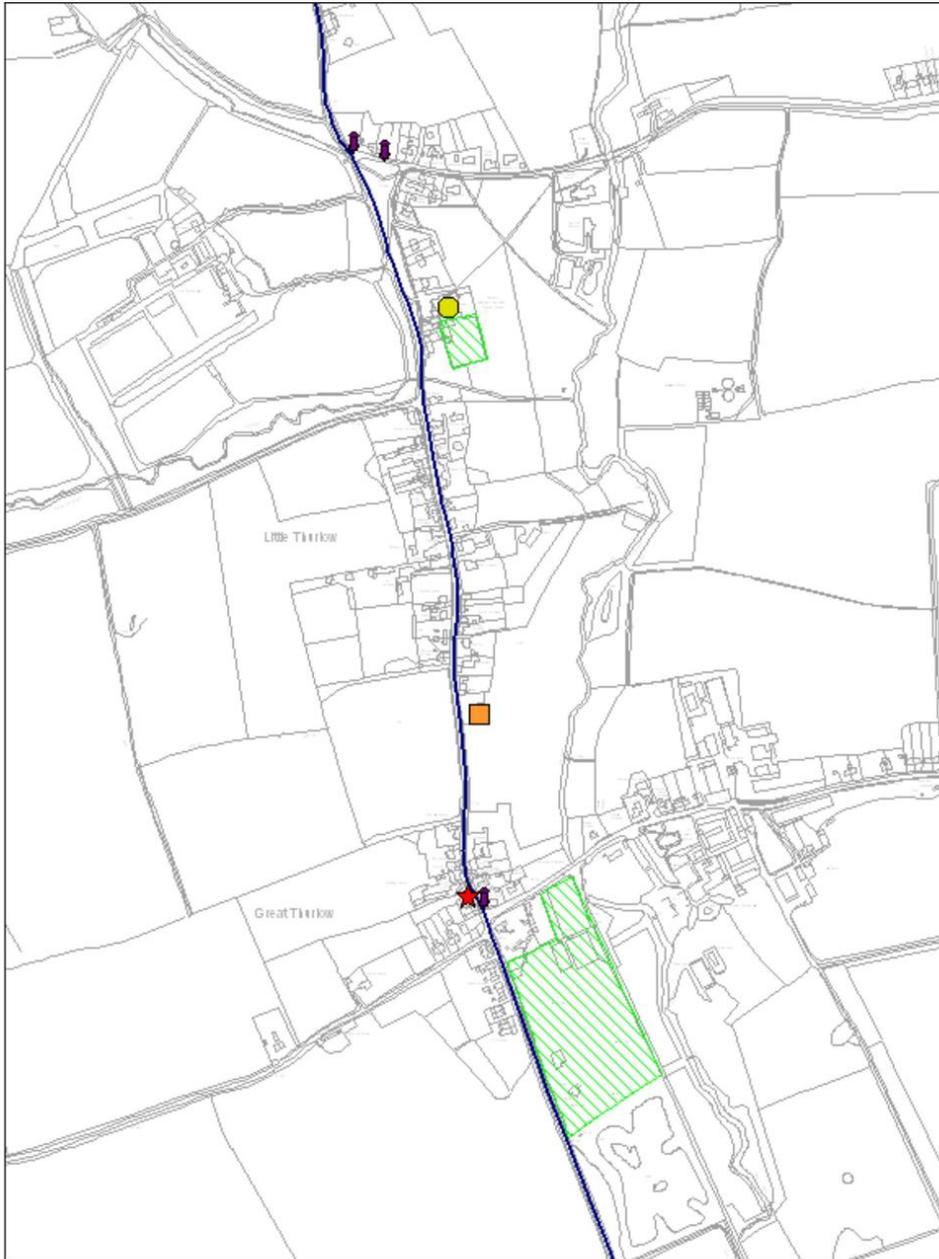
Development appears to have the least impact in the north east of the village and areas have been identified that could accommodate phased development in the long term. Any possible developments adjacent to the primary school should be mindful of the School Reorganisation Scheme and allow the opportunity for extension/expansion in the future.

# Great Barton Opportunity Areas



## Great & Little Thurlow

### Existing Infrastructure



### Green Infrastructure

There are no national or regional habitat or wildlife designations within Great & Little Thurlow. There are two sites that have been identified as having important species; one to the north of Little Thurlow and one to east of Great Thurlow. These sites will need to be assessed and investigated.

### Topography

The villages of Little Thurlow and Great Thurlow lie within the River Stour Valley. The land rises gradually away from the village to the east and west.

Opportunities for development are fundamentally limited by the open space character of the Conservation Area covering the settlement.

### **Built Form**

Development in Great & Little Thurlow follows a linear pattern along the B1061. There are a high proportion of listed buildings within the village and this will require consideration when assessing locations for new development.

All of Great and Little Thurlow, and the immediate surrounding countryside, is covered by a Conservation Area designation. The historic value of the built form will need to be preserved in order to protect the village character.

There are numerous County Council designated archaeological sites. Particularly large sites lie to the west and north of Little Thurlow. Such sites would need to be investigated and assessed before any development could proceed in the area.

### **Water**

A Flood zone runs the length of the village to the east of The Street and Wrating Road; this poses a considerable constraint to development opportunities in this direction. There may be a need for mitigation measures as a result of any new development in this area.

### **Transport**

Great & Little Thurlow have reasonably good vehicular access via the B1061 to the A143 which carries traffic between Haverhill and Bury St Edmunds. The travel to work public transport links to Haverhill and Bury St Edmunds are poor.

The local road infrastructure and junctions may require assessment and potential upgrading if new development is proposed in the locality.

### **Other Constraints (including cumulative impacts where appropriate)**

No additional constraints have been identified.

<b>Great &amp; Little Thurlow</b>
<b>Summary by zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant opportunity area reference for further assessment or states clearly that the combination of constraints results in the whole zone being discounted from further investigation.</b>
<b>North</b>
The northern section of Little Thurlow is within easy walking distance of both the school and the village hall. The convenience store at Great Thurlow can also be

accessed on foot.

This area is covered by a Conservation Area and benefits from a special historic character. There are also five designated archaeological sites which may constrain development and would require further investigation. A proportion of the buildings within the vicinity are listed due to their importance.

Two sites have been identified as habitats for protected wildlife species. The north eastern half of the village is covered by a flood zone which forms a fundamental constraint to new development. For these combined reasons this area has been excluded from further investigation.

Opportunity: No opportunity area has been identified in this location due to a combination of constraints, including historical buildings, archaeology, wildlife and flood zone.

### **East**

This location lies within suitable walking catchment of all the facilities to be found within this Local Service Centre. The majority of the buildings that line the eastern side of the main road are listed for their historical importance and their setting must be taken into consideration. The area is also covered by Conservation Area.

The separation between Great and Little Thurlow must be preserved; the coalescence of these two settlements would not be acceptable.

To the east of both Great and Little Thurlow is a flood zone area that runs parallel to the housing settlement boundary. This is a fundamental constraint to the location of any new development.

Opportunity: No opportunity area has been identified in this location because of the flood zone and the protection of the separate identity of the two settlements.

### **South**

Development at Great Thurlow is currently concentrated around the staggered crossroads. The whole area is covered by a Conservation Area designation and some of the buildings have been listed for their historical importance.

A significant part of this area south of the crossroads is covered by a flood zone, which is a fundamental constraint to development. This, alongside the difficulties with the highway layout and the topographical form of high land behind the properties that front Wratting Road has ruled this area out of consideration.

Opportunity: There is no opportunity in this area due to flooding, highways and topographical constraints.

### **West**

This location lies within suitable walking catchment of all the facilities to be found within this Local Service Centre. The majority of the buildings that line the western side of the main road are listed for their historical importance and their setting must be taken into consideration. The area is also covered by a Conservation Area and

there are numerous archaeological sites that lie behind the properties that front The Street which would require further investigation.

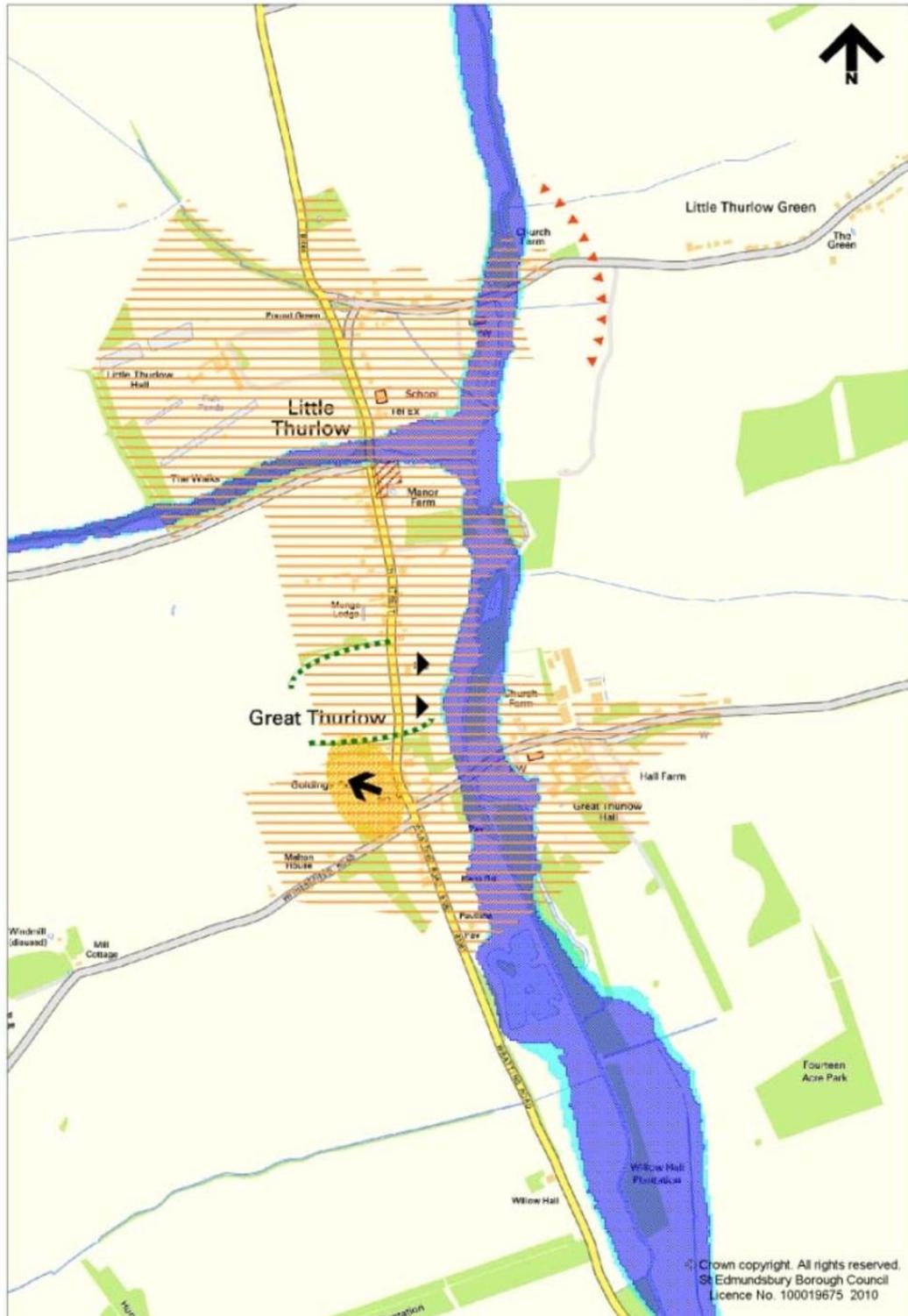
The separation between Great and Little Thurlow must be preserved; the coalescence of these two settlements would not be acceptable.

Opportunity: Opportunity in this area is constrained by historical features and the threat of coalescence between Great and Little Thurlow. If these constraints could be overcome then there may be an opportunity for small scale development.

### **Overall Summary**

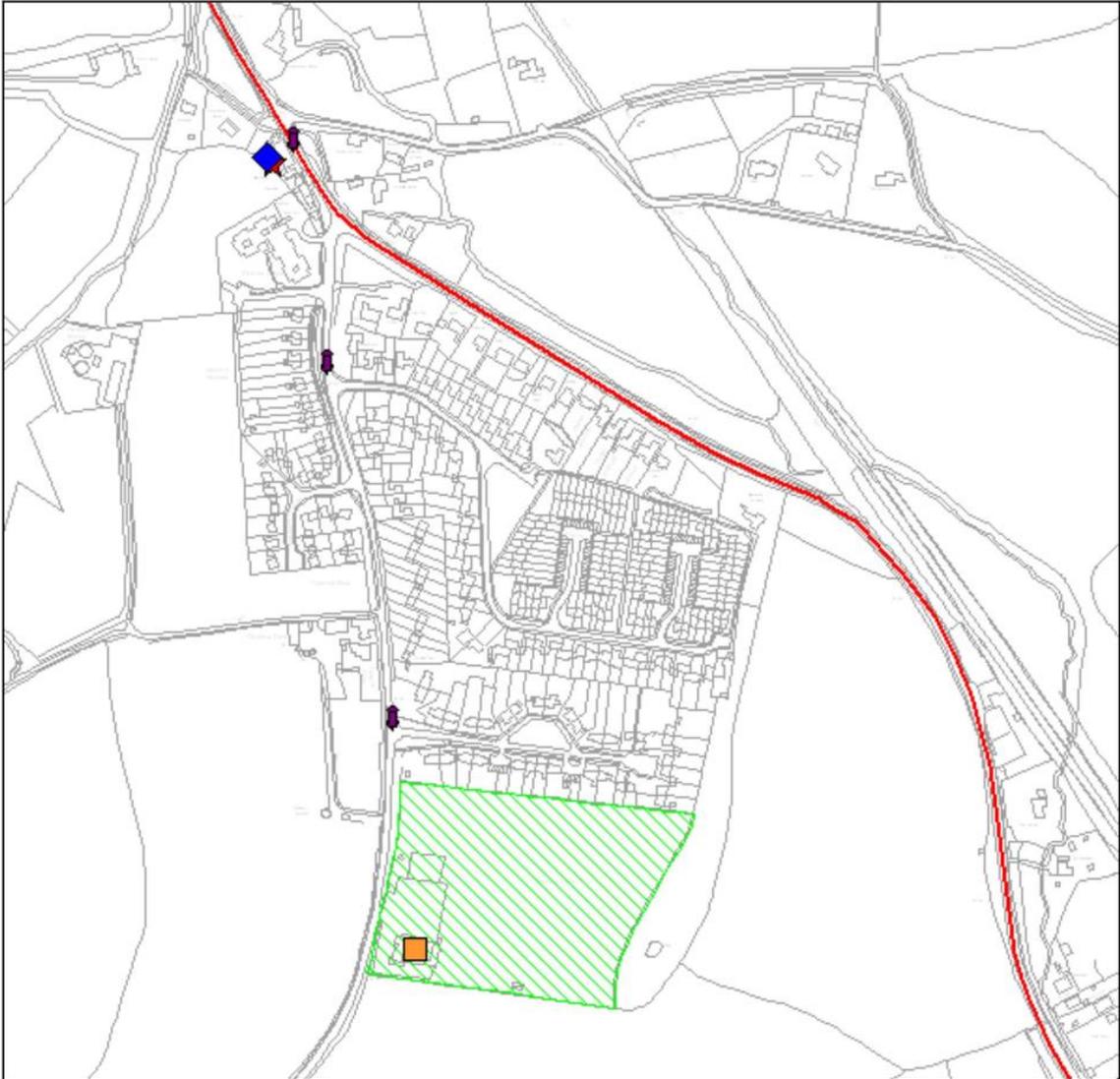
Great and Little Thurlow is relatively constrained by flood zone areas and its historical built form. Access to sites behind existing development is difficult, creating very few opportunities. Great and Little Thurlow should not coalesce, with this considered a small area in the western edge of Great Thurlow has been identified as an Opportunity Area.

## Great and Little Thurlow Opportunity Areas



## Great and Little Whelnetham (Sicklesmere)

### Existing Infrastructure



### Green Infrastructure

Great Whelnetham has no national or regional nature designations. There are two wildlife habitat locations of significance which are already within the built up area.

There is a triangle of green open space located centrally within Sicklesmere and a large area of recreation space to the south of the village.

### Topography

Sicklesmere lies in the valley of the River Lark, south of Sicklesmere lies Great Whelnetham, which is located on the upslope of the river valley.

Development should be sensitive to key protected views to the south and north west of the settlement.

Built Form

The A134 forms a boundary to new development north of the existing built up area of Sicklesmere.

There are only a handful of listed buildings in Sicklesmere and the majority of the settlement is not covered by the Conservation Area. The Conservation Area stretches north of the A134 from Erskine Lodge up to Park Farm. It will be important to preserve the views into and out of the Conservation Area to protect the setting of the village which may be a constraint to development.

There are a cluster of archaeological sites between Stanningfield Road and Hawstead Lane that may affect the location of new development. Another county designated archaeological site is located opposite the village hall at the windmill, which is also a listed building.

Great Whelnetham is mainly consists of housing densely compacted around the Stanningfield Road. Great Whelnetham does not have a Conservation Area, however it does benefit from a large area of recreational open space.

## **Water**

The sewage works in Sicklesmere may pose a constraint to development, due to the required 400m sanitaire cordon, which is the minimum distance in which development should be located away from a sewage work plant.

A flood zone is identified to the north of the settlement and the A134, which, once passed the Post Office, follows the line of the road. The second identified flood zone follows the route of the river to the west, which joins up with the A134 at the Sicklesmere House junction.

## **Transport**

Access around the village is good, with direct access onto the A134 for Bury St Edmunds and Sudbury. Local junctions may require upgrading if new development takes place.

There is a satisfactory travel to and from work bus service to Bury St Edmunds with a journey time of around 10 minutes.

## **Other Constraints (including cumulative impacts where appropriate)**

No additional constraints have been identified.

### **Great and Little Whelnetham (Sicklesmere)**

**Summary by zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant opportunity area reference for**

**further assessment or states clearly that the combination of constraints results in the whole zone being discounted from further investigation.**

### **North**

The northern boundary of Sicklesmere is the A134 which forms a barrier to further development. It would not be suitable to encourage development north of the A134 as residents would need to cross the main road in order to access the service and facilities which are located in the village. There is also a flood zone in this location which is a fundamental constraint to development. These two factors have resulted in this area being ruled out of further investigation.

Opportunity: No opportunity due to the location of the A134 and the flood risk area.

### **East**

The eastern boundary of Sicklesmere is the furthest away from the services within the village.

A substantial tree belt follows the route of the housing settlement boundary on the eastern border which would result in great difficulties in terms of access to any potential site. A small part of this area is covered by a conservation area designation.

Opportunity: No opportunity due to a line of trees which would prevent access to land which lies to the east of the existing housing settlement boundary.

### **South**

All of the land that borders the southern housing settlement boundary in Sicklesmere is designated as Recreation Open Space, which is a valuable village facility. It is for this reason that this area has been ruled out of investigation.

Opportunity: No opportunity as development in this location would encroach onto the recreation ground.

### **West**

Any new development approved to the west of the housing settlement boundary would be within walking distance of the village services and facilities.

The location of a sewage works to the west of Sicklesmere should be considered. Anglian Water recommend a 400m cordon sanitaire for any development which is potentially sensitive to odour or other nuisance arising from the location of the works.

The north west is covered by a Conservation Area designation and also contains a large archaeological site. The south west contains a small archaeological site which covers the windmill, which is a listed building; protection of its setting will need to be considered. The south west seems to be the most appropriate area for development.

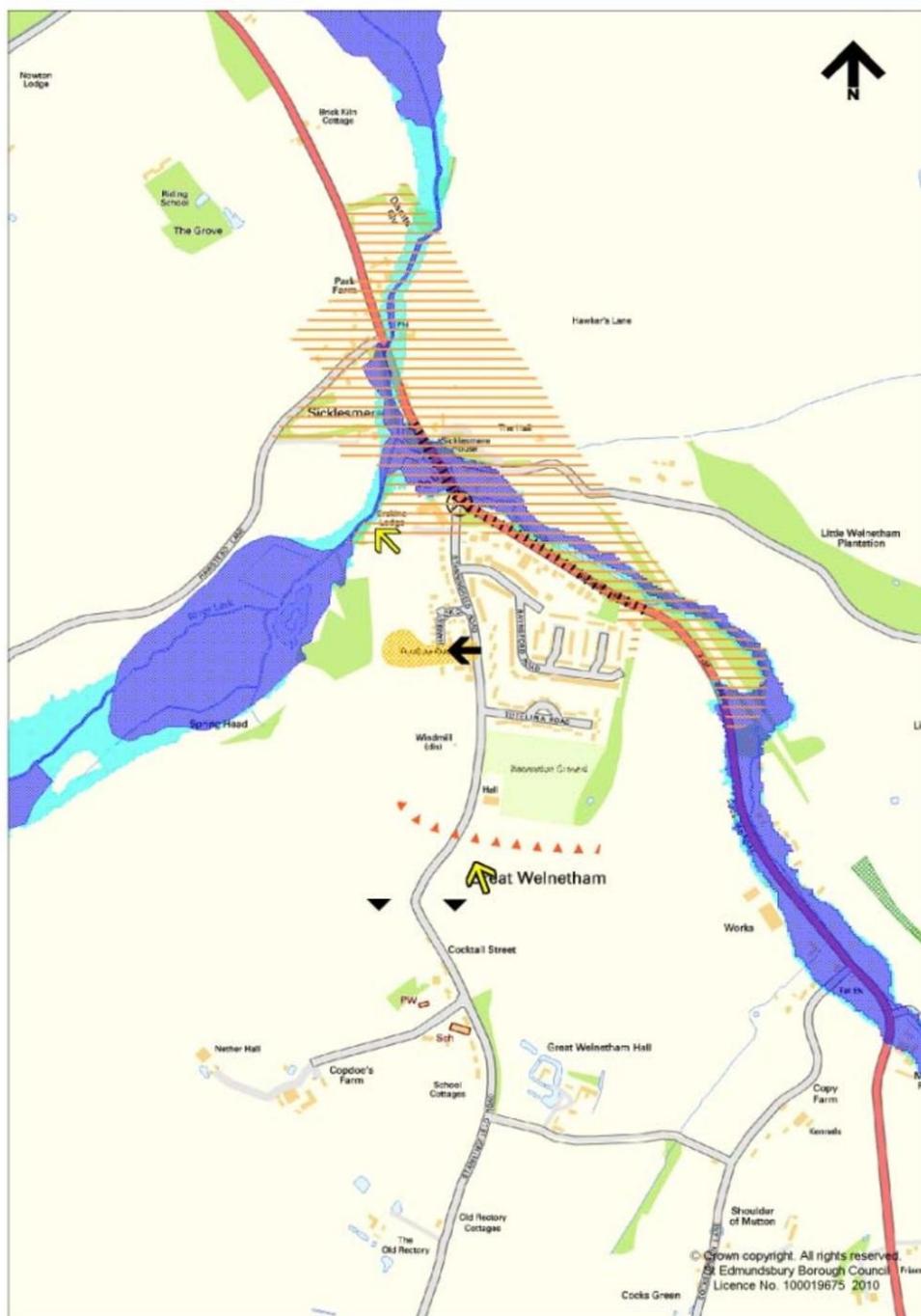
Further to the west is flood zone, however this would appear to be far enough away not to threaten any new development. Further investigation would be required to confirm this.

Opportunity: Opportunity for small scale development to be located to the south west of Sicklesmere. The setting of the windmill will need to be preserved.

### Overall Summary

The A134 to the north, a protected tree belt to the east and the area of recreation open space to the south prevent development in these directions. Development to the west is constrained by the sewage works and flood zone but there is an opportunity for small scale development to the south west.

### Great and Little Whelnetham Opportunity Areas



## Hopton

### Existing Infrastructure



### Green Infrastructure

There is a county wildlife site that lies south of Nethergate Street, outside of the Housing Settlement Boundary. There are also some sites that have been recognised as habitats for particular species, some of which lie within the current built up area.

The land to the north and west of Hopton has been designated as a special landscape area, a significant constraint to development in the location.

The village is lacking in amenity open space but there is recreational area to the south west of the primary school.

## Topography

The surrounding landscape of Hopton is relatively flat. There are no topographical features affecting development in this Opportunity Area.

## Built Form

There are two main clusters of listed buildings, the first at the western end of Nethergate Street and the second is centred around the crossroads and the church.

A Conservation Area designation covers the area around the church and stretches northwards to cover the properties that front onto the High Street up to Hopton House. Combined, these designations will limit new development to the east and west of the High Street, so as to protect key views into and from the countryside and to protect the setting of the village.

There are two locations of particular note in terms of archaeology. Three large archaeological designated sites are situated south of Nethergate Street and one large site covers land to the west of Manor Farm which is located adjacent to the northern boundary of Hopton.

## Water

There is a Flood zone which lies to the west of Hopton, between the residential development at Fen Street and the edge of development on Nethergate Street. A large flood risk area is also located to the north east of the village, covering Raydon Common.

## Transport

Hopton lies on the B1111, which provides a north/south link between the A143 to Bury St Edmunds and the A1066 to Thetford and Diss. The local roads and junctions may require upgrading in order for Hopton to accommodate new development.

There is no satisfactory bus service to Thetford or Diss from Hopton. The bus to Bury St Edmunds provides a travel to work service, with a journey time of 1 hour.

## Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

### Hopton

**Summary by zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant opportunity area reference for further assessment or states clearly that the combination of constraints results in the whole zone being discounted from further investigation.**

## **North**

Much of the northern area of Hopton is designated as special landscape area and there is a site that is identified as being of archaeological interest.

The characteristics of the north are of a ribbon type development. Land to the far north around Common Road is also indicated as a flood zone. The northern area which follows the road is the oldest part of the village and this is respected by its designation as a Conservation Area.

Opportunity: No apparent opportunity for growth in this area with a number of major planning constraints. The characteristics of this part of the village are that it follows the B1111 road, thus making it both difficult to find a space for a new site with both a suitable and safe access.

## **East**

The eastern area is the most recent area to be developed and is the only large housing estate in the village. The new housing estate surrounds the designated Conservation Area and therefore means that the area to the far east would not be restricted by this constraint.

The topography is very flat and most of the land is identified as Suffolk Minerals interest site. The Thelnetham Road narrows in this location and at peak times the Hopton crossroads can become congested.

Opportunity: There is possibility for the Housing Settlement Boundary to be extended in an eastern direction; however a consideration should be given to the infrastructure on the approach to this area.

## **South**

The South of Hopton is the least populated part of the village, however it is still within a short walking distance of all village facilities. The lie of the land is very flat and the two designated Recreational Open Space areas are located here.

Opportunity: Opportunity within this area for a small scale development. Consideration on improving access both on and off the Thelnetham Road would be required.

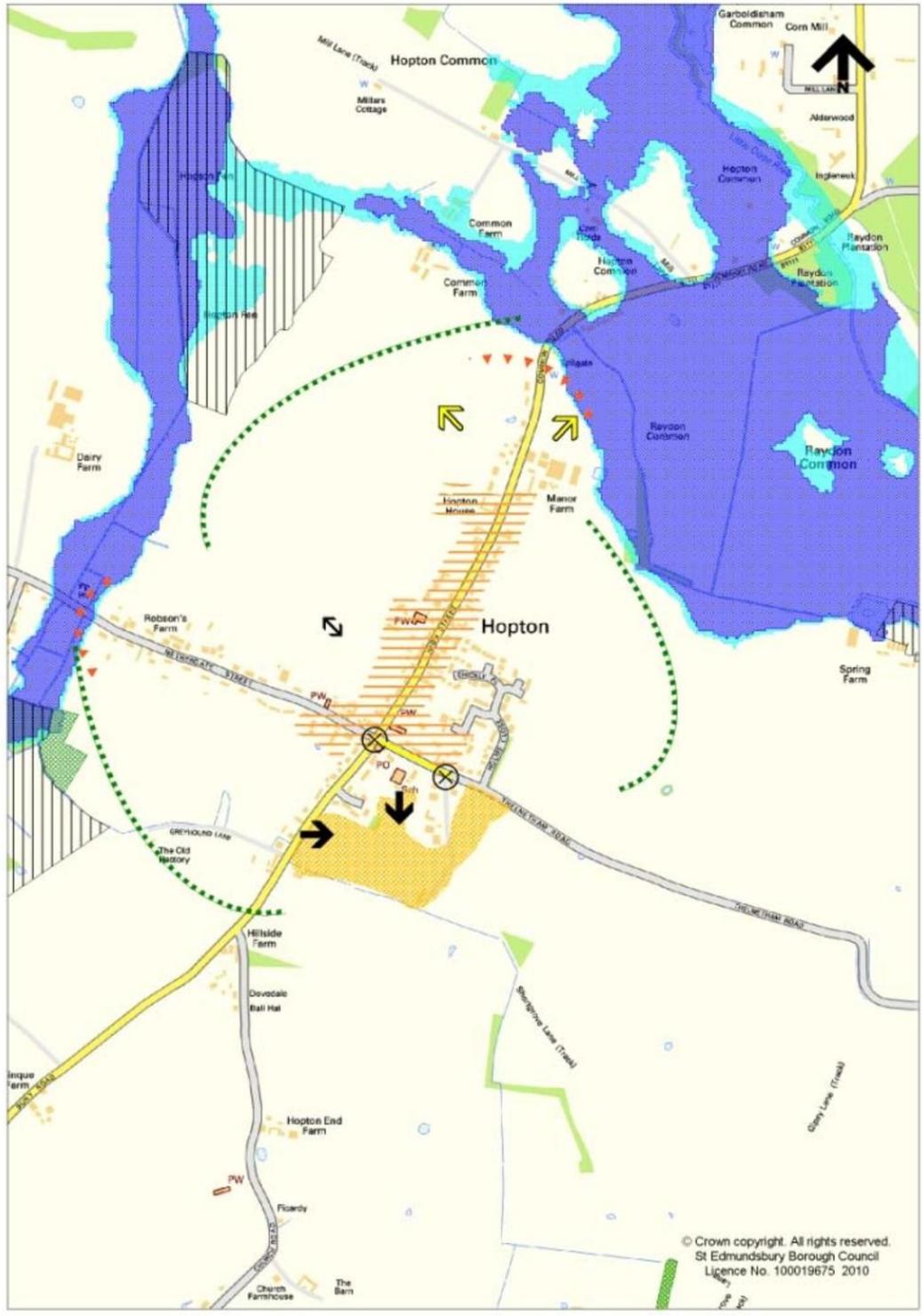
## **West**

Large areas of archaeological interest are recorded in the west of Hopton. Other constraints include flood zone, special landscape area and a historical land fill site. This area has therefore been discounted from further investigation.

## **Overall Summary**

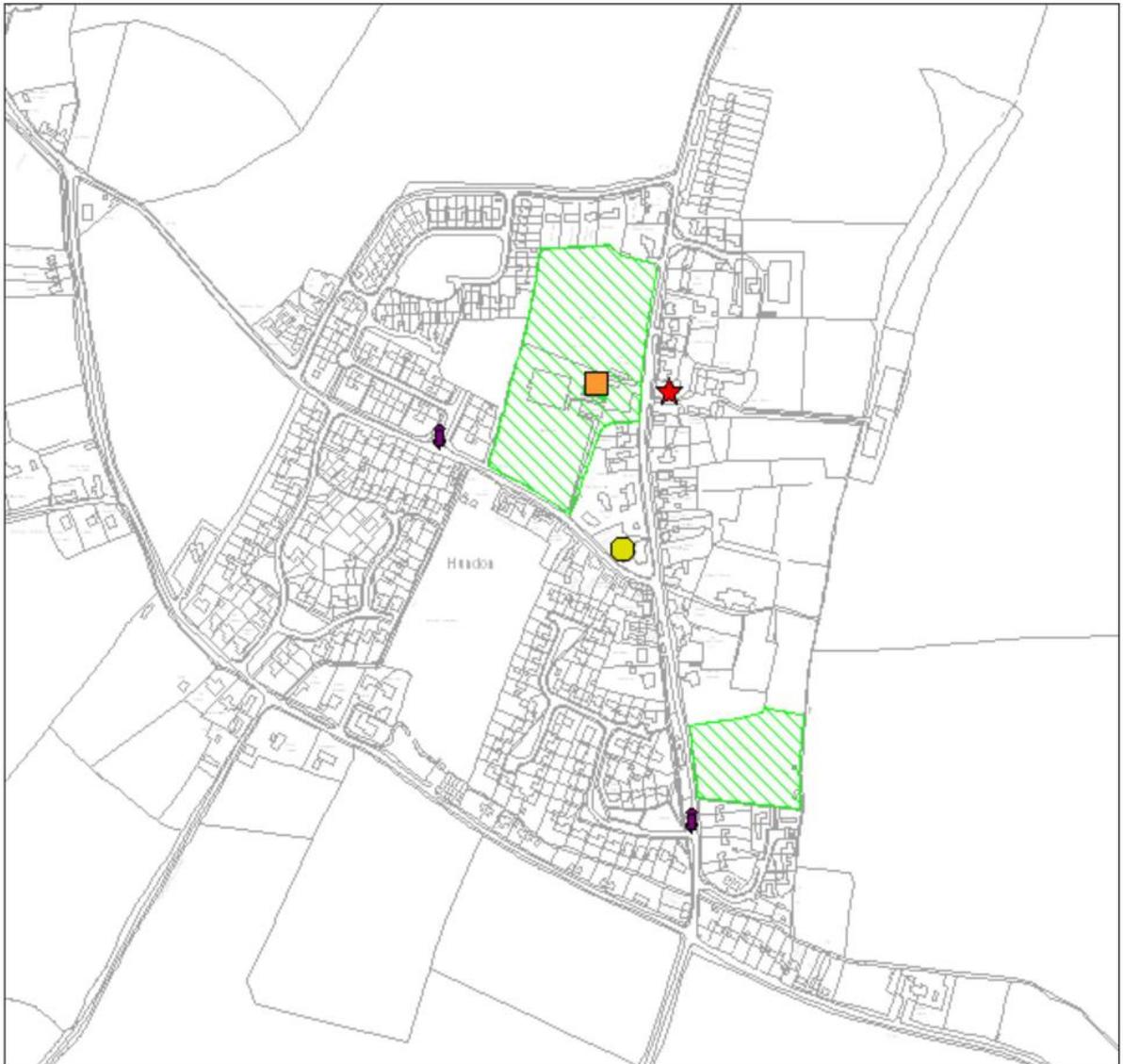
The west and north area are subject to numerous fundamental planning constraints and therefore the assessment shows that the area that will have the least impact on the village would be to the south east.

# Hopton Opportunity Areas



## Hundon

### Existing Infrastructure



### Green Infrastructure

There are no national or regional habitat or wildlife designations in Hundon. However, there are two locations where biodiversity action plan species have been identified to the east of North Street.

### Topography

The land in Hundon rises in a northerly direction as the village is situated on the slope of the valley.

There are no topographical features affecting development in this Opportunity Area.

## Built Form

Lower Road forms a boundary to development towards the south and Mill Road to the north.

The majority of the listed buildings in Hundon line North Street, in the east of the village. A Conservation Area also covers much of the eastern half of Hundon, this will need to be a consideration when identifying opportunities for new development.

County Council designated archaeological sites are mainly located behind development on the eastern edge of the village, one also lies south of Valley Wash and another west of Mill Road.

## Water

The southern boundary of Hundon village is covered by a flood zone which will prevent any further development in this direction.

## Transport

Hundon has reasonably good road access to the A143 for Bury St Edmunds and Haverhill. Local roads and junctions within the village may require upgrading in order to cope with additional development.

The bus service from Hundon to Haverhill is satisfactory in terms of travel to work but not for travel from work. For travel to Bury St Edmunds the service is less than satisfactory.

## Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

### Hundon

**Summary by zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant opportunity area reference for further assessment or states clearly that the combination of constraints results in the whole zone being discounted from further investigation.**

### North

The north of the village is the highest point with development following up the natural slope. Development at this point has been bound by Mill Road which has formed a natural barrier; beyond this point is agricultural landscape. A terrace of development has formed along the east side of Upper North Street and any proposed sites around this area could encourage the village to form a ribbon stretch of development.

Opportunity: There appears to be little opportunity to allocate a site in the north. Development could set a precedence for ribbon development and would also 'over-step' the physical boundary that Mill Road forms.

### **East**

A large proportion of the east is covered by a Conservation Area designation and the majority of the existing housing development follows along North/Lower Street. Contained within the eastern area is an area designated as Recreational Open Space, an archaeological site of interest and the Church/Grave Yard.

Opportunity: The characteristics of how this area has historically been developed make it difficult for any future development to occur in this direction. There are also a number of planning constraints mentioned above and therefore there is no opportunity for growth at this time.

### **South**

The south of Hundon is restricted for new development by the fact that a large area of flood zone follows the Clare Road. A major feature also exists in this area, the large area of open space which is currently used as allotments. Hundon is formed within a valley with the southern area being the lowest point of the village which creates the characteristic view up the hill to the playing field area. Similarly the view is shared down the hill looking into the valley and is thus an important feature which should be protected.

Opportunity: Major planning constraints exist in this area the greatest being the flood area. Also infilling the lower part of the open space to the south of the allotments would spoil a distinctive feature of Hundon. There is no opportunity for development in this area.

### **West**

The west of Hundon has seen development 'over-step' the physical boundaries formed by the surrounding roads. Development exists here in the form of a small residential exception site (on the junction of Mill Road and Church Road) and a small local employment area (at the pumping station). There are few planning constraints to the west of the village with the only consideration being the Mill Mound at the very top of this area, a designated area of archaeological interest.

Opportunity: There appear better opportunities than the west at this time. The west would require the loss of either an employment site or the use of Greenfield/agricultural land.

### **Centre**

Hundon has a common settlement pattern; it is built around large areas of open space. It is not desirable to change this feature of the village, however within the centre of the village is a suitable size piece of land that could accommodate some infill development.

Located within the Housing Settlement Boundary at Mill Lane and adjacent to the large area designated as Recreational Open Space, is an undeveloped piece of land that was left vacant for a new primary school. Based upon the recent extension of

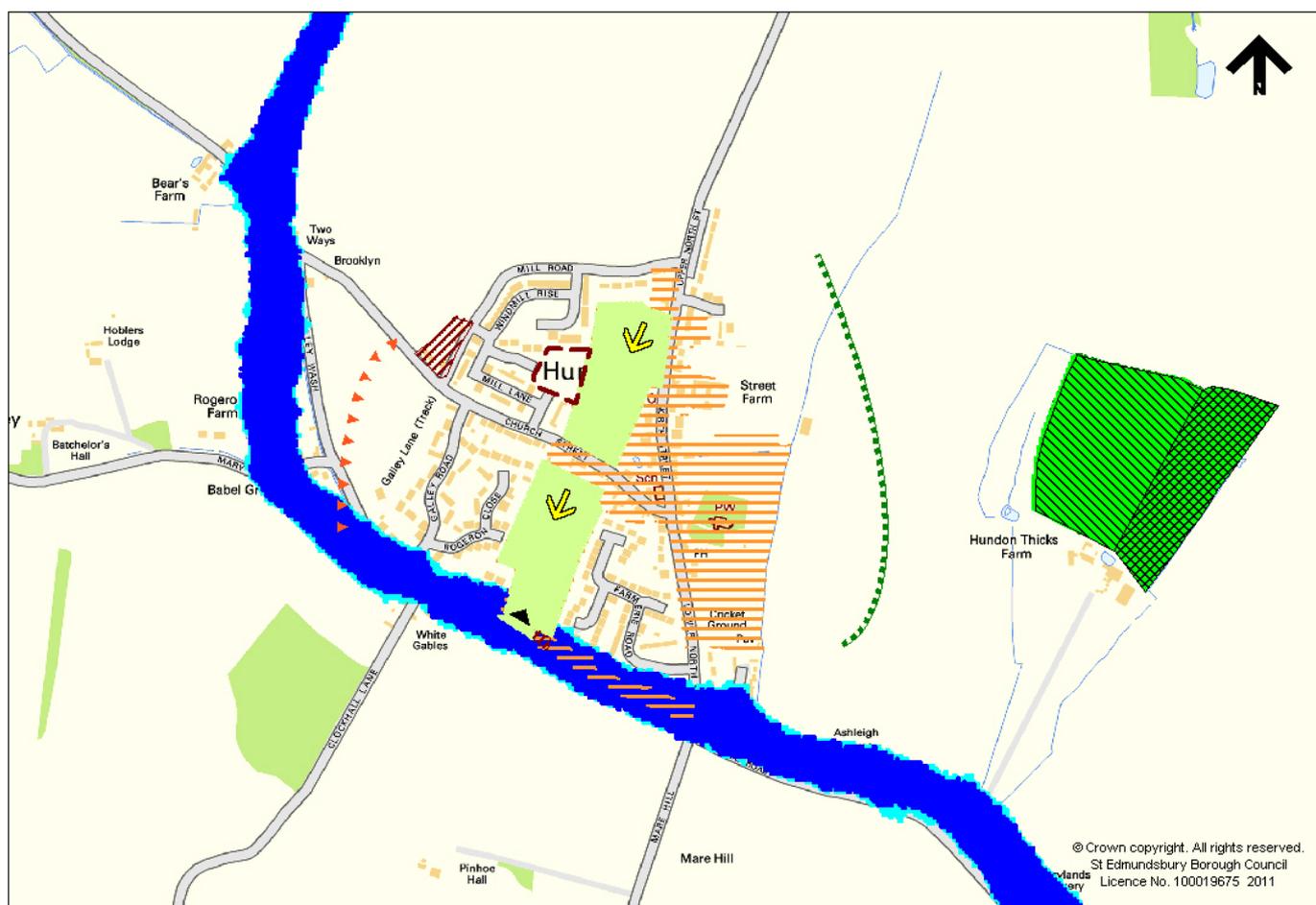
the primary school this land may be available for use.

Opportunity: Opportunity at the area located in the centre of the village at Mill Lane is just outside of the Conservation Area and carries no major planning constraints. Development would also form natural infill and should have minimal impact on the surrounding area.

### Overall Summary

The village has some opportunity for natural growth and the area that would cause the least impact to the character of Hundon would be appear to be in the centre. Land at Mill Lane has been reserved for the future expansion of the primary school/community uses, but should land not be required for these uses this appears to be a good opportunity area to provide for the future growth of the village.

### Hundon Opportunity Areas



## Ingham

### Existing Infrastructure



### Green Infrastructure

There are no national or regional habitats or wildlife sites designated within Ingham. However there are three identified sites of Biodiversity Action Plan species within the existing built up area and two to the east of the current housing settlement boundary.

There is one area designated as Recreational Open Space which is located to the rear of St Bartholomew's Church. Special Landscape Area covers a substantial area of land to the east of Ingham, which stretches across to Great Livermere.

### Topography

The surrounding landscape of Ingham is relatively flat and the affect of new development on the surrounding landscape should be minimal.

## Built Form

Residential development in Ingham is centred around three roads – The Street, Culford Road and Beauford Road.

There is no Conservation Area in Ingham and only a handful of listed buildings, which include a farm and the church, all are outside the housing settlement boundary. There are two large county council designated archaeological sites, both lie south east of development on The Street.

## Water

There are no flood risk zones within the vicinity of Ingham.

## Transport

The A134 to Bury St Edmunds and Thetford cuts through the village which is beneficial in terms of transport links but not in terms of highway safety. Any new development will need to have regard to an increase in traffic which may be turning onto this busy road; junction upgrades may be necessary.

There is a good travel to and from work bus links to Bury St Edmunds from Ingham.

## Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

<b>Ingham</b>
<b>Summary by zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant opportunity area reference for further assessment or states clearly that the combination of constraints results in the whole zone being discounted from further investigation.</b>
<b>North</b>
Approximately 500m to the north of Ingham village is the Folly Quarry, which operates in both mineral extraction and the recycling of demolition/construction waste.
However, closer to the housing settlement boundary on the west side of the A134 is a general employment area which comprises areas of hard standing which may have development potential. The east side of the A134 offers little opportunity for new development due to the existing housing running along the Culford Road and the commercial units running northward along the A134.
Opportunity: There appears to be an opportunity for a small residential development on the area of hardstanding to the west of the A143 just north of Culford Road. Consideration needs to be given to the close proximity of the quarry which may

provide uncomfortable living conditions further north of the village settlement boundary.

### **East**

The east of the village contains the village's amenities and facilities, including the church and the playing field. Access to this area is poor and around the playing field are a number of large trees which are protected by Preservation Orders.

Further to the east, beyond the playing field is an area of disturbed/contaminated ground where the old railway track was located.

A major constraint to the east of Ingham is the Little Livermere Special Landscape Area which covers a large area.

Opportunity: There appears to be little opportunity for development within the east of Ingham. Compact in nature, poor access and major planning constraints, mentioned above, restrict the opportunities for development at this time.

### **South**

The south of the village contains Place Farm which is a Grade II listed building, surrounding this is a large commercial haulage company.

Opportunity: There are limited planning constraints in the south of Ingham. An opportunity can be identified with a large area of land benefiting from good access adjacent to the housing settlement boundary to the south west. Consideration would have to be given to shielding the development from the current established haulage business, possibly via a tree belt. However, development in this part of the village would need to be balanced against the commercial activities that take place around Place Farm.

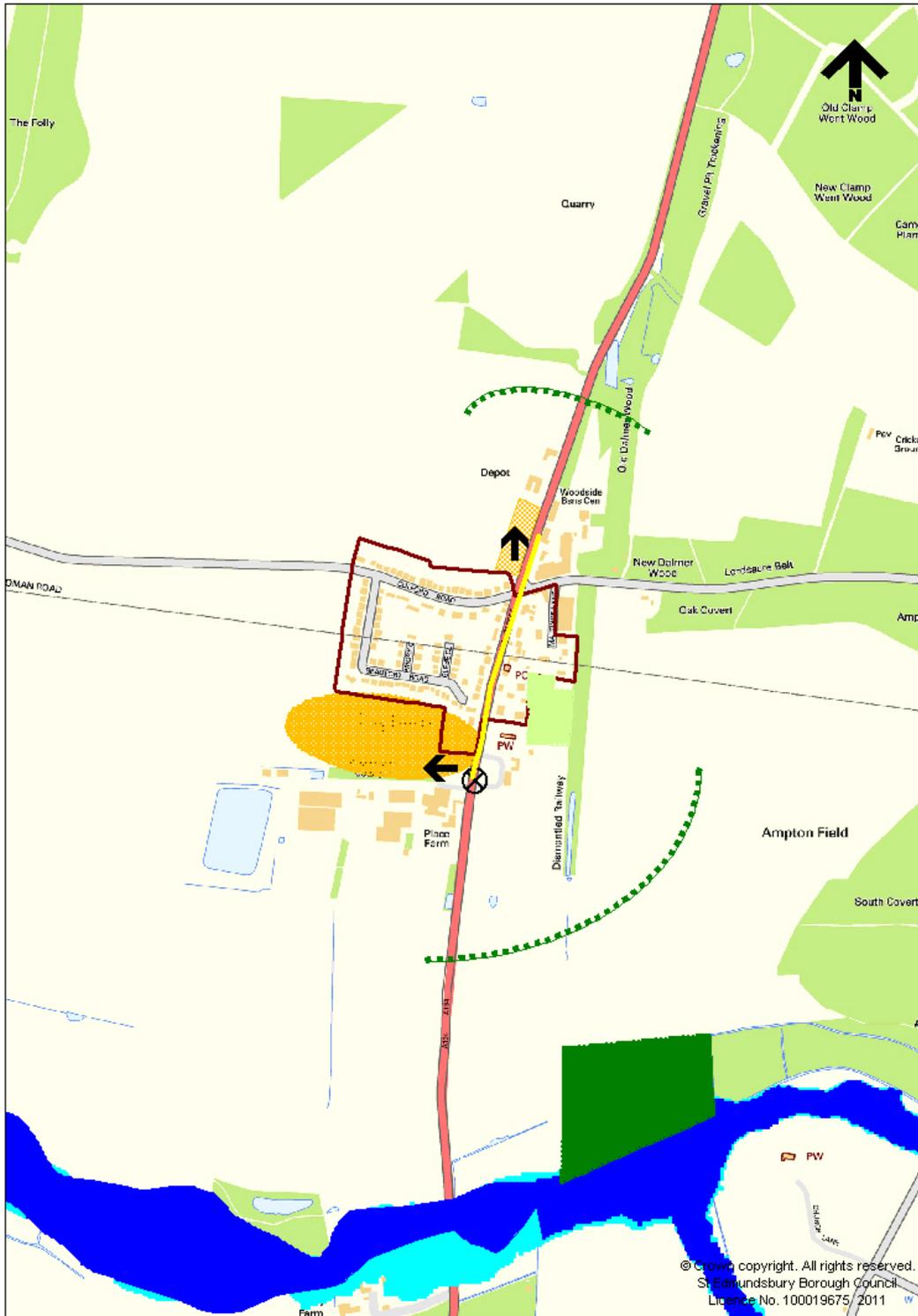
### **West**

The west area has been discounted due to the narrowing of the Culford Road and the fact the site would be isolated and disconnected from the rest of the village. There is no identified opportunity in this area.

## **Overall Summary**

Ingham's small and compact settlement shape makes it difficult to identify new opportunity areas. The east of the village is restricted with access and contains a number of planning constraints. Development to the west would be isolated and would be restricted through the narrowing of Culford Road. Therefore two opportunity areas have been identified in the south west and to the north west of the village. These areas are on the west side of the A134, which is the opposite side to the village's facilities and amenities. Consideration should be given to improving safety with the crossing of the A134 road that runs through the centre of the village.

# Ingham Opportunity Areas



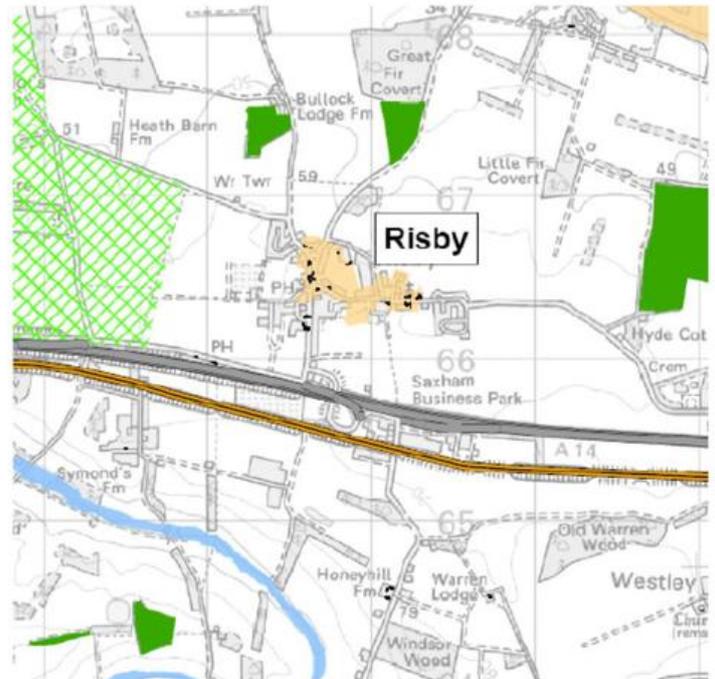
## Risby

### Settlement Wide Opportunities and Constraints

#### Existing Infrastructure



#### Existing Development Constraints



#### Green Infrastructure

The Special Protection Area (SPA) to the west of the settlement has been identified as a habitat supporting Stone Curlews and therefore has a restrictive 1.5km buffer to development preventing any extension of Risby to the west. Grade 2 agricultural land surrounds the settlement which, although is not a fundamental constraint to development, preference is given to avoiding higher quality grade land. County Wildlife Sites form a fundamental constraint to development to the north and east requiring appropriate buffers to development.

#### Topography

There are no topography issues affecting development within or around Risby.

#### Built Form

Development around Risby is not constrained by potential coalescence with adjoining settlements.

The A14 to the south forms a defensible boundary to southward expansion of the village.

Conservation Area and listed buildings within the existing centre are a recognised fundamental constraint to development to the north east of the village in order to

protect key views into and from the Conservation Area to the countryside and protect the setting of the village.

## Water

There are no flood risk zones constraining development within Risby.

Source Protection Zone (SPZ) 2 covers the existing settlement. The SPZ may not be a constraint if detailed site investigation and potential mitigation are considered.

## Transport

No significant impact or requirement to consider junction capacity. Cumulative impact on flows around A14 has been considered within Highways Agency modelling, and the A14 Infrastructure and Junction Capacity Study.

There is a regular bus service from Risby to Bury.

## Other Constraints (including cumulative impacts where appropriate)

The Calor gas storage works to the south of Risby may restrict development to the south of the town which falls within a 500m precautionary buffer zone around the works.

### Risby

**Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraint results in the whole zone being discounted from further investigation.**

### North

Any development on the northern boundary of the settlement will be within walking catchment of existing centre, although there are very few facilities within Risby.

To the north of Risby there are two County Wildlife Sites which will require protection by appropriate buffers to growth. Locations within these buffer zones have therefore been discounted from further investigation.

The centre of Risby is identified as a conservation area, however, this will affect growth opportunity to the north of the settlement as the conservation area extends to the northern boundary of Risby and encompasses its existing countryside setting. This location has therefore been discounted from further investigation in order to protect the landscape setting of Risby.

The SPAS designation to the west of the settlement has been identified as containing Stone Curlew habitat. The recommended 1.5km buffer to this designation (as shown

on the opportunity mapping, and SPA Buffer Strategic Plan) restricts potential growth to the north west of the settlement, this location has therefore been discounted from further investigation.

Opportunity: No opportunity for growth has been identified in this location due to habitat protection buffer to the west and protection of the historical and landscape character of the settlement to the north east.

### **East**

Development to the far eastern boundary of the existing settlement will fall outside the walking catchment of the existing centre and therefore is not considered a sustainable location for major growth as it will result in a ribbon development along School Road.

A County Wildlife Site has been identified at Hyde Wood, however, this designation is over 1km from the eastern boundary of Risby, and therefore the 400m protective buffer to this designation will not affect all growth potential in this location.

Opportunity: No potential growth has been identified in this location as it would form an unbalanced pattern of development, adding to commuting into Bury St Edmunds and is not well related to the existing facilities in Risby.

### **South**

A sports pitch and recreational open space are identified on the southern boundary of Risby (Risby Cricket Club). This facility should be protected from development and has therefore been discounted from further investigation.

The conservation area designation to the centre of Risby also extends to the southern boundary of the settlement in two locations. The southern boundary of the conservation area is not considered to be as sensitive to development due to the existing relationship with the A14 to the south, this is therefore not considered a fundamental constraint to development in this location.

The SPAS designation to the west of the settlement has been identified as containing Stone Curlew habitat. The recommended 1.5km buffer to this designation (as shown on the opportunity mapping, and SPA Strategic Plan) restricts potential growth to the south west of the settlement. This location has therefore been discounted from further investigation.

Opportunity: An opportunity for extension to the existing settlement has been located in this zone, providing suitable protection of the SPA designation can be maintained and the character of the Conservation Area can be protected. This location is assessed further as Opportunity Area 28.

### **West**

Any development on the western boundary of the settlement will be within walking catchment of existing centre although there are very few facilities within Risby.

The SPAS designation to the west of the settlement has been identified as containing Stone Curlew habitat. The recommended 1.5km buffer to this designation (as shown

on the opportunity mapping, and SPA Strategic Plan) restricts all potential growth to the west of the settlement, this location has therefore been discounted from further investigation.

Opportunity: No Opportunity Area has been identified in this location due to potential impact on sensitive habitat designations.

### Central

Opportunity: Due to the small size of the existing settlement infill development has not been identified as there are likely to be limited opportunities for infill sites coming forward. Fringe infill sites to the south have been considered as forming part of a southern extension Opportunity Area 28, as detailed below. Infill sites to the west and north have been discounted due to historical and landscape constraints.

## Overall Summary

Development to the west north and east of the settlement would impact on designated areas of wildlife protection. There would also be an additional impact on the setting of the Conservation Area from development to the north east of the settlement. Development of a small scale to the south of the town would have least impact on the landscape character surrounding the settlement due to the existing relationship to the A14 and railway.

## Opportunity Area

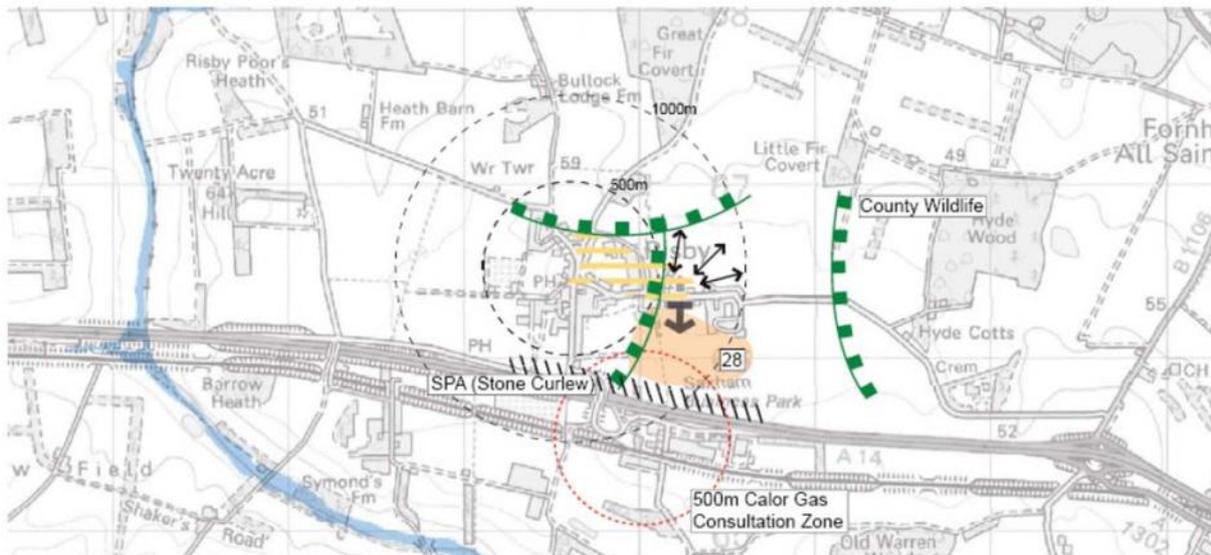
### Opportunities Areas

#### Risby

Dwelling Yield: 440-770

Map Reference: 28

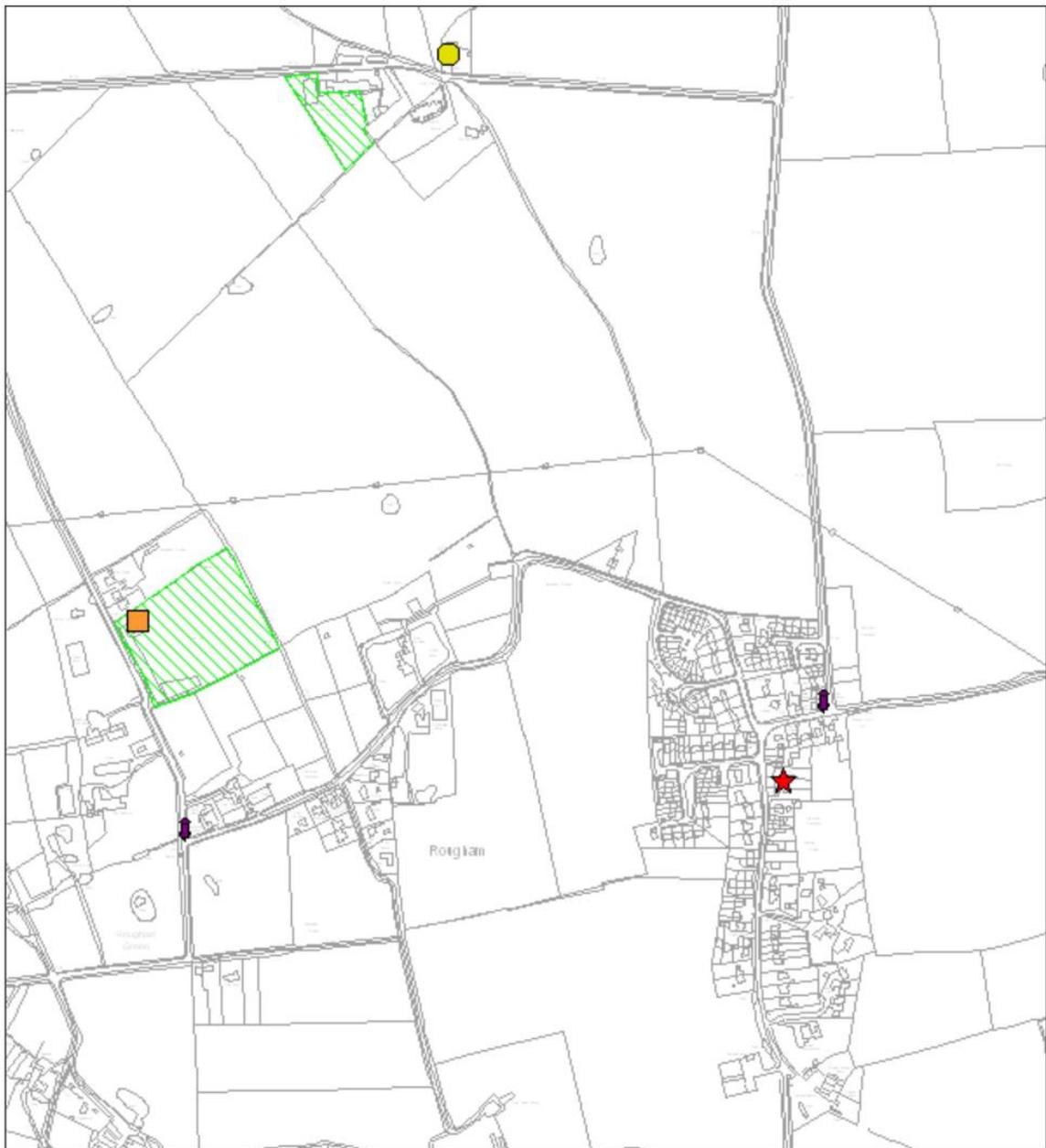
Small scale extension to the south of the existing settlement will support existing facilities and may offer links to existing employment opportunities to the south.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)

## Rougham (Blackthorpe & Kingshall Street)

### Existing Infrastructure



### Green Infrastructure

In terms of the Blackthorpe area there is one Biodiversity Action Plan (BAP) site which has been identified to the south of development at Mouse Lane. There is also an area of amenity open space which serves the local community in the centre of Blackthorpe.

In the Kingshall Street area of Rougham there are two sites with identified BAP species present. These sites are to the east of the existing development and may constrain the identification of new development opportunities in this location.

## Topography

The surrounding landscape in the Rougham area is relatively flat, this prevents development that would affect key protected views to the south.

## Built Form

Development at Blackthorpe is centred around two roads; Mouse Lane and Newthorpe. There are listed buildings at Blackthorpe Farm, but none within the existing settlement boundary. There is no designated conservation area and only one small archaeological site that runs north-south at the western end of Newthorpe.

In Kingshall Street development takes a linear form along the main road. There are no listed buildings or a designated Conservation Area. There are two archaeological sites highlighted to the west of Kingshall Street.

## Water

The Blackthorpe and Kingshall Street areas of Rougham do not contain flood risk zones.

## Transport

Rougham is ideally situated for access via the Rookery Crossroads onto the A14 towards Bury St Edmunds and Ipswich. As the local roads are rural in nature any new development at this location could lead to upgrade requirements to both the roads and junctions.

The travel to and from work bus service to Bury St Edmunds from Rougham is less than satisfactory.

## Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

**Summary by zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant opportunity area reference for further assessment or states clearly that the combination of constraints results in the whole zone being discounted from further investigation.**

### Blackthorpe

Blackthorpe falls within the parish of Rougham and is topographically a very flat area; however it is located some way from the main shops and facilities of the village. Blackthorpe does contain a more modern estate but to the north of the settlement are large woodland areas and listed buildings. This is an area that should be preserved. The south and west of Blackthorpe are identified as areas with

protected wildlife species. Therefore the only likely opportunity would be in the east around the Newthorpe development.

Opportunity: The Blackthorpe area did see the re-development of the Newthorpe estate recently. However in looking to identifying an Opportunity Area within Rougham it seems unsustainable to locate further dwellings here. Further new development at Blackthorpe would only encourage the use of private transport when visiting nearby facilities and services.

### **Kingshall Street North**

The north has no recorded planning constraints and is a very flat area of farmland, however, highway safety may be an issue in this location due to the narrow country roads and the sharp sweeping bends.

Opportunity: This area has few planning constraints and there may be some opportunity for small scale development, however there are some identified road safety issues. Any development located here would also be distant from the centre of the village and the amenities it provides.

### **Kingshall Street East**

The village forms a linear style of development and is again a very flat area. The eastern side of the village contains the majority of services/facilities in Rougham. With this form of development it is often very difficult to locate access points to the land behind. An area of land to the rear of the properties on Kingshall Street which does have access is currently used for allotments. Beyond the Bennet Arms there are again allotment areas and agricultural fields.

Opportunity: Opportunity for growth in the east may be possible if it could be agreed to re-locate the allotment area. This would not be a first choice for a housing allocation. Development beyond the Bennet Arms would encourage inappropriate ribbon development along the road leading to Hessel and Beyton and could lead to coalescence with High Rougham.

### **Kingshall Street South**

The southern part of the village is largely populated by a number of trees covered by preservation orders. There are planning constraints in the form of protected wildlife sites, containing three species of bat. There is also an identified site of archaeological interest. The area to the east of Kingshall Street is already developed but much of the land to the west of Kingshall Street remains agricultural. Development on the west side could continue the built form along the street.

Opportunity: Whilst there are a number of planning constraints to the south of Kingshall Street, there is an opportunity for development on the west side of the road. The design and scale of any development in this location would need to take into account the existing agricultural surroundings.

### **Kingshall Street West**

The west area of Rougham has no major planning constraints, however there are a limited number of access points in order to locate a site in the areas behind existing housing. Rougham's linear development pattern limits opportunity in this locality.

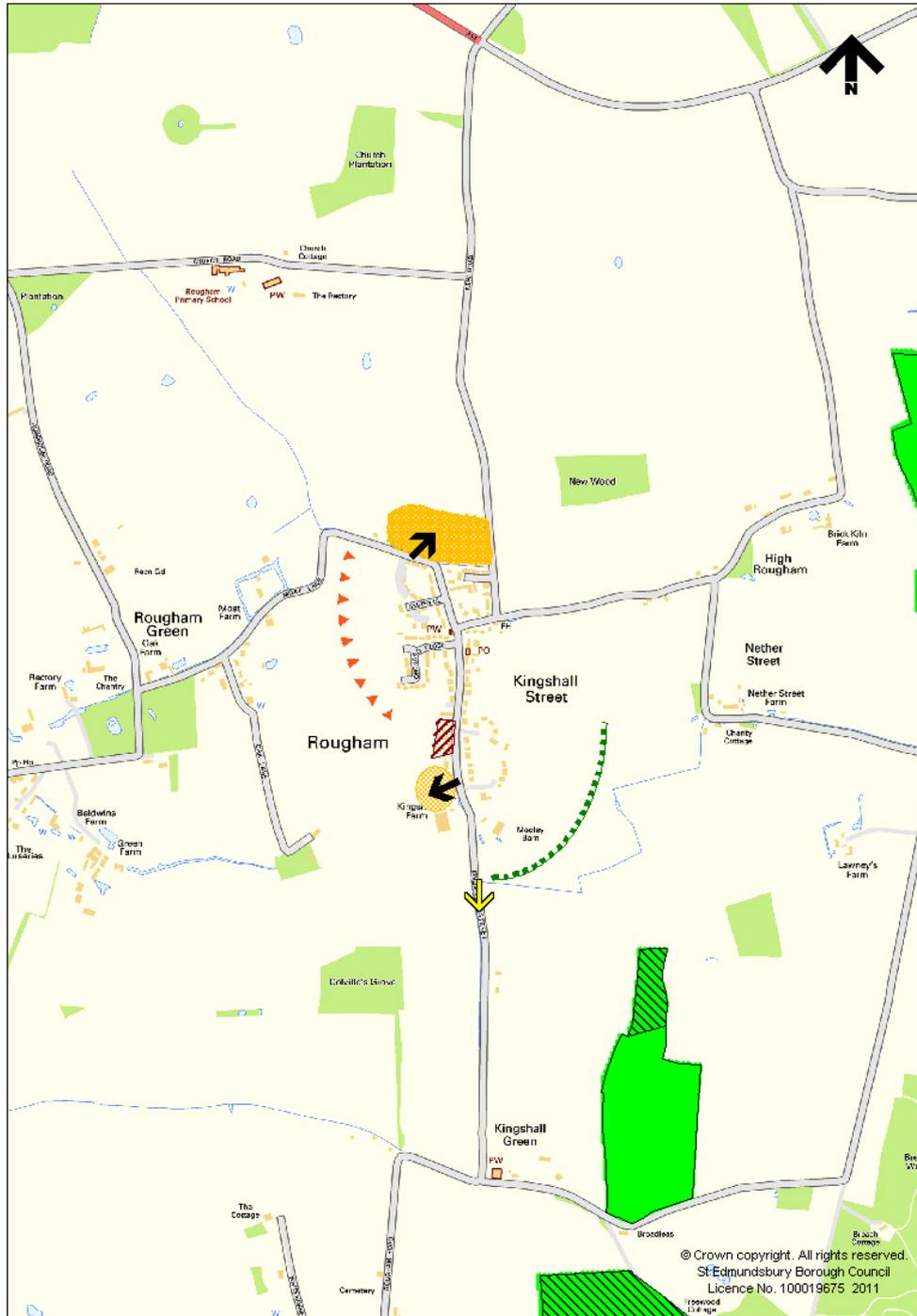
Opportunity: Limited opportunity in the west, with issues of access to land behind the existing linear style of development along the Kingshall Street.

### **Overall Summary**

Further development in the Blackthorpe area would be difficult due to the large number of planning constraints which exist. Development in this location would also encourage the use of private transport, with Rougham's key facilities located closer to the Kingshall area.

Additional research at Rougham identified that the Kingshall Street area has limited opportunities for further growth. The eastern area has a small opportunity but would require the relocation of important allotment areas that are a valued facility for villagers. The west and south side of the village are short of deliverable opportunities, lacking in access to land without planning constraints. The north of Kingshall Street is an area identified as having opportunity for growth. However, there are thought to be highway safety issues due to the narrowing country road and sharp sweeping bend. An opportunity area has also been identified to the south west of the village which is centrally located within the village close to existing amenities. and would form a natural extension to the existing village boundary.

# Rougham Kingshall Street Opportunity Areas



## Wickhambrook

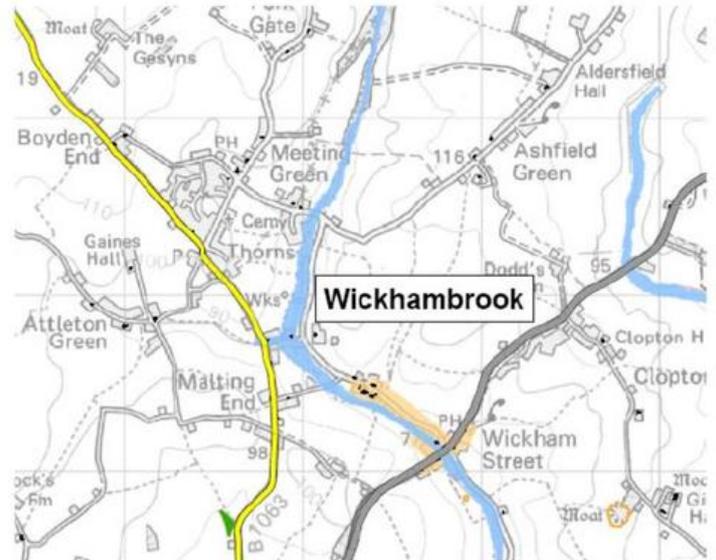
The following information provides a summary of the constraints and opportunities which affect growth around Wickhambrook.

### Settlement Wide Opportunities and Constraints

#### Existing Infrastructure



#### Existing Development Constraints



#### Green Infrastructure

There are no national or local landscape or habitat designations that affect potential development within Wickhambrook.

#### Topography

There are no fundamental topography constraints to development within Wickhambrook. The land rises slowly to the north west of the settlement. There is a limited risk that development in this location would be prominent in views from the countryside to the west of the settlement.

#### Built form

Potential coalescence with the hamlets of Coltsfoot Green, Malting End, Attleton Green, Boyden End, Meeting Green and Thorns. A constraint to development arises from close proximity to a cluster of small Hamlets whose individual character should be protected, through separation or through sensitive site specific design. Any large scale growth in this location is likely to form a conjoining of all these settlements and significantly affect their character.

There are no archaeological designations which affect development potential within Wickhambrook.

Wickham Street Conservation Area to the south east should be protected from impact to its landscape setting by restricting development to the southeast of Wickhambrook.

## Water

A Flood Zone runs through eastern boundary of existing settlement, which is potentially a fundamental constraint to development along eastern boundary of settlement.

There are no additional water infrastructure constraints on development potential within Wickhambrook.

## Transport

Settlement is served only by B1063. No significant impacts from development in this location although some local junction upgrades may be required.

Although a potential key service centre Wickhambrook is located off major bus corridor and is not considered to be a sustainable location for major growth.

## Other Constraints (including cumulative impacts where appropriate)

No additional constraints have been identified.

### Wickhambrook

**Summary By Zone – This section briefly identifies where the settlement constraints above have been used as a first filtering stage in identifying where growth opportunities exist and where areas are discounted due to fundamental constraints. Where constraints result in individual locations being discounted this is stated with an explanation of the constraint. The summary of the opportunity within the zone as a whole is provided at the end, and either identifies the relevant Opportunity Area reference for further assessment, or states clearly that the combination of constraint results in the whole zone being discounted from further investigation.**

#### North

Any development to the north of Wickhambrook would be within the walking catchments of the existing, albeit limited, facilities within Wickhambrook.

The landscape around Badmondfield Hall and Park Gate has been identified as having a remote rural character, given the location away from the main transport network across the district. Major development to the north of Wickhambrook would negatively impact on this character and therefore has been discounted from further investigation.

Opportunity: No opportunity has been identified for major extension to Wickhambrook in this zone, due to potential impact on landscape character of the surrounding settlements. Notwithstanding this, infill and fringe development may be possible providing the distinct rural character of the surrounding landscape can be protected. Small scale infill and fringe developments are assessed as part of Opportunity Area 35.

### **East**

The character of the locality is one of a cluster of small hamlets. Major development on this boundary would result in coalescence with Meeting Green and has therefore been discounted from further investigation.

A small area of Flood Zone 2 is identified to the east of Wickhambrook. This location has therefore been discounted from further investigation.

Any growth to the east of Wickhambrook would be within the walking catchments of the existing, albeit limited, facilities within Wickhambrook.

Opportunity: No opportunity has been identified for major extension to the eastern boundary of Wickhambrook. Notwithstanding this, smaller infill and fringe development may be possible providing the distinct character of surrounding settlements can be protected. Small scale infill and fringe developments are assessed as part of Opportunity Area 35.

### **South**

Any growth to the south of Wickhambrook would be within the walking catchments of the existing, albeit limited, facilities within Wickhambrook.

Opportunity: No opportunity has been identified for major extension to the eastern boundary of Wickhambrook. Notwithstanding this, smaller infill and fringe development may be possible providing the distinct character of surrounding settlements can be protected. Small scale infill and fringe developments are assessed as part of Opportunity Area 35.

### **West**

The topography to the north west of Wickhambrook rises gradually towards Boyden End. Development on this incline would result in very prominent development in view from the existing settlement and from the west.

Any development to the west of Wickhambrook would be within the walking catchments of the existing, albeit limited, facilities within Wickhambrook.

Opportunity: No opportunity has been identified for major extension to the eastern boundary of Wickhambrook. Notwithstanding this, smaller infill and fringe development may be possible providing the distinct character of surrounding settlements can be protected. Small scale infill and fringe developments are assessed as part of Opportunity Area 35.

### **Central**

Opportunity: infill development and small fringe infill sites are considered appropriate development forms for growth within Wickhambrook. Growth in this location is assessed in Opportunity Area 35, including the potential from small fringe infill along the entire perimeter of the settlement.

## Overall Summary

Settlement pattern and close proximity to neighbouring hamlets restricts development potential of this settlement. Infill development within Wickhambrook will require a sensitive design approach to ensure the character of the surrounding hamlets is protected. Small scale infill development could also support local facilities like the existing primary school.

## Opportunity Area

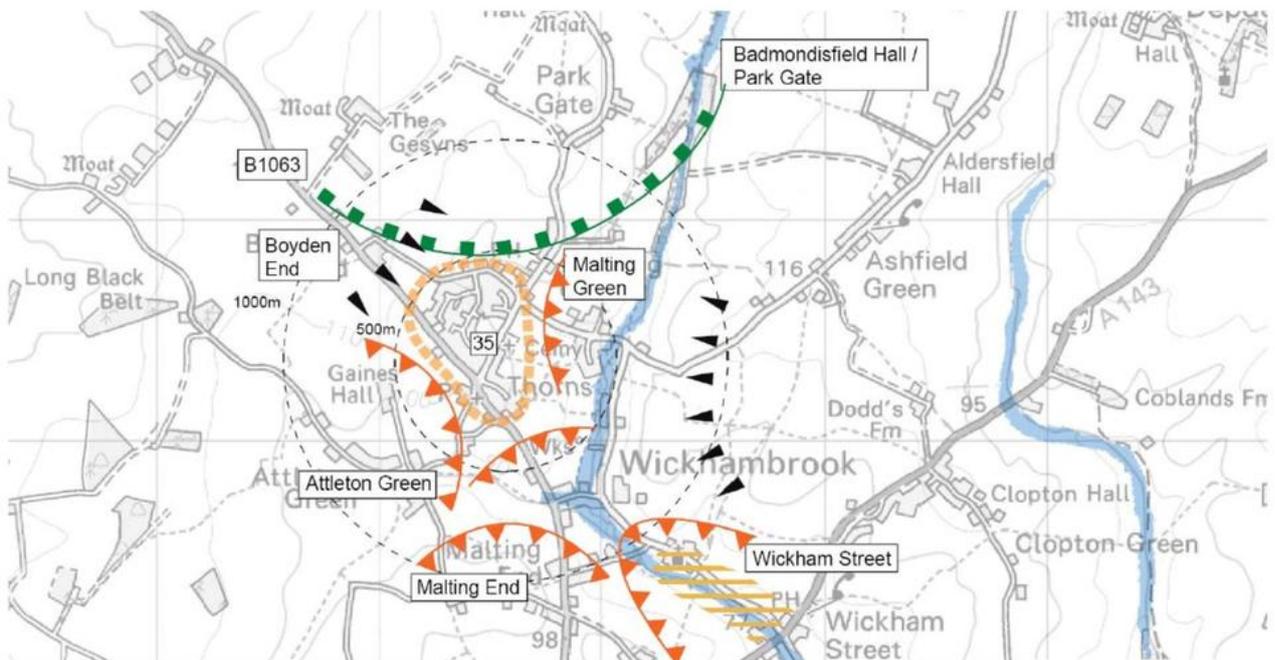
### Opportunities Areas

**Wickhambrook**

**Dwelling Yield: 150-250**

**Map Reference: 35**

Small scale in fill development could support local facilities like the existing primary school.



Opportunity Area Specific Constraints (Those linked to Summary in Main body of report)