



**Stradbroke Parish Council**

**Stradbroke Neighbourhood  
Plan Review  
Site Assessments**

**Final report**

Prepared by LUC

September 2025

**Stradbroke Parish Council**

**Stradbroke Neighbourhood Plan Review  
Site Assessments**

**Project Number**  
13237

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# Chapter 1

## Introduction

### Background and context

**1.1** LUC was appointed by Locality (on behalf of Stradbroke Parish Council) to carry out an assessment of sites with the purpose of identifying a shortlist with potential for allocation in the Stradbroke Neighbourhood Plan Review (SNPR).

**1.2** The Neighbourhood Planning (General) Regulations 2012 (as amended) require neighbourhood plans to meet certain 'basic conditions'. One of these basic conditions is that the plan must be in general conformity with the strategic policies of the development plan in the area. As far as is relevant to Stradbroke and the SNPR, Babergh and Mid Suffolk District Councils adopted the Babergh and Mid Suffolk Joint Local Plan Part 1 Development Plan Document in November 2023, which contains the strategic and local planning policies to guide development in the two Districts for the period to 2037. The Councils are aiming to produce a full Joint Local Plan Review, instead of a Joint Local Plan – Part 2.

**1.3** The SNPR is required to be informed by the emerging Local Plan Review. Babergh and Mid Suffolk District Councils are preparing the Joint Local Plan Review 2024–2044, which will set the vision, objectives, and spatial development strategy for the districts. The revised standard method for calculating local housing need has set the housing requirement at 775 dwellings per annum for Babergh and 734 dwellings per annum for Mid Suffolk, representing a significant increase from the current adopted figures. As such, alongside existing strategic housing allocations, it is expected that the Stradbroke Neighbourhood Plan Review will need to consider additional local site allocations to contribute towards meeting these housing requirements over the period to 2044.

**1.4** The SNPR Steering Group, alongside Stradbroke Parish Council, are in the process of reviewing the current Stradbroke Neighbourhood Plan (previously adopted March 2019). The current position of the emerging Joint Local Plan means that there is no identified housing requirement available for Stradbroke.

**1.5** This work provides a high level, technical assessment of the sites put forward for consideration in this process. It does not determine which sites should be allocated and instead serves as technical evidence to inform the SNPR process.

### Report structure

- **Chapter 1** (this chapter) provides an overview of the background and context of this report.
- **Chapter 2** sets out the site assessment methodology.
- **Chapter 3** provides a summary of the assessment findings.
- **Chapter 4** explains next steps for the site selection process.
- **Appendix A** is provided as a separate document and presents the full site assessment matrix.
- **Appendix B** presents the individual site assessments.

# Chapter 2

## Methodology

### Call for sites

**2.1** In 2024, Babergh and Mid Suffolk Councils undertook a Call for Sites to inform their work on the Local Plan. Seven sites were submitted within and around Stradbroke which Stradbroke Parish Council considered represented a comprehensive range of sites for the purposes of considering allocations through the Neighbourhood Plan process. These are the sites that are the subject of this site assessment process.

### Development of assessment criteria

**2.2** Site assessment inevitably relies on an element of subjective judgement. However, in order to ensure consistency and transparency in the assessment of site options, a set of criteria were developed against which defined effects would be recorded. The criteria used for the assessment broadly align with criteria generally used in Sustainability Appraisal (SA). Examples include the spatial relationship to the existing built-up area, proximity to designated biodiversity sites, or walking distance from key services.

**2.3** A review of draft site assessment criteria was undertaken by the SNPR Steering Group and the assessment framework was then finalised.

### Site assessment

**2.4** **Table 2.1** overleaf sets out the assessment criteria and data sources used during the site assessment. Sites were assessed against the criteria using professional planning judgement and Geographical Information Systems mapping<sup>1</sup> data. The likely scale of effects was recorded based on the following appraisal framework:

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<sup>1</sup> A system called Data Explorer (Dex) was used

Appraisal framework	
	Red - <b>significant detrimental impact likely</b> e.g. directly affects Listed Building with no mitigation
	Pink - <b>some detrimental impact likely</b>
	Amber - <b>possible detrimental impact</b> , e.g. adjacent to Listed Building, or unlikely to contribute positively towards achieving NP objective
	Light Green - <b>some positive impact likely or some positive contribution towards achieving NP objective</b>
	Dark green - <b>significant positive impact likely</b>
	White - No Issue/Neutral impact

Table 2.1 Site assessment criteria and data sources

Sustainability criteria	Sources
<b>Site Location</b>	
Size of site (hectares (ha))	Submitted supporting documents
No of dwellings proposed by promoter	Submitted supporting documents
Theoretical potential numbers of dwellings of 15-25 dwellings per hectare. Other factors including site size, surrounding land uses and residential densities, and ability to accommodate 20% Biodiversity Net Gain was considered.	Submitted supporting documents and size of site (ha)
Is the site available, ie. is the landowner willing to release the site?	Submitted supporting documents
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Submitted supporting documents
<b>Context</b>	
Development uses proposed	Submitted supporting documents
Current and previous uses	Submitted supporting documents, Google Maps, DEX
Relevant recent planning history	Submitted supporting documents, Mid Suffolk Council Planning Explorer <sup>2</sup>

<sup>2</sup> Mid Suffolk Planning Explorer. Available at: <https://www.midsuffolk.gov.uk/w/application-search-and-comment>

Sustainability criteria	Sources
Surrounding land uses	Submitted documents, DEx, Google Maps
Relationship with settlement boundary	DEx, Google Maps
Site boundary - existing screening where site borders open countryside	DEx, Google Maps
<b>Housing</b>	
Able to accommodate affordable housing (35% on greenfield sites/25% on brownfield sites of 10+ dwellings or 0.5ha+)	Submitted supporting documents, size of site
Able to provide a range of housing types, sizes and tenures to meet local needs	Submitted supporting documents, size of site
<b>Employment</b>	
Able to accommodate employment space in an accessible location.	Submitted supporting documents, size of site
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	Submitted supporting documents
Opportunity to provide open space/ recreation/ community facilities	Submitted supporting documents, size of site
Proximity and accessibility of facilities	DEx, Guidelines for Providing Journeys on Foot (Institute of Highways and Transportation, 2000)
<b>Environmental</b>	
Tree Preservation Order (within site/on boundary)	Mid Suffolk Council Planning Explorer
Ancient woodland	DEx (Natural England)
Presence of environmental designations - SSSI/SAC, SPA, RAMSAR, ancient woodland, priority habitats	DEx, Mid Suffolk Council Planning Explorer
Is site within SSSI Impact Risk Zone?	DEx
Presence of Local Wildlife Site and/or Local Nature Reserve	DEx (Natural England)
<b>Heritage</b>	
Proximity to Listed Buildings	DEx (Historic England)
Proximity to Conservation Areas	DEx (Historic England)

Sustainability criteria	Sources
<b>Transport</b>	
Access to highway	Submitted supporting documents, Google Maps
Site potential to generate significant additional traffic/congestion	Google Maps
Pedestrian access	Submitted supporting documents, Google Maps, DEx
Public rights of way (PROW) present	Mid Suffolk Council Planning Explorer
<b>Flooding</b>	
Within Flood zone 1, 2 or 3	Mid Suffolk Council Planning Explorer (Environment Agency Flood Zones)
Surface water flooding issues	DEx
<b>Environmental Quality</b>	
Agricultural land classification	DEx (Defra – ALC Gardes – Post 1988 survey)
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	Submitted supporting documents

**2.5** The seven sites were assessed using a matrix (**Appendix A**) to record the effects against each of the criteria in Table 2.1 above, and these assessment matrices are presented in **Appendix B**. A summary is provided at the end of each site assessment, and also presented in the next chapter. It reflects the overall high-level suitability, availability and achievability of the site, considering all site characteristics and criteria. It does not reflect a 'total' of scores from the assessment against individual criteria.

### Review of draft assessments

**2.6** Initial site assessments were issued to the SNPR Steering Group for review and feedback. Updates were made to the matrix, where necessary, to reflect local knowledge.

**2.7** Individual site assessments were issued to each respective site promoter for fact checking. This focused on identifying any factual errors or inaccuracies in the assessment and the assessments were updated as appropriate.

## Chapter 3

### Site assessments

**3.1** Seven sites were promoted in the Neighbourhood Plan Call for Sites:

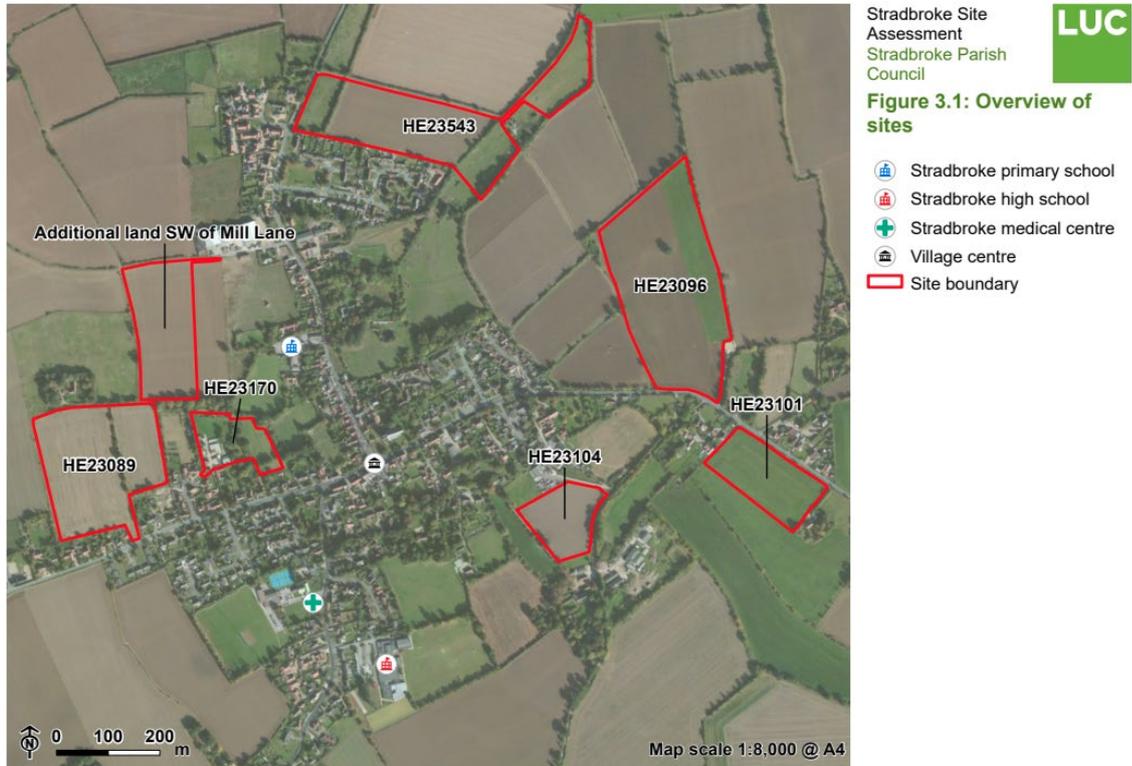
- Ref HE23089: New Street
- Ref HE23096: Land on Laxfield Road
- Ref HE23101: Land at Barley Green
- Ref HE23104: Land at Neaves Lane
- Ref HE23170: The Cottage Farm
- Ref HE23543: Land North of Westhall and Grove End
- Additional Land South West of Mill Lane

**3.2** Site locations are shown on **Figure 3.1**.

**3.3** The summary of each assessment is set out in **Table 3.1** and an overview of each site's overall assessment is shown in **Figure 3.2**.

**3.4** The full site assessment matrix for each site is presented in **Appendix B**.

Figure 3.1 Location of sites



Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community  
Contains data provided from © Stradbroke Parish Council.

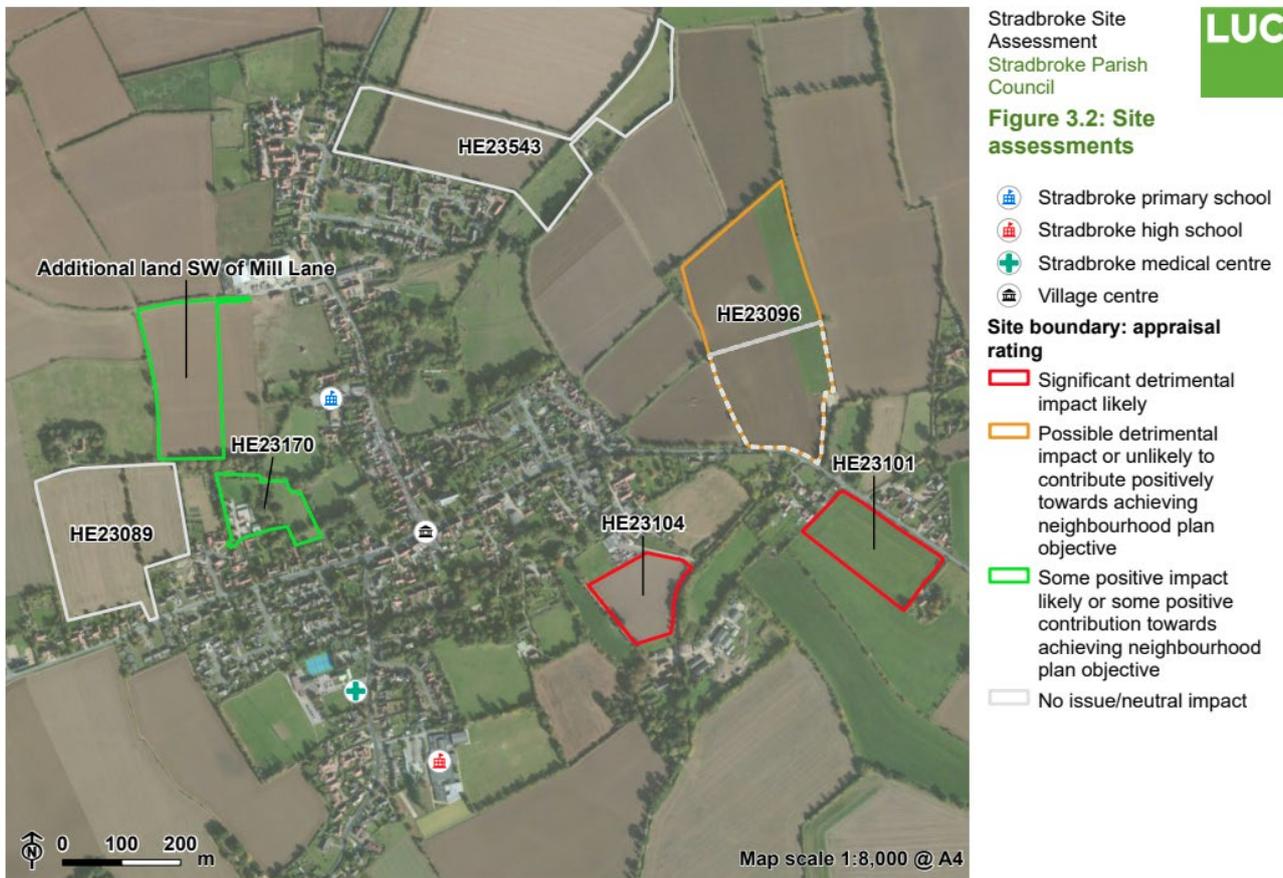
13237\_001\_SiteAssessments/001\_r1\_Fig3\_1\_SiteOverview\_A4L

Table 3.1 Summary of site assessments

Site reference	Assessment summary
HE23089: New Street	<p>The site is well located near Stradbroke Village Centre and is well connected to schools via footpaths, although the site is outside the preferred maximum walking distance to the local medical centre. The scale of the site will deliver benefits in terms of housing type and tenure and public open space, in particular the development would provide 1.6ha of public amenity park land/ open space. A PRoW passes through the site, including the access to New Street, however the layout proposed by the promoter means that this would be capable of being retained. The site is adjacent to multiple Grade II listed buildings both to the north and south, including one of the oldest listed buildings in the village, however mitigation is proposed.</p> <p><b>Overall assessment: No issue/neutral impact</b></p>
HE23096: Land on Laxfield Road	<p>The site is separate from the village but would be connected if the adjacent land (site allocation STRAD15 in the made Neighbourhood Plan) which has planning permission is built out. The site benefits from existing footpaths linking to the village, is within Flood Zone 1 with no surface water flooding issues and has no heritage constraints. However, development of the whole site would significantly extend the village into open countryside, impacting the rural landscape and adjacent County Wildlife Site. The site's distance from the village centre and medical centre is beyond the preferred maximum walking range, and the capacity of Laxfield Road (B1117) to accommodate the additional traffic would need to be considered. A public right of way crossing the site would likely need diversion, and the loss of Grade 3 agricultural land could affect the availability of high-quality farmland. While the site offers housing opportunities, there are constraints to its suitability. In particular, screening would need to be provided on the boundaries adjacent to open countryside.</p> <p><b>Overall assessment: Possible detrimental impact</b></p> <p>The potential of the site for development would increase if development is limited to the southern part (aligning with the boundary of site allocation STRAD15 in the made Neighbourhood Plan which now has full planning permission), with green open space provided on the northern part. In particular this would result in a better functional relationship of built development with the existing settlement.</p> <p><b>Overall assessment: No issue/neutral impact</b></p>
HE23101: Land at Barley Green	<p>The site is clearly separate from the settlement boundary and has no alternatives for providing safe pedestrian access into the village. Whilst the site has the potential to deliver good levels of affordable housing and a good mix of tenures, its location outside of the settlement boundary is considered to represent a fundamental issue in terms of the sustainability of the site. In particular, the site is over the preferred maximum walking distance to the village centre and medical centre and has no safe route to the primary or secondary school.</p> <p><b>Overall assessment: Significant detrimental impact likely</b></p>
HE23104: Land at Neaves Lane	<p>The site's most fundamental issue is the ability of Neaves Lane - a single track rural lane - to support the scale of growth proposed. Moreover, there is no safe pedestrian access into the village. Whilst the site is well screened and has the potential to deliver good levels of affordable housing and a good mix of tenures, it is distant from many of the village's services, exacerbating the issue of lack of pedestrian access.</p> <p><b>Overall assessment: Significant detrimental impact likely</b></p>
HE23170: The Cottage Farm	<p>The site is located adjacent to the settlement boundary of Stradbroke and close to the village centre, with good pedestrian links to all facilities. Based on the scale of development proposed by the promoter the site would deliver only a limited amount of affordable housing and a limited range of housing types. The site is well screened and has no significant constraints. The multiple ownerships of the main site and access would need to be addressed through an appropriate legal agreement before the site could be allocated.</p> <p><b>Overall assessment: Some positive impact likely</b></p>

Site reference	Assessment summary
HE23543: Land North of Westhall and Grove End	<p>The site is adjacent to the existing settlement boundary and well screened by hedgerows, helping integrate development into the landscape. The site would offer a mix of housing types alongside public open space and biodiversity enhancements, particularly in the eastern section. The site is within acceptable walking distance of the primary and secondary schools, although it lies beyond the preferred maximum walking distance to the village centre and medical centre. Improvements to an existing permissive footpath are proposed, enhancing pedestrian and cycle connectivity to the village and allotments. A new access would be required from Queen Street (B1118), but there is conflicting information about whether this would be located in the 30mph zone or the national speed limit section, which affects how safe the access and pedestrian crossing would be. This uncertainty means further clarification and assessment by the highway authority is needed. The scale of development may result in increased traffic, requiring further assessment. The site lies close to a Grade II listed building, and although mitigation is proposed, some impact on the setting is likely. Deliverability is affected by multiple ownerships, though landowners have agreed to work together. Infrastructure costs linked to access improvements and a pipeline easement could affect viability.</p> <p><b>Overall assessment: No issue/neutral impact</b></p>
(No SHLAA ref): Additional Land South West of Mill Lane	<p>The site is adjacent to the existing STRAD18 allocation although it will only be adjacent to the settlement boundary if the STRAD18 site is delivered. The site has reasonable pedestrian access to the facilities in the village. The site has no significant constraints to growth. However, this is predicated on the STRAD18 site - which has planning permission - coming forward for development.</p> <p><b>Overall assessment: Some positive impact likely</b></p>

Figure 3.2: Overview of site assessments



Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community  
 Contains data provided from © Stradbroke Parish Council.

13237\_001\_SiteAssessments/002\_r3\_Fig3\_2\_SiteAssessment\_A4L

## Chapter 4

### Next steps

**4.1** This report describes the approach taken and the findings of the technical site assessment work undertaken by LUC.

**4.2** The findings of this process do not determine which sites should be allocated in the SNPR. This decision will be informed by community engagement on the site assessment process to be undertaken by Stradbroke Parish Council in 2025 and by the accompanying Sustainability Appraisal process.

## Appendix A

### Site assessment matrix

**A.1** The site assessment matrix is provided as a separate document. This contains all of the site assessments shown individually in Appendix B in a single matrix.

# Appendix B

## Individual site assessments

**B.1** Tables B.1 – B.7 below present the individual site assessments, using the colour coded appraisal framework set out in Chapter 2:

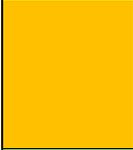
Appraisal framework	
	Red - <b>significant detrimental impact likely</b> e.g. directly affects Listed Building with no mitigation
	Pink - <b>some detrimental impact likely</b>
	Amber - <b>possible detrimental impact</b> , e.g. adjacent to Listed Building, or unlikely to contribute positively towards achieving NP objective
	Light Green - <b>some positive impact likely or some positive contribution towards achieving NP objective</b>
	Dark green - <b>significant positive impact likely</b>
	White - No Issue/Neutral impact

Table B.1 Site HE23089: New Street

Sustainability criteria	HE23089: New Street
Site ref	SBK1
<b>Site Location (what3words)</b>	<b>///these.wizard.dislikes</b>
Size of site (hectares)	5.3
No of dwellings proposed by promoter	50 dwellings on 3.9ha of site (promoter is proposing 20 affordable dwellings 20 starter home and 10 family homes)
Theoretical potential nos. of dwellings (15-25 dwellings per hectare)	15-25 dwellings per hectare would deliver 79-132 dwellings on the full 5.3ha site. 15-25 dwellings per hectare would deliver 58-97 dwellings on the 3.9ha suggested for residential dwellings. On-site provision of 20% BNG may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site). Given this, the scale of development proposed by the promoter appears reasonable.
Is the site available, i.e. is the landowner willing to release the site?	Yes - call for sites promoter.
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	The promoter is proposing residential development and public open space. Specifically, the development uses include housing of approximately 50 dwellings, consisting of 20 affordable homes, 20 starter homes and 10 family homes on 3.9ha of the site. Around 1.6 hectares of the site is proposed as public open space for community use, potentially as a park or recreational area.
Current and previous uses	Agricultural land

<b>Sustainability criteria</b>	<b>HE23089: New Street</b>
Relevant recent planning history	No relevant recent planning history.
Surrounding land uses	To the south and south-east the site is adjacent to existing residential areas. To the west the site is adjacent to open countryside and has no screening (with some very limited screening further to the west). To the north is a single residential property with mature tree belt. To the east are the gardens and amenity land related to adjacent residential properties. This is well screened from the site.
Relationship with settlement boundary	The site is directly adjacent to the settlement boundary on its southern boundary.
Site boundary - existing screening where site borders open countryside	The site is relatively well screened on its north, east and south boundaries by hedgerows and trees. The southern boundary is also screened by existing buildings along New Street. The western boundary is not screened but there is some limited screening provided by a hedgerow/tree boundary in the adjacent field to the west.
<b>Housing</b>	
Able to accommodate affordable housing (35% on greenfield sites/25% on brownfield sites of 10+ dwellings or 0.5ha+)	The site could provide some affordable units (17 units) assuming the delivery of the scale of development proposed by the promoter. A Housing Association has expressed interest in delivering the affordable housing to address local needs.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a range of housing types and tenures.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No.
Opportunity to provide open space/ recreation/ community facilities	Yes - 1.6 hectares proposed for public amenity park land / open space.
Proximity and accessibility of facilities - Primary School	Approx 996m to Stradbroke Primary School (within acceptable walking distance). There are existing footways along New Street and Queen Street.
Proximity and accessibility of facilities – Secondary School	Approx 850m to Stradbroke High School (within acceptable walking distance). There are existing footways along New Street, Woodfields and Wilby Road.

Sustainability criteria		HE23089: New Street
Proximity and accessibility of facilities - Town Centre (junction of New Street/Church Street and Queen Street)	Approx 680m from site to Village Centre (within preferred maximum walking distance). There is an existing footway on New Street.	
Proximity and accessibility of facilities – Medical Centre	Approx 610m to Stradbroke Medical Centre (over preferred maximum walking distance). There are existing footways along New Street and Woodfields.	
Biodiversity		
Tree Preservation Order (within site/on boundary)	No TPOs within site/on boundary.	
Presence of environmental designations - SSSI/SAC, SPA, RAMSAR, ancient woodland, priority habitats	No environmental designations intersect with or are adjacent to the site.	
Presence of Local Wildlife Site and/or Local Nature Reserve	No	
Heritage		
Proximity to Listed Buildings	Multiple Listed Buildings are located near the site and it is adjacent to one of the oldest listed buildings in the village. Two Grade II Listed Buildings lie 57m to the north of the site. Two Grade II Listed Buildings lie within 33m of the southern boundary of the site. Development of the site would likely negatively impact the setting of the listed buildings near the western portion of the site as this is to be developed for residential development. Impact on listed building (a barn) about 30m west north-west of Doggetts would be limited due to it being well screened by trees and hedges. However the three other listed buildings near the western portion of the site would likely be negatively impacted by development at the site, despite some screening from hedges. Therefore mitigation would be needed to reduce the harm of the development to the settings of these buildings. Further assessment would be needed to ascertain whether this was possible.	
Proximity to Conservation Area	The site is within 45m of Stradbroke Conservation Area. The design of the site will need to make sure that development does not harm the setting of the Conservation Area.	
Transport		
Access to highway	The site can provide vehicular access onto New Street (B1117). Regarding safety of access, visibility problems at the access point are unlikely.	

<b>Sustainability criteria</b>	<b>HE23089: New Street</b>
Site potential to generate significant additional traffic/congestion	The scale of development proposed on the site is likely to generate additional traffic. Further assessment would be required to determine the road capacity of the access from New Street which is one of the main routes in and out of the village.
Pedestrian access	The site is accessible from New Street which has footways connecting the site to the village centre, with minimal need for road crossings. New Street is a B-road which is one of the main routes in and out of the village, however the speed limit is 30mph.
Public rights of way (PROW) present	An existing public footpath runs north from New Street through the site, connecting to Mill Lane. The promoter is proposing that the area of the site to the east of the PROW be retained as open land for public use therefore the PROW could be retained on its current route.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is within Flood Zone 1 (low risk).
Surface water flooding issues	A small area along the southwestern boundary has a low surface water flood risk. Being on the boundary, it isn't likely to affect development.
<b>Environmental Quality</b>	
Agricultural land classification	The site comprises Grade 3 agricultural land, though it is not clear whether this is 3a or 3b. Development of the site could result in some loss of best and most versatile agricultural land.
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	N/A
<b>SUMMARY</b>	The site is well located near Stradbroke Village Centre and is well connected to schools via footpaths, though the site is outside the preferred maximum walking distance to the local medical centre. The scale of the site will deliver benefits in terms of housing type and tenure and public open space, in particular the development would provide 1.6ha of public amenity park land/ open space. A PROW passes through the site, including the access to New Street, however the layout proposed by the promoter means that this would be capable of being retained. The site is adjacent to multiple Grade II

Sustainability criteria	HE23089: New Street
	listed buildings both to the north and south, including one of the oldest listed buildings in the village, however mitigation is proposed.

Table B.2 HE23096: Land on Laxfield Road

Sustainability criteria	HE23096: Land on Laxfield Road
Site ref	SBK2
<b>Site Location (what3words)</b>	<b>///export animator purple</b>
Size of site (hectares)	8.0
No of dwellings proposed by promoter	No figure given
Theoretical potential nos. of dwellings (15-25 dwellings per hectare)	15-25 dwellings per hectare would deliver 120-200 dwellings on the full 8.0ha site. On-site provision of 20% BNG may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site).
Is the site available, i.e. is the landowner willing to release the site?	Yes – call for sites by landowner
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Housing
Current and previous uses	Agricultural land
Relevant recent planning history	No relevant recent planning history.
Surrounding land uses	Open countryside of primarily fields/agricultural land lie to the north and east with very limited screening. Adjacent to the south-eastern boundary of the site is Stradbroke Cemetery. Laxfield Road runs along the southern border of the site, on the other side of which are very low density residential properties. Adjacent to the western boundary are allotments and a field. Part of the land adjacent to the site is STRAD15 (below the allotments), this has been granted reserved matters and the development of 28 dwellings could commence at any time in the next 3 years.

Sustainability criteria	HE23096: Land on Laxfield Road
Relationship with settlement boundary	The site is not adjacent to the settlement boundary. However, it is adjacent to site allocation STRAD15 which itself is adjacent to the settlement boundary, albeit only on the south-western part of the site. Therefore STRAD15 would have to come forward for development in order for the site to form an extension of the settlement. Development of the whole of the site would significantly expand Stradbroke to the east/north-east. Part of the land adjacent to the site is STRAD15 (below the allotments), this has been granted reserved matters and the development of 28 dwellings could commence at any time in the next 3 years.
Site boundary - existing screening where site borders open countryside	The northern and eastern boundaries of the site are adjacent to open countryside. There are hedgerows and trees along the northern boundary, albeit these do not create effective and comprehensive screening. Only approximately half of the eastern boundary is screened by hedgerows and trees. There is no screening along the southern boundary of the site.
Housing	
Able to accommodate affordable housing (35% on greenfield sites/25% on brownfield sites of 10+ dwellings or 0.5ha+)	Assuming development of 200 dwellings, the site could provide a significant level of affordable units (70 units) assuming the delivery of the scale of development proposed.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a significant range of housing types and tenures
Community Facilities and Access to Services	
Loss of community/recreation/cultural facilities	No
Opportunity to provide open space/ recreation/ community facilities	The site is large enough to provide open space, recreation, or community facilities. However it is not well located to enable the majority of the existing community to access it on foot. The promoter has no proposed any such provision.
Proximity and accessibility of facilities - Primary School	Approx 1,136m to Stradbroke Primary School (within preferred maximum walking distance). There are existing footways along Laxfield Road, Church Street and Queen Street.
Proximity and accessibility of facilities – Secondary School	Approx 1,399m to Stradbroke High School (within preferred maximum walking distance). There are existing footways along Laxfield Road, Church Street and Wilby Road.

<b>Sustainability criteria</b>	<b>HE23096: Land on Laxfield Road</b>
Proximity and accessibility of facilities - Town Centre (junction of New Street/Church Street and Queen Street)	Approx 820m to Stradbroke Village Centre (over preferred maximum walking distance). There are existing footways along Laxfield Road and Church Street.
Proximity and accessibility of facilities – Medical Centre	Approx 1,176m to Stradbroke Medical Centre (over preferred maximum walking distance). There are existing footways along Laxfield Road, Church Street and Wilby Road.
<b>Biodiversity</b>	
Tree Preservation Order (within site/on boundary)	No TPOs within site/on boundary.
Presence of environmental designations - SSSI/SAC, SPA, RAMSAR, ancient woodland, priority habitats	No environmental designations intersect with or are adjacent to the site.
Presence of Local Wildlife Site and/or Local Nature Reserve	Stradbroke Cemetery County Wildlife Site is adjacent to the site's eastern boundary. Stradbroke Meadow County Wildlife Site is located 12m from the site to the south on the other side of Laxfield Road. Development would need to ensure that any impacts on these sites could be mitigated.
<b>Heritage</b>	
Proximity to Listed Buildings	No Listed Buildings are located near to the site.
Proximity to Conservation Area	The site is 380m from Stradbroke Conservation Area. Development is unlikely to impact its setting.
<b>Transport</b>	
Access to highway	The site promoter has not confirmed how access would be achieved, however it is assumed that it would be from Laxfield Road (B1117). Whilst there is an existing track that could provide access at the south-eastern corner of the site, this could have safety issues due to its proximity to a bend in the road. Safe access could be achieved from the south-western corner of the site.
Site potential to generate significant additional traffic/congestion	The scale of development proposed on the site is likely to generate additional traffic. Liaison with Suffolk County Council would be required to understand the impact on the capacity of Laxfield Road which is one of the main routes in and out of the village.
Pedestrian access	The site is accessible from Laxfield Road which has footways connecting the site to the village centre, with minimal need for road crossings. Laxfield Road is a B-road and is one of the main routes in and out

Sustainability criteria	HE23096: Land on Laxfield Road
	of the village. Whilst the speed limit is 30mph, the nature of the road does result in significant levels of speeding. However, the footway at this point is separated from the roadway by the treeline, so provides safe access.
Public rights of way (PROW) present	A PROW runs east-west through the north of the site, and would therefore likely need to be diverted, unless development was restricted to the southern part of the site. Another PROW runs along the eastern boundary of the site but would not be affected by development (although views to the west and north would be limited).
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is within Flood Zone 1 (low risk).
Surface water flooding issues	The site is not likely to be subject to surface water flooding.
<b>Environmental Quality</b>	
Agricultural land classification	The site comprises Grade 3 agricultural land, though it is not clear whether this is 3a or 3b. Development of the site could result in some loss of best and most versatile agricultural land.
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	N/A
<b>SUMMARY</b>	The site is separate from the village but would be connected if the adjacent land (site allocation STRAD15 in the made Neighbourhood Plan) which has planning permission is built out. It benefits from existing footpaths linking to the village, is within Flood Zone 1 with no surface water flooding issues, and has no heritage constraints. However, development of the whole site would significantly extend the village into open countryside, impacting the rural landscape and adjacent County Wildlife Site. The site's distance from the village centre and medical centre is beyond the preferred maximum walking range, and the capacity of Laxfield Road (B1117) to accommodate the additional traffic would need to be considered. A public right of way crossing the site would likely need diversion, and the loss of Grade 3 agricultural land could affect the availability of high-quality farmland. While the site offers housing opportunities, there are constraints to its suitability. In particular, screening would need to be provided on the boundaries adjacent to open countryside.

Sustainability criteria	HE23096: Land on Laxfield Road
	<p>The potential of the site for development would increase if development is limited to the southern part (aligning with the boundary of site allocation STRAD15 in the made Neighbourhood Plan which now has full planning permission), with green open space provided on the northern part. In particular this would result in a better functional relationship of built development with the existing settlement.</p>

Table B.3 Site HE23101: Land at Barley Green

Sustainability criteria	HE23101: Land at Barley Green
Site ref	SBK3
<b>Site Location (what3words)</b>	<b>///descended.absent.ketchup</b>
Size of site (hectares)	2.60
No of dwellings proposed by promoter	Suggested density of around 10 houses per acre (25dph). Site is 6.4 acres (2.6ha), therefore this density would deliver 64 dwellings.
Theoretical potential nos. of dwellings (15-25 dwellings per hectare)	15-25 dwellings per hectare would deliver 39-65 dwellings on the full 2.6ha site.  On-site provision of 20% BNG may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site). Given this, the scale of development proposed by the promoter appears reasonable.
Is the site available, i.e. is the landowner willing to release the site?	Yes - call for sites by landowner
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Housing. One-third of the site is allocated for affordable housing, including homes for first-time buyers with a local connection and serviced self-build plots. The development will also include shared amenity space and biodiversity net gain (BNG) offsetting on other land owned by the farming partnership.
Current and previous uses	Agricultural land
Relevant recent planning history	No relevant recent planning history.
Surrounding land uses	Surrounded primarily by agricultural land, with some residential properties nearby. Where the site is adjacent to open countryside on its south-western side, there is no screening with some very limited screening beyond.

Sustainability criteria	HE23101: Land at Barley Green
Relationship with settlement boundary	The site is clearly separate from the settlement boundary.
Site boundary - existing screening where site borders open countryside	Where the site is adjacent to open countryside on its south-western side, there is no screening with some very limited screening beyond.
<b>Housing</b>	
Able to accommodate affordable housing (35% on greenfield sites/25% on brownfield sites of 10+ dwellings or 0.5ha+)	The site could provide a significant level of affordable units (22 units) assuming the delivery of the scale of development proposed.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a significant range of housing types and tenures
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No
Opportunity to provide open space/ recreation/ community facilities	The site is large enough to provide some open space, recreation, or community facilities. Whilst the promoter has stated that they would be committed to delivering green space which is available for the new residents, the scale of growth proposed does not allow for any such provision.
Proximity and accessibility of facilities - Primary School	Approx 1,238m to Stradbroke Primary School (within preferred maximum walking distance). There is no footpath along Laxfield Road along the northern boundary of the site to connect the site to the footpaths in more central areas of Stradbroke. In addition issues with speeding have been noted on this 30mph road, making it unsafe to walk along.
Proximity and accessibility of facilities – Secondary School	Approx 1,501m to Stradbroke High School (within preferred maximum walking distance). There is no footpath along Laxfield Road along the northern boundary of the site to connect the site to the footpaths in more central areas of Stradbroke. In addition issues with speeding have been noted on this 30mph road, making it unsafe to walk along.
Proximity and accessibility of facilities - Town Centre (junction of New Street/Church Street and Queen Street)	Approx 921m from site to Village Centre (over preferred maximum walking distance). There is an existing footway on New Street. There is no footpath along Laxfield Road along the northern boundary of the site to connect the site to the footpaths in more central areas of Stradbroke. In addition issues with speeding have been noted on this 30mph road, making it unsafe to walk along.

Sustainability criteria	
HE23101: Land at Barley Green	
Proximity and accessibility of facilities – Medical Centre	Approx 1,277 m to Stradbroke Medical Centre (over preferred maximum walking distance). There is no footpath along Laxfield Road along the northern boundary of the site to connect the site to the footpaths in more central areas of Stradbroke. In addition issues with speeding have been noted on this 30mph road, making it unsafe to walk along.
<b>Biodiversity</b>	
Tree Preservation Order (within site/on boundary)	No TPOs within site/on boundary.
Presence of environmental designations - SSSI/SAC, SPA, RAMSAR, ancient woodland, priority habitats	No environmental designations intersect with the site.
Presence of Local Wildlife Site and/or Local Nature Reserve	No
<b>Heritage</b>	
Proximity to Listed Buildings	No Listed Buildings are located near to the site.
Proximity to Conservation Area	The site is 130m from Stradbroke Conservation Area. Development is unlikely to impact its setting.
<b>Transport</b>	
Access to highway	There is existing vehicular access via the track at the eastern corner of the site. The promoter has stated that this track is being updated to comply with highways requirements although it is unclear if this will be sufficient to accommodate the proposed scale of development. There is visibility along Laxfield Road so safe access and egress is not likely to be an issue although regular speeding - an issue of significance locally - along this 30mph stretch of road could create safety concerns.
Site potential to generate significant additional traffic/congestion	The scale of development proposed on the site is likely to generate additional traffic. Access is direct to a B-road (B1117), not via small residential streets, which reduces local road congestion concerns. Speeding on Laxfield Road is a concern, and traffic calming measures may be needed.  The ongoing access upgrade suggests improvements are being made, but further details on visibility splays and road safety would be useful.

<b>Sustainability criteria</b>	<b>HE23101: Land at Barley Green</b>
Pedestrian access	The site is accessible from Laxfield Road but no footpaths are present to connect the site to the rest of Stradbroke. Road safety is a concern due to the absence of pavements and potential speeding. If developed on a larger scale, the site might justify new infrastructure to improve connectivity.
Public rights of way (PROW) present	No PROW runs through or adjacent to the site.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is within Flood Zone 1 (low risk).
Surface water flooding issues	The site is not likely to be subject to surface water flooding.
<b>Environmental Quality</b>	
Agricultural land classification	The site comprises Grade 3 agricultural land, though it is not clear whether this is 3a or 3b. Development of the site could result in some loss of best and most versatile agricultural land.
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	N/A
<b>SUMMARY</b>	The site is clearly separate from the settlement boundary and has no alternatives for providing safe pedestrian access into the village. Whilst the site has the potential to deliver good levels of affordable housing and a good mix of tenures, its location is considered to represent a fundamental issue in terms of the sustainability of the site.

Table B.4 Site HE23104: Land at Neaves Lane

Sustainability criteria	HE23104: Land at Neaves Lane
Site ref	SBK4
<b>Site Location (what3words)</b>	<b>///walked.bids.blatantly</b>
Size of site (hectares)	1.6
No of dwellings proposed by promoter	Suggested density of around 10 dwellings per acre (25dph). Site is 4 acres (1.6ha), therefore this density would deliver 40 dwellings.
Theoretical potential nos. of dwellings (15-25 dwellings per hectare)	15-25 dwellings per hectare would deliver 24-40 dwellings on the full 1.6ha site.  On-site provision of 20% BNG may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site). Given this, the scale of development proposed by the promoter appears slightly high but broadly reasonable.
Is the site available, i.e. is the landowner willing to release the site?	Yes - call for sites by landowner
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Housing
Current and previous uses	Agricultural land
Relevant recent planning history	No relevant recent planning history.
Surrounding land uses	Surrounding area includes residential properties, farmland, and permissive footpaths leading towards the cemetery. The site is well screened.
Relationship with settlement boundary	The site is adjacent to the existing settlement boundary on its southern boundary. Once developed, the site will form an extension of the settlement boundary.

Sustainability criteria	HE23104: Land at Neaves Lane
Site boundary - existing screening where site borders open countryside	The site is well screened along all its boundaries by hedgerows, trees and/or buildings.
<b>Housing</b>	
Able to accommodate affordable housing (35% on greenfield sites/25% on brownfield sites of 10+ dwellings or 0.5ha+)	The site could provide some affordable units (14 units) assuming the delivery of the scale of development proposed.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a range of housing types and tenures.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No
Opportunity to provide open space/ recreation/ community facilities	The site is large enough to provide some limited open space and recreation uses (although probably not community facilities). Whilst the promoter has stated that they would be committed to delivering green space which is available for the new residents, the scale of growth proposed does not allow for any such provision.
Proximity and accessibility of facilities - Primary School	Approx 1,497m to Stradbroke Primary School (within preferred maximum distance). There is no footway on Neaves Lane which is a national speed limit (60mph), single width road, therefore the site has no safe pedestrian access.
Proximity and accessibility of facilities – Secondary School	Approx 1,760m to Stradbroke High School (within preferred maximum walking distance). There is no footway on Neaves Lane which is a national speed limit (60mph), single width road, therefore the site has no safe pedestrian access.
Proximity and accessibility of facilities - Town Centre (junction of New Street/Church Street and Queen Street)	Approx 1,180m from site to Village Centre (over preferred maximum walking distance). There is no footway on Neaves Lane which is a national speed limit (60mph), single width road, therefore the site has no safe pedestrian access.
Proximity and accessibility of facilities – Medical Centre	Approx 1,537m to Stradbroke Medical Centre (over preferred maximum walking distance). There is no footway on Neaves Lane which is a national speed limit (60mph), single width road, therefore the site has no safe pedestrian access.

Sustainability criteria		HE23104: Land at Neaves Lane
<b>Biodiversity</b>		
Tree Preservation Order (within site/on boundary)	No TPOs within site/on boundary.	
Presence of environmental designations - SSSI/SAC, SPA, RAMSAR, ancient woodland, priority habitats	No environmental designations intersect with or are adjacent to the site. A 'good quality semi improved grassland' priority habitat is located 12m from the site to the north on the other side of Laxfield Road. Given the presence of the road, it is unlikely that the development will impact on this priority habitat.	
Presence of Local Wildlife Site and/or Local Nature Reserve	Stradbroke Cemetery County Wildlife Site is located 12m from the site to the north on the other side of Laxfield Road. Given the presence of the road, it is unlikely that the development will impact on this wildlife site.	
<b>Heritage</b>		
Proximity to Listed Buildings	A Grade II Listed Building is located approximately 80m to the south of the site. A Grade II Listed Building is located approximately 135m to the north of the site. It is highly unlikely that development will have any impact on these buildings.	
Proximity to Conservation Area	The site is 500m from Stradbroke Conservation Area. Development is unlikely to impact its setting.	
<b>Transport</b>		
Access to highway	The site is accessed via Neaves Lane. Accessibility and visibility are not issues at the site entrance. However, Neaves Lane meets Laxfield Road at a junction shortly before a blind bend on Laxfield Road. Given the regular speeding observed on this stretch of road, such a junction is likely to be dangerous, particularly for traffic turning right from Laxfield Road into Neaves Lane. It will be important to liaise with Suffolk County Council to assess this.	
Site potential to generate significant additional traffic/congestion	Neaves Lane is a single track rural lane that cannot accommodate the scale of development proposed.	
Pedestrian access	The site is accessible from Neaves Lane but no footpaths are present along Neaves Lane to connect the site to the rest of Stradbroke village. Moreover, Neaves Lane is a national speed limit (60mph), single width road, therefore the site has no safe pedestrian access. On reaching Laxfield Road there is a stretch of the road which, whilst having a footway, is adjacent to the roadway with no protection. Walking along this stretch before the footway is separated from the roadway by the tree belt will be	

Sustainability criteria	HE23104: Land at Neaves Lane
	unsafe due to the speed of vehicles (whilst this stretch of road has a 30mph limit, it is a long, straight stretch which attracts regular speeding).
Public rights of way (PROW) present	No PROW runs through or adjacent to the site.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is within Flood Zone 1 (low risk).
Surface water flooding issues	The site is not likely to be subject to surface water flooding.
<b>Environmental Quality</b>	
Agricultural land classification	The site comprises Grade 3 agricultural land, though it is not clear whether this is 3a or 3b. Development of the site could result in some loss of best and most versatile agricultural land.
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	N/A
<b>SUMMARY</b>	The site's most fundamental issue is the ability of Neaves Lane - a single track rural lane - to support the scale of growth proposed. Moreover, there is no safe pedestrian access along Neaves Lane (which is a national speed limit route) or Laxfield Road into the village. Whilst the site is well screened and has the potential to deliver good levels of affordable housing and a good mix of tenures, it is distance from many of the village's services, exacerbating the issue of lack of pedestrian access.

Table B.5 Site HE23170: The Cottage Farm

Sustainability criteria	HE23170: The Cottage Farm
Site ref	SBK5
<b>Site Location (what3words)</b>	<b>///diggers.supporter.zoos</b>
Size of site (hectares)	1.90
No of dwellings proposed by promoter	19 dwellings
Theoretical potential nos. of dwellings (15-25 dwellings per hectare)	15-25 dwellings per hectare would deliver 28-47 dwellings on the full 1.9ha site On-site provision of 20% BNG may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site). Given this, the scale of development proposed by the promoter appears low.
Is the site available, i.e. is the landowner willing to release the site?	Yes - call for sites by landowner
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	The site is in multiple ownership. Both owners are jointly putting the site forward; however it could be an issue if they do not agree on matters as one owns the access and the other the land. This would need to be resolved through an appropriate legal agreement or equivalent before the site could be allocated.
<b>Context</b>	
Development uses proposed	Housing including smaller units and bungalows consistent with the findings of the Housing Needs survey work undertaken to support the made Neighbourhood Plan.
Current and previous uses	The current use of the site is agricultural, being a combination of redundant farmyard with existing buildings and agricultural land. A former slurry pit located to the north of the site has not been used for slurry for over 25 years and has since become a freshwater area.
Relevant recent planning history	Adjacent applications at Meadow Way 837/00 – 11 dwellings at New Street, Stradbroke, reconfigured to 13 dwellings. 11 constructed, 2 still outstanding. Allows for access to the site.

Sustainability criteria	HE23170: The Cottage Farm
Surrounding land uses	The site is bordered by residential uses to the south, former farm buildings and agricultural land to the east and an existing housing allocation (STRAD18) to the north-east. The site is adjacent to open countryside to the west and north-west although this is well screened.
Relationship with settlement boundary	The site is adjacent to the existing settlement boundary on its southern boundary. It is also adjacent to STRAD18 on its northern boundary which, once developed, will form an extension of the settlement boundary.
Site boundary - existing screening where site borders open countryside	The site is well screened by trees and hedgerows on all sides, as well as by existing buildings to the south.
<b>Housing</b>	
Able to accommodate affordable housing (35% on greenfield sites/25% on brownfield sites of 10+ dwellings or 0.5ha+)	The site could provide a limited amount of affordable units (7 units) assuming the delivery of the scale of development proposed.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a limited range of housing types and tenures.
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No
Opportunity to provide open space/ recreation/ community facilities	The site is not large enough to provide any community/recreation facilities or open space.
Proximity and accessibility of facilities - Primary School	Approx 774m to Stradbroke Primary School (within acceptable walking distance). There are existing footways along Meadow Way, New Street and Queen Street.
Proximity and accessibility of facilities – Secondary School	Approx 828m to Stradbroke High School (within acceptable walking distance). There are existing footways along Meadow Way, New Street and Wilby Road.
Proximity and accessibility of facilities - Town Centre (junction of New Street/Church Street and Queen Street)	Approx 457m from site to Village Centre (within preferred maximum walking distance). There are existing footways on Meadow Way and New Street.
Proximity and accessibility of facilities – Medical Centre	Approx 605m to Stradbroke Medical Centre (within preferred maximum walking distance). There are existing footways along Meadow Way, New Street and Wilby Road.

Sustainability criteria	
HE23170: The Cottage Farm	
<b>Biodiversity</b>	
Tree Preservation Order (within site/on boundary)	No TPOs within site/on boundary.
Presence of environmental designations - SSSI/SAC, SPA, RAMSAR, ancient woodland, priority habitats	No environmental designations intersect with or are adjacent to the site.
Presence of Local Wildlife Site and/or Local Nature Reserve	No
<b>Heritage</b>	
Proximity to Listed Buildings	Multiple Listed Buildings are located near the site. Four Grade II Listed Buildings lie within 63m to the south of the site. However, the site is relatively well screened by trees and other vegetation as well as other buildings. This will mitigate the impact on the Listed Buildings.
Proximity to Conservation Area	Stradbroke Conservation Area is adjacent to the southern boundary of the site and a small portion of the south west of the site intersects with Stradbroke Conservation Area. The design of the site will need to make sure that development does not harm the setting of the Conservation Area.
<b>Transport</b>	
Access to highway	The site has vehicular access via Meadow Way, which connects to New Street. The Strategic Housing Land Availability Assessment (SHLAA) rated access as acceptable, provided it is taken through Meadow Way. Visibility for access onto New Street is acceptable.
Site potential to generate significant additional traffic/congestion	The scale of development proposed by the promoter (19 dwellings) would be unlikely to generate significant additional traffic. However, this scale of growth was considered to be low. If approximately 38 dwellings were brought forward on the site, there would be a greater impact. However, this would not be considered likely to generate significant additional traffic/congestion.
Pedestrian access	The site is accessible from Meadow Way which has footpaths connecting the site to the village centre, with minimal need for road crossings. Meadow Way is a relatively quiet residential road.  As per previous proposals for this site, the promoter is offering to create a pedestrian link with the existing site allocation (STRAD18) to the north and onward to the primary school.

Sustainability criteria	HE23170: The Cottage Farm
Public rights of way (PROW) present	No PROW runs through or adjacent to the site.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is within Flood Zone 1 (low risk).
Surface water flooding issues	Some small areas within the centre of the site are at high risk of surface water flooding.
<b>Environmental Quality</b>	
Agricultural land classification	The site comprises Grade 3 agricultural land, though it is not clear whether this is 3a or 3b. Development of the site could result in some loss of best and most versatile agricultural land.
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	N/A
<b>SUMMARY</b>	The site is located adjacent to the settlement boundary of Stradbroke and close to the village centre, with good pedestrian links to all facilities. Based on the scale of development proposed by the promoter the site would deliver only a limited amount of affordable housing and a limited range of housing types. The site is well screened and has no significant constraints. The multiple ownerships of the main site and access would need to be addressed through an appropriate legal agreement before the site could be allocated.

Table B.6 Site HE23543: Land north of Westhall and Grove End

Sustainability criteria	HE23543: Land north of Westhall and Grove End
Site ref	SBK6
<b>Site Location (what3words)</b>	<b>///overlook.ticked.interview</b>
Size of site (hectares)	6.40
No of dwellings proposed by promoter	90 dwellings
Theoretical potential nos. of dwellings (15-25 dwellings per hectare)	15-25 dwellings per hectare would deliver 96-160 dwellings on the full 6.4ha site On-site provision of 20% BNG may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site). Given this, the scale of development proposed by the promoter appears reasonable.
Is the site available, i.e. is the landowner willing to release the site?	Yes - call for sites by promoter
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	The site is in multiple ownership. The owners of the Frontage Land and Main Site have agreed to work together in the delivery of the combined Site. The site includes an Anglian Water pumping station to the north-east, with an associated pipeline that runs diagonally through the western section. A 3m wide easement on each side of the pipeline restricts development in this area, though compatible planting is permitted. Further work may be required to determine whether the pipeline can be accommodated in the layout or would need to be diverted.
<b>Context</b>	
Development uses proposed	Housing, with supporting open space and infrastructure improvements. The eastern section of the site is designated for public open space and biodiversity enhancements.
Current and previous uses	Agriculture
Relevant recent planning history	No relevant recent planning history.
Surrounding land uses	The site is surrounded by a mix of residential, agricultural, and infrastructure uses. To the north, a private road provides access to an Anglian Water pumping station, with a mature hedgerow marking the

Sustainability criteria	HE23543: Land north of Westhall and Grove End
	boundary. To the east, the site is bordered by open countryside. The south adjoins existing residential development. To the west, the site fronts Queen Street (B1118), where residential properties are located on the opposite side of the road.
Relationship with settlement boundary	The site is adjacent to the existing settlement boundary on its southern and western boundaries.
Site boundary - existing screening where site borders open countryside	The northern and eastern boundaries are defined by mature hedgerows and trees, providing a natural buffer between the site and the surrounding agricultural land. Additionally, the southern boundary has a hedgerow separating it from existing residential areas at Westhall and Grove End.
<b>Housing</b>	
Able to accommodate affordable housing (35% on greenfield sites/25% on brownfield sites of 10+ dwellings or 0.5ha+)	The site could provide a significant level of affordable units (31 units) assuming the delivery of the scale of development proposed.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a significant range of housing types and tenures
<b>Community Facilities and Access to Services</b>	
Loss of community/recreation/cultural facilities	No
Opportunity to provide open space/ recreation/ community facilities	The eastern section of the site is proposed by the promoter for public open space and biodiversity net gain (BNG), ensuring a green buffer between the development and the countryside. Additionally, the proposal includes enhancing Tyralla Way, a permissive footpath that runs through the site, improving pedestrian and cycle connectivity between the village and the allotments.
Proximity and accessibility of facilities - Primary School	Approx 915m to Stradbroke Primary School (within acceptable walking distance). The masterplan put forward by the promoter shows the potential for pedestrian access to Grove End, from where there is safe pedestrian access into the village centre. There are also existing footways along Queen Street.
Proximity and accessibility of facilities – Secondary School	Approx 1,609m to Stradbroke High School (within preferred maximum walking distance). The masterplan put forward by the promoter shows the potential for pedestrian access to Grove End, from where there is safe pedestrian access into the village centre. There are also existing footways along Queen Street, New Street and Wilby Road.

Sustainability criteria	
HE23543: Land north of Westhall and Grove End	
Proximity and accessibility of facilities - Town Centre (junction of New Street/Church Street and Queen Street)	Approx 1,134m from site to Village Centre (over preferred maximum walking distance). The masterplan put forward by the promoter shows the potential for pedestrian access to Grove End, from where there is safe pedestrian access into the village centre There are also existing footways along Queen Street and New Street.
Proximity and accessibility of facilities – Medical Centre	Approx 1,388m to Stradbroke Medical Centre (outside preferred maximum walking distance). The masterplan put forward by the promoter shows the potential for pedestrian access to Grove End, from where there is safe pedestrian access into the village centre There are also existing footways along Queen Street, New Street and Wilby Road.
Biodiversity	
Tree Preservation Order (within site/on boundary)	No TPOs within site/on boundary.
Presence of environmental designations - SSSI/SAC, SPA, RAMSAR, ancient woodland, priority habitats	No environmental designations intersect with or are adjacent to the site.
Presence of Local Wildlife Site and/or Local Nature Reserve	No
Heritage	
Proximity to Listed Buildings	The site is approximately 30m from Listed Grade II building White House Farmhouse across Queen Street. While modern development has already altered its setting, the western part of the site still contributes to its historic agricultural context. To mitigate potential impacts, the promoter has proposed that lower-density housing be developed on the western side, retaining and strengthening hedgerows, along with sensitive building design to minimise visual intrusion. Existing hedgerows along Queen Street and residential development to the south already provide some screening and further landscaping could help reduce the impact. With these measures, any harm to the farmhouse's significance is expected to be "less than substantial" under the National Planning Policy Framework (NPPF).
Proximity to Conservation Area	The site is approximately 205m from Stradbroke Conservation Area. Development is unlikely to impact its setting.

Sustainability criteria	HE23543: Land north of Westhall and Grove End
<b>Transport</b>	
Access to highway	The site currently has an agricultural access from Queen Street (B1118), but it is not suitable for residential development due to its limited width, surfacing, and visibility. A new priority T-junction access from Queen Street is proposed, with potential locations along the site frontage. However, there is conflicting information in the submitted documents about whether the access would fall within the 30mph zone or in the national speed limit section of the B1118. This uncertainty affects the ability to confirm safe visibility splays and pedestrian access. The new access would be designed to accommodate larger vehicles, including bin lorries and emergency services, but further clarification and confirmation from the highway authority would be needed.
Site potential to generate significant additional traffic/congestion	With 90 dwellings, the scale of development is significant for a village and requires careful assessment of its impact. However, the direct access onto Queen Street (B1118), rather than through minor residential roads, reduces potential congestion issues. Further transport assessments will be needed to ensure safe traffic flow and mitigation measures, if required.
Pedestrian access	The masterplan put forward by the promoter shows the potential for pedestrian access to Grove End, from where there is safe pedestrian access into the village centre.
Public rights of way (PROW) present	A PROW runs along the 25m northern-most boundary of the site.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is within Flood Zone 1 (low risk).
Surface water flooding issues	The eastern portions of the site are within areas of high surface water flooding risk. However this area is proposed to be developed as open space.
<b>Environmental Quality</b>	
Agricultural land classification	The site comprises Grade 3 agricultural land, though it is not clear whether this is 3a or 3b. Development of the site could result in some loss of best and most versatile agricultural land.

Sustainability criteria	HE23543: Land north of Westhall and Grove End
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	<p>A pumping station is located to the northeast of the site, with a pipeline running diagonally through the western section.</p> <p>A 3m-wide easement on each side restricts development in this area, meaning the layout must accommodate or potentially divert the pipeline, which could add costs. The existing agricultural access is not suitable for residential use, requiring a new priority T-junction from Queen Street (B1118). This will involve road modifications, visibility splays, and pedestrian crossings, contributing to infrastructure costs.</p>
<b>SUMMARY</b>	<p>The site is adjacent to the existing settlement boundary and well screened by hedgerows, helping integrate development into the landscape. The site would offer a mix of housing types alongside public open space and biodiversity enhancements, particularly in the eastern section. The site is within acceptable walking distance of the primary and secondary schools, although it lies beyond the preferred maximum walking distance to the village centre and medical centre. Improvements to an existing permissive footpath are proposed, enhancing pedestrian and cycle connectivity to the village and allotments. A new access would be required from Queen Street (B1118), but there is conflicting information about whether this would be located in the 30mph zone or the national speed limit section, which affects how safe the access and pedestrian crossing would be. This uncertainty means further clarification and assessment by the highway authority is needed. The scale of development may result in increased traffic, requiring further assessment. The site lies close to a Grade II listed building, and although mitigation is proposed, some impact on the setting is likely. Deliverability could be affected by multiple ownerships although the landowners have agreed to work together. Infrastructure costs linked to access improvements and a pipeline easement could affect viability.</p>

Table B.7 Additional Land South West of Mill Lane

Sustainability criteria	Additional Land South West of Mill Lane
Site ref	N/A
<b>Site Location (what3words)</b>	<b>///inserting.yours.gloom</b>
Size of site (hectares)	3.10
No of dwellings proposed by promoter	50-60 dwellings
Theoretical potential nos. of dwellings (15-25 dwellings per hectare)	15-25 dwellings per hectare would deliver 46-77 dwellings on the full 3.1ha site. On-site provision of 20% BNG may reduce the capacity of the site (capacity would be unaffected if mitigation was delivered off site). Given this, the scale of development proposed by the promoter appears reasonable.
Is the site available, i.e. is the landowner willing to release the site?	Yes - call for sites by promoter
Deliverability - are there any legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No
<b>Context</b>	
Development uses proposed	Housing.
Current and previous uses	Agriculture
Relevant recent planning history	The made Stradbroke Neighbourhood Plan allocates STRAD18 (Land South of Mill Lane), which this site is adjacent to, for approximately 75 dwellings, along with infrastructure enhancements such as a car park, bus drop-off facility for Stradbroke Primary School, and land for a new pre-school facility. An application on STRAD18 (planning ref: DC/20/05126) has been granted outline planning permission.
Surrounding land uses	The site is surrounded by a mix of residential, commercial, and agricultural land uses. To the east, it borders the existing STRAD18 allocation, which has outline permission for 80 homes along with land designated for a nursery and parking. To the south of the site are the gardens/amenity land associated

Sustainability criteria	Additional Land South West of Mill Lane
	with residential properties (including a very mature tree belt). To the west and north, the land is adjacent to open countryside with limited screening.
Relationship with settlement boundary	The site is not adjacent to the settlement boundary. However, it is adjacent to site allocation STRAD18 which itself is adjacent to the settlement boundary on its eastern and northern boundaries. Therefore STRAD18 would have come forward for development in order for the site to form an extension of the settlement (and the site has since been granted outline planning permission).
Site boundary - existing screening where site borders open countryside	The eastern boundary of the site is adjacent to STRAD18, which is allocated and has planning permission for residential development. Similarly on the northern boundary, planning permission for the expansion of the employment units (DC/22/02971, granted 23.12.23) will provide screening from the wider countryside. The southern boundary of the site is well screened by trees/hedgerows. However, the western site boundary is currently poorly screened from the open countryside.
Housing	
Able to accommodate affordable housing (35% on greenfield sites/25% on brownfield sites of 10+ dwellings or 0.5ha+)	The site could provide some affordable units (17-21 units) assuming the delivery of the scale of development proposed.
Able to provide a range of housing types, sizes and tenures to meet local needs	The site could provide a range of housing types and tenures.
Community Facilities and Access to Services	
Loss of community/recreation/cultural facilities	No
Opportunity to provide open space/ recreation/ community facilities	The development proposal suggests provision for Local Equipped Areas for Play (LEAPs) and Local Areas for Play (LAPs), intended to support leisure and recreation for a range of age groups.
Proximity and accessibility of facilities - Primary School	Approx 606m to Stradbroke Primary School (within acceptable walking distance). There is no continuous footway along Mill Road (Lane), as this would rely on improvements linked to the STRAD18 site. While there are existing footways along Queen Street and a PRoW along the western boundary of the site which connects to New Street, the condition of this path varies depending on the weather and it would not be a chosen route after dark.
Proximity and accessibility of facilities – Secondary School	Approx 1,366m to Stradbroke High School (within preferred maximum walking distance). There are existing footways along Queen Street, New Street and Wilby Road. There is also a PRoW located along

Sustainability criteria	Additional Land South West of Mill Lane
	the western boundary of the site which connects to New Street, though the condition of this footpath would vary depending on the weather and would not be a chosen route after dark.
Proximity and accessibility of facilities - Town Centre (junction of New Street/Church Street and Queen Street)	Approx 787m from site to Village Centre (within preferred maximum walking distance). There are existing footways Along Queen Street and New Street. There is also a PRow located along the western boundary of the site which connects to New Street, though the condition of this footpath would vary depending on the weather and would not be a chosen route after dark.
Proximity and accessibility of facilities – Medical Centre	Approx 1,143m to Stradbroke Medical Centre (outside preferred maximum walking distance). There are existing footways along Queen Street, New Street and Wilby Road. There is also a PRow located along the western boundary of the site which connects to New Street, though the condition of this footpath would vary depending on the season and would be unlit after dark, making it unlikely to be a chosen route at these times of day.
Biodiversity	
Tree Preservation Order (within site/on boundary)	No TPOs within site/on boundary.
Presence of environmental designations - SSSI/SAC, SPA, RAMSAR, ancient woodland, priority habitats	No environmental designations intersect with or are adjacent to the site.
Presence of Local Wildlife Site and/or Local Nature Reserve	No
Heritage	
Proximity to Listed Buildings	The site is approximately 130-170m from two Grade II listed buildings which lie to the west of the site. It is highly unlikely that development will have any impact on these buildings.
Proximity to Conservation Area	The site is approximately 150m from Stradbroke Conservation Area. Development is unlikely to impact its setting.
Transport	
Access to highway	The site does not currently have a dedicated vehicular access suitable for residential development. However, the promoter has advised that access can be achieved by integrating with the approved road layout of the existing STRAD18 site, which has an established and consented access via Mill Lane. A 4-metre-wide track to the north of the site is identified for potential emergency access, but it is not suitable

<b>Sustainability criteria</b>	<b>Additional Land South West of Mill Lane</b>
	for regular use without improvement. It appears likely that suitable vehicular access to the additional land can be provided as part of a coordinated scheme. This does presume that STRAD18 does come forward for development but this appears likely as the site has planning permission.
Site potential to generate significant additional traffic/congestion	The scale of development proposed on the site is likely to generate additional traffic. Further assessment, including liaison with Suffolk County Council, would be required to determine the road capacity of the access from New Street which is one of the main routes in and out of the village.
Pedestrian access	The site currently benefits from PROW access to New Street, from where access to key village amenities can be achieved. Once required improvements linked to the STRAD18 site are delivered, the site will have pedestrian access via Mill Lane, which connects to the STRAD18 site.
Public rights of way (PROW) present	PROWs run adjacent to the northern and western boundaries of the site.
<b>Flooding</b>	
Within Flood zone 1, 2 or 3 (low risk)	The site is within Flood Zone 1 (low risk).
Surface water flooding issues	The site is not likely to be subject to surface water flooding.
<b>Environmental Quality</b>	
Agricultural land classification	The site comprises Grade 3 agricultural land, though it is not clear whether this is 3a or 3b. Development of the site could result in some loss of best and most versatile agricultural land.
<b>Deliverability</b>	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities	N/A
<b>SUMMARY</b>	The site is adjacent to the existing STRAD18 allocation although it will only be adjacent to the settlement boundary if the STRAD18 site is delivered. The site has reasonable pedestrian access to the facilities in the village which will be enhanced once required improvements linked to the STRAD18 site are delivered. The site has no significant constraints to growth. However, this is predicated on the STRAD18 site - which has planning permission - coming forward for development.