

# Babergh and Mid Suffolk Joint Local Plan:

## Strategic Housing and Economic Land Availability Assessment (SHELAA)

August 2017



# DRAFT

[blank page for double sided printing]

DRAFT

# **Contents**

<b>Introduction.....</b>	<b>6</b>
<b>Methodology.....</b>	<b>7</b>
<b>Assessment Findings.....</b>	<b>15</b>
Sites considered with potential capacity for future development.....	15
Broad areas for employment land assessment .....	15
Sites with outstanding planning permissions (as at 1 <sup>st</sup> April 2017) .....	16
Sites which have been discounted .....	16
Windfall assessment .....	16
<b>Appendix A – Suitability Assessment Criteria .....</b>	<b>18</b>
<b>Appendix B – Summary site assessments for potential sites .....</b>	<b>26</b>
Acton .....	27
Aldham .....	28
Ashbocking .....	29
Bacton .....	30
Badwell Ash .....	35
Barham .....	40
Barking .....	44
Battisford.....	46
Bentley.....	48
Beyton .....	50
Bildeston.....	51
Botesdale.....	52
Boxford .....	54
Bramford.....	57
Brantham .....	59
Bures St Mary .....	61
Buxhall.....	62
Capel St Mary .....	63
Chelmondiston .....	70
Chilton .....	72
Claydon .....	76
Cockfield.....	84
Combs .....	87

Copdock and Washbrook.....	90
Cotton .....	101
Creeting St Mary .....	102
Creeting St Peter .....	103
Debenham .....	104
Drinkstone.....	107
East Bergholt .....	108
Elmsett.....	111
Elmswell .....	117
Eye .....	126
Finningham.....	130
Fressingfield .....	133
Gislingham.....	137
Glemsford .....	139
Great Blakenham .....	142
Great Cornard.....	147
Great Finborough.....	152
Great Waldingfield .....	153
Hadleigh .....	158
Harleston .....	169
Haughley.....	170
Henley .....	174
Hessett .....	176
Hinderclay.....	177
Hitcham .....	178
Holbrook .....	182
Holton St Mary .....	185
Hoxne .....	186
Hunston .....	187
Kenton .....	188
Lavenham.....	190
Lawshall.....	195
Laxfield .....	201
Leavenheath .....	203
Lindsey .....	204
Little Waldingfield.....	206

Long Melford.....	209
Mellis .....	211
Mendham.....	212
Mendlesham .....	215
Metfield .....	222
Nedging-with-Naughton .....	226
Needham Market .....	227
Norton.....	235
Occold .....	237
Old Newton .....	238
Onehouse .....	243
Palgrave .....	245
Pettaugh .....	247
Preston St Mary .....	248
Raydon .....	249
Redgrave .....	251
Rickinghall .....	253
Shimpling.....	255
Shotley.....	256
Somersham .....	257
Sproughton .....	258
Stanstead.....	266
Stoke by Nayland.....	270
Stonham Earl .....	271
Stonham Parva .....	274
Stowmarket.....	276
Stradbroke .....	289
Stutton .....	296
Sudbury .....	299
Tattingstone .....	309
Thordon .....	310
Thurston .....	311
Tostock .....	320
Walsham-le-Willows.....	325
Wattisfield .....	327
Wenham Magna.....	328

Westhorpe .....	329
Wetherden .....	331
Wetheringsett.....	332
Weybread .....	334
Whatfield.....	335
Wherstead .....	336
Wilby.....	337
Woolpit.....	338
Woolverstone .....	351
Worlingworth.....	353
Wortham .....	354
Wyverstone.....	355
Yaxley .....	356
<b>Appendix C – Sites not currently developable.....</b>	<b>361</b>
<b>Appendix D – broad areas for employment assessment summaries.....</b>	<b>362</b>
<b>Appendix E – Outstanding Planning Permissions.....</b>	<b>373</b>
Babergh .....	373
Mid Suffolk.....	402
<b>Appendix F – Discounted sites.....</b>	<b>428</b>

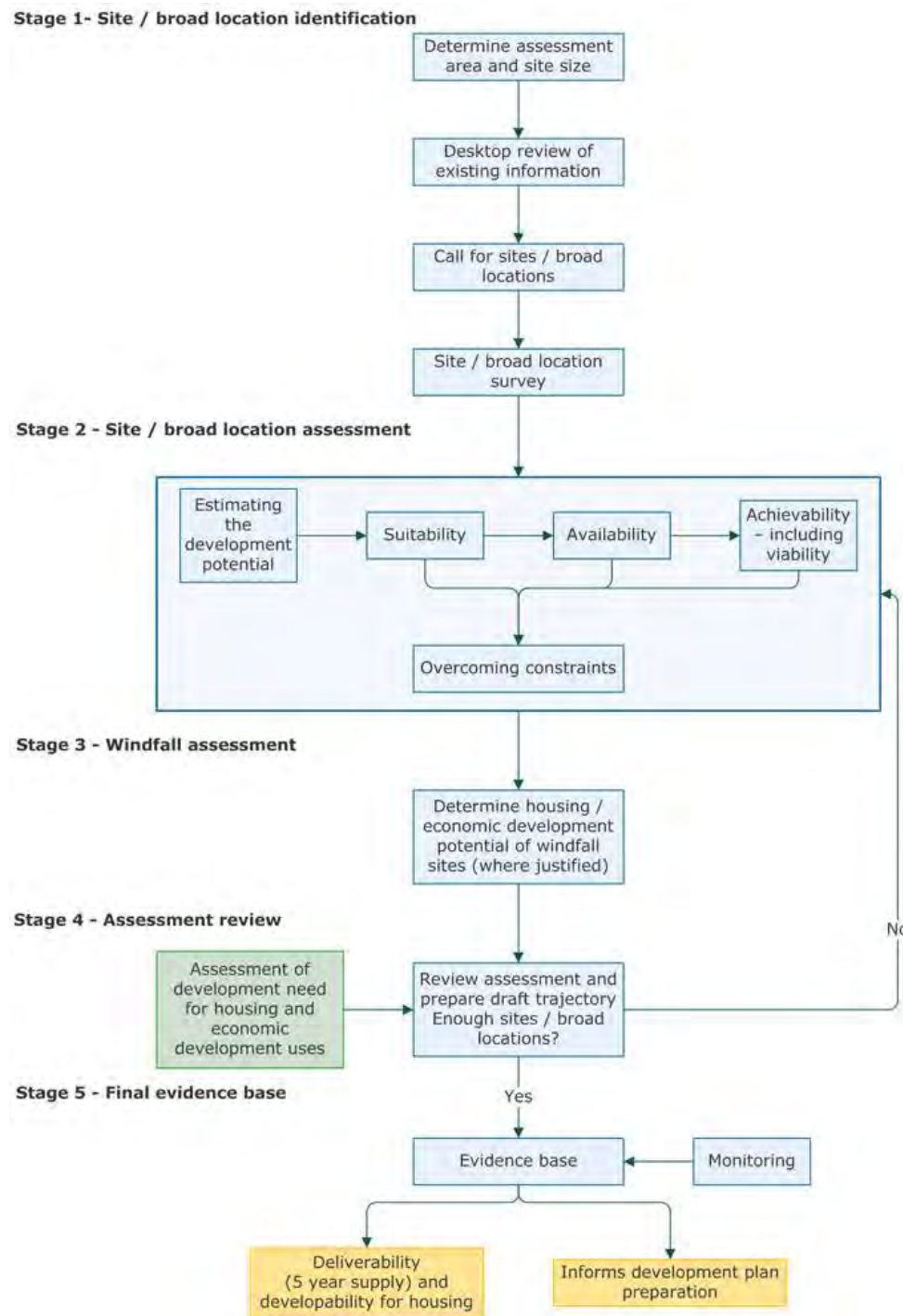
# Introduction

---

- 1.1. Babergh District Council and Mid Suffolk District Council have made a commitment to produce a Joint Local Plan covering the entirety of both districts from the period 2014 to 2036. The role of the Strategic Housing & Economic Land Availability Assessment (SHELAA) is to test whether (and where) there is sufficient land available to meet the full objectively assessed needs for housing and economic development. National Planning Policy and Guidance requires that local authorities prepare an assessment to establish the realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified full objectively assessed needs.
- 1.2. This stage is an important early evidence gathering exercise in the preparation of the new Babergh and Mid Suffolk Joint Local Plan. However, this work is an initial assessment of the development capacity of the Districts and is not an allocations document, because allocations will be made through the formal processes of producing the Joint Local Plan. In addition, it does not mean that any site included will be granted planning permission. Therefore, sites included within the SHELAA document does ***not*** provide any planning status on the site – they will be taken forward and formally considered and consulted upon through the statutory Local Plan process or, where relevant, through the statutory registers required through the Housing & Planning Act 2016, such as the Brownfield Sites Register. This SHELAA document supersedes all previous land availability assessment documents.
- 1.3. A number of other studies will assist the Councils in establishing the evidence for the up to date full objectively assessed housing and economic needs up to 2036. This key evidence base will include a Strategic Housing Market Assessment (SHMA), Economic Land Needs Assessment (ELNA), Sector Needs Assessment (SNA), Town Centres and Retail Study and Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. Many of these studies have been jointly commissioned by all local authorities in the Ipswich Housing Market Area (Babergh, Mid Suffolk, Ipswich and Suffolk Coastal District Councils). These studies and others are available on the Council's websites as follows:  
  
[www.babergh.gov.uk/jointlocalplan](http://www.babergh.gov.uk/jointlocalplan) and [www.midsuffolk.gov.uk/jointlocalplan](http://www.midsuffolk.gov.uk/jointlocalplan)
- 1.4. It is anticipated that this SHELAA methodology will be broadly shared by all local authorities in the Ipswich Housing Market Area to ensure a generally consistent approach to identifying land availability. Other local planning authorities may need to adjust some detailed aspects of the assessment framework, to ensure it is appropriate to local circumstances.
- 1.5. Further information on housing and economic land availability assessment is set out online in the Government Planning Practice Guide - <https://www.gov.uk/government/collections/planning-practice-guidance>

# Methodology

2.1. The SHELAA will consist of five stages which are discussed in the sections below. They are based upon the process mapped out in the [Planning Practice Guidance](#). A summary extract of the methodology is shown in Figure 1 below.



**Figure 1 - SHELAA methodology flowchart**

**Source:** Planning Practice Guidance (para ID 3-006-20140306)



## Stage 1 – Identification of sites & broad locations

- 2.2. The geographical area to be covered by this SHELAA is the entirety of both Babergh and Mid Suffolk districts, as indicated in Figure 2 below. This sits within the context of the Ipswich Housing Market Area (HMA) and Functional Economic Market Area (FEMA), which is made up of the whole districts of Babergh, Ipswich, Mid Suffolk and Suffolk Coastal District Councils.



**Figure 2 – Babergh & Mid Suffolk Districts**

**Source:** Babergh & Mid Suffolk

- 2.3. The Ipswich HMA is also influenced by the neighbouring areas of Braintree, Breckland, Colchester, South Norfolk, St Edmundsbury, Tendring and Waveney and will be fully considered in the Strategic Housing Market Assessment. The Councils will engage in cross boundary working with the relevant authorities in order to comply with the Duty to Cooperate.
- 2.4. The Councils will involve a wide group in relation to land availability including developers, land owners/promoters, infrastructure providers, local property agents, local communities, partner organisations, Local Enterprise Partnerships, businesses/business representative organisations, town and parish councils, neighbourhood forums.
- 2.5. The SHELAA will need to include consideration for a number of land sources as set out below:
- i. Existing housing and economic development allocations which are unimplemented.
  - ii. Outstanding planning permissions (unimplemented or under construction) for housing and economic development.

- iii. Planning applications that have been refused or withdrawn.
  - iv. Land in the local authority's ownership.
  - v. Redundant public sector land.
  - vi. Vacant, derelict and underused land and identified from maps and local knowledge.
  - vii. Land and premises for sale
  - viii. Land submitted through 'Call for sites'.
- 2.6. For the SHELAA assessment the Councils have assumed that residential, mainstream employment uses (B land use classes such as office, light industrial, storage and distribution), and retail uses will be considered where relevant. The appropriateness of other land uses eg. community infrastructure will be considered at a later stage through the Joint Local Plan process.
- 2.7. The threshold for consideration of sites in this assessment will be set at **land of at least 0.25ha in size or capable of delivering 5 or more dwellings.**
- 2.8. This threshold does not apply to sites with planning permission for development. The contribution from these sites, regardless of size, will be counted towards the land availability of the local planning authority areas of Babergh and Mid Suffolk. The baseline date for gathering planning permission information in the SHELAA will be the end of the most recent full monitoring year which runs from 1<sup>st</sup> April to 31<sup>st</sup> March.
- 2.9. All sites (apart from sites identified at the time with planning permission) will be subject to a desktop review. The desktop review will check constraints and designations affecting sites. At this stage it may be necessary to exclude some sites from the assessments as the development of the site would clearly contravene national planning policy/legislation. Sites will be excluded from further assessment where they are:
- i. Within Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites (including potential SPAs, possible SACs and proposed Ramsar sites) or within Sites of Special Scientific Interest (SSSI), National Nature Reserves and Ancient Woodland. European and national legislation and the National Planning Policy Framework (NPPF) prohibit development affecting these sites and development within the designation is likely to result in direct loss.
  - ii. Sites where 50% or more of the area lays within Environment Agency identified Flood Zones 2 or 3.
  - iii. Within the area of Scheduled Ancient Monuments.
  - iv. On Statutory Allotments
  - v. Within Locally Designated Green Spaces, including Designated Village Greens and Common Land.

## Stage 2 – Site Assessment

- 2.10. The purpose of this stage is to determine whether sites are deliverable or developable. Deliverable sites are sites which are suitable, available now and achievable within five years. Developable sites are sites which are suitable with a reasonable prospect they could be available and achievable within the plan period.
- 2.11. All sites identified in the SHELAA will be subject to the full site assessment set out herein, apart from those sites which have existing planning permission. All sites with existing planning permission are assumed to be deliverable unless there is clear evidence a site will not come forward within five years, for example, they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. The Councils, through the Annual Monitoring Report process, carry out a separate assessment regarding the 5 year supply of housing land.
- 2.12. The overall approach to the assessment of employment sites is different to those for housing because inevitably the potential type, range and scale of development could be much greater for employment uses and the specific parameters of a scheme are in the majority of cases not identified. Therefore for some aspects of the SHELAA assessment the impact of employment development is less certain or may be unknown.

## Suitability

- 2.13. The suitability of a site is influenced by national planning policy, local planning policy (where policy is up to date and consistent with the NPPF) and other factors including physical constraints affecting the site, the impacts of the development of the site, the market attractiveness of the sites proposed use and location and the impacts on amenity and environment of neighbouring areas.
- 2.14. To assess the suitability of sites a 'red', 'amber' 'green' (RAG) approach will be applied to assessing the various types of constraints and potential impacts which may affect the development of sites. Some sites will have impacts and constraints which are insurmountable and thus undermine the suitability of development. Other sites will have impacts and constraints which are surmountable; however, they may be costly to overcome and have an impact on the achievability of development.
- 2.15. 'Red' impacts and constraints will rule out the suitability of a site. Any site assessed as 'red' against any type of constraint or impact will be discounted from the assessment and the site will not be considered suitable for development, unless there is clear justification or substantial public benefits in accordance with the NPPF why there may be an exception eg. regeneration objectives.

- 2.16. 'Amber' impacts and constraints will not immediately rule out the suitability of development of a site. However, some mitigation will be required in order for the site to be suitable and the feasibility and extent of that mitigation will need to be identified through further research. In many cases it will only be possible to make a broad assessment as to how a site could be developed, as there will be no detailed proposals against which to assess likely impacts and how they could be mitigated. In order to make an assessment of potential capacity for SHELAA purposes, officers will use their planning judgement and experience to assess the potential impacts, and how (if at all) they could be mitigated, based on the best evidence available. Therefore, sites assessed as 'amber' against any type of constraint or impact will be considered potentially suitable providing that constraints could be overcome, (based on officers' judgement), but would almost inevitably require a more detailed assessment before they could be confirmed as suitable for Joint Local Plan allocation. Further detail on the potential mitigation will be set out on the site assessment form.
- 2.17. The 'green' category represents no constraint or impact with respect to that type of impact or constraint.
- 2.18. The types of constraint and impact set out below will be considered in terms of assessing the suitability of sites:

### Constraints

- Access to site
- Access to wider transport networks
- Access to local services & facilities
- Utilities capacity
- Utilities infrastructure
- Contamination
- Flood risk
- Coastal change
- Market attractiveness

### Impacts

- Landscape/townscape
- Biodiversity and geodiversity
- Historic environment
- Open space
- Transport and roads
- Compatibility with neighbouring use

### Availability

- 2.19. A site will be considered available where the landowner/promoter has expressed an intention to develop or sell the site for development and there are no known legal constraints.
- 2.20. Evidence is sought on the ownership of the sites, including Land Registry Title Deeds. Sites with unresolved ownership problems such as multiple ownerships with no agreements, ransom strips, tenancies and covenants will not be considered available unless there is a reasonable prospect the constraints can be overcome.
- 2.21. For a site to be deliverable there must be confirmation from the landowner/promoter that the site could become available for development in 0-5 years. Where no indication has been provided in terms of timescale for development, the site will be considered developable in the longer term, subject to satisfactory assessment against the suitability and achievability criteria.

### Achievability

- 2.22. A site is considered achievable when, in line with the National Planning Practice Guidance, there is a reasonable prospect that the site can be developed at a particular point in time. There should also be a judgement about the viability of the site which will be influenced by, market attractiveness, its location in respect of property markets and any known likely abnormal costs associated with the site.
- 2.23. Evidence from previous viability studies conducted in the local planning authority areas may be used to assess the viability of sites for both residential and non-residential development, dependent on the currency and robustness of the data involved. Viability evidence from emerging local plans may be used to inform this process.
- 2.24. To help assess the viability of sites, information will be sought from landowners and developers through the call for sites process. All suitable and available sites will be assessed for viability in a 'Whole Plan Viability' assessment which will be conducted prior to any Joint Local Plan being examined.
- 2.25. Another factor affecting achievability will be the capacity of a developer to complete and let or sell the development over a certain period. Feedback will be sought from developers on typical build out rates and using information on local past delivery, where applicable.
- 2.26. Where constraints have been identified in either the suitability, availability or achievability of a site the Councils will consider if there are any actions which

could be taken to remove or mitigate the constraints, for example the provision of new infrastructure.

- 2.27. In order for a proposed site to be included in the final SHELAA capacity, the site assessment will need to score either an 'amber' or 'green' rating against all of the suitability criteria, as well as meeting the availability and achievability tests. For sites which are assessed as not suitable, these will be published in a summary table together with the reason for being discounted.

### Stage 3 – Windfall assessment

- 2.28. Windfall sites are sites which have not been specifically identified as part of the Local Plan process. They have unexpectedly become available and may include sites such as a factory closing down, offices converting to residential or the sub-division of larger properties. As set out in the National Planning Policy Framework, local authorities may make allowance for windfall in the land supply assessment where there is compelling evidence that sites have consistently become available and will continue to provide a reliable source of supply.
- 2.29. In accordance with the National Planning Policy Framework, windfall estimates are typically not able to include development on residential garden land within the assessments. However, garden land in countryside locations may be suitable for windfall identification in certain circumstances. To avoid double counting, with sites identified in the SHELAA Stage 1 assessment, only average delivery rates for windfall sites under 0.25ha will be considered. In addition, many existing planning permissions which will be built out over the next few years are on windfall sites and therefore when projecting windfall trends forward it is important not to double count their contribution.

### Stage 4 – Assessment Review

- 2.30. The total capacity of land for each use will be calculated and compared against the full objectively assessed need for housing and employment. If housing or employment arising in a local planning authority area cannot be met fully within that area using the sites available, a process of reappraisal must begin. Land previously discounted, perhaps because of a particular policy constraint, might be reintroduced, or additional sites may need to be brought into consideration.
- 2.31. Following any further review process, if there are still insufficient sites to meet the full objectively assessed needs, then the Councils will need to consider how needs might be met in adjoining areas through discussions focussed on the Duty to Cooperate.
- 2.32. The anticipated timescales for delivery is also important. An indicative trajectory will be drawn up to set out the estimated rate of new development across the Joint Local Plan timescale. Consideration will need to be given to

ensure that a continuous supply of housing and economic land is provided for across at least a 15 year period.

### Stage 5 – Final Evidence Base

2.33. The key outputs from the SHELAA are expect to be:

- i. A list of all sites or broad locations considered, cross-referenced to their location on maps.
- ii. An assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable to determine whether a site is realistically expected to be developed and when.
- iii. More detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons.
- iv. The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when.
- v. An indicative trajectory or anticipated development and consideration of associated risks.

2.34. The SHELAA will be a key part of the evidence base used to inform the preparation of the Babergh and Mid Suffolk Joint Local Plan. Initial options and choices about allocations for housing and employment land will be weighed against what is found by the SHELAA, and other sources of evidence, with a balanced assessment reached by consideration against local and national planning policies.

2.35. As repeated in the sections above, the SHELAA work is an initial assessment of the development capacity of the Districts and is not an allocations document. The identification of options, consultation and proposed site allocations will all formally be undertaken through the Local Plan process. Any site reported in the SHELAA does not award any planning status to the site, nor does it mean that any site included will be granted planning permission.



# Assessment Findings

## Sites considered with potential capacity for future development

- 3.1 The Councils have undertaken two rounds of ‘call for sites’ processes in 2014 and 2016 for the Joint Local Plan. An assessment has been undertaken on these sites using the methodology in [Appendix A](#). A summary of the total dwellings capacity of residential land available is set out below. Assessments of the sites identified with either deliverable or developable potential for development are set out in [Appendix B](#). Sites which are potentially considered suitable for development, but where availability and/or achievability is uncertain are set out in [Appendix C](#).
- 3.2 Based on information supplied to the Councils through the call for sites process as well as officer judgements, an estimate has been made regarding the delivery timescales of available land for development. This is set out below.
- 3.3 An interactive online map tool has been produced showing all of the SHELAA sites (both potential and discounted). Printing facilities are also available through the online tool. To see the mapped locations of all the sites, please access this system through the Councils’ websites at: [www.babergh.gov.uk/jointlocalplan](http://www.babergh.gov.uk/jointlocalplan) and [www.midsuffolk.gov.uk/jointlocalplan](http://www.midsuffolk.gov.uk/jointlocalplan)

## Estimated residential land dwellings capacity and trajectory

SHELAA site status	Babergh	Mid Suffolk	TOTAL
<b>Deliverable 0-5 years</b>	4919	8246	<b>13165</b>
<b>Developable 6-15 years</b>	4499	1988	<b>6487</b>
<b>Not Currently Developable</b>	150	110	<b>260</b>
<b>SHELAA Total Theoretical Capacity</b>	<b>9568</b>	<b>10344</b>	<b>19912</b>

- 3.4 The residual housing requirements for the two Councils is set out in the latest iteration of the Joint Local Plan document. When compared to the total capacity identified in the SHELAA, there is sufficient potential land to meet the requirements. It is not necessary to revisit the assessment to identify further sites for meeting the housing requirement. Further consideration of sites to be taken forward for development will be set out through the formal Joint Local Plan process.

## Broad areas for employment land assessment

- 3.5 In addition to the specific housing and employment land site assessments, the Council has also undertaken some high level assessment work on broad areas where there is a strategic asset that could potentially support employment uses. The assets such as major road junctions are attractive to



business and industry because of the good road communication links and potential to keep HGVs out of rural communities.

- 3.6 These broad areas are not specific land proposals. Instead they have been assessed for potential safeguarding for industrial use beyond the plan period, or for release in the event that those specific assets are necessary to accommodate a proposed use and no alternative employment land is available with such assets. The findings of the study will guide and inform the Councils' development of their future economic strategies.
- 3.7 The broad area employment land assessment summaries can be found in [Appendix D](#). Note the broad areas are not part of the Joint Local Plan consultation document (August 2017).

### **Sites with outstanding planning permissions (as at 1<sup>st</sup> April 2017)**

- 3.8 The Councils undertake regular monitoring and reporting of key development information through the [Annual Monitoring Report](#) process. Another important source of future housing land potential comes from outstanding planning permissions (OPPs). The latest available information (as at 1<sup>st</sup> April 2017) for outstanding planning permissions (where sites are either not started or still under construction) is set out below.

**Babergh OPPs = 2,320 dwellings (rounded)**  
**Mid Suffolk OPPs = 2,480 dwellings (rounded)**

- 3.9 A full schedule of sites with outstanding planning permissions across Babergh and Mid Suffolk is set out in [Appendix E](#).

### **Sites which have been discounted**

- 3.10 Using the methodology set out in the SHELAA, the Councils have identified a number of discounted sites which are not considered suitable for the development proposed. A schedule of all sites identified in the assessment as discounted, together with the reason for discounting are set out in [Appendix F](#).
- 3.11 An interactive online map tool has been produced showing all of the SHELAA sites (both potential and discounted). Printing facilities are also available through the online tool. To see the mapped locations of all the sites, please access this system through the Councils' websites at:  
[www.babergh.gov.uk/jointlocalplan](http://www.babergh.gov.uk/jointlocalplan) and [www.midsuffolk.gov.uk/jointlocalplan](http://www.midsuffolk.gov.uk/jointlocalplan)

### **Windfall assessment**

- 3.12 The Councils have limited monitoring records for windfall land across Babergh and Mid Suffolk districts. However, analysis on windfall dwelling completion rates has been conducted for years 2014/15 and 2015/16 on sites of less than

0.25ha to avoid double counting of potential future SHELAA sites. The windfall data available is presented in the table below:

<b>District</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2014-2016 average (rounded)</b>
Babergh	48	68	60
Mid Suffolk	177	54	115

Windfall dwellings completed which are less than 0.25ha and not garden land.

- 3.13 The Councils have assumed the average rates set out above as the potential annual source of windfall dwelling supply for the future. These figures are considered reasonable as they are broadly consistent with the currently assumed windfall rates in the existing Babergh (82 dwellings per annum) and Mid Suffolk (112 dwellings per annum) adopted Local Plan documents respectively.

# Appendix A – Suitability Assessment Criteria

## Constraints

Access to site		
<b>Red</b> No possibility of creating suitable access to the site	<b>Amber</b> There is no identified access to the site or possible access constraints on the site, but these may be overcome through development	<b>Green</b> Access by all means is possible
<p>Access is an important consideration in determining the suitability of sites for development. Access is needed for both construction and occupation phases of a development.</p> <p>A site with no access or without the potential to provide suitable access cannot be considered suitable for development. The Highway Authority will be consulted to understand the access implications for sites.</p> <p>.</p>		
<i>Exceptions: None</i>		

Access to wider transport networks		
<b>Red</b> Poor relationship to wider transport networks	<b>Amber</b> Adequate relationship to wider transport networks	<b>Green</b> Good relationship to wider transport networks
<p>Wider transport network access is an important consideration in determining the suitability of sites for development. Consideration of accessibility to the strategic road network (Trunk roads and A Class roads) and railway network can provide an opportunity to identify and support a pattern of development that minimises trip generation at source and encourages the use of sustainable modes of transport, minimises journey lengths for employment, shopping, leisure, education and other activities, and promotes accessibility for all.</p> <p>For housing sites, locations would be considered good where they are located within approximately 2km of the strategic road network or railway station and adequate within approximately 10km. In locations beyond this, accessibility will be considered to be poor.</p> <p>For some types of employment site (eg. storage and distribution), access to strategic roads is important, where typically a site easily accessed within 2km of a Trunk Road or A class Road via unconstrained roads is considered good, sites approximately 5km+ from a Trunk Road or A class Road or accessed through constrained/local roads and/or through a town centre or residential area, is considered poor. For office-based employment, frequent public transport access within walking distance would be considered good.</p>		
<i>Exceptions: None</i>		

Accessibility to local services and facilities		
<b>Red</b> Poor access to core services and facilities	<b>Amber</b> Average access to core services and facilities	<b>Green</b> Good access to core services and facilities
<p>Accessibility of a site to local services and facilities by means other than the car via an established route such as footpaths or cycleways – and the extent to which development might provide new services or enhance sustainable accessibility to existing ones – are important considerations in determining the suitability of a site for development. They will also have a bearing on market attractiveness, for example the proximity of a housing site to local schools. In assessing housing sites against this measure, accessibility to the following core services will be considered:</p> <ul style="list-style-type: none"> <li>• A primary school,</li> <li>• A secondary school</li> <li>• A local healthcare service (doctors' surgery),</li> <li>• Retail and service provision for day to day needs (district/local shopping centre, village shop);</li> <li>• Local employment opportunities (principally existing employment sites, but designated or proposed employment area in a local plan will also be considered),</li> <li>• For rural districts, a peak-time public transport service to/from a higher order settlement (peak time for the purposes of this criterion will be 7-9am and 4-6pm).</li> </ul> <p>For residential sites, no core services within 800m/10 minutes walking distances would score poor. Where there are 1 to 3 core services within 800m/10 minutes walking distance these will score average, and where there are 4 or more, these will score good.</p> <p>Large scale, strategic allocations may provide opportunities, through development, to include new local facilities such as schools, health centres and community halls where there is isolation or infrastructure reinforcement is required.</p> <p>For employment sites, the availability of a sizeable nearby residential area (a potential labour supply) will also be treated as a core service, however the specific thresholds for each score will not be applied to employment sites.</p> <p><i>Exceptions: None</i></p>		

Utilities capacity		
<b>Red</b> No available utilities capacity and no potential for improvements	<b>Amber</b> No available utilities capacity but potential for improvements to facilitate capacity	<b>Green</b> Sufficient utilities capacity available
<p>The capacity of utilities including electricity, gas, and water supply together with the wastewater network and treatment facilities is critical to the development of a site. Utility providers will be consulted as part of this assessment to understand whether there are any capacity issues affecting sites.</p> <p><i>Exceptions: None</i></p>		

Utilities infrastructure		
<b>Red</b> n/a	<b>Amber</b> Utilities infrastructure present on the site that could affect the development potential	<b>Green</b> No constraints from utilities infrastructure
Some sites may have strategic utilities infrastructure passing across it (either under or over ground), for example, power lines or gas pipelines. Whilst this does not provide an absolute constraint to development, it may limit the development potential of the site or involve additional costs which may affect the viability of the site. As with the capacity criteria, utility providers will be consulted as part of this assessment to understand whether there are any existing infrastructure issues affecting sites.		
<i>Exceptions: None</i>		

Contamination and ground stability		
<b>Red</b> n/a	<b>Amber</b> The site is potentially contaminated or has potential ground stability issues that could be mitigated	<b>Green</b> The site is unlikely to be contaminated and has no known ground stability issues
Many potential sites across each district suffer from levels of contamination, such as sites on former or existing industrial and commercial land. Others are affected by ground stability issues such as historic mineral working, quarrying or tunnelling. Some greenfield sites may also be contaminated due to previous ground works and infilling. Where suspected contamination or ground stability issues are identified they must be satisfactorily mitigated before the site can be considered for development. Neither contamination nor ground stability issues are likely to present an insurmountable constraint to development. However, where sites are contaminated or on unstable land the costs of development could increase which could affect the viability of the site. Existing information will be used to identify sites that are potentially, or known to be contaminated or affected by ground stability.		
<i>Exceptions: None</i>		

Flood risk		
<b>Red</b> Where predicted surface water flooding affects 50% or more of the site.	<b>Amber</b> Up to 50% of the site is within Flood Zones 2 or 3 and/or is within an area at high, medium or low risk from surface water flooding	<b>Green</b> The site is at low risk of flooding (within Zone 1)
Sites where 50% or more of the area is located within Flood Zone 2 or 3 will be treated as an absolute constraint and will be discounted from further assessment at the outset.		
Flood Zones are defined by the Environment Agency and are present on the Environment Agency's flood map. Flood Zone 1 represents an area with less than a 0.1% chance of flooding (a 1 in 1000 year flood event). Flood Zone 2 and Flood Zone 3 represent areas with greater than a 0.1% and a 1% chance of flooding respectively (1 in 1000 year and 1 in 100 year flood events).		
The Environment Agency Flood Zones only show flood risk as of the situation today. However, when planning for new development the risk over the lifetime of development needs to be considered taking into account the effects of climate change. Each LPAs Strategic Flood Risk Assessment identifies flood zones based on the lifetime of the		

development in certain areas. Where this information is available these flood zones will be used for the purpose of this assessment. The flood zones described above relate to fluvial and tidal flooding (flooding from rivers and the sea). Surface water flooding can also be an issue. The Environment Agency has published a surface water flood map for England which identifies areas of high, medium, low and very low surface water flood risk, together with information on velocity and depth. A low risk surface flooding event has a similar likelihood of occurring as flood zone 2 events of between 0.1% and 1% chance.

Where sites are at risk from flooding their suitability will be based on the sequential test and exceptions test together with the potential for mitigation.

*Exceptions: Subject to sequential and exception test analysis, there may be unique sites/locations where substantial wider regeneration objectives weigh in favour of site development opportunities. However, these will be expected to be very rare.*

Market attractiveness		
<b>Red</b> The site is in a location not considered to be attractive to the market, and cannot be made so through development	<b>Amber</b> Through development the site may become attractive to the market	<b>Green</b> The site is in a location considered to be attractive to the market
Market attractiveness within this assessment will be based on the evidence from a variety of sources and will need to take account of relevant evidence in housing/retail/economic needs assessments and from commercial market commentaries.		
For employment sites, factors affecting market attractiveness will include the appearance of the site, or where the site is undeveloped its location relative to existing employment areas, the types of users on site and the extent of local unit occupancy including whether vacant units are being actively marketed. Evidence of recent investment is important as is the availability of broadband and the profile of the site including Enterprise Zone status.		
<i>Exceptions: None</i>		

## Impacts

Landscape, Strategic Gaps and Agricultural Land		
<b>Red</b> Development of the site likely to have a detrimental impact on sensitive or other landscapes which cannot be mitigated	<b>Amber</b> Development of the site may have a detrimental impact on sensitive or other landscapes which may be capable of mitigation.	<b>Green</b> Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive or other landscapes
Sensitive landscapes include: <ul style="list-style-type: none"> <li>• areas within and adjacent to the AONB,</li> <li>• Landscape Character Areas identified as particularly sensitive in Landscape Character Assessments, where applicable and</li> <li>• areas of open land identified in Local Plans/Neighbourhood Plans as Strategic Gaps (or equivalent) providing essential separation between discrete settlements.</li> </ul> Other considerations include the potential loss of protected trees on the amenity of the area and the potential loss of the best and most versatile agricultural land. The best and most versatile agricultural land quality is defined in the NPPF as land graded either 1, 2 or 3a. National planning policy is to seek to avoid development on higher quality agricultural land where possible. However, in rural Suffolk areas, limited alternative land		

such as 'brownfield land' is available for development and development of agricultural land is unavoidable in order to meet identified housing needs. Consideration will be given to prioritising available land which is of poorer soil quality.

For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified, the impact of development may be less certain

*Exceptions: None*

Townscape		
<b>Red</b> Development of the site likely to have a detrimental impact on sensitive or other townscapes which cannot be mitigated	<b>Amber</b> Development of the site may have a detrimental impact on sensitive or other townscapes which may be capable of mitigation	<b>Green</b> Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on sensitive or other townscapes
<p>Sensitive townscapes include those within and adjacent to parts of conservation areas where up to date appraisals have indicated a high level of townscape significance, where development may affect particular concentrations of listed or locally listed buildings with collective townscape value and any other areas identified as particularly sensitive in Local Plans, local townscape appraisals or historic character studies.</p> <p>Other considerations include the potential loss of protected trees on the amenity of the area.</p> <p>For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified the impact of development may be less certain.</p> <p><i>Exceptions: None</i></p>		

Biodiversity and Geodiversity		
<b>Red</b> Development of the site likely to have a detrimental impact on designated sites, protected or priority species or ecological networks which cannot be reasonably mitigated or compensated as appropriate	<b>Amber</b> Development of the site may have a detrimental impact on a designated site, protected or priority species, ecological network but the impact may be capable of mitigation	<b>Green</b> Development of the site would not have a detrimental impact on any designated site, protected or priority species, ecological networks and may include enhancement
<p>Designated sites are those with national or international protection, namely:</p> <ul style="list-style-type: none"> <li>• Special Areas of Conservation (including possible Special Areas of Conservation)</li> <li>• Special Protection Areas (including potential Special Protection Areas)</li> <li>• Ramsar sites (including proposed Ramsar sites)</li> <li>• Sites of Specific Scientific Interest</li> <li>• National Nature Reserves</li> <li>• Ancient Woodland</li> </ul> <p>and those with regional or local protection, namely:</p> <ul style="list-style-type: none"> <li>• Regionally Important Geological Sites</li> <li>• Local Nature Reserves</li> <li>• County Wildlife Sites/Local Wildlife Sites</li> <li>• County Geodiversity Sites</li> <li>• Roadside Nature Reserves</li> </ul>		



Sites with national or international protection will have already been excluded from the assessment. However, other sites in close proximity or with links to these sites may still result in a detrimental impact which cannot be mitigated and therefore need to be classified as a red impact. Where mitigation is possible, these sites could be assessed as an amber impact. Compensatory provision is not an option for the top three designations as compensatory measures are only appropriate where an overriding national need for development has been demonstrated.

Sites which could have a detrimental impact on the other designated sites listed above will be regarded as a red impact if mitigation or compensatory provision cannot be provided. Where mitigation or compensatory provision can be provided, sites will be assessed as having an amber impact.

Priority species and habitats can be identified from the Biodiversity Action Plan.

For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified the impact of development may be less certain

*Exceptions: None*

Historic Environment		
<b>Red</b> Development of the site likely to cause substantial harm to a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset which cannot be reasonably mitigated	<b>Amber</b> Development of the site may have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact may be capable of mitigation	<b>Green</b> Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets
Heritage Assets are buildings, monuments, sites and places identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest. Designated heritage assets include: <ul style="list-style-type: none"> <li>• Listed Buildings (grade I, grade II* and grade II)</li> <li>• Registered Parks and Gardens</li> <li>• Scheduled Ancient Monuments</li> <li>• Conservation Areas</li> </ul> Non-designated Heritage Assets can include locally listed buildings, sites with archaeological potential and sites identified as having local heritage significance in the Suffolk Historic Environment Record (HER).		
Where relevant, in accordance with the NPPF (para 126) the authority will have regard to heritage assets including those most at risk through neglect, decay or other threats and seek to conserve them in a manner appropriate to their significance.		
For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified the impact of development may be less certain.		
<i>Exceptions: None</i>		

## Open Space



<b>Red</b>	<b>Amber</b>	<b>Green</b>
Development of the site would result in a loss of open space which is either not surplus to requirements or could not be replaced locally	Development of the site would result in a loss of open space which is surplus to requirements or could be replaced locally	Development of the site would not result in the loss of any open space
<p>Open space is any area of open space with public value. This includes play space, amenity space, playing fields, sports pitches, sports facilities, semi-natural space, parks, and green corridors, as well as Rights of Way networks in open countryside areas. It also includes areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as visual amenity.</p> <p>Sites for development on open spaces will only be suitable if the open space is surplus to requirements or the open space can be replaced by a better or equivalent open space in terms of size and quality.</p>		
<i>Exceptions: None</i>		

<b>Transport and Roads</b>		
<b>Red</b>	<b>Amber</b>	<b>Green</b>
Development of the site would have an unacceptable impact on the functioning of trunk roads and/or local roads that cannot be reasonably mitigated	Any potential impact on the functioning of the trunk roads and/or local roads could be reasonably mitigated	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads
<p>The Highway Authority and Highways England will be consulted to ascertain any potential impacts on the functioning of trunk roads and local roads. In assessing impacts, consideration will be given to the following:</p> <ul style="list-style-type: none"> <li>• Accessibility to public transport and key services and facilities and employment opportunities for sites being considered for residential use;</li> <li>• Accessibility to public transport and housing and other facilities for sites being considered for non-residential use;</li> <li>• Development potential and associated traffic generation, and;</li> <li>• Existing traffic conditions and capacity of local junctions.</li> </ul>		
<i>Exceptions: None</i>		

<b>Compatibility with neighbouring/adjoining uses</b>		
<b>Red</b>	<b>Amber</b>	<b>Green</b>
Neighbouring/adjoining uses to the proposed site would be incompatible with the proposed development type with no scope for mitigation	Development of the site could have issues of compatibility with neighbouring/adjoining uses; however, these could be reasonably mitigated	Development would be compatible with existing and/or adjoining uses
<p>New development should be compatible with its surrounding land uses. If existing neighbouring/adjoining land uses or potential future land uses (i.e. from other neighbouring sites being considered in the assessment) would create amenity issues for current or future</p>		

residents or occupiers such as noise, odour or light pollution which cannot be mitigated then the site should be considered unsuitable for development. Sensitive design may lessen the impact of amenity issues and in some cases may still allow a site to be used for a conflicting use.

*Exceptions: None*

DRAFT

## Appendix B – Summary site assessments for potential sites

---

An interactive online map tool has been produced showing all of the SHELAA sites (both potential and discounted). Printing facilities are also available through the online tool. To see the mapped locations of all the sites, please access this system through the Councils' websites at:

[www.babergh.gov.uk/jointlocalplan](http://www.babergh.gov.uk/jointlocalplan) and [www.midsuffolk.gov.uk/jointlocalplan](http://www.midsuffolk.gov.uk/jointlocalplan)

DRAFT

## Acton

Parish / District:	Acton, (Babergh)		
Site reference:	SS0177		
Site location:	Land south of Tamage Road, Acton		
Approx site area (ha):	3.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development - approx 100 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Impact on the historic environment - site adjoins a County Historic Environment Record to the south
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	90
Estimated delivery timetable:	Deliverable 0-5

## Aldham

Parish / District:	Aldham, (Babergh)		
Site reference:	SS0258		
Site location:	Land north of The Street,		
Approx site area (ha):	2.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	unknown
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - County Wildlife Site within 350m
Availability	
Achievability	No indication of likely timescales for development or build out rate has been provided

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	5
Estimated delivery timetable:	Developable 6-15

## Ashbocking

Parish / District:	Ashbocking, (Mid Suffolk)		
Site reference:	SS0796		
Site location:	Land to the west of B1077		
Approx site area (ha):	1.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Approx. 15 units per developable acre.
SHELAA site assessment summary	
Suitability	Site is potential suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species. HRA work may be required
Availability	The site is under single ownership. The submission form estimates a build out time of 2 years. An agent has submitted the site on behalf of the landowners. The title deeds have been submitted.
Achievability	The submission states that the agricultural use can be terminated. The submission estimates a build time of two years.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Low density development recommended to match surrounding development.
Estimated dwellings yield:	15
Estimated delivery timetable:	Developable 6-15

## Bacton

Parish / District:	Bacton, (Mid Suffolk)		
Site reference:	SS0074		
Site location:	Land to the north west of Woodward Avenue and west of Turkey Hall Lane, Bacton		
Approx site area (ha):	6.08	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development of up to 150 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage - potential impact on nearby listed buildings Biodiversity - potential impact on protected species recorded nearby
Availability	The site is in single ownership. An agent has submitted the site on request of the landowner. The title deeds have been submitted.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The agent has not provided a timescale for development, as the land has not been marketed this site can be viewed as a medium term project.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	150
Estimated delivery timetable:	Developable 6-15

Parish / District:	Bacton, (Mid Suffolk)		
Site reference:	SS0099		
Site location:	Land to the north east of Turkey Hall Lane, Bacton		
Approx site area (ha):	4.54	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and agricultural		
Planning history:	None		

Proposed land use description:	Residential development - 70 dwellings
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage - Potential impact upon a Grade II listed building
Availability	The site is under single ownership. The site is owned by a developer who has enlisted an agent to submit the land on their behalf. The submission form states that 50 dwellings per annum could be built, however using local averages a rate of 20 - 30 dwellings per annum is justified. The title deeds have been submitted.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission confirms that the site could come forward in 0-5 years. The submission states that 50 dwellings per annum could be built, however using local averages a build-out rate of 20 - 30 dwellings per annum can be assumed.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	50
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Bacton, (Mid Suffolk)		
Site reference:	SS0130		
Site location:	Land south of Wyverstone Road, Bacton		
Approx site area (ha):	2.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture, Residential to the east, redundant middle school to the north, and agricultural land to the south and west		
Neighbouring land use:			
Planning history:	3270/16 - outline application 64 dwellings. Not yet decided.		

Proposed land use description:	Residential development of 30 - 40 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required
Availability	The site is under multiple ownership and a developer has an option on the site. The submission form does not provide an estimated build out rate. Using local averages a build-out rate of 20 - 30 dwellings can be assumed. The title deeds have been submitted.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	60		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Bacton, (Mid Suffolk)		
Site reference:	SS0266		
Site location:	Land north of Church Road and east of Wyverstone Road		
Approx site area (ha):	4.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential		
Planning history:	None		

Proposed land use description:	Residential development, highlighted as a potential housing allocation site in 2016 SHLAA
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage - impact upon setting of grade II* listed building
Availability	The land owners have submitted the site. Developer enquiries have been received. The title deeds have been submitted for the site. The submission form does not provide an estimated build out rate. Using local averages an estimated build out rate of 20 - 30 dwellings per annum can be assumed.
Achievability	The submission form states that the land is currently under a farm business tenancy that can be ended.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	100
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Bacton, (Mid Suffolk)		
Site reference:	SS0859		
Site location:	Land south of Church Road, Bacton		
Approx site area (ha):	7.90	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and agricultural		
Planning history:	None		

Proposed land use description:	Residential development
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - potential impact on the setting of a Grade II* listed building Biodiversity - potential impact upon Protected Species
Availability	The site is in multiple ownership. An agent has submitted the site on request of the landowner. The title deeds have been submitted. The submission form does not provide an estimated build out rate. Using local averages an estimated build-out rate of 20 - 30 dwellings per annum can be assumed.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site size 2.5ha
Estimated dwellings yield:	60
Estimated delivery timetable:	Deliverable 0-5

## Badwell Ash

Parish / District:	Badwell Ash, (Mid Suffolk)		
Site reference:	SS0037		
Site location:	Land to the west of The Street, Badwell Ash		
Approx site area (ha):	1.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Stable Yard/Paddocks,		
Neighbouring land use:	Residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>The south eastern side of the site appears to be appropriate for development, but the following considerations would require further investigation:</p> <p>Highways - footpath improvements, safety and capacity of surrounding roads</p> <p>Mineral - site lies within Minerals Safeguard Area</p> <p>Heritage - the potential impact upon listed buildings and potential for historic remains on the site</p>
Availability	<p>The site is under single ownership.</p> <p>The submission form estimates a build-out rate of 20 dwellings per annum.</p> <p>The title deeds have been submitted.</p>
Achievability	<p>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	35
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Badwell Ash, (Mid Suffolk)		
Site reference:	SS0368		
Site location:	Land to the east of Hunston Road, Badwell Ash		
Approx site area (ha):	0.16	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Residential / Bed & Breakfast, Residential - within settlement boundary. General amenity space is located to the west		
Neighbouring land use:			
Planning history:			

Proposed land use description:	Approx. 5 dwellings.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Landscape - Protected trees on site
Availability	An agent has submitted the site on behalf of the landowner. The site is in single ownership. The site is currently not being marketed, and development would require the existing dwelling to be demolished.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking into account identified constraints.
Estimated dwellings yield:	5
Estimated delivery timetable:	Developable 6-15

Parish / District:	Badwell Ash, (Mid Suffolk)		
Site reference:	SS0558		
Site location:	Land to the south of Long Thurlow Road, Long Thurlow		
Approx site area (ha):	2.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	site proposed for residential development - approx 60 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - potential impact on a Grade II listed cottage Scale of Site - due to the lack of services in Long Thurlow partial development would be recommended.
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (northern aspect of site) is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Badwell Ash, (Mid Suffolk)		
Site reference:	SS0809		
Site location:	land north of Long Thurlow Road, Long Thurlow		
Approx site area (ha):	1.35	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - potential impact on a Grade II listed building opposite to the site Scale of site - due to the lack of services in Long Thurlow a smaller development may be more appropriate Neighbouring land uses - potential light, noise and/or odour pollution from farm buildings to the north of the site
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	10
Estimated delivery timetable:	Developable 6-15

Parish / District:	Badwell Ash, (Mid Suffolk)		
Site reference:	SS0814		
Site location:	Land north of Long Thurlow Road		
Approx site area (ha):	0.45	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Residential garden,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - potential impact on a Grade II listed cottage Neighbouring Land Uses - potential noise, light and / or odour pollution from neighbouring agricultural buildings
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	5		
Estimated delivery timetable:	Developable 6-15		



## Barham

Parish / District:	Barham, (Mid Suffolk)		
Site reference:	SS0076		
Site location:	Land to the north of Church Lane, Barham		
Approx site area (ha):	17.67	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and Residential		
Planning history:	None		

Proposed land use description:	Residential led development, approx 300 dwellings. Land would also be reserved for relocate doctor surgery and provide a community building
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Minerals - site lies within Minerals Safeguard Area
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission indicates a likely build out rate of 50 units per year, however an average of 20 to 30 dwellings per annum will be used for the purpose of this assessment.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Site located within the Ipswich Policy Area.
Estimated dwellings yield:	300
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Barham, (Mid Suffolk)		
Site reference:	SS0104		
Site location:	Land west of De Saumarez Drive, Barham		
Approx site area (ha):	2.58	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Paddock and woodland,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development and approx 0.75 ha of community woodland
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Impact on the historic environment (in proximity to a Historic Park and Garden and to listed buildings) Compatibility with neighbouring uses - Potential impact of the A14 (borders the site to the west)
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely build out rate, but states that the development rate will be market led.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	40		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Barham, (Mid Suffolk)		
Site reference:	SS0164		
Site location:	Land south of Pesthouse Lane and land west of Norwich Road, Barham		
Approx site area (ha):	1.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Small development of affordable houses (approx 10-20).
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Compatibility with neighbouring uses - Potential impact of the A14 (to the west of the site)
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	20
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Barham, (Mid Suffolk)		
Site reference:	SS0551		
Site location:	Land to the east of Norwich Road, Barham		
Approx site area (ha):	34.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and Residential		
Planning history:	None		

Proposed land use description:	Residential led scheme with a new community hub, new primary school, and retail / employment and potential for a care home.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: <ul style="list-style-type: none"><li>- Highways – regarding access, footpaths and infrastructure required</li><li>- Impact on the historic environment (St Mary and St Peter Church)</li><li>- Compatibility with neighbouring uses of the land</li><li>- Protected Species Area within the site</li><li>- Potential section of contaminated land</li></ul>
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission indicates an estimated annual built out rate of 50 units per annum.

Site conclusions:	<p>Partial development of the western half of the site is potentially considered suitable for residential development, taking identified constraints into consideration. Recommended revised area for development is 13ha, with a dwelling yield of 325 units.</p>		
Estimated dwellings yield:	325		
Estimated delivery timetable:	Deliverable 0-5		

## Barking

Parish / District:	Barking, (Mid Suffolk)		
Site reference:	SS0532		
Site location:	land south of Barking Road		
Approx site area (ha):	0.56	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	0081/89/OL - Residential development - Refused		

Proposed land use description:	site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon SSSI Landscape - all of the site is within a Special Landscape Area. Neighbouring Land Use - potential light, noise and / or odour pollution.
Availability	
Achievability	

Site conclusions:	The site is potentially suitable for residential development, but partial development is recommended.
Estimated dwellings yield:	10
Estimated delivery timetable:	Developable 6-15

Parish / District:	Barking, (Mid Suffolk)		
Site reference:	SS0603		
Site location:	Land north of Barking Road and west of Hascot Hill		
Approx site area (ha):	0.42	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	0171/83/OL -		

Proposed land use description:	Site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Landscape - prominent setting of the site, and location within a Special Landscape Area Biodiversity - potential impact upon Protected Species recorded in close proximity to the site. Heritage - potential impact on two Grade II listed buildings
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development.
Estimated dwellings yield:	10
Estimated delivery timetable:	Developable 6-15

## Battisford

Parish / District:	Battisford, (Mid Suffolk)		
Site reference:	SS0659		
Site location:	land north of Straight Road and west of Burnthouse Lane, Battisford Tye		
Approx site area (ha):	0.27	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural		
Planning history:	None		

Proposed land use description:	Site proposed for residential development - approx 6 to 10 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - the archaeological potential of the site
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	5		
Estimated delivery timetable:	Developable 6-15		

Parish / District:	Belstead, (Babergh)		
Site reference:	SS0591		
Site location:	6 Acre Field between Grove Hill and Holly Lane, Belstead		
Approx site area (ha):	2.44	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and agricultural		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Townscape and compatibility - disproportionate scale - partial development recommended
Availability	Belstead has a low level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (south east) is recommended in order to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	15
Estimated delivery timetable:	Deliverable 0-5



## Bentley

Parish / District:	Bentley, (Babergh)		
Site reference:	SS0395		
Site location:	Land south of Station Road and west of Bergholt Road, Bentley		
Approx site area (ha):	3.86	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development of 60 units
SHELAA site assessment summary	
Suitability	The site is potentially considered suitable for residential development, taking identified constraints into consideration: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscapes identified and historic environment
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission indicates a likely build out rate of 51 units per year, however an average of 20 to 30 dwellings per annum will be used for the purpose of this assessment.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscapes identified and historic environment A development of 60 units is proposed, this seems to be in line with the existing settlement pattern.
Estimated dwellings yield:	60
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Bentley, (Babergh)		
Site reference:	SS0820		
Site location:	Land west of Church Lane, Bentley		
Approx site area (ha):	2.14	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development of 30 to 40 dwellings, a separate site is also proposed for a new car park/drop off area to serve the primary school
SHELAA site assessment summary	
Suitability	The site is potentially considered suitable for residential development, taking identified constraints into consideration: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscapes identified and historic environment
Availability	Submission indicates one single landowner, however the Land Registry documents have not been submitted.
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscapes identified and historic environment A development of 30 to 40 units is proposed, this seems to be in line with the existing settlement pattern.		
Estimated dwellings yield:	40		
Estimated delivery timetable:	Deliverable 0-5		

## Beyton

Parish / District:	Beyton, (Mid Suffolk)		
Site reference:	SS0736		
Site location:	Land north of Tostock Road		
Approx site area (ha):	1.00	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Residential,		
Neighbouring land use:	Agricultural and residential		
Planning history:	0190/04 - refused permission for residential development		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into account.
Estimated dwellings yield:	10
Estimated delivery timetable:	Developable 6-15

## Bildeston

Parish / District:	Bildeston, (Babergh)		
Site reference:	SS0278		
Site location:	Land south of Wattisham Road		
Approx site area (ha):	8.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and west of the site is the existing settlement.		
Planning history:	none		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: * Highway safety / access issues * landscape issues townscape and compatibility issues
Availability	Submission has proposed 0-5 and/or 6-10 years deliverability. Developer enquiries have been received.
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along western aspect adjoining existing settlement is recommended. Estimated new net site area: 3ha
Estimated dwellings yield:	75
Estimated delivery timetable:	Developable 6-15

## Botesdale

Parish / District:	Botesdale, (Mid Suffolk)		
Site reference:	SS0098		
Site location:	Land north of Back Hills, Botesdale		
Approx site area (ha):	11.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development. In addition, the site could present an opportunity for relocation of St. Botolph's Primary School.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area Landscape - Site lies within a Special Landscape Area Heritage - potential impact upon a Conservation Area Flooding - part of the site is within Flood Zone 3.
Availability	Site is in multiple ownership. The title deeds have been submitted. The submission form provides an anticipated build out rate of 30 units per annum.
Achievability	The submission confirms that the site could come forward in 0-5 years

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development south of site would be recommended due to flood restrictions to the north.
Estimated dwellings yield:	150
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Botesdale, (Mid Suffolk)		
Site reference:	SS0949		
Site location:	Land south of Diss Road and north of Mill Road, Botesdale		
Approx site area (ha):	7.46	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential - 185 dwellings.
<b>SHELAA site assessment summary</b>	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways - regarding access, footpaths and infrastructure required</p> <p>Heritage - impact upon Grade II listed building to the north of the site, and conservation area to the west of the site.</p> <p>Biodiversity - potential impact on protected species</p>
Availability	<p>Site is in single ownership.</p> <p>An agent has submitted the site on request of the landowner.</p> <p>The title deeds have been submitted.</p> <p>The submission form does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 20 - 30 dwellings per annum can be assumed.</p>
Achievability	<p>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.</p> <p>The submission form states that development could commence within 0 - 5 years.</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along northern aspect is recommended to avoid disproportionate development to the settlement.</p> <p>Estimated new net site area: 2ha</p>
Estimated dwellings yield:	50
Estimated delivery timetable:	Developable 6-15

## Boxford

Parish / District:	Boxford, (Babergh)		
Site reference:	SS0402		
Site location:	Land south of Calais Street, Calais Street, Boxford		
Approx site area (ha):	0.36	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding the impact on the local roads, the access, the footpaths and the infrastructure required</li> <li>- Impact on the Special Landscape Area and on the Area of Outstanding Natural Beauty</li> <li>- Impact on the historic environment</li> </ul>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration:</p> <ul style="list-style-type: none"> <li>- Highways – regarding the impact on the local roads, the access, the footpaths and the infrastructure required</li> <li>- Impact on the Special Landscape Area and on the Area of Outstanding Natural Beauty</li> <li>- Impact on the historic environment.</li> </ul> <p>A low density development would be recommended, in line with the existing settlement pattern.</p>
Estimated dwellings yield:	4
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Boxford, (Babergh)		
Site reference:	SS0403		
Site location:	Land south of Hadleigh Road, Calais Street		
Approx site area (ha):	1.23	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding the impact on the local roads, the access, the footpaths and the infrastructure required</li> <li>- Impact on the Special Landscape Area and on the Area of Outstanding Natural Beauty</li> <li>- Impact on the historic environment</li> </ul>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration:</p> <ul style="list-style-type: none"> <li>- Highways – regarding the impact on the local roads, the access, the footpaths and the infrastructure required</li> <li>- Impact on the Special Landscape Area and on the Area of Outstanding Natural Beauty</li> <li>- Impact on the historic environment</li> </ul> <p>A low density development would be recommended, in line with the existing settlement pattern.</p>
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Boxford, (Babergh)		
Site reference:	SS0898		
Site location:	Land south of Daking Avenue, west of Swan Street - Goodlands		
Approx site area (ha):	1.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Former agricultural field, Residential north-east; agricultural and Woodland Trust to the south and west.		
Neighbouring land use:			
Planning history:	None		

Proposed land use description:	16 market and 9 affordable units
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: <ul style="list-style-type: none"> <li>- Highways – regarding the impact on the local roads, the access, the footpaths and the infrastructure required</li> <li>- Impact on the historic environment</li> <li>- Impact on the Special Landscape Area</li> <li>- Loss of public open space</li> </ul>
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	25
Estimated delivery timetable:	Deliverable 0-5

## Bramford

Parish / District:	Bramford, (Mid Suffolk)		
Site reference:	SS0121		
Site location:	Land south of Fitzgerald Road, Bramford		
Approx site area (ha):	15.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and Residential		
Planning history:	None		

Proposed land use description:	Residential development of approximately 150 dwellings
SHELAA site assessment summary	
Suitability	<div>Site is potentially suitable, but the following constraints have been identified which would require further investigation: Minerals - site lies within Minerals Safeguard Area Highways - regarding access and infrastructure required Scale of Development - Part development recommended due to flood constraints</div>
Availability	The site is in joint ownership. An agent has submitted the site on request of the landowners. The title deeds have been submitted.
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission estimates the likely build out rate at 30 units per annum.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However partial development, of the northern section of the site, is recommended, due to flood constraints. Approx. net site area 5ha
Estimated dwellings yield:	100
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Bramford, (Mid Suffolk)		
Site reference:	SS0937		
Site location:	Land east of Bramford Road / B1067, Bramford		
Approx site area (ha):	11.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture buildings, equestrian,		
Neighbouring land use:	Residential, open space		
Planning history:			

Proposed land use description:	Employment uses
SHELAA site assessment summary	
Suitability	This site is suitable for development
Availability	Site vacant and available now
Achievability	Submission states no legal constraints or abnormal costs

Site conclusions:	This site is well located for employment use with good access to Ipswich and the A14. The site is available now and there are few constraints to development.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

## Brantham

Parish / District:	Brantham, (Babergh)		
Site reference:	SS0185		
Site location:	Land south of Ipswich Road, Brantham		
Approx site area (ha):	8.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	residential/agricultural		
Planning history:	None		

Proposed land use description:	250 residential units and open space
SHELAA site assessment summary	
Suitability	<p>&lt;div&gt;The site is potentially suitable, but the following constraints have been identified which would require further investigation:&lt;/div&gt;</p> <p>&lt;div&gt;Highways - regarding access, footpaths and infrastructure required&lt;/div&gt;</p> <p>&lt;div&gt;Part development - to mitigate landscape/townscape impacts.&lt;/div&gt;</p>
Availability	The site is available immediately and is under option by a developer, subject to satisfactory resolution of identified constraints.
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, partial development is recommended in order to mitigate landscape/townscape and historic assets. Estimated new net site area: 2 ha
Estimated dwellings yield:	50
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Brantham, (Babergh)		
Site reference:	SS0211		
Site location:	Land west of Brantham Hill		
Approx site area (ha):	9.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	residential/agricultural		
Planning history:	None		

Proposed land use description:	residential - approx 220 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Scale of site- consider reducing size of site to be more in keeping with the existing settlement, and due to steep gradient Highways – regarding access, footpaths and infrastructure required Landscape - impact upon AONB
Availability	Site has a willing single landowner and is available to bring site forward in short term.
Achievability	There is not currently strong evidence to suggest the site could be developed in the short term, as additional infrastructure/viability assessment and constraint analysis is absent. However, it is expected that these could be overcome to assume development in the medium term.

Site conclusions:	The site is potentially considered suitable for residential development, but partial development is recommended to strengthen the existing street scene with additional housing along the A137.
Estimated dwellings yield:	50
Estimated delivery timetable:	Developable 6-15

## Bures St Mary

Parish / District:	Bures St Mary, (Babergh)		
Site reference:	SS0754		
Site location:	Claypits Avenue (Garages), Bures		
Approx site area (ha):	0.15	Brownfield / greenfield / mixed use land:	
Existing land use:			
Neighbouring land use:			
Planning history:			

Proposed land use description:	Redevelopment of garages to market and affordable housing
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage - Impact on nearby conservation area will need to be considered Townscape - appropriate design would need to be considered with regards existing development
Availability	Bures has a medium level of growth. Site is proposed for 0-5 year deliverability and is owned by Babergh District Council
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

## Buxhall

Parish / District:	Buxhall, (Mid Suffolk)		
Site reference:	SS1014		
Site location:	Land to the north of Mill Road, Buxhall		
Approx site area (ha):	0.36	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential and village hall		
Planning history:	0319/88/OL - Erection of an agricultural workers dwelling - Granted		
Proposed land use description:	Residential development of 6 - 8 dwellings		
SHELAA site assessment summary			
Suitability	Site is potentially deemed suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required		
Availability			
Achievability			
Site conclusions:	The site is potentially deemed suitable for residential development, taking identified constraints into consideration		
Estimated dwellings yield:	5		
Estimated delivery timetable:	Developable 6-15		

## Capel St Mary

Parish / District:	Capel St Mary, (Babergh)		
Site reference:	SS0218		
Site location:	Land west of Days Road		
Approx site area (ha):	5.67	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential, agricultural and woodland		
Planning history:	None		

Proposed land use description:	Approx. 100 residential units (with affordable), together with associated open space.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	100
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Capel St Mary, (Babergh)		
Site reference:	SS0251		
Site location:	Land east of Longfield Road		
Approx site area (ha):	5.56	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and agricultural		
Planning history:	B/16/01458/OUT - DECISION PENDING - Outline (means of access to be considered) - Residential development for up to 150 no. dwellings with highway access off Little Tufts (following demolition of existing garage)		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement
Availability	
Achievability	Planning Application submitted: B/16/01458/OUT - DECISION PENDING

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 3 ha
Estimated dwellings yield:	75
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Capel St Mary, (Babergh)		
Site reference:	SS0282		
Site location:	Land east of Days Road		
Approx site area (ha):	3.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Potential housing allocation
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: - Highways, with regards to access, footpaths and infrastructure required - Impact of scale of growth on existing community
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 1.5 ha, with an estimated dwelling yield of 37 dwellings (25 dph).
Estimated dwellings yield:	37
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Capel St Mary, (Babergh)		
Site reference:	SS0283		
Site location:	Land north-east of Longfield Road		
Approx site area (ha):	11.84	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Potential housing site allocation (previous SHLAA) - Market, Affordable, Open Space & Community Use
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: - Highways, with regards to access, footpaths and infrastructure required - Impact of scale of growth on existing community
Availability	
Achievability	The submission confirms that the site could come forward in 0-10 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 7.5 ha with an estimated dwelling yield of 180 dwellings (25 dph).
Estimated dwellings yield:	180
Estimated delivery timetable:	Developable 6-15

Parish / District:	Capel St Mary, (Babergh)		
Site reference:	SS0452		
Site location:	Land to the east of London Road, Capel St Mary		
Approx site area (ha):	0.77	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Part garden redundant, brownfield site in use.,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development - 10 to 12 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However a low density development would be recommended, to reflect the recent development to the east of the site.
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Capel St Mary, (Babergh)		
Site reference:	SS0637		
Site location:	Land to the south west of Rembrow Road, Capel St Mary		
Approx site area (ha):	1.60	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Residential and Agricultural,		
Neighbouring land use:	Agricultural and Residential		
Planning history:	None		

Proposed land use description:	Residential development with affordable housing.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not indicate an estimate annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	30
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Capel St Mary, (Babergh)		
Site reference:	SS0910		
Site location:	Land at Red Lane, north of A12, south of Rembrow Road		
Approx site area (ha):	25.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential and commercial/industrial		
Planning history:	None		

Proposed land use description:	Residential development, proposed in two phase. Phase 1 approx 7.6ha 190 residential units, Phase 2 approx. 18ha 500 residential units.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Impact on the historic environment (the two listed buildings within the site)
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission indicates an estimate annual build out rate of 50 dwellings per year (average of 20-30 dwellings per annum should be used).

Site conclusions:	Development of the site is potentially considered suitable, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development in relation to the accessibility and integration of Phase 2 into the townscape of the existing settlement. Partial development of the site (Phase 1 and eastern section of Phase 2) is recommended, Phase 1: 7.6 ha with an estimated dwelling yield of 190 dwellings (25 dph) and east section of Phase 2: 5.5 ha with an estimated dwelling yield of 135 dwellings (25 dph).
Estimated dwellings yield:	190
Estimated delivery timetable:	Deliverable 0-5

## Chelmondiston

Parish / District:	Chelmondiston, (Babergh)		
Site reference:	SS0204		
Site location:	Land south of B1456,		
Approx site area (ha):	1.90	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development of approximately 50 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscape identified and historic environment
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission estimates the likely build out rate at 12 units per annum.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended, following the line of the road, in order to integrate development to the existing settlement. Estimated new net site area: 1 ha
Estimated dwellings yield:	15
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Chelmondiston, (Babergh)		
Site reference:	SS0872		
Site location:	Land east of Richardson Lane, west of Woodlands, Chelmondiston		
Approx site area (ha):	0.23	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	up to 30-40 residential units
<b>SHELAA site assessment summary</b>	
Suitability	Partial development of the site (linear development along Woodlands - Eastern section of the site) is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscapes (including AONB) identified and historic environment
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	Partial development of the site (linear development along Woodlands - Eastern section of the site) is potentially considered suitable for residential development, taking identified constraints into consideration: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscapes (including AONB) identified and historic environment Total site area as proposed in 'Version 1' site location plan of the 2016 Call For Site submission: 0.227ha, approx. 6 dwellings.
Estimated dwellings yield:	6
Estimated delivery timetable:	Deliverable 0-5



## Chilton

Parish / District:	Chilton, (Babergh)		
Site reference:	SS0643		
Site location:	Land north of Waldingfield Road, Chilton		
Approx site area (ha):	0.76	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	residential curtilage/ amenity,		
Neighbouring land use:	Commercial, woodland and agricultural		
Planning history:	n/a		

Proposed land use description:	Residential development of 5 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Surface water flooding to be addressed Heritage assets - impact from development would need to be assessed townscape and neighbouring uses - scale of development to ensure compatibility
Availability	Chilton has medium level of growth. Submission has proposed 0-5 years deliverability. Site is owned by developer.
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development taking any constraints into consideration.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Chilton, (Babergh)		
Site reference:	SS0948		
Site location:	The Hollies, Chilton Airfield, Waldringfield Road, Chilton		
Approx site area (ha):	12.70	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Agriculture and associated buildings,		
Neighbouring land use:	Agriculture, residential		
Planning history:	None relevant		

Proposed land use description:	Employment uses
SHELAA site assessment summary	
Suitability	The site is fairly isolated and not immediately close to other employment area, but it is on balance considered unsuitable.
Availability	Call for Sites form indicates that site is available.
Achievability	No known achievability constraints or abnormal costs to development of the site.

Site conclusions:	Despite some unknowns about the sites market attractiveness, it is on balance assessed as suitable. The site is available now and no barriers to delivery are identified meaning it is assessed as deliverable.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Chilton, (Mid Suffolk)		
Site reference:	SS1028		
Site location:	Allocated Land at Chilton Woods Site (West)		
Approx site area (ha):	26.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural,		
Neighbouring land use:	agricultural / residential / employment		
Planning history:	Strategic site allocation		

Proposed land use description:	Land allocated for employment uses within the Chilton Woods Allocation - Babergh Core Strategy (2014) - Policy CS4
SHELAA site assessment summary	
Suitability	Employment land allocated within Babergh Core Strategy Policy CS4 designation.
Availability	Employment land allocated within Babergh Core Strategy Policy CS4 designation.
Achievability	Employment land allocated within Babergh Core Strategy Policy CS4 designation.

Site conclusions:	Employment land allocated within Babergh Core Strategy Policy CS4 designation.		
Estimated dwellings yield:			
Estimated delivery timetable:	Developable 6-15		

Parish / District:	Chilton, (Babergh)		
Site reference:	SS1029		
Site location:	Land at Chilton Woods Allocation (East)		
Approx site area (ha):	1.59	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural,		
Neighbouring land use:	agricultural / residential / employment		
Planning history:	Strategic site allocation		

Proposed land use description:	Land allocated for employment uses within the Chilton Woods Allocation - Babergh Core Strategy (2014) - Policy CS4
SHELAA site assessment summary	
Suitability	Employment land allocated within Babergh Core Strategy Policy CS4 designation.
Availability	Employment land allocated within Babergh Core Strategy Policy CS4 designation.
Achievability	Employment land allocated within Babergh Core Strategy Policy CS4 designation.

Site conclusions:	Employment land allocated within Babergh Core Strategy Policy CS4 designation.		
Estimated dwellings yield:			
Estimated delivery timetable:	Developable 6-15		

## Claydon

Parish / District:	Claydon, (Mid Suffolk)		
Site reference:	SS0071		
Site location:	Land west of The Slade, Claydon (site 1)		
Approx site area (ha):	5.48	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Residential and agricultural		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>&lt;div&gt;Site is potentially suitable, but the following considerations would require further investigation:&lt;/div&gt;</p> <p>&lt;div&gt;Highways - regarding access, footpaths and infrastructure required&lt;/div&gt;</p> <p>&lt;div&gt;Heritage - potential impact on heritage assets&lt;/div&gt;</p> <p>&lt;div&gt;Landscape - potential impact on Visually Important Open Space&lt;/div&gt;</p>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years.</p> <p>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.</p> <p>The submission does not provide indication of the likely build out rate.</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	130
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Claydon, (Mid Suffolk)		
Site reference:	SS0119		
Site location:	Land west of Old Ipswich Road, Claydon		
Approx site area (ha):	0.95	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural Grassland, A14 (west), Claydon Court small business premises (north), Old Ipswich Rd (east), agricultural (south)		
Neighbouring land use:			
Planning history:	tbc		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability	<p>&lt;div&gt;Site is potentially considered suitable, but the following constraints have been identified which would require further investigation:&lt;/div&gt;</p> <p>&lt;div&gt;Highways - regarding access, footpaths and infrastructure required&lt;/div&gt;</p> <p>&lt;div&gt;Public rights of way - passess through the site&lt;/div&gt;</p> <p>&lt;div&gt;Noise pollution - possibility of impacts from the A14.&lt;/div&gt;</p>
Availability	Site is considered to be available as it is not currently occupied and has a willing landowner.
Achievability	<p>The submission confirms that the site could come forward in 0-5 years.</p> <p>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.</p> <p>The submission does not provide indication of the likely build out rate.</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	21
Estimated delivery timetable:	Developable 6-15

Parish / District:	Claydon, (Mid Suffolk)		
Site reference:	SS0123		
Site location:	Land to the east of Old Ipswich Road, Claydon		
Approx site area (ha):	3.75	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals - site lies within Minerals Safeguard Area Historic environment - County Historic Environment Records within the site Open Space - Visually Important Open Space to the west
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions affecting development on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	90
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Claydon, (Mid Suffolk)		
Site reference:	SS0137		
Site location:	Land east of Fir Tree Lane and Hazel Rise		
Approx site area (ha):	4.24	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural land,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Site proposed for residential development.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals - site lies within Minerals Safeguard Area Historic environment - County Historic Environment Records within the site Amenity issues due to the differences in ground levels of the northern section of the site compared with the land to the west.
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission estimates the likely build out rate at 30 units per annum, but states that the development rate would be dependent upon the developer.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. New net site area approx. 3ha.		
Estimated dwellings yield:	40		
Estimated delivery timetable:	Deliverable 0-5		



Parish / District:	Claydon, (Mid Suffolk)		
Site reference:	SS0327		
Site location:	Hill View Farm, Claydon		
Approx site area (ha):	3.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Commercial, agricultural		
Planning history:	None relevant		

Proposed land use description:	Employment site (B1/B2/B8)
SHELAA site assessment summary	
Suitability	The site is considered suitable for employment uses although road access would have to be improved regardless of type of employment use
Availability	Site is currently vacant and available now for development
Achievability	Submission states no known abnormal costs, land subject to some legal covenants although none thought to affect development potential

Site conclusions:	This site is suitable, subject to improvement of Old Ipswich Road to manage higher traffic flows. It is available now and the adjacent Hill View Business Park suggests high market attractiveness, the site could form an extension. There are no constraints and development is achievable in the short and long term
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Claydon, (Mid Suffolk)		
Site reference:	SS0861		
Site location:	Land east of Exeter Road and south of Church Lane, Claydon		
Approx site area (ha):	6.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural and residential		
Neighbouring land use:			
Planning history:	None		
Proposed land use description:	Residential development		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Minerals - site lies within Minerals Safeguard Area Impact on the historic environment Tree Protection Orders within the site		
Availability			
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Assuming a development based on 25 units per ha, the estimated dwelling yield would be of 155 dwellings.		
Estimated dwellings yield:	155		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Claydon, (Mid Suffolk)		
Site reference:	SS0916		
Site location:	Land to the west of A14, Claydon,		
Approx site area (ha):	4.26	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Vacant,		
Neighbouring land use:	Agricultural, residential, hotel		
Planning history:	4710/16 for new industrial unit (B2 use) pending decision		

Proposed land use description:	Employment use (B1)
SHELAA site assessment summary	
Suitability	The site has good strategic access and is currently the subject of a planning application for B2 which shows the site can be accessed. Overall the site is considered a suitable site.
Availability	Site available for development immediately
Achievability	Submission states no legal constraints or abnormal costs, however remediation for contamination may be required. However it is not considered this would render the scheme unachievable.

Site conclusions:	The site is suitable and available now, and is therefore assessed as deliverable. The site is also subject to a pending planning application for the delivery of B2.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Claydon, (Mid Suffolk)		
Site reference:	SS0926		
Site location:	Land west of Old Ipswich Road, Claydon		
Approx site area (ha):	0.84	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural Grassland,		
Neighbouring land use:	A14 (west), Claydon Court small business premises (north), residential at Old Ipswich Rd (east), agricultural (south)		
Planning history:	unknown		

Proposed land use description:	B1/B2/B8 uses
SHELAA site assessment summary	
Suitability	The site is potentially considered suitable for employment land development subject to further investigation of: *impact upon existing neighbouring land uses * impact upon heritage assets * impact upon open space and public rights of way * potential land contamination issues
Availability	The site is in single ownership and has had enquiries received for potential development
Achievability	The site is available for early delivery, however further analysis will be required on scheme viability.

Site conclusions:	The site is potentially considered suitable for employment land development subject to further investigation of: *impact upon existing neighbouring land uses * impact upon heritage assets * impact upon open space and public rights of way * potential land contamination issues
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

## Cockfield

Parish / District:	Cockfield, (Babergh)		
Site reference:	SS0623		
Site location:	Land to the south east of Old Hall Lane, Cross Green		
Approx site area (ha):	1.94	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Low density development of the site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscape and historic environment
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscape and historic environment A low density and partial development of the site would be recommended, in line with the existing settlement pattern. Recommended area for development: 1ha
Estimated dwellings yield:	15
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Cockfield, (Babergh)		
Site reference:	SS0986		
Site location:	Land south of Felsham Road,		
Approx site area (ha):	0.54	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability	Linear development of the site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscape
Availability	The title deeds have not been submitted.
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscape A low density linear development of the site would be recommended, in line with the existing settlement pattern.
Estimated dwellings yield:	7
Estimated delivery timetable:	Developable 6-15

Parish / District:	Cockfield, (Babergh)		
Site reference:	SS1018		
Site location:	Land to the west of A1141, Cross Green, Cockfield,		
Approx site area (ha):	0.67	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Low density development of the site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscape - Risk of surface water flooding
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscape - Risk of surface water flooding A low density development of the site would be recommended, in line with the existing settlement pattern.
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

## Combs

Parish / District:	Combs, (Mid Suffolk)		
Site reference:	SS0612		
Site location:	Land east of Bowl Road and north west of Cobbold Close, Battisford Tye		
Approx site area (ha):	0.50	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Site proposed for residential development - approx 15 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species Heritage - site has archaeological potential
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, part development is recommended in order to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Combs, (Mid Suffolk)		
Site reference:	SS0655		
Site location:	Land to the east of Tannery Road, Combs, Stowmarket, IP14 2EN		
Approx site area (ha):	9.00	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Commercial use,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Employment site - existing function is industrial estate
SHELAA site assessment summary	
Suitability	This site currently has some vacancy which draws market attractiveness into question, but on balance is otherwise assessed as suitable for employment uses.
Availability	N/A - existing employment site
Achievability	N/A - existing site

Site conclusions:	The submission proposes mixed-use (residential-led) redevelopment which includes some Office (B1) space. Currently the occupied units are largely offices, as such the proposed redevelopment may be a more suitable option for employment development of this site.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Combs, (Mid Suffolk)		
Site reference:	SS0869		
Site location:	Land west of Bildeston Road, Combs		
Approx site area (ha):	0.49	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	up to 12 residential units
SHELAA site assessment summary	
Suitability	Site is potentially considered suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Utility Infrastructure - a large electricity line passess through the site
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, due to a large electricity line passing through the site only part development is recommended.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

## Copdock and Washbrook

Parish / District:	Copdock and Washbrook, (Babergh)		
Site reference:	SS0227		
Site location:	Land between London Road and A12,		
Approx site area (ha):	1.25	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Undeveloped land previously used for agriculture, Commercial, road (A12), agricultural		
Neighbouring land use:			
Planning history:	Change of use to extend existing area refused		

Proposed land use description:	Employment use (B1/B2/B8)
SHELAA site assessment summary	
Suitability	This site is considered suitable with excellent strategic road access.
Availability	Submission indicates there are no constraints which would prevent land coming forward for development in the short term, multiple land owners appear to be in agreement about development.
Achievability	Submission states there are no legal constraints or abnormal costs, and development is achievable.

Site conclusions:	The site is well located for its proposed use and there is already interest in developing the site. It has excellent links to the A12 and although the submission indicates some infrastructure would need to be relocated there are few constraints. However proposals would need to consider the impact on the residential area that is adjacent to the site. The site is also affected by flood zones running through the middle of the site, which would need further investigation.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Copdock and Washbrook, (Babergh)		
Site reference:	SS0245		
Site location:	Jubilee Meadow, Mill Lane, Copdock, Ipswich, IP8 3HU		
Approx site area (ha):	10.50	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, Residential, Industrial / Retail		
Planning history:	None		

Proposed land use description:	Residential development, including affordable dwellings.
SHELAA site assessment summary	
Suitability	<div>Development of the site is potentially considered suitable for residential development, however the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Impact on the sensitive landscapes and historic environment Sustainable accessibility to local services and facilities</div>
Availability	
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of timescale for delivery or the likely build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	250
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Copdock and Washbrook, (Babergh)		
Site reference:	SS0295		
Site location:	Land south east of Back Lane		
Approx site area (ha):	13.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Development of the site is potentially considered suitable for residential development, however the following considerations would require further investigation: <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscapes and historic environment</li> <li>- Sustainable accessibility to local services and facilities</li> </ul>
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission indicates a likely build out rate of 40-50 units per year, however an average of 20 to 30 dwellings per annum will be used for the purpose of this assessment.

Site conclusions:	Development of the site is potentially considered suitable for residential development, however the following considerations would require further investigation: <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscapes and historic environment</li> <li>- Sustainable accessibility to local services and facilities</li> </ul> Different layouts are proposed as part of the submission, with a maximum developable area of 10ha, with 226 residential units, including approx. 3ha for open space area.
Estimated dwellings yield:	226
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Copdock and Washbrook, (Babergh)		
Site reference:	SS0593		
Site location:	Land south west of London Road, Copdock		
Approx site area (ha):	0.80	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development and open space
SHELAA site assessment summary	
Suitability	Partial/linear development of the site (along London Road) is potentially considered suitable for residential development, however the following considerations would require further investigation: <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscapes and historic environment</li> <li>- Sustainable accessibility to local services and facilities</li> </ul>
Availability	Documents to confirm land ownership have not been submitted.
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	Partial/linear development of the site (along London Road) is potentially considered suitable for residential development, however the following considerations would require further investigation: <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscapes and historic environment</li> <li>- Sustainable accessibility to local services and facilities</li> </ul>
Estimated dwellings yield:	12
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Copdock and Washbrook, (Babergh)		
Site reference:	SS0620		
Site location:	Land west of London Road, Copdock		
Approx site area (ha):	10.50	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Partial/linear development of the site (along Folly Road) is potentially considered suitable for residential development, however the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscapes and historic environment</li> <li>- Sustainable accessibility to local services and facilities</li> <li>- Risk of flooding - Flood Zone 2 &amp; 3, and risk of surface water flooding running through the middle of the site.</li> </ul>
Availability	Documents to confirm land ownership have not been submitted.
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	<p>Partial/linear development of the site (along Folly Road) is potentially considered suitable for residential development, however the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscapes and historic environment</li> <li>- Sustainable accessibility to local services and facilities</li> <li>- Risk of flooding - Flood Zone 2 &amp; 3, and risk of surface water flooding running through the middle of the site.</li> </ul> <p>Recommended area for development: 1ha</p>
Estimated dwellings yield:	15
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Copdock and Washbrook, (Babergh)		
Site reference:	SS0624		
Site location:	Land east of London Road		
Approx site area (ha):	30.26	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential, commercial, highway (A12)		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Partial/linear development of the site (along London Road) is potentially considered suitable for residential development, however the following considerations would require further investigation: <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscapes and historic environment</li> <li>- Sustainable accessibility to local services and facilities</li> </ul>
Availability	The title deeds have not been submitted. Letter from agent states that the land is currently being put forward for voluntary first registration having not previously been registered with the Land Registry.
Achievability	The submission confirms that the site could come forward in 0-10 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	Partial/linear development of the site (along London Road) is potentially considered suitable for residential development, however the following considerations would require further investigation: <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscapes and historic environment</li> <li>- Sustainable accessibility to local services and facilities</li> </ul> Recommended area for development: 7ha
Estimated dwellings yield:	100
Estimated delivery timetable:	Developable 6-15



Parish / District:	Copdock and Washbrook, (Babergh)		
Site reference:	SS0871		
Site location:	Land to the north of Back Lane and east of Elm Lane, Washbrook		
Approx site area (ha):	0.75	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Former sports field,		
Neighbouring land use:	Residential and commercial		
Planning history:	None		

Proposed land use description:	Residential development of 15 dwellings, including 5 no starter homes / affordable housing.
<b>SHELAA site assessment summary</b>	
Suitability	Development of the site is potentially considered suitable for residential development, however the following considerations would require further investigation: <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscapes</li> <li>- Sustainable accessibility to local services and facilities</li> </ul>
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	Development of the site is potentially considered suitable for residential development, however the following considerations would require further investigation: <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscapes</li> <li>- Sustainable accessibility to local services and facilities</li> </ul>
Estimated dwellings yield:	15
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Copdock and Washbrook, (Babergh)		
Site reference:	SS0918		
Site location:	Land east of London Road		
Approx site area (ha):	30.26	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential, commercial, highway		
Planning history:	None relevant		

Proposed land use description:	B1 uses
SHELAA site assessment summary	
Suitability	This site is considered suitable for development
Availability	Submission states site could be available within 12 months. There are no current uses on site which would require relocation
Achievability	Submission states no legal constraints or abnormal costs

Site conclusions:	The site is well located for employment use with good access to Ipswich and to the A12. However proposals would need to consider the impact on the residential areas that are adjacent to the site.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Copdock and Washbrook, (Babergh)		
Site reference:	SS0919		
Site location:	Lane west of London Road and south of Folly Lane		
Approx site area (ha):	10.50	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Agriculture (with associated buildings),		
Neighbouring land use:	Agricultural, residential		
Planning history:	None relevant		

Proposed land use description:	Employment B2/B8 uses suggested
SHELAA site assessment summary	
Suitability	This site is suitable for development however the impact of flood risk will need to be considered as this covers a large area in the centre of the site
Availability	Site is currently vacant and available now for development
Achievability	Submission states no legal constraints or abnormal costs affecting development. Flood risk impact would need to be considered

Site conclusions:	The site is well located for employment use and it has excellent links to the A12. There are few constraints to development, however proposals would need to consider flood risk and the impact on the residential areas north of the site
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Copdock and Washbrook, (Babergh)		
Site reference:	SS0944		
Site location:	Land north of Elm lane, Copdock		
Approx site area (ha):	9.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Allotments		
Planning history:	Unknown		

Proposed land use description:	Employment uses (B1/B2/B8)
SHELAA site assessment summary	
Suitability	This site is considered suitable
Availability	The site is vacant and available now for development
Achievability	Submission states no legal constraints or abnormal costs

Site conclusions:	Site is well located for employment development, particularly given access to A12 and Ipswich. Development will need to take account of nearby residential uses however there are no absolute constraints and the site is available now
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Copdock and Washbrook, (Babergh)		
Site reference:	SS0945		
Site location:	Land south of London Road and west of Mill Lane		
Approx site area (ha):	26.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Retail, industrial		
Planning history:	Unknown		

Proposed land use description:	Employment uses (B1/B2/B8)
SHELAA site assessment summary	
Suitability	This site is considered suitable
Availability	The site is vacant and available now for development
Achievability	Submission states no legal constraints or abnormal costs

Site conclusions:	Site is well located for employment development, particularly given access to A12 and Ipswich. Development will need to take account of nearby residential uses and address potential access issues, however there are no absolute constraints and the site is available now
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

## Cotton

Parish / District:	Cotton, (Mid Suffolk)		
Site reference:	SS0806		
Site location:	Land north east of Mill Hill		
Approx site area (ha):	1.28	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species Scale of Site - due to the lack of services in Cotton a smaller development is recommended
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the settlement.
Estimated dwellings yield:	15
Estimated delivery timetable:	Developable 6-15

## Creeting St Mary

Parish / District:	Creeting St Mary, (Mid Suffolk)		
Site reference:	SS0127		
Site location:	Land west of Jacks Green Road, Creeting St Mary		
Approx site area (ha):	3.80	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Industrial buildings/Agricultural land,		
Neighbouring land use:	Residential, agricultural		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following constraints have been identified which would require further investigation:</p> <p>Highways - regarding access, footpaths and infrastructure required</p> <p>Potentially contaminated land</p> <p>Flood Risk - part of the site to the north is within a Flood Zone 3 area.</p> <p>Landscape - Part of the site is within a Special Landscape Area</p> <p>Biodiversity - proximity to Wildlife Sites and Protected Species</p> <p>Historic Environment - Site has archaeological potential</p>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability</p> <p>The submission estimates the likely build out rate at 30-40 units per annum</p>

Site conclusions:	The site is potentially deemed suitable for residential development taking identified constraints into account.
Estimated dwellings yield:	5
Estimated delivery timetable:	Developable 6-15

## Creeting St Peter

Parish / District:	Creeting St Peter, (Mid Suffolk)		
Site reference:	SS0852		
Site location:	Land east of Pound Road and north of the A14, Creeting St. Peter		
Approx site area (ha):	0.98	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Approx 5-15 residential units.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species Scale of Site - a smaller site would be recommended due to a lack of services in Creeting St. Peter
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5



## Debenham

Parish / District:	Debenham, (Mid Suffolk)		
Site reference:	SS0267		
Site location:	Land to north of Gracechurch Street		
Approx site area (ha):	14.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural, agricultural, high school / sports centre, residential		
Neighbouring land use:			
Planning history:	None		

Proposed land use description:	Site proposed for residential development - approx 300 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required
Availability	The site is available immediately and in the single ownership with an option on the land from a developer.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development. However, taking identified constraints into consideration a reduced site area should be considered.
Estimated dwellings yield:	150
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Debenham, (Mid Suffolk)		
Site reference:	SS0642		
Site location:	Land to the north of Low Road, Debenham,		
Approx site area (ha):	13.03	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural,		
Neighbouring land use:	agricultural, high school / sports centre, residential		
Planning history:	none		

Proposed land use description:	Residential - approximately 250 dwellings in a phased approach
SHELAA site assessment summary	
Suitability	Site is considered suitable subject to further investigation of the following: flood zone impact landscape/townscape/historic assets impact transport impact on local area
Availability	The site is available immediately and in the single ownership with an option on the land from a developer.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	250		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Debenham, (Mid Suffolk)		
Site reference:	SS0902		
Site location:	Land south of Low Road,		
Approx site area (ha):	0.98	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	paddock land,		
Neighbouring land use:	residential / agricultural		
Planning history:	none		

Proposed land use description:	Residential development - approx 24 dwellings
<b>SHELAA site assessment summary</b>	
Suitability	Site is considered suitable subject to further investigation of the following: flood zone impact landscape/townscape/historic assets impact transport impact on local area
Availability	The site is available immediately and in the single ownership of a developer.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	24
Estimated delivery timetable:	Deliverable 0-5

## Drinkstone

Parish / District:	Drinkstone, (Mid Suffolk)		
Site reference:	SS0791		
Site location:	Land west of Tostock Road and south of A14,		
Approx site area (ha):	9.07	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, highway		
Planning history:	None relevant		

Proposed land use description:	Employment site (B1/B2/B8)
SHELAA site assessment summary	
Suitability	This site is suitable for development, it is close to the A14 but access from the eastbound carriageway requires a route through Woolpit which will require consideration of traffic impacts on Woolpit.
Availability	Submission states sites forms potential next phase when current development completed - long term availability.
Achievability	Submission states no legal constraints or abnormal costs and land available immediately for employment development.

Site conclusions:	Although the site is assessed as suitable for employment (subject to traffic/access considerations with the A14), the promoter has indicated through the submission that this land forms part of a phased development and will be available/achievable in the longer term.
Estimated dwellings yield:	
Estimated delivery timetable:	Developable 6-15

## East Bergholt

Parish / District:	East Bergholt, (Babergh)		
Site reference:	SS0180		
Site location:	Land to the north east of Hadleigh Road		
Approx site area (ha):	7.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	agricultural / residential		
Planning history:	None		

Proposed land use description:	Residential - approximately 170 houses
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is adjacent AONB
Availability	Site has a willing single landowner, with market interest in the site and is available to bring forward in the short term.
Achievability	Site would need significant investigation into mitigating landscape impact constraints and viability assessment work

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (north and east) is recommended in order to avoid disproportionate development to the existing settlement and to include a buffer zone to the AONB. Estimated new net site area: 2ha
Estimated dwellings yield:	50
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	East Bergholt, (Babergh)		
Site reference:	SS0181		
Site location:	Land north west of Moores Lane		
Approx site area (ha):	19.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	agricultural / residential		
Planning history:	B/15/00673 - resolution to grant from planning cttee subject to S106		

Proposed land use description:	potential 220 residential units
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement townscape and landscape
Availability	Site has a willing single landowner, with a planning application which is awaiting a decision issued. The site is available in the short term.
Achievability	The site has been subject to a planning application which has yet to be determined at the time of assessment. Subject to consent being granted, a development scheme would be expected to be implemented.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (south-western aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 6ha. At the time of assessment the site is subject to a planning application, which has not been determined
Estimated dwellings yield:	140
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	East Bergholt, (Babergh)		
Site reference:	SS0182		
Site location:	Land south of Heath Road		
Approx site area (ha):	9.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	agricultural / residential / GP surgery and high school		
Planning history:	B/16/01092 - planning application submitted		

Proposed land use description:	residential led scheme - approx 75 dwellings
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape/Townscape impact Biodiversity impact
Availability	Site in single family ownership with a developer option on the land and a planning application submitted (currently undetermined at the time of assessment). Site is available for development in the short term.
Achievability	The site has been subject to a planning application which has yet to be determined at the time of assessment. Subject to consent being granted, a development scheme would be expected to be implemented.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. At the time of assessment the site is subject to a planning application, which has not been determined.
Estimated dwellings yield:	200
Estimated delivery timetable:	Deliverable 0-5

## Elmsett

Parish / District:	Elmsett, (Babergh)		
Site reference:	SS0212		
Site location:	Land west of Hadleigh Road		
Approx site area (ha):	2.56	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	N/A		

Proposed land use description:	residential development - 70 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Biodiversity - protected species identified on site
Availability	Elmsett has a high level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	20
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Elmsett, (Babergh)		
Site reference:	SS0230		
Site location:	Land to the north of The Street		
Approx site area (ha):	1.74	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential and educational		
Planning history:	None		

Proposed land use description:	Residential development, which could include potential provision of allotments and/or land for extension to existing adjacent primary school.
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways – regarding access, footpaths and infrastructure required</p> <p>Townscape - Development of whole site would be detrimental to townscape</p> <p>Compatibility - Development of whole site would create compatibility issues</p> <p>Flood Risk - Surface water flooding identified on site</p>
Availability	Elmsett has a high level of growth. Submission has proposed 0-5 years deliverability. Enquiries received.
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability</p> <p>The submission does not provide indication of the likely annual build out rate</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, part development is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	20
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Elmsett, (Babergh)		
Site reference:	SS0232		
Site location:	Land south of Whatfield Road		
Approx site area (ha):	3.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and agricultural		
Planning history:	part of site - B/16/00447 - 7 dwellings - awaiting appeal decision.		

Proposed land use description:	Proposed residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon listed buildings adjacent to site Flood risk - surface water flooding identified on site.
Availability	Elmsett has a high level of growth. Submission has proposed 0-5, 6-10 and 11-15 years deliverability. No attempts at marketing have been undertaken
Achievability	The submission confirms that the site could come forward over the 0-5, 6-10 and 11-15 year timescale as a phased development The submission confirms that there are no legal restrictions which would affect the deliverability of the site and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, part development is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	20
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Elmsett, (Babergh)		
Site reference:	SS0233		
Site location:	Land north east of Ipswich Road		
Approx site area (ha):	3.80	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:			

Proposed land use description:	residential development - 75 dwellings
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon listed building adjacent to site Townscape - Development of whole site would be detrimental to townscape Compatibility - Development of whole site would create compatibility issues Landscape - TPOs identified along boundary
Availability	Elmsett has a high level of growth. Submission has proposed 0-5, 6-10 years deliverability. No attempts at marketing have been undertaken
Achievability	The submission confirms that the site could come forward in 0-5 years or 6-10 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (western or northern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	30
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Elmsett, (Babergh)		
Site reference:	SS0644		
Site location:	Land south of Hadleigh Road		
Approx site area (ha):	1.30	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:			

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways – regarding access, footpaths and infrastructure required</p> <p>Townscape - Development of whole site would be detrimental to townscape</p> <p>Compatibility - Development of whole site would create compatibility issues</p> <p>Landscape - TPOs identified along boundary</p> <p>Flood risk - surface water flooding (1000yr) identified on site</p>
Availability	Elmsett has a high level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (western aspect of site) is recommended in order to avoid disjointed development to the existing settlement.
Estimated dwellings yield:	8
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Elmsett, (Babergh)		
Site reference:	SS0726		
Site location:	Land to the south of Corn Hatches Lane, Elmsett		
Approx site area (ha):	8.16	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Agriculture/industrial, part of the airfield,		
Neighbouring land use:	Agriculture, industrial, airfield		
Planning history:	None relevant		

Proposed land use description:	All types (B1/B2/B8)
SHELAA site assessment summary	
Suitability	This site is partly in use for industrial and could be expanded, the site is considered suitable. However the scale and type of proposals will need to take into account impacts of additional traffic given access to the A1071.
Availability	There are some existing uses on site, including use as an airfield, however most of site is currently available for development
Achievability	Submission states no legal constraints or abnormal costs and land available immediately for employment development.

Site conclusions:	There are some existing uses on site and although suitable this site is potentially less suitable than other sites particularly if adequate access to the strategic road network cannot be achieved. Parts of the site are developed however most are vacant and available now and could provide land for an extension to existing activities.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

## Elmswell

Parish / District:	Elmswell, (Mid Suffolk)		
Site reference:	SS0039		
Site location:	Land to the north of Church Road, Elmswell		
Approx site area (ha):	2.90	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Fallow land,		
Neighbouring land use:	Residential and agricultural		
Planning history:	0119/81 - Residential development - withdrawn		
Proposed land use description:	Potential housing allocation.		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals - site lies within Minerals Safeguard Area Heritage - impact upon neighbouring heritage asset Open space - replacement or safeguarding of general amenity space		
Availability	The site is under single ownership (Mid Suffolk District Council). The submission form does not provide an estimated build-out rate. Using local build-out rates an estimated rate of 20 - 30 dwellings can be assumed.		
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. There is the need to design a site to minimise impact on adjoining properties and ensure safe access.		
Estimated dwellings yield:	60		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Elmswell, (Mid Suffolk)		
Site reference:	SS0085		
Site location:	Land to the east of Ashfield Road, Elmswell		
Approx site area (ha):	9.30	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Agricultural and residential		
Planning history:	0210/17		

Proposed land use description:	Residential site of 100+ dwellings including a site for potential primary school relocation, as current school is at capacity.
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage - potential impact upon a Grade II listed building
Availability	The site is in single ownership. An agent has submitted the site on behalf of the landowners. The submission form does not provide a build-out rate. Using local averages an estimated build out rate of 20 - 30 dwellings per annum can be assumed.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development proposed. New net site area approx. 1 ha.
Estimated dwellings yield:	25
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Elmswell, (Mid Suffolk)		
Site reference:	SS0096		
Site location:	Land east of Warren Lane, Elmswell		
Approx site area (ha):	1.77	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	potential 40 residential units
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area
Availability	The site is in single ownership. The site is under the control of a land promoter. The title deeds have been submitted.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate, but states that the site could come forward as quickly as desired and delivered within next 5 years

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	58
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Elmswell, (Mid Suffolk)		
Site reference:	SS0107		
Site location:	Land to the north west of School Road, Elmswell		
Approx site area (ha):	15.72	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	potential for up to 300 residential units
<b>SHELAA site assessment summary</b>	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways – regarding access, footpaths and infrastructure required</p> <p>Scale of site- consider reducing size of site to be more in keeping with the existing settlement</p> <p>Heritage - archaeological potential of the site</p> <p>Minerals- site lies within Minerals Safeguard Area</p>
Availability	<p>The site is in single ownership.</p> <p>An agent has submitted the site on behalf of the landowners.</p> <p>The title deeds have been submitted for the site.</p>
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development to the north of School Road, adjoining the settlement up to Parnell Lane is considered to be more appropriate scale of development.
Estimated dwellings yield:	100
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Elmswell, (Mid Suffolk)		
Site reference:	SS0125		
Site location:	Land east of Borley Crescent, Elmswell		
Approx site area (ha):	1.80	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Agricultural		
Planning history:	3469/16 - outline application for up to 60 dwellings		

Proposed land use description:	60 residential units
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required
Availability	The land is currently subject to a planning application. The submission form does not provide an estimated build-out rate. Using local averages an estimated rate of 20 - 30 dwellings per annum can be assumed. The title deeds have been submitted for the site.
Achievability	The submission confirms that the site could come forward in 0-5 years

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	45
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Elmswell, (Mid Suffolk)		
Site reference:	SS0132		
Site location:	Land west of Station Road, Elmswell		
Approx site area (ha):	4.30	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Residential, agricultural and former industrial units		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required
Availability	The submission form states that the site is being marketed. The submission form states that a build out rate of 50 dwellings per annum could be achieved. Based on local averages an estimated build-out rate of 20 - 30 dwellings can be assumed. The title deeds have been submitted.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	100
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Elmswell, (Mid Suffolk)		
Site reference:	SS0330		
Site location:	Grove Lane, Elmswell		
Approx site area (ha):	14.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Industrial		
Planning history:	Some in previous land bid		

Proposed land use description:	Employment site (B1/B2)
SHELAA site assessment summary	
Suitability	This site is suitable for employment uses however proposals will need to consider impacts on traffic due to access through Elmswell/Wetherden. Neighbouring employment uses suggest good level of market attractiveness in this area
Availability	Site is currently vacant and available for development
Achievability	Submission states no legal constraints or abnormal costs. No other constraints affecting achievability

Site conclusions:	This site is suitable, subject to traffic impacts of any proposals. It is available now and there are nearby employment uses which suggest the area is attractive. There are no constraints and development is achievable in the short and long term.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Elmswell, (Mid Suffolk)		
Site reference:	SS0913		
Site location:	Land south of Wetherden Road,		
Approx site area (ha):	5.76	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and agricultural		
Planning history:	None		

Proposed land use description:	residential
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species Geodiversity - site lies within a Mineral Consultation Zone.
Availability	Site is in single ownership. An agent has submitted the site on request of the landowner. The title deeds have been submitted.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development proposed. New net site area approx. 1ha
Estimated dwellings yield:	25
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Elmswell, (Mid Suffolk)		
Site reference:	SS0914		
Site location:	Land north of Wetherden Road,		
Approx site area (ha):	2.56	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	residential
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Mineral - all of the site lies within Minerals Safeguard Area Biodiversity - potential impact upon Protected Species
Availability	Site is in single ownership. An agent has submitted the site on request of the landowner. The title deeds have been submitted. An estimated build out rate of 20 - 30 dwellings per annum can be assumed
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	the site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	30
Estimated delivery timetable:	Deliverable 0-5

## Eye

Parish / District:	Eye, (Mid Suffolk)		
Site reference:	SS0014		
Site location:	Land to the north of Maple Way, Eye		
Approx site area (ha):	5.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	agricultural and residential		
Planning history:	none		

Proposed land use description:	Site proposed for residential development - approx 150 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is within a Special Landscape Area
Availability	Site is controlled by 2 land owners, but a draft option agreement has been agreed in principle with a developer - yet to be signed.  Submission has proposed 0-5 years deliverability and that an option has been agreed in principle with a developer, but has not been signed to date.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	150
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Eye, (Mid Suffolk)		
Site reference:	SS0097		
Site location:	Land to north of Castleton Way and west of Victoria Hill, Eye		
Approx site area (ha):	28.70	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural / residential		
Planning history:	current live application (3563/15) - authority to approve subject to S106 agreed on 08/12/16, but decision notice not issue yet.		

Proposed land use description:	Site proposed for residential development - approx 280 dwellings and care home. (see links with planning application 3563/15)
SHELAA site assessment summary	
Suitability	Site within broad area (Eye Airfield) for regeneration priorities and is potentially suitable, but the following considerations would require further investigation: Landscape and heritage assets impact. Biodiversity and geodiversity impact. Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement HSE consultation zone- for gas compressor station as shown in the Eye Planning Position Statement will also limit the area suitable for housing
Availability	The site is available immediately and in the single ownership, with enquiries received.
Achievability	The site is in single ownership and the submission confirms that the site could come forward in 0-5 years. A planning application has considered by the Council and has been resolved to grant subject to S106 agreement). The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, accessing the site off Victoria Hill taking identified constraints into consideration. However only part development along, southern and eastern aspect, is recommended in order to avoid the HSE consultation zone and disproportionate development to the existing settlement. Estimated new site area:8 ha		
Estimated dwellings yield:	280		
Estimated delivery timetable:	Deliverable 0-5		



Parish / District:	Eye, (Mid Suffolk)		
Site reference:	SS0672		
Site location:	Land north of Church Street,		
Approx site area (ha):	0.33	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	redundant care home,		
Neighbouring land use:	residential		
Planning history:	former care home		

Proposed land use description:	site proposed for residential development
SHELAA site assessment summary	
Suitability	Site potentially considered suitable for development, subject to further investigation of: * townscape impact * biodiversity impact * heritage asset impact * transport impact
Availability	The site is available immediately and in the single ownership, with a developer engaged.
Achievability	The site is expected to be available for development immediately, subject to further investigation of identified constraints above.

Site conclusions:	The site is potentially considered suitable for residential development taking any constraints into consideration.
Estimated dwellings yield:	20
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Eye, (Mid Suffolk)		
Site reference:	SS0928		
Site location:	Eye Airfield, Langton Green		
Approx site area (ha):	13.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential, industrial		
Planning history:	Land designated for resi/mixed-use in Eye Airfield Planning Position Statement		

Proposed land use description:	mixed office, R&D and light industrial, B2/B8 up to 10 large sheds
SHELAA site assessment summary	
Suitability	This site is considered suitable for employment development however would need to consider the impact on the adjoining residential area
Availability	Site available for development immediately
Achievability	Submission states no legal constraints or abnormal costs

Site conclusions:	This site has few constraints to development and its location is well suited to employment use. The land is available now for development and there are no costs/legal constraints, however development would need to be sensitive toward the residential area that the site envelops.		
Estimated dwellings yield:			
Estimated delivery timetable:	Deliverable 0-5		

## Finningham

Parish / District:	Finningham, (Mid Suffolk)		
Site reference:	SS0380		
Site location:	Land south of Wickham Road, Finningham		
Approx site area (ha):	0.80	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	agricultural - redundant farm buildings,		
Neighbouring land use:	agricultural / residential		
Planning history:	none		

Proposed land use description:	Residential development of 13 dwellings
SHELAA site assessment summary	
Suitability	The site is already included within the established settlement boundary for the village and the principle of development potential is established subject to detail planning application.
Availability	
Achievability	

Site conclusions:	The site is already included within the established settlement boundary for the village and the principle of development potential is established subject to detail planning application.
Estimated dwellings yield:	10
Estimated delivery timetable:	Developable 6-15

Parish / District:	Finningham, (Mid Suffolk)		
Site reference:	SS0807		
Site location:	Land south of Westhorpe Road		
Approx site area (ha):	0.78	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural,		
Neighbouring land use:	agricultural / residential		
Planning history:	none		
Proposed land use description:	Site proposed for residential development		
SHELAA site assessment summary			
Suitability	Site considered potentially suitable for development subject to: * landscape/townscape impact * biodiversity impact * listed building impact * highways impact		
Availability			
Achievability			
Site conclusions:			
Estimated dwellings yield:	10		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Finningham, (Mid Suffolk)		
Site reference:	SS0849		
Site location:	land west Gislingham Road		
Approx site area (ha):	0.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural,		
Neighbouring land use:	agricultural / residential		
Planning history:	None		

Proposed land use description:	site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, subject to further consideration of impact upon: * landscape/townscape * biodiversity * historic environment
Availability	
Achievability	

Site conclusions:	Site is potentially suitable, subject to further consideration of impact upon: * landscape/townscape * biodiversity * historic environment
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

## Fressingfield

Parish / District:	Fressingfield, (Mid Suffolk)		
Site reference:	SS0049		
Site location:	Land south of New Street, Fressingfield		
Approx site area (ha):	2.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	4410/16 - 30 dwellings and new Scout Headquarters - undecided 2285/15 - 30 dwellings and a new Scout Headquarters - Refused		

Proposed land use description:	Proposed residential development of up to 30 dwellings and Scout Hall to be located on the south-eastern corner of the site.
SHELAA site assessment summary	
Suitability	Site is potentially considered suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species.
Availability	The site is under single ownership. The site has been subject to two planning applications in recent years. The submission does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 25 - 30 dwellings can be assumed.
Achievability	The submission confirms that the site could come forward in 0-5 years

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	30
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Fressingfield, (Mid Suffolk)		
Site reference:	SS0092		
Site location:	Land to the west of John Shepherd Road, Fressingfield		
Approx site area (ha):	5.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and agricultural		
Planning history:	None		

Proposed land use description:	Residential led development - up to 75 dwellings and care home
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Heritage- impact upon conservation area and listed buildings and archaeological potential of site
Availability	The site is under multiple ownership. An agent has submitted the land on behalf of the landowners, who have received enquiries from developers. The title deeds have been submitted.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at approx 10-20 units per annum

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	60
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Fressingfield, (Mid Suffolk)		
Site reference:	SS0124		
Site location:	Land to the east of Stradbroke Road, Fressingfield		
Approx site area (ha):	3.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential, agriculture, community sports		
Planning history:	None		

Proposed land use description:	50 residential dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement
Availability	The site is in single ownership. An agent has submitted the site on behalf of the landowner. The title deeds have been submitted for the site.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission does not state whether there are any known abnormal costs which would affect viability The submission estimates the likely build out rate at approx 10-20 units per annum

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	60
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Fressingfield, (Mid Suffolk)		
Site reference:	SS0162		
Site location:	Land adjacent to Post Mill Lane, Fressingfield		
Approx site area (ha):	0.95	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural land,		
Neighbouring land use:	Residential and agricultural		
Planning history:	0128/02 - Withdrawn application for a residential development		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	The site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access Heritage - potential impact upon listed building to the south of the site
Availability	Site is in single ownership. The landowner has submitted the site themselves. The title deeds have been submitted for part of the site.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially deemed suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	20
Estimated delivery timetable:	Developable 6-15

## Gislingham

Parish / District:	Gislingham, (Mid Suffolk)		
Site reference:	SS0842		
Site location:	land south of Coldham Lane		
Approx site area (ha):	0.65	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required
Availability	Site is in single ownership. An agent has submitted the site on behalf of the landowner. The title deeds have been submitted. The submission form does not provide an estimated build-out rate.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission states that development could commence within 0 - 5 years.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	15
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Gislingham, (Mid Suffolk)		
Site reference:	SS0843		
Site location:	land south east of Finningham Road		
Approx site area (ha):	1.68	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural to the south, residential to the north		
Planning history:	None		

Proposed land use description:	Site proposed for residential development
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable for residential development, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - potential impact on the setting of Grade II listed buildings Biodiversity - potential impact on protected species and HRA work required Landscape - the site has no physical boundaries could result in the settlement extending into the open countryside
Availability	Site is in single ownership. An agent has submitted the site on request of the landowners. The title deeds have been submitted. The submission form does not provide an estimated build out rate.
Achievability	The submission form confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission form states that development could commence within 0 - 5 years.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along northern aspect is recommended. Estimated new net site area: 0.4ha
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

## Glemsford

Parish / District:	Glemsford, (Babergh)		
Site reference:	SS0226		
Site location:	Land to the south east of George Lane, and south of Flax Lane		
Approx site area (ha):	2.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:			
Planning history:			

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, however the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required
Availability	Site in single ownership. An agent has submitted the site on request of the landowner. The title deeds have been submitted.
Achievability	The submission indicates that the site could come forward in 0-5 years. The submission indicates that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. The submission estimates the likely build out rate at approx 25-30 units per annum.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	50
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Glemsford, (Babergh)		
Site reference:	SS0257		
Site location:	Land east of Brook Street and Chequers Lane		
Approx site area (ha):	11.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and Agricultural Land		
Planning history:	None		

Proposed land use description:	Residential development
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Cordon Sanitaire - consultation required with Anglia Water Heritage - impact upon listed buildings and conservation area Landscape - site is adjacent to a Special Landscape Area Visual impact due to topography
Availability	The submission does not provide indication of the likely annual build out rate. 3 landowners, no ownership documentation received.
Achievability	The submission indicates that the site could come forward in 0-5 years. The submission indicates that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (south western aspect of site) is recommended in order to avoid disproportionate development to the existing settlement and reduction in visual impact to north east. Estimated new net site area: 5ha
Estimated dwellings yield:	125
Estimated delivery timetable:	Developable 6-15

Parish / District:	Glemsford, (Babergh)		
Site reference:	SS0286		
Site location:	Land south of Kings Road, west of Park Lane		
Approx site area (ha):	11.49	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and Agricultural Land		
Planning history:	None		

Proposed land use description:	Potential housing site allocation - Market, Affordable, Residential Care Home, Community Use
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Impact of scale of growth on existing community</li> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Visual impact due to topography</li> </ul>
Availability	
Achievability	<p>The submission indicates that the site could come forward in 0-5 years. The submission indicates that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (northern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 4ha
Estimated dwellings yield:	100
Estimated delivery timetable:	Deliverable 0-5

## Great Blakenham

Parish / District:	Great Blakenham, (Mid Suffolk)		
Site reference:	SS0167		
Site location:	Land west of Stowmarket Road, Great Blakenham		
Approx site area (ha):	5.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and Residential		
Planning history:	Outline Planning Application: 2022/16, awaiting Section 106 agreement. Recommended for approval at DC Committee of the 12/10/2016. Application is for 130 no. dwellings, including affordable housing, car parking, open space provision with associated infr		
Proposed land use description:	Residential development of approx. 120 dwellings		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Potential contamination on the site		
Availability			
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate. Planning application reference: 2022/16 has been recommended for approval in October 2016 and is awaiting Section 106 agreement.		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	130		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Great Blakenham, (Mid Suffolk)		
Site reference:	SS0174		
Site location:	Land to the rear of Tollgate Farm, Great Blakenham		
Approx site area (ha):	12.06	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential, commercial		
Planning history:	None		

Proposed land use description:	Residential development - approx 400 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Compatibility with neighbouring/adjoining uses - in relation to the recycling and land fill to the south west and reservoirs (covered) to the south.
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide an indication of the likely annual build out rate.

Site conclusions:	Partial development of the northern half of the site is potentially considered suitable for residential development, taking identified constraints into consideration. Recommended revised area for development is 6ha, with a dwelling yield of 150 units.
Estimated dwellings yield:	150
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Great Blakenham, (Mid Suffolk)		
Site reference:	SS0654		
Site location:	land south of Chalk Hill Lane and west of Hood Drive		
Approx site area (ha):	0.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and Residential		
Planning history:	None		

Proposed land use description:	Site proposed for residential development - approx 6 to 9 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	8
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Great Blakenham, (Mid Suffolk)		
Site reference:	SS0864		
Site location:	Land north of Gipping Road, west of the railway line, Great Blakenham		
Approx site area (ha):	1.30	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Waste and recycling,		
Neighbouring land use:	Employment, residential, railway line		
Planning history:	None		

Proposed land use description:	High density residential units including flats.
<b>SHELAA site assessment summary</b>	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Potentially ground contamination - any contamination issues will need to be satisfactorily mitigated before the site can be considered for development.</li> <li>- Impact of the railway line - noise and vibration issues will need further investigation to ensure mitigation can be provided.</li> </ul>
Availability	<p>Confirmation of land ownership has not been provided with the submission. The submission form indicates an expected timescale for commencing development within 5 years - dependant on the relocation of the current waste and recycling business, which is actively engaged in the process of relocating.</p>
Achievability	<p>The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability, however there is mention that the current business will need to be relocated. The submission does not provide an indication of the likely annual build out rate.</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Due to the proximity of the railway line which runs along the eastern site boundary, partial development of the site would be recommended. Developable area recommended: 0.7 ha with an estimated dwelling yield of 20 dwellings (30 dph).
Estimated dwellings yield:	20
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Great Blakenham, (Mid Suffolk)		
Site reference:	SS0952		
Site location:	Land south of Gipping Road, Great Blakenham		
Approx site area (ha):	0.41	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Recycling Facility,		
Neighbouring land use:	Residential, Commercial, Railway		
Planning history:	None		

Proposed land use description:	Residential development to include market and affordable housing. Approx 10 residential units, potential for flats.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required
Availability	The submission form indicates an expected timescale for commencing development within 10 years - dependant on the relocation of the current recycling facility to the larger site in Great Blakenham.
Achievability	The submission confirms that the site could come forward in 0-10 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability, however there is mention that the current recycling facility will need to be relocated to the larger site in Great Blakenham. The submission does not provide an indication of the likely annual build out rate.

Site conclusions:	The submission form indicates an expected timescale for commencing development within 10 years - dependant on the relocation of the current recycling facility to the larger site in Great Blakenham.		
Estimated dwellings yield:	10		
Estimated delivery timetable:	Developable 6-15		

## Great Cornard

Parish / District:	Great Cornard, (Babergh)		
Site reference:	SS0220		
Site location:	Land south of Davidson Close		
Approx site area (ha):	9.50	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	agricultural, east of the site is existitng settlement		
Planning history:	none		

Proposed land use description:	6ha (120-150 units) residential development, 3.5ha of woodland planting and habitat improvement
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape - take into consideration project and proposed extension area of AONB, and to not breach ridge of slope.
Availability	Submission has proposed 0-5 years deliverability. Developer enquiries regarding the site are being received.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (north-western aspect of site) is proposed.
Estimated dwellings yield:	120
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Great Cornard, (Babergh)		
Site reference:	SS0242		
Site location:	Land at Tye Farm, Great Cornard		
Approx site area (ha):	60.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	agricultural. West of site is existing settlement.		
Planning history:	none		

Proposed land use description:	Housing allocation.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Environmental- part of site adjoins Local Nature Reserve Landscape - subject to consideration of 70m contour line Heritage - regarding archaeological sites
Availability	All sections of availability have been ticked as phased development expected. Site is owned by developer
Achievability	The timescale for delivery is unclear, since all of the delivery timeframes have been ticked on the submission The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration
Estimated dwellings yield:	500
Estimated delivery timetable:	Developable 6-15

Parish / District:	Great Cornard, (Babergh)		
Site reference:	SS0243		
Site location:	Land at Newton Road, CO10 0PZ		
Approx site area (ha):	11.51	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Agricultural, south west of site is an industrial site, isolated dwellings and agricultural fields		
Planning history:	none		

Proposed land use description:	Development possibly including residential, affordable and employment.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Biodiversity - assess protected species identified on site Heritage - assess archaeological areas identified on site Compatibility - assess potential pollution from existing industrial site
Availability	Submission form does not indicate a timescale for commencement of development. No attempts at marketing have been undertaken
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of timescale for delivery, or the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part of the site is recommended for residential development. Estimated new net site area: 2ha
Estimated dwellings yield:	50
Estimated delivery timetable:	Developable 6-15

Parish / District:	Great Cornard, (Babergh)		
Site reference:	SS0433		
Site location:	Land west of Bures Rd, Great Cornard		
Approx site area (ha):	1.64	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use: Neighbouring land use:	residential and former builders yard and greenfield, train line along western boundary existing residential settlement along eastern boundary		
Planning history:	none		

Proposed land use description:	Residential development - 46 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Townscape and compatibility - regard to design and layout to provide appropriate integration with existing settlement required
Availability	Submission proposes 0-5 years and there have been enquiries received from developers
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability

Site conclusions:	The site is potentially considered suitable for residential development taking any constraints into consideration.
Estimated dwellings yield:	46
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Great Cornard, (Babergh)		
Site reference:	SS0942		
Site location:	Land north of Newton Road / A134, Great Cornard		
Approx site area (ha):	11.51	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Agriculture with some redundant buildings,		
Neighbouring land use:	Residential, agriculture, industrial		
Planning history:	None relevant		

Proposed land use description:	Employment uses (B1/B2/B8)
SHELAA site assessment summary	
Suitability	The site has some access issues, but there is scope for them to be overcome, on balance the site is assessed as suitable.
Availability	The site is in single ownership and promoted for development, as such it is assessed as available for development.
Achievability	No known achievability constraints or abnormal costs to development of the site.

Site conclusions:	This site is assessed on balance as suitable and is well located for the potential expansion of the Chilton Industrial Estate. The site is assessed as available and achievable and therefore a deliverable site.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5



## Great Finborough

Parish / District:	Great Finborough, (Mid Suffolk)		
Site reference:	SS0860		
Site location:	Land to the east of Pear Tree Place, Great Finborough		
Approx site area (ha):	1.64	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	0797/91 - refused - use of land as parking facility for two coaches		

Proposed land use description:	up to 40 residential units
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species Utilities Infrastructure -
Availability	The site is under multiple ownership. A developer has an option on the site. The title deeds have been submitted. The submission form estimates a build out rate of approximately 15 dwellings per annum.
Achievability	The submission form states that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission states that development could commence within 0 - 5 years.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However partial development is recommended to avoid disproportionate development to the existing settlement pattern.
Estimated dwellings yield:	20
Estimated delivery timetable:	Deliverable 0-5

## Great Waldingfield

Parish / District:	Great Waldingfield, (Babergh)		
Site reference:	SS0194		
Site location:	Land north of Folly Road,		
Approx site area (ha):	2.81	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required
Availability	
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate, but states that housing market conditions will determine the development rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	70
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Great Waldingfield, (Babergh)		
Site reference:	SS0196		
Site location:	Land south of Folly Lane,		
Approx site area (ha):	6.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate, but states that housing market conditions will determine development rate .

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (western aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 3ha
Estimated dwellings yield:	75
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Great Waldingfield, (Babergh)		
Site reference:	SS0198		
Site location:	Land to the south of Bantocks Road,		
Approx site area (ha):	2.12	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate, but states that housing market conditions will determine development rate.

Site conclusions:	The site is potentially considered suitable for residential development and it is available taking identified constraints into considerations.
Estimated dwellings yield:	50
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Great Waldingfield, (Babergh)		
Site reference:	SS0200		
Site location:	Land to the east of Valley Road,		
Approx site area (ha):	1.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	50 residential dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate, but states that housing market conditions will determine development rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	40
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Great Waldingfield, (Babergh)		
Site reference:	SS0247		
Site location:	Land at Lavenham Road		
Approx site area (ha):	20.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development including affordable dwellings.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement 'Cordon sanitaire'- consultation required with Anglia Water Heritage- impact upon heritage assets and conservation area
Availability	
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of timescale for delivery, or the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (south western aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 5ha
Estimated dwellings yield:	125
Estimated delivery timetable:	Developable 6-15

## Hadleigh

Parish / District:	Hadleigh, (Babergh)		
Site reference:	SS0221		
Site location:	Land to the east, west and south of Hook Lane		
Approx site area (ha):	40.00	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Residential and Paddocks,		
Neighbouring land use:	agricultural		
Planning history:	none		

Proposed land use description:	residential led scheme
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- majority of site is within Special Landscape Area Wildlife- site adjoins a County Wildlife Site Townscape- connectivity issues
Availability	Submission has proposed 0-5 years deliverability. Site owned by developer and contract being currently agreed for land owned by SCC
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 50 units per annum

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development of the north-western aspect adjoining the existing settlement and county wildlife area would be more integrated however connectivity issues to the existing core services and facilities would need to be addressed.
Estimated dwellings yield:	300
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Hadleigh, (Babergh)		
Site reference:	SS0298		
Site location:	land north east of Frog Hall Lane		
Approx site area (ha):	8.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:			
Planning history:	Allocated Site ('Lady Lane')		

Proposed land use description:	Allocated Site ('Lady Lane') - Allocated site for approximately 250 dwellings (Policy CS6)	
SHELAA site assessment summary		
Suitability		The site has been allocated in the Core Strategy
Availability		
Achievability		Delivery of housing of approximately 80 units expected in 5 years, with the rest phased over the remainder of the Plan period.

Site conclusions:	The site has been allocated in the Core Strategy.		
Estimated dwellings yield:	250		
Estimated delivery timetable:	Deliverable 0-5		



Parish / District:	Hadleigh, (Babergh)		
Site reference:	SS0303		
Site location:	Land east of Frog Hall Lane		
Approx site area (ha):	12.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	agricultural		
Planning history:	none		

Proposed land use description:	housing, open space - estimated yeild of 300 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: * highways safety / access * landscape impact * impact upon character of area
Availability	Hadleigh has a high level of growth. Submission has proposed 6-10 years deliverability. No attempts at marketing have been undertaken
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development of the southern aspect adjoining the school playing field would be more integrated and provide greater connectivity within the townscape.
Estimated dwellings yield:	300
Estimated delivery timetable:	Developable 6-15

Parish / District:	Hadleigh, (Babergh)		
Site reference:	SS0418		
Site location:	Land south-east of Benton Street, Hadleigh		
Approx site area (ha):	2.30	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural,		
Neighbouring land use:	predominantly residential, south of site is greenfield and the River Brett		
Planning history:	none		

Proposed land use description:	Residential development of 15-20 units and 50% open space.
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is within Special Landscape Area Flood Risk - part of site within Floodzone 2 and 3 Heritage - part of site identified as archaeological site
Availability	Hadleigh has a high level of growth. Submission has proposed 0-5 years and 6-10 years deliverability. Site owned by developer.
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	15
Estimated delivery timetable:	Developable 6-15

Parish / District:	Hadleigh, (Babergh)		
Site reference:	SS0502		
Site location:	Angel Court, Angel Street, Hadleigh		
Approx site area (ha):	0.30	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	residential,		
Neighbouring land use:	residential		
Planning history:	none		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is within Special Landscape Area Flood Risk - part of site affected by surface water flooding Heritage - impact on heritage assets will need to be considered
Availability	Hadleigh has a high level of growth. Submission has proposed 0-5 years deliverability. Site owned by developer.
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Hadleigh, (Babergh)		
Site reference:	SS0537		
Site location:	Babergh District Council offices, Corks Lane, Hadleigh		
Approx site area (ha):	0.69	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	office and car park,		
Neighbouring land use:	recreation		
Planning history:	B/02/02063 - single storey side extension gtd B/CA/93/00851- demolition of southern single storey pitched roof extension Gtd		

Proposed land use description:	Convert existing buildings to residential or as a care home.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Biodiversity - impact upon protected species identified on site is required Landscape- site is within Special Landscape Area Flood Risk - part of site within Floodzone 2 and 3 Heritage - part of site identified listed buildings and is an archaeological site
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	20
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Hadleigh, (Babergh)		
Site reference:	SS0584		
Site location:	Land north of Red Hill Road/ Malyon Road, Hadleigh		
Approx site area (ha):	3.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural, residential along the southern boundary and north of site is the A1071, west of site is agricultural		
Neighbouring land use:			
Planning history:			

Proposed land use description:	approx. 75 dwellings, assuming 2.5 net developable ha and around 30 dwelling per hectare
SHELAA site assessment summary	
Suitability	Site is potentially suitable, however the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - impact on protected species Contaminated land - identified on site
Availability	Hadleigh has a high level of growth. Submission has proposed 0-5 years deliverability. Landowner currently in contact with potential development partner
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	75
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Hadleigh, (Babergh)		
Site reference:	SS0867		
Site location:	Land to the north east of Pond Hall Lane, Hadleigh		
Approx site area (ha):	2.29	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	paddocks,		
Neighbouring land use:	existing settlement west of site, isolated dwellings south and north of site and agricultural fields		
Planning history:	B/89/00303 - COU agricultural field to riding school		

Proposed land use description:	Residential units at 30 dph
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Contaminated land - small area identified
Availability	Hadleigh has a high level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	30
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Hadleigh, (Babergh)		
Site reference:	SS0909		
Site location:	Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh		
Approx site area (ha):	13.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural,		
Neighbouring land use:	existing settlement south, east and west of site, north of site is the A1071		
Planning history:	none		

Proposed land use description:	residential
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Biodiversity - impact upon protected species identified on site is required Landscape- site is within Special Landscape Area and gradient of west part of site is significant Flood Risk - part of site within Floodzone 2 and 3 Heritage - part of site identified as archaeological site
Availability	Hadleigh has a high level of growth. Submission has proposed 0-5 years deliverability. Site is currently under option to a developer
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development at a reduced site scale, taking identified constraints into consideration. Development would potentially be best suited to the eastern area of the site.
Estimated dwellings yield:	80
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Hadleigh, (Babergh)		
Site reference:	SS1031		
Site location:	Lady Lane Employment Allocation (EM03)		
Approx site area (ha):	6.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Vacant, agriculture,		
Neighbouring land use:	Residential, agriculture		
Planning history:	Strategic site allocation		

Proposed land use description:	Site allocated for employment uses in 2006 Babergh Local Plan (Policy EM03)
SHELAA site assessment summary	
Suitability	Site allocated for employment uses in 2006 Babergh Local Plan (Policy EM03)
Availability	Site allocated for employment uses in 2006 Babergh Local Plan (Policy EM03)
Achievability	Site allocated for employment uses in 2006 Babergh Local Plan (Policy EM03)

Site conclusions:	Site allocated for employment uses in 2006 Babergh Local Plan (Policy EM03)
Estimated dwellings yield:	
Estimated delivery timetable:	Developable 6-15



Parish / District:	Hadleigh, (Babergh)		
Site reference:	SS1035		
Site location:	Land to the east of Frog Hall Lane		
Approx site area (ha):	34.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	Allocated for Employment Uses (Core Strategy CS6)		
Proposed land use description:	Part allocated for Employment Uses (Core Strategy CS6)		
SHELAA site assessment summary			
Suitability			
Availability			
Achievability			
Site conclusions:	Part of the site is allocated for employment uses in 2014 Babergh Core Strategy (Policy CS6)		
Estimated dwellings yield:			
Estimated delivery timetable:	Deliverable 0-5		

## Harleston

Parish / District:	Harleston, (Mid Suffolk)		
Site reference:	SS0391		
Site location:	Land west of Haughley Road, Harleston		
Approx site area (ha):	2.95	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Market Housing
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species Heritage - potential impact upon a Grade II listed cottage Scale of Site - due to the lack of services in Harleston a smaller development would be recommended.
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended in a linear pattern along Haughley Road to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

## Haughley

Parish / District:	Haughley, (Mid Suffolk)		
Site reference:	SS0011		
Site location:	Land to the north of Shepherds Lane, Haughley		
Approx site area (ha):	5.80	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Agricultural, south of site phase one of Chilton Leys development 2722/13 gtd Apr 2015. East of site is the A14, west and north of site are small isolated homestead and agricultural land		
Planning history:	none		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability	<p>&lt;div&gt;Site is potentially suitable, but the following considerations would require further investigation:&lt;/div&gt;</p> <p>&lt;div&gt;Highways - &amp;nbsp;regarding access, footpaths and infrastructure required&lt;/div&gt;</p> <p>&lt;div&gt;Heritage - potential impact upon heritage assets&lt;/div&gt;</p>
Availability	<p>The site is in single ownership.</p> <p>An agent has submitted the site on the request of the landowners.</p> <p>The title deeds have not been submitted.</p> <p>An estimated build out rate of between 20 - 30 dwellings per annum can be assumed.</p>
Achievability	<p>The submission confirms that the site could come forward in 11-15 years, as it is not expected that this development would be appropriate until after completion of the Chilton Fields site</p> <p>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	200
Estimated delivery timetable:	Developable 6-15

Parish / District:	Haughley, (Mid Suffolk)		
Site reference:	SS0047		
Site location:	Land to the west of Fishponds Way, Haughley		
Approx site area (ha):	5.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Agricultural, water treatment plant west of site, south and west of site is woodland, north and east of site is existing residential		
Planning history:	none		
Proposed land use description:	Residential development		
SHELAA site assessment summary			
Suitability	<div>Site is potentially suitable, but the following considerations would require further investigation: </div> <div>Highways – regarding access, footpaths and infrastructure required </div> <div>Landscape - abuts SLA </div> <div>Heritage -impact on heritage assets </div> <div>Compatibility - issues regarding water treatment site </div> <div>Flood - small area within flood zone 3</div>		
Availability	Haughley has a low level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken but enquiries received		
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 20 units per annum		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended to provide a buffer to water treatment works.		
Estimated dwellings yield:	25		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Haughley, (Mid Suffolk)		
Site reference:	SS0149		
Site location:	Land east of Fishponds Way, Haughley		
Approx site area (ha):	8.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	North-west of site is the existing settlement. The remaining neighbouring use is agricultural		
Planning history:	None		
Proposed land use description:	15 units per developable acre.		
SHELAA site assessment summary			
Suitability	<div>Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape - small area within SLA Heritage -impact on heritage assets Flood - small area within Flood Zone 3 Townscape - impact if whole site developed</div>		
Availability	Haughley has a low level of growth. Submission has proposed 0-5 years deliverability. Enquiries from promoters received		
Achievability	The submission confirms that the site could come forward in 0-5 years The submission does not identify any legal restrictions on the land or known abnormal costs which would affect viability		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, partial development concentrated along the western aspect of the site recommended to reduce impact on existing townscape.		
Estimated dwellings yield:	120		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Haughley, (Mid Suffolk)		
Site reference:	SS0270		
Site location:	Land to the north of Station Road		
Approx site area (ha):	1.28	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Agricultural, West and south of the site existing settlement. North and east agricultural land		
Planning history:	0034/89/OL - application for residential development - Refused		

Proposed land use description:	residential
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Listed building - in close proximity, impact assessment required
Availability	Haughley has a low level of growth. Submission has proposed 0-5 years deliverability. Enquiries have been received
Achievability	No indication of likely timescales for development

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	25
Estimated delivery timetable:	Deliverable 0-5

## Henley

Parish / District:	Henley, (Mid Suffolk)		
Site reference:	SS0171		
Site location:	Land south of Ashbocking Road, Henley		
Approx site area (ha):	3.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species Scale - A smaller scale development may be more appropriate to avoid disproportionate development
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 20/25 units per annum

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement. Estimated new site area: 0.5 ha
Estimated dwellings yield:	15
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Henley, (Mid Suffolk)		
Site reference:	SS0172		
Site location:	Land adj Henley Community Centre, Henley		
Approx site area (ha):	2.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential, playing fields to the north		
Planning history:	None		

Proposed land use description:	Residential development
<b>SHELAA site assessment summary</b>	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways - regarding access, footpaths and infrastructure required</p> <p>Scale of site - Henley has limited services, therefore a smaller development may be more appropriate</p> <p>Heritage - Grade I listed church adjacent to the south of the site</p>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability</p> <p>The submission does not provide indication of the likely annual build out rate</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development is recommended to avoid disproportionate development.</p> <p>Estimated new site area for residential development: 1ha</p>
Estimated dwellings yield:	25
Estimated delivery timetable:	Deliverable 0-5



## Hessett

Parish / District:	Hessett, (Mid Suffolk)		
Site reference:	SS0678		
Site location:	land south of Hubbard's Lane and east of The Green		
Approx site area (ha):	0.27	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Open Meadow,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact on a County Wildlife Site Heritage - potential impact on two Grade II listed buildings to the south
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

## Hinderclay

Parish / District:	Hinderclay, (Mid Suffolk)		
Site reference:	SS0002		
Site location:	Land south of Bells Lane, Hinderclay		
Approx site area (ha):	1.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	residential, agricultural, churchyard		
Planning history:	n/a		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<div>Site is potentially suitable, but the following constraints have been identified which would require further investigation: &lt;/div&gt; <div>Highways - regarding access, footpaths and infrastructure required &lt;/div&gt; <div>Heritage - impact on listed church&lt;/div&gt; </div></div></div>
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	10
Estimated delivery timetable:	Developable 6-15

## Hitcham

Parish / District:	Hitcham, (Babergh)		
Site reference:	SS0222		
Site location:	Land west of The Causeway,		
Approx site area (ha):	0.39	Brownfield / greenfield / mixed use land:	
Existing land use:	Agricultural,		
Neighbouring land use:	residential and agricultural		
Planning history:	none		

Proposed land use description:	potential for 6 to 8 residential units
SHELAA site assessment summary	
Suitability	Site is potentially considered suitable, but the following constraint would require further investigation: Highways - regarding access, footpaths and infrastructure required Compatibility - no compatibility issues if the development reflects exsiting low density and linear settlement pattern. Historic Environment - Listed building identified in close proximity of site Floodzone - surface water flood area (1000yr) identified on site
Availability	Hitcham has a high level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration		
Estimated dwellings yield:	8		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Hitcham, (Babergh)		
Site reference:	SS0437		
Site location:	Land west of The Causeway, Hitcham		
Approx site area (ha):	0.44	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and agricultural		
Planning history:	none		

Proposed land use description:	Residential development - 6 to 8 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially considered suitable, but the following constraint would require further investigation: Highways - regarding access, footpaths and infrastructure required Compatibility - no compatibility issues if the development reflects existing low density and linear settlement pattern. Historic Environment - Listed building identified in close proximity of site
Availability	Hitcham has a high level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration
Estimated dwellings yield:	6
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Hitcham, (Babergh)		
Site reference:	SS0439		
Site location:	Land to the east of The Causeway, Hitcham		
Approx site area (ha):	0.50	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	none		

Proposed land use description:	Residential development 6 to 8 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially considered suitable, but the following constraint would require further investigation: Highways - regarding access, footpaths and infrastructure required Compatibility - no compatibility issues if the development reflects existing low density and adjoining settlement pattern. Historic Environment - Listed building identified in close proximity of site
Availability	Hitcham has a high level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration
Estimated dwellings yield:	6
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Hitcham, (Babergh)		
Site reference:	SS0443		
Site location:	Land to the west of The Causeway, Hitcham		
Approx site area (ha):	0.39	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability	Site is potentially considered suitable, but the following constraint would require further investigation: Highways - regarding access, footpaths and infrastructure required Compatibility - no compatibility issues if the development reflects existing low density and linear settlement pattern. Historic Environment - Listed building identified in close proximity of site
Availability	Hitcham has a high level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

## Holbrook

Parish / District:	Holbrook, (Babergh)		
Site reference:	SS0201		
Site location:	Land west of B1080 and north of Woodlands Road		
Approx site area (ha):	3.30	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, and south exisitng residential settlement		
Planning history:	none		

Proposed land use description:	residential development - 70 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage - Impact on nearby listed building will need to be considered compability - appropriate design would need to be considered with regards to providing a natural buffer between development and open countryside Townscape - partial development may be more appropriate and supportable
Availability	Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 15-20 units per annum

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (southern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 1.5ha
Estimated dwellings yield:	30
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Holbrook, (Babergh)		
Site reference:	SS0215		
Site location:	Land at Hyams Lane, Holbrook		
Approx site area (ha):	2.65	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Agricultural, Existing settlement envelopes site on three sides, south of site is agricultural fields		
Planning history:	none		

Proposed land use description:	Residential development 55 - 60 units
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required 'Cordon sanitaire'- consultation required with Anglian Water
Availability	Submission has proposed 0-5 years deliverability. Some enquiries have been made.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	60		
Estimated delivery timetable:	Deliverable 0-5		



Parish / District:	Holbrook, (Babergh)		
Site reference:	SS0717		
Site location:	Land east of Ipswich Road		
Approx site area (ha):	6.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural,		
Neighbouring land use:	agricultural, west of site is existing settlement.		
Planning history:	none		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways – regarding access, footpaths and infrastructure required</p> <p>Heritage - Impact on nearby listed building and archaeological sites will need to be considered</p> <p>compability - appropriate design would need to be considered with regards existing development and open countryside</p> <p>Townscape - partial development may be more appropriate and supportable</p>
Availability	Submission has proposed 0-5 years deliverability. Submission form from developer
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (western aspect of site) is recommended in order to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	30
Estimated delivery timetable:	Deliverable 0-5

## Holton St Mary

Parish / District:	Holton St Mary, (Babergh)		
Site reference:	SS0752		
Site location:	Land Adjacent to the B1070, Holton St Mary,  Suffolk		
Approx site area (ha):	0.50	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		
Proposed land use description:	Residential development - up to 10 residential units		
SHELAA site assessment summary			
Suitability	Linear development of the site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscape and historic environment		
Availability			
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration: - Highways – regarding access, footpaths and infrastructure required - Impact on the sensitive landscape and historic environment A low density linear development of the site would be recommended, in line with the existing settlement pattern.		
Estimated dwellings yield:	10		
Estimated delivery timetable:	Deliverable 0-5		

## Hoxne

Parish / District:	Hoxne, (Mid Suffolk)		
Site reference:	SS0728		
Site location:	Land to the south of Denham Road, Hoxne,		
Approx site area (ha):	1.59	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Farm yard,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Proposal of up to 35 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - impact upon listed building within the site and archaeological potential
Availability	The site is in single ownership. An agent has submitted the site on behalf of the landowner. The title deeds have not been submitted for the site. The submission form does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 20 - 25 dwellings per annum can be assumed.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	25
Estimated delivery timetable:	Developable 6-15

## Hunston

Parish / District:	Hunston, (Mid Suffolk)		
Site reference:	SS0815		
Site location:	Land south of The Street		
Approx site area (ha):	0.28	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	0129/93/OL - Refused 0053/94/OL - Refused, upheld on appeal Both applications for erection of a new dwelling		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrasture required Heritage - all of the site is within a Conservation Area, access to the site may require the removal of trees within a Conservation Area. Biodiversity - Protected Species have been recorded in close proximity to the site
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	5
Estimated delivery timetable:	Developable 6-15

## Kenton

Parish / District:	Kenton, (Mid Suffolk)		
Site reference:	SS0113		
Site location:	Land to the east of Kenton Street, Kenton		
Approx site area (ha):	6.90	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential, employment and agricultural.		
Planning history:	none		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Compatibility with neighbouring uses size of the existing settlement Townscape as site is unproportioned to the existing settlement
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development of site is recommended.
Estimated dwellings yield:	20
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Kenton, (Mid Suffolk)		
Site reference:	SS0401		
Site location:	Land east of Eye Road, Kenton		
Approx site area (ha):	2.00	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	commercial warehousing,		
Neighbouring land use:	Residential development and open fields to the north, employment use to the south and agricultural use to the east and west.		
Planning history:	none		
Proposed land use description:	Residential development		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Compatibility with neighbouring uses size of the existing settlement		
Availability			
Achievability			
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	30		
Estimated delivery timetable:	Deliverable 0-5		

## Lavenham

Parish / District:	Lavenham, (Babergh)		
Site reference:	SS0214		
Site location:	Land west of Deacons Close		
Approx site area (ha):	2.30	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	paddocks,		
Neighbouring land use:	Residential, commercial/industrial, disused railway embankment		
Planning history:	B/16/00437/OUT - Outline Application - PENDING DECISION - Erection of up to 25 residential dwellings (all matters reserved except means of access).		

Proposed land use description:	30 - 40 residential dwellings (including affordable housing), and public open space.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Impact on the historic environment Impact on the County Wildlife Site (public railway footpath) which borders the site to the north
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	50
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Lavenham, (Babergh)		
Site reference:	SS0217		
Site location:	Land east of Bear's Lane		
Approx site area (ha):	4.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential with market and affordable housing. Mix of unit sizes in line with local community consultations and emerging neighbourhood plan.
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Heritage - impact upon conservation area Landscape - site is within Special Landscape Area
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission estimates the likely build out rate at 25 units per annum.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (western aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 3ha
Estimated dwellings yield:	75
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Lavenham, (Babergh)		
Site reference:	SS0288		
Site location:	Land north west of Melford Road		
Approx site area (ha):	3.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development 1.95ha for 59 dwellings, 0.7ha in community open space/facilities, 0.3ha in open space for the residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: - Impact of scale of growth on existing community - Highways – regarding access and infrastructure required
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Estimated net site area to be considered: 3ha
Estimated dwellings yield:	75
Estimated delivery timetable:	Developable 6-15

Parish / District:	Lavenham, (Babergh)		
Site reference:	SS0582		
Site location:	Corner of Melford Road and Sudbury Road, Lavenham		
Approx site area (ha):	0.89	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	disused industrial site,		
Neighbouring land use:	Residential and Commercial		
Planning history:	B/03/01044/FUL - Granted for the Erection of two-storey factory unit with construction of new vehicular access, entrance wall and parking areas. B/05/00585/ROC - Appeal Allowed [in part] for the Erection of two-storey factory unit with construction of ne		
Proposed land use description:	29 residential units		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required		
Availability			
Achievability	The submission does not indicate when the land could become available, however the landowner is a developer with intentions to develop the land. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission indicates an annual build out rate of 20 units per annum.		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	30		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Lavenham, (Babergh)		
Site reference:	SS0583		
Site location:	Land at Bury Road, Lavenham		
Approx site area (ha):	0.66	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	4-6 units based on adjacent dwelling size
SHELAA site assessment summary	
Suitability	<p>The proposal for the site is 4 to 6 residential units, based on adjacent dwelling size. Linear development of the site, along Bury Road / A1141 would elongate the settlement, which is largely rural at this location. 4 to 6 properties of similar sizes to the existing neighbouring properties would seem proportionate to the current settlement pattern. The site is therefore potentially suitable, however the following considerations would require further investigation:</p> <p>Highways – regarding access and infrastructure required</p> <p>Visual impact on the open countryside and neighbouring Special Landscape Areas.</p>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years.</p> <p>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.</p> <p>The submission does not provide indication of the likely annual build out rate.</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

## Lawshall

Parish / District:	Lawshall, (Babergh)		
Site reference:	SS0237		
Site location:	Land west of Bury Road, Lawshall		
Approx site area (ha):	1.38	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential, commercial		
Planning history:	None		

Proposed land use description:	Residential development of 20 units at 15 dph.
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Risk of surface water flooding within the southern section of the site</li> <li>- Impact on the sensitive landscapes and the Visually Important Gap identified in the Lawshall Neighbourhood Plan</li> <li>- Accessibility to local services and facilities</li> </ul>
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	15
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Lawshall, (Babergh)		
Site reference:	SS0393		
Site location:	Land west of Bury Road		
Approx site area (ha):	1.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
<b>SHELAA site assessment summary</b>	
Suitability	<p>Partial development of the site (linear development along Bury Road) is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscape identified and historic environment</li> <li>- Accessibility to local services and facilities</li> </ul>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscape identified and historic environment</li> <li>- Accessibility to local services and facilities</li> </ul> <p>A low density partial development of the site (linear development along Bury Road) would be recommended, in line with the existing settlement pattern.</p>
Estimated dwellings yield:	8
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Lawshall, (Babergh)		
Site reference:	SS0682		
Site location:	Land east of Bury Road, Lawshall IP29 4FH		
Approx site area (ha):	0.47	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscape identified</li> <li>- Accessibility to local services and facilities</li> </ul>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscape identified</li> <li>- Accessibility to local services and facilities</li> </ul> <p>A low density development would be recommended, in line with the existing settlement pattern.</p>
Estimated dwellings yield:	7
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Lawshall, (Babergh)		
Site reference:	SS0683		
Site location:	Land to the south west of Harrow Green, Lawshall IP29 4PW		
Approx site area (ha):	1.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Partial development of the site (linear development along Harrow Green) is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscape identified and historic environment</li> <li>- Accessibility to local services and facilities</li> </ul>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscape identified and historic environment</li> <li>- Accessibility to local services and facilities</li> </ul> <p>A low density partial development of the site (linear development along Harrow Green) would be recommended, in line with the existing settlement pattern. Recommended revised developable area: 0.7ha</p>
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Lawshall, (Babergh)		
Site reference:	SS0685		
Site location:	Land west of Melford Road Lawshall		
Approx site area (ha):	0.25	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
<b>SHELAA site assessment summary</b>	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscape identified and historic environment</li> <li>- Accessibility to local services and facilities</li> </ul>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscape identified and historic environment</li> <li>- Accessibility to local services and facilities</li> </ul> <p>A low density development of the site would be recommended, in line with the existing settlement pattern.</p>
Estimated dwellings yield:	3
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Lawshall, (Babergh)		
Site reference:	SS0690		
Site location:	Land south of Lambs Lane, Lawshall, Suffolk IP29 4PF		
Approx site area (ha):	0.77	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscape identified</li> <li>- Impact on the Ancient Hedgerows, identified in the Lawshall Neighbourhood Plan</li> <li>- Accessibility to local services and facilities</li> </ul>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscape identified</li> <li>- Impact on the Ancient Hedgerows, identified in the Lawshall Neighbourhood Plan</li> <li>- Accessibility to local services and facilities</li> </ul> <p>A low density partial development of the site (linear development along Lambs Lane) would be recommended, in line with the existing settlement pattern.</p>
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

## Laxfield

Parish / District:	Laxfield, (Mid Suffolk)		
Site reference:	SS0069		
Site location:	Land to the south of Framlingham Road, Laxfield		
Approx site area (ha):	4.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential and primary school to the north		
Planning history:	None		

Proposed land use description:	site proposed for residential development, including potential small car park for Laxfield Primary School
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Biodiversity - potential impact upon protected species
Availability	The site is in single ownership. The landowner has submitted the site themselves. The title deeds have been submitted. The submission form does not provide an estimated build-out rate.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.. Partial development (eastern aspect of site) is recommended to avoid a disproportionate development to the existing settlement. Estimated new net site area: 1ha
Estimated dwellings yield:	25
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Laxfield, (Mid Suffolk)		
Site reference:	SS0616		
Site location:	land east of Mill Road		
Approx site area (ha):	0.71	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Site proposed for residential development - approx 25 dwellings
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially considered suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required
Availability	Site is in single ownership. An agent has submitted the site on behalf of a developer who has an option on the land. The title deeds have been submitted. The submission form does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 20 - 30 dwellings can be assumed.
Achievability	The submission form confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission form states that development could commence within 0 - 5 years.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	15
Estimated delivery timetable:	Deliverable 0-5

## Leavenheath

Parish / District:	Leavenheath, (Babergh)		
Site reference:	SS0587		
Site location:	Land south of High Road, Leavenheath		
Approx site area (ha):	5.29	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and Residential		
Planning history:	None		

Proposed land use description:	Proposed residential development for approx. 130 dwellings
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscapes identified</li> <li>- Scale of site- consider reducing size of site to be more in keeping with the existing settlement</li> </ul>
Availability	Although the submission confirms one landowner, Land Registry documents have not been submitted to confirm land ownership.
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (western aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 2.8ha
Estimated dwellings yield:	70
Estimated delivery timetable:	Deliverable 0-5

## Lindsey

Parish / District:	Lindsey, (Babergh)		
Site reference:	SS0528		
Site location:	Land east of The Tye, Lindsey, IP7 6PP		
Approx site area (ha):	0.83	Brownfield / greenfield / mixed use land:	
Existing land use:	Greenfield,		
Neighbouring land use:	Residential and agricultural		
Planning history:	B/07/02030 - agricultural land to beer garden - GTD		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage - setting of Listed Buildings west of site townscape - low density to replicate existing settlement pattern Neighbouring uses - partial development would be consider more compatible
Availability	Lindsey has a high level of growth. Submission has proposed 0-5 and 6-10 years deliverability. No attempts at marketing have been undertaken
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development of low density is recommended in order to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Lindsey, (Babergh)		
Site reference:	SS0876		
Site location:	Land west of Red Rose Public House, Lindsey Tye		
Approx site area (ha):	1.20	Brownfield / greenfield / mixed use land:	
Existing land use:	paddock,		
Neighbouring land use:	paddock and residential		
Planning history:	N/A		

Proposed land use description:	Site proposed for residential development.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage - setting of Listed Buildings east and south of site townscape - low density to replicate existing settlement pattern Neighbouring uses - partial development would be consider more compatible
Availability	Lindsey has a high level of growth. Submission has proposed 0-5 and 6-10 years deliverability. No attempts at marketing have been undertaken
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development of low density is recommended in order to avoid disproportionate development to the existing settlement.		
Estimated dwellings yield:	8		
Estimated delivery timetable:	Deliverable 0-5		

## Little Waldingfield

Parish / District:	Little Waldingfield, (Babergh)		
Site reference:	SS0545		
Site location:	Land west of The Street, Little Waldingfield		
Approx site area (ha):	0.80	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Orchard and residential garden land,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Impact on the historic environment
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	A low density partial development of the site would be recommended, in line with the existing settlement pattern, taking identified constraints into consideration: - Highways – regarding access, footpaths and infrastructure required - Impact on the historic environment Recommended site area: 0.4ha at 20 DPH
Estimated dwellings yield:	8
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Little Waldingfield, (Babergh)		
Site reference:	SS0874		
Site location:	Land to the south east of The Street, Little Waldingfield		
Approx site area (ha):	0.78	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development for 23 dwellings.
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the historic environment</li> <li>- Tree Preservation Orders along the boundary of the site which runs along the B1115 / The Street.</li> </ul>
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	A low density partial development of the site (linear development along The Street / B1115 only) would be recommended, in line with the existing settlement pattern, taking identified constraints into consideration: <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the historic environment</li> <li>- Tree Preservation Orders along the boundary of the site which runs along the B1115 / The Street.</li> </ul>
Estimated dwellings yield:	12
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Little Waldingfield, (Babergh)		
Site reference:	SS0875		
Site location:	Land to the north west of The Street, Little Waldingfield		
Approx site area (ha):	0.58	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural land and buildings,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development for 10 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Impact on the historic environment
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	A low density partial development of the site would be recommended, in line with the existing settlement pattern, taking identified constraints into consideration: - Highways – regarding access, footpaths and infrastructure required - Impact on the historic environment Recommended site area: 0.4ha at 20 DPH
Estimated dwellings yield:	8
Estimated delivery timetable:	Deliverable 0-5

## Long Melford

Parish / District:	Long Melford, (Babergh)		
Site reference:	SS0256		
Site location:	Land south of Bull Lane		
Approx site area (ha):	3.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural, north of site is greenfields, west of site existing settlement,		
Neighbouring land use:			
Planning history:	B/16/00777 - outline planning application for the erection of 71 residential dwellings, garages, parking, public open space, play areas and landscaping		

Proposed land use description:	Approx. 71 residential units and open space
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Environmental- part of site adjoins County Wildlife Site Heritage - site envelopes a Listed Building
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of timescale for delivery

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration
Estimated dwellings yield:	71
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Long Melford, (Babergh)		
Site reference:	SS0934		
Site location:	Land east of High Street & Harefield Rd and west of A134, Long Melford		
Approx site area (ha):	20.95	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Agriculture, residential		
Planning history:	None relevant		

Proposed land use description:	B1 use
SHELAA site assessment summary	
Suitability	This site has excellent strategic transport links and is considered suitable.
Availability	Existing farmyard would need to be relocated before development, site available in medium-long term.
Achievability	No known achievability constraints or abnormal costs to development of the site.

Site conclusions:	This site is well located for employment use with good road access which could be achieved directly off the A134. Proposals will need to consider impact on adjacent residential areas and listed building (Thatched Cottage), however the site is large and a buffer could be maintained. The existing use needs to be relocated so the site is not available now, however most of the site is in agricultural use with few constraints to development.
Estimated dwellings yield:	
Estimated delivery timetable:	Developable 6-15

## Mellis

Parish / District:	Mellis, (Mid Suffolk)		
Site reference:	SS0698		
Site location:	Land to the south west of Yaxley Road, Mellis		
Approx site area (ha):	0.24	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Residential gardens,		
Neighbouring land use:	Residential, agricultural		
Planning history:	2965/13 - erection of 6 dwellings - withdrawn		
Proposed land use description:	Residential development		
SHELAA site assessment summary			
Suitability	Site is potential suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Townscape - potential impact on neighbouring properties Biodiversity - potential impact on Protected Species		
Availability			
Achievability			
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	5		
Estimated delivery timetable:	Deliverable 0-5		

## Mendham

Parish / District:	Mendham, (Mid Suffolk)		
Site reference:	SS0550		
Site location:	land east of Withersdale Road, opposite Mendham Primary School		
Approx site area (ha):	0.53	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	agricultural-fallow field, Site is framed by agricultural use to the north and south and by residential use to the east and west.		
Planning history:	Several planning applications for small residential development in the 1980s, but all were refused.		
Proposed land use description:	site proposed for residential development		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape/Townscape- impact upon local landscape character and townscape		
Availability			
Achievability			
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	10		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Mendham, (Mid Suffolk)		
Site reference:	SS0571		
Site location:	Land south of Metfield Road, Withersdale Street, IP20 0JG		
Approx site area (ha):	0.53	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural use,		
Neighbouring land use:	Residential to the north-east and east, otherwise framed by agricultural use		
Planning history:	none		
Proposed land use description:	Residential		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape/Townscape- impact upon local landscape character and townscape		
Availability			
Achievability			
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	10		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Mendham, (Mid Suffolk)		
Site reference:	SS1010		
Site location:	Land south of Withersdale Street		
Approx site area (ha):	0.49	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural use,		
Neighbouring land use:	Residential development to the north, east and west; agricultural use to the south		
Planning history:	none		
Proposed land use description:	Residential development		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape/Townscape- impact upon local landscape character and townscape		
Availability			
Achievability			
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	5		
Estimated delivery timetable:	Deliverable 0-5		

## Mendlesham

Parish / District:	Mendlesham, (Mid Suffolk)		
Site reference:	SS0063		
Site location:	Land north of Mill Road and south of Chapel Road, Mendlesham		
Approx site area (ha):	6.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development - proposed phased approach Phase 1 approx. 3.5ha 85-90 residential units, Phase 2 approx. 2ha 50-55 residential units
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species
Availability	The site is being promoted by an agent on behalf of a landowner. The site is in single ownership. The title deeds have been submitted. The submission estimates a build-out rate of 50 dwellings per annum. Using local averages an estimated build-out rate of 20 - 25 dwellings per annum may be assumed.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land, however it is not known whether there are any abnormal costs which would affect viability The submission estimates the likely build out rate at 10 units- year 1; 30 units year 2; 11 units year 3

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development to the south is recommended. Estimated new site size: 2.5ha
Estimated dwellings yield:	70
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Mendlesham, (Mid Suffolk)		
Site reference:	SS0065		
Site location:	Land south of Glebe Way, Mendlesham		
Approx site area (ha):	5.30	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential, agricultural and warehouse and storage yard to the south west.		
Planning history:	None		

Proposed land use description:	Site proposed for residential development.
<b>SHELAA site assessment summary</b>	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways - regarding access, footpaths and infrastructure required</p> <p>Flood Risk - eastern section of site is within Flood Zone 3</p> <p>Scale of Site - part development recommended</p> <p>Biodiversity - potential impact upon Protected Species</p> <p>Heritage - potential impact on the setting of a Grade II* farmhouse</p>
Availability	<p>Site is in single ownership.</p> <p>The site has been submitted by the landowner.</p> <p>The title deeds have been submitted.</p> <p>The submission does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 25 - 30 dwellings per annum can be assumed.</p>
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along northern aspect is recommended.</p> <p>Estimated new net site area: 1 ha</p>
Estimated dwellings yield:	25
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Mendlesham, (Mid Suffolk)		
Site reference:	SS0083		
Site location:	Land to the north east of Chapel Road, Mendlesham		
Approx site area (ha):	4.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	0075/90 - 28 dwellings 0156/88 - 94 dwellings 0175/87 - 14 dwellings		
Proposed land use description:	Residential development		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Townscape - part development (west) recommended to avoid a disjointed development		
Availability	Site is in single ownership. An agent has submitted the site on request of the landowner. The title deeds have been submitted.		
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development of the western aspect is recommended. Estimated new net site are: 2.2ha		
Estimated dwellings yield:	50		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Mendlesham, (Mid Suffolk)		
Site reference:	SS0325		
Site location:	Land at Mendlesham Airfield (disused)		
Approx site area (ha):	79.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Agriculture, industrial		
Planning history:	None relevant		

Proposed land use description:	Mixed (B2/B8)
SHELAA site assessment summary	
Suitability	Site has no overriding constraints and its location next to an employment site indicates it is suitable.
Availability	Site is currently vacant and available for development
Achievability	Submission states no legal constraints or abnormal costs and development could commence in the short term. But achievability would depend on resolving any issues with access to the site.

Site conclusions:	The site is well located next to the A140 and could serve as an extension to the existing employment site to the north. The site is available and achievable and is therefore assessed to be deliverable.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Mendlesham, (Mid Suffolk)		
Site reference:	SS0333		
Site location:	Tower Reclamation, Tower Farm, Tower Lane, Norwich Road, Mendlesham		
Approx site area (ha):	3.00	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Salvage and Reclamation,		
Neighbouring land use:	Agriculture, derelict, telecoms		
Planning history:	Various permissions granted for shops/workshops etc.		

Proposed land use description:	All types (B1/B2/B8)
SHELAA site assessment summary	
Suitability	This site is suitable for employment uses, subject to improvements to access as indicated in the submission. Proposals will need to take into account the impact on the residential use on site, the mast and the utilities infrastructure.
Availability	This site has an existing use which would need to be relocated and likely to be available in 6+ years
Achievability	Submission states no legal constraints or abnormal costs therefore, provided remediation of potential contamination is viable, development is assessed as achievable.

Site conclusions:	There are no absolute constraints on this site and it is well suited for employment development subject to improvements to access. The existing use would need to be relocated but development is likely to be achievable.
Estimated dwellings yield:	
Estimated delivery timetable:	Developable 6-15

Parish / District:	Mendlesham, (Mid Suffolk)		
Site reference:	SS0536		
Site location:	Land to the east of Norwich Road, Mendlesham, IP14 5NA		
Approx site area (ha):	17.80	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Industrial, agricultural		
Planning history:	None relevant		
Proposed land use description:	B2 / B8 use		
SHELAA site assessment summary			
Suitability	Site has no overriding constraints and its location next to the A140 and an employment site indicates it is suitable.		
Availability	Site currently farmed by the owner so can be made available in the short term		
Achievability	Submission states no legal constraints or abnormal costs, provided a suitable access to A140 can be provided, and development could commence in the short term.		
Site conclusions:	The site is well located next to the A140 and could serve as an extension to the existing employment site to the north. The site is available and achievable and is therefore assessed to be deliverable.		
Estimated dwellings yield:			
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Mendlesham, (Mid Suffolk)		
Site reference:	SS1037		
Site location:	Land north of Chapel Lane, Mendlesham		
Approx site area (ha):	0.85	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential, Agricultural		
Planning history:	None relevant		

Proposed land use description:	Light industrial units
SHELAA site assessment summary	
Suitability	This site is considered suitable, however the scale and type of proposals will need to take into account impacts of additional traffic given access to the A140 is only via Mendlesham
Availability	Submission indicates land available for development in short term. There are no existing uses on site that would need to be relocated
Achievability	Legal constraints/abnormal costs unknown however development pursued by landowner through local plan hence development likely to be achievable

Site conclusions:	This site is suitable however due to the nature of the site and access is unlikely to be suitable for certain uses, e.g. large scale B8. Development will need to consider traffic generation impact on Mendlesham village, but otherwise site it available now and achievable.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

## Metfield

Parish / District:	Metfield, (Mid Suffolk)		
Site reference:	SS0471		
Site location:	land north-west of Skinner's Lane		
Approx site area (ha):	0.73	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	agricultural use, residential development to the east and south; agricultural use to the west and north.		
Planning history:	none		

Proposed land use description:	site proposed for residential development - approx 10 to 15 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access and infrastructure required Compatibility with neighbouring uses Heritage
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Metfield, (Mid Suffolk)		
Site reference:	SS0574		
Site location:	land east of Mill Lane, Metfield		
Approx site area (ha):	1.49	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural use,		
Neighbouring land use:	Surrounded by agricultural but for a couple of houses to the south-west and allotment gardens to the east.		
Planning history:	none		
Proposed land use description:	Residential		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access and infrastructure required Compatibility with neighbouring uses Heritage Landscape - compatibility regarding size and scale of site to existing settlement		
Availability			
Achievability			
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	30		
Estimated delivery timetable:	Deliverable 0-5		



Parish / District:	Metfield, (Mid Suffolk)		
Site reference:	SS0739		
Site location:	Land to the north of Harleston Road and west of Mill Lane, Metfield		
Approx site area (ha):	0.97	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural use,		
Neighbouring land use:	Surrounded by agricultural but for a a couple houses to the east and one house to the south east.		
Planning history:	none		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access and infrastructure required Compatibility with neighbouring uses Heritage Landscape - compatibility regarding size and scale of site to existing settlement
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	20
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Metfield, (Mid Suffolk)		
Site reference:	SS0863		
Site location:	Land north of B1123, Metfield		
Approx site area (ha):	1.58	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural use,		
Neighbouring land use:	Agricultural use to the north and east, residential development to the south and west.		
Planning history:	none		
Proposed land use description:	Residential development		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access and infrastructure required Heritage - Location in conservation area. Landscape - Visability of potential development.		
Availability			
Achievability			
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	25		
Estimated delivery timetable:	Deliverable 0-5		

## Nedging-with-Naughton

Parish / District:	Nedging-with-Naughton, (Babergh)		
Site reference:	SS0628		
Site location:	Land to north of Ipswich Road, Nedging Tye		
Approx site area (ha):	0.40	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	agricultural,		
Neighbouring land use:	residential / agricultural		
Planning history:	None		

Proposed land use description:	Residential development - approx 10 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, subject to consideration of: * Highways access and impact * cordon sanitaire impact * historic environment
Availability	
Achievability	

Site conclusions:	Site is potentially suitable, subject to consideration of: * Highways access and impact * cordon sanitaire impact * historic environment
Estimated dwellings yield:	10
Estimated delivery timetable:	Developable 6-15

## Needham Market

Parish / District:	Needham Market, (Mid Suffolk)		
Site reference:	SS0028		
Site location:	Land north of Barking Road, Needham Market		
Approx site area (ha):	15.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Agricultural, Residential, Agricultural Land, Football Club to the north, GP Surgery to the south		
Planning history:	3506/16 - Planning Application for 152 dwellings on southern section of the site. Not yet decided. Draft NP allocated site.		

Proposed land use description:	Development of approx 400 dwellings with open space
SHELAA site assessment summary	
Suitability	<div>Site is potentially suitable, but the following considerations would require further investigation: Highways –safety of access through a Flood Zone</div> <div>&amp;nbsp;Minerals - half of site lies within Minerals Safeguard Area</div> <div>Biodiversity - potential impact upon SSSI site</div>
Availability	<p>The site is in joint ownership and is under option to a developer.</p> <p>A developer has submitted the site.</p> <p>The title deeds have been submitted.</p>
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability</p> <p>The submission estimates the likely build out rate at 30-40 units per annum</p>

Site conclusions:	Site is within broad location in Core Strategy for future housing allocation. The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	600
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Needham Market, (Mid Suffolk)		
Site reference:	SS0146		
Site location:	Land north of Barretts Lane, Needham Market		
Approx site area (ha):	4.30	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Residential, open space and agriculture		
Planning history:	None		

Proposed land use description:	Residential development
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape - site is within Special Landscape Area Geodiversity - majority of site lies within Minerals Safeguarding Area Biodiversity - potential impact upon Protected Species
Availability	The site is in joint ownership and has not been marketed. Using local averages an estimated build out rate of 20 - 30 dwellings can be assumed. The title deeds have not been submitted.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	100
Estimated delivery timetable:	Developable 6-15

Parish / District:	Needham Market, (Mid Suffolk)		
Site reference:	SS0147		
Site location:	Land south of Barretts Lane, Needham Market		
Approx site area (ha):	4.80	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Residential, cemetary and agricultural land		
Planning history:	None		

Proposed land use description:	Residential development
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals - site lies within Minerals Safeguard Area Scale of Site - part development recommended Landscape - majority of site within Special Landscape Area
Availability	The site is in joint ownership and has not been marketed. Using local averages an estimated build out rate of 20 - 30 dwellings can be assumed. The title deeds have not been submitted.
Achievability	The submission confirms that the site could come forward in 0-5 years The public footpath on the site has been identified as a possible restriction on the land. There are no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development recommended to avoid disproportionate development to the existing settlement. Estimated new net site area: 5 ha.
Estimated dwellings yield:	120
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Needham Market, (Mid Suffolk)		
Site reference:	SS0530		
Site location:	Mid Suffolk District Council Offices, 131 High Street, Needham Market		
Approx site area (ha):	1.31	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Council Offices,		
Neighbouring land use:	Residential and playing fields		
Planning history:	None of relevance		

Proposed land use description:	Site proposed for residential development or care home.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Heritage - impact upon Conservation Area and a number of listed buildings Landscape - adjacent to a Visually Important Open Space
Availability	The site is owned by Mid Suffolk District Council. An estimated build out rate of 20 - 30 dwellings per annum can be assumed.
Achievability	The submission confirms that there are no known legal restrictions on the land.

Site conclusions:	The site is potentially considered suitable for residential development in the medium term, taking identified constraints into consideration.
Estimated dwellings yield:	50
Estimated delivery timetable:	Developable 6-15

Parish / District:	Needham Market, (Mid Suffolk)		
Site reference:	SS0669		
Site location:	Needham Market Middle School, School Street, IP6 8BB		
Approx site area (ha):	1.26	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Redundant Middle School,		
Neighbouring land use:	Residential and playing fields		
Planning history:	none		

Proposed land use description:	residential
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Landscape - site is adjacent to a Visually Important Open Space Highways – regarding access, footpaths and infrastructure required Heritage - impact upon Conservation Area
Availability	The site is owned by Babergh and Mid Suffolk District Council. An estimated build out rate of 20 - 30 dwellings per annum can be assumed.
Achievability	There are no known abnormal costs which would affect the viability or delivery of this site. A restriction has been identified in that the secretary of state has not approved the site for disposal of use as a school. Therefore this site can be deemed a medium term project.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	40
Estimated delivery timetable:	Developable 6-15



Parish / District:	Needham Market, (Mid Suffolk)		
Site reference:	SS1005		
Site location:	Mid Suffolk District Council car park, land west Hurstlea Road		
Approx site area (ha):	1.31	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Car park,		
Neighbouring land use:	Residential and playing fields		
Planning history:	None		

Proposed land use description:	land proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, however the following considerations would require further investigation: Landscape - site is adjacent to a Visually Important Open Space Heritage - potential impact upon Conservation Area
Availability	The site is in single ownership. The site is owned by Mid Suffolk District Council. An estimated build-out rate has not been provided.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	30
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Needham Market, (Mid Suffolk)		
Site reference:	SS1033		
Site location:	Council Offices		
Approx site area (ha):	1.30	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Offices,		
Neighbouring land use:	Residential, Offices, Retail		
Planning history:			

Proposed land use description:	Employment uses - Offices (B1)
SHELAA site assessment summary	
Suitability	The site is a considered a suitable employment site in existing use by MSDC with strong transport links and access to local services and facilities.
Availability	N/A - existing employment site
Achievability	N/A - existing site

Site conclusions:	The site is a suitable employment site in existing use by MSDC. There are potentially costs associated with redevelopment to other non-employment uses however it represents a suitable and well located site for its existing use as offices.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Needham Market, (Mid Suffolk)		
Site reference:	SS1034		
Site location:	Council Offices Car Park		
Approx site area (ha):	0.58	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Car Park, Residential, Offices, Retail		
Neighbouring land use:			
Planning history:			

Proposed land use description:	Employment uses - Offices (B1)
SHELAA site assessment summary	
Suitability	The site is a considered a suitable employment site in existing use by MSDC with strong transport links and access to local services and facilities.
Availability	N/A - existing employment site
Achievability	N/A - existing site

Site conclusions:	The site is a suitable employment site in existing use by MSDC. There are potentially costs associated with redevelopment to other non-employment uses however it represents a suitable and well located site for its existing use as offices.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

## Norton

Parish / District:	Norton, (Mid Suffolk)		
Site reference:	SS0387		
Site location:	Land between Hawe's Lane and Ixworth Road		
Approx site area (ha):	1.30	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Unused paddock,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Up to 20 dwellings.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Landscape - Special Landscape Area in close proximity
Availability	Site is in single ownership. An agent has submitted the site on request of the landowner. The title deeds have been submitted. The submission form does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 20 - 30 dwellings may be assumed.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission states that development could commence within 0 - 5 years.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	30
Estimated delivery timetable:	Developable 6-15

Parish / District:	Norton, (Mid Suffolk)		
Site reference:	SS0576		
Site location:	Land to the west of Ixworth Road, Norton,		
Approx site area (ha):	0.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Vacant,		
Neighbouring land use:	Residential and agricultural		
Planning history:	None		

Proposed land use description:	Market Housing
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Landscape - proximity to Special Landscape Area
Availability	Enquiries have been received for the site. An agent has submitted the site on behalf of the landowner. The title deeds have been submitted for the site. The submission form does not provide an estimated build out rate.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission confirms that development could commence within 0 - 5 years.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

## Occold

Parish / District:	Occold, (Mid Suffolk)		
Site reference:	SS0788		
Site location:	Land south of Church Street, Occold,		
Approx site area (ha):	1.05	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiveristy - potential impact upon Protected Species
Availability	
Achievability	

Site conclusions:	Site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	10
Estimated delivery timetable:	Developable 6-15

## Old Newton

Parish / District:	Old Newton, (Mid Suffolk)		
Site reference:	SS0012		
Site location:	Land to the north of Falconer Avenue, Old Newton		
Approx site area (ha):	2.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural not in use,		
Neighbouring land use:	south of site is residential, north of the site is agricultural		
Planning history:	3814/16 - Outline 59 dwellings, not yet decided		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage - potential impact on listed farmhouse to the north of the site.
Availability	Current planning application for this site for 3814/16 Outline. The site is under multiple ownership. The submission form states that 25 units per year could be developed.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 25 units per annum

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended to mitigate the potential impacts on heritage assets.
Estimated dwellings yield:	25
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Old Newton, (Mid Suffolk)		
Site reference:	SS0131		
Site location:	Land east of Stowmarket Road, Old Newton		
Approx site area (ha):	3.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
<b>SHELAA site assessment summary</b>	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways - regarding access, footpaths and infrastructure required</p> <p>Townscape - part development recommended due to minimise townscape impact</p> <p>Biodiversity - HRA work required</p>
Availability	<p>The site is under single ownership.</p> <p>An agent has submitted the site on request of the landowner.</p> <p>The submission form does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 20 - 30 dwellings can be assumed.</p> <p>The title deeds have been submitted for the site.</p>
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability</p>

Site conclusions:	The site is potentially considered suitable for residential development, but partial development is recommended. Estimated new net site area 0.5ha
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Old Newton, (Mid Suffolk)		
Site reference:	SS0462		
Site location:	Land east of Chapel Road, Old Newton		
Approx site area (ha):	0.28	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiveristy - potential impact on County Wildlife Site
Availability	Site is in single ownership. An agent has submitted the site on request of the landowner. The title deeds have been submitted. The submission form does not provide an estimated build-out rate.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	7
Estimated delivery timetable:	Developable 6-15

Parish / District:	Old Newton, (Mid Suffolk)		
Site reference:	SS0475		
Site location:	Land east of School Road, Old Newton		
Approx site area (ha):	0.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, primary school to the north of the site		
Planning history:	None		

Proposed land use description:	Residential development and additional car parking for Old Newton Primary School.
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially considered suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - HRA work required Heritage - potential impact upon Grade I listed church
Availability	Site is in single ownership. An agent has submitted the site on request of the landowner. The submission form does not provide an estimated build-out rate, but it could be expected that the dwellings could be built-out within a year.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission form states that development could commence within 0 - 5 years.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. The submission states that part of the land could be used to extend the car park for the adjoining primary school.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Old Newton, (Mid Suffolk)		
Site reference:	SS1021		
Site location:	Land south of Church Road, Old Newton		
Approx site area (ha):	0.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Paddocks,		
Neighbouring land use:	Residential and agricultural		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species Heritage - potential impact upon heritage assets
Availability	Site is in joint ownership. The submission states the land is available in 0 - 5 years. The submission form does not provide an estimated build out rate.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	5
Estimated delivery timetable:	Developable 6-15

## Onehouse

Parish / District:	Onehouse, (Mid Suffolk)		
Site reference:	SS0157		
Site location:	Land north east of the junction of Finborough Road and Starhouse Lane, Onehouse		
Approx site area (ha):	7.50	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential and commercial		
Planning history:	Union Road - 'Reserve allocation' in SAAP.		

Proposed land use description:	Mixed market housing and social housing
SHELAA site assessment summary	
Suitability	<div>Suitability of the site was assessed as part of the Stowmarket Area Action Plan (SAAP)</div>
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no known legal restrictions on the land but does not indicate whether there are any abnormal costs which would affect viability. The submission estimates the likely build out rate at 20 units per annum.

Site conclusions:	Union Road - 'Reserve allocation' in SAAP.
Estimated dwellings yield:	100
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Onehouse, (Mid Suffolk)		
Site reference:	SS0343		
Site location:	Land south of Forest Road		
Approx site area (ha):	1.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species Geodiversity - site lies within a Mineral Safeguarding Zone Heritage - potential impact upon a Grade II listed cottage to the west of the site.
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

## Palgrave

Parish / District:	Palgrave, (Mid Suffolk)		
Site reference:	SS0068		
Site location:	Land to the north of Upper Rose Lane, Palgrave		
Approx site area (ha):	2.66	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural land,		
Neighbouring land use:	Agricultural, residential and playing fields		
Planning history:	0236/87/OL - Residential development with primary school - refused		

Proposed land use description:	Residential development and relocation of existing Palgrave Primary School to a new larger unconstrained site.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Landscape - site is within a Special Landscape Area Scale of site - due to a lack of services in Palgrave a smaller development may be more appropriate.
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 30 units per annum

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement and services. Estimated new net site area: 1ha
Estimated dwellings yield:	15
Estimated delivery timetable:	Developable 6-15

Parish / District:	Palgrave, (Mid Suffolk)		
Site reference:	SS0166		
Site location:	Land east of Priory Road, Palgrave		
Approx site area (ha):	1.05	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Landscape - Special Landscape Area to the south of the site.
Availability	
Achievability	No indication of likely timescales for development or build out rate has been provided

Site conclusions:	The site is potentially deemed suitable for residential development, taking identified constraints into account. Part development recommended to avoid disproportionate development to the existing settlement.		
Estimated dwellings yield:	5		
Estimated delivery timetable:	Developable 6-15		

## Pettaugh

Parish / District:	Pettaugh, (Mid Suffolk)		
Site reference:	SS0706		
Site location:	Land to the west of Debenham Way, Pettaugh,		
Approx site area (ha):	0.49	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact on Protected Species.
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5



## Preston St Mary

Parish / District:	Preston St Mary, (Babergh)		
Site reference:	SS0491		
Site location:	land south of The Street		
Approx site area (ha):	0.92	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would required further investigation; Highways - regarding access, footpaths and infrastructure required Heritage - potential impact upon listed buildings Neighbouring uses - half of the site lies within a Cordon Sanitaire
Availability	
Achievability	

Site conclusions:	The site is potentially deemed suitable for residential development taking, identified constraints into consideration. However, only part development is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	5
Estimated delivery timetable:	Developable 6-15

## Raydon

Parish / District:	Raydon, (Babergh)		
Site reference:	SS0877		
Site location:	Land north of Woodlands Road, Raydon		
Approx site area (ha):	0.93	Brownfield / greenfield / mixed use land:	
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	none		

Proposed land use description:	Residential Housing
SHELAA site assessment summary	
Suitability	Site is potentially considered suitable, but the following constraint would require further investigation: Highways - regarding access, footpaths and infrastructure required Compatibility - no compatibility issues if the development reflects existing low density and linear settlement pattern.
Availability	Raydon has a medium level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Raydon, (Babergh)		
Site reference:	SS0880		
Site location:	Land east of The Street, Raydon		
Approx site area (ha):	1.61	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential, amenity and agricultural		
Planning history:	B/16/01630/OUT - residential development 21 units, yet to be decided		

Proposed land use description:	21 dwellings including 7 affordable
SHELAA site assessment summary	
Suitability	Site is potentially considered suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - protected species identified on site neighbouring uses - partial development of site may reduce potential compatibility issues.
Availability	Raydon has a medium level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration
Estimated dwellings yield:	16
Estimated delivery timetable:	Deliverable 0-5

## Redgrave

Parish / District:	Redgrave, (Mid Suffolk)		
Site reference:	SS0486		
Site location:	land south of Churchway		
Approx site area (ha):	5.04	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Playing fields and agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	site proposed for residential development, with local relocation of existing playing fields
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - potential impact on the Conservation Area Open Space - development must not result in the loss of open space (playing fields) Scale of Site - due to a lack of services in Redgrave part development is recommended
Availability	
Achievability	

Site conclusions:	The site is potentially deemed suitable for residential development, taking identified constraints into consideration. However part development is recommended.		
Estimated dwellings yield:	15		
Estimated delivery timetable:	Developable 6-15		

Parish / District:	Redgrave, (Mid Suffolk)		
Site reference:	SS0818		
Site location:	land south of B1113 Hall Lane, opposite junction with Half Moon Lane		
Approx site area (ha):	1.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Site proposed for residential development - approx 20 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure Landscape - close proximity to a Special Landscape Area Heritage - site is within Redgrave Conservation Area Townscape - potential to change the townscape on the approach to the settlement and Conservation Area.
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	15		
Estimated delivery timetable:	Deliverable 0-5		

## Rickinghall

Parish / District:	Rickinghall, (Mid Suffolk)		
Site reference:	SS0091		
Site location:	Land between The Street and A143, Rickinghall		
Approx site area (ha):	17.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Residential and agricultural		
Planning history:	None		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Heritage - site abuts a Conservation Area Scale of site- consider reducing size of site to be more in keeping with the existing settlement Biodiversity - potential impact upon Protected Species Minerals- site lies within Minerals Safeguard Area
Availability	The site is in single ownership. The title deeds have been submitted. Using local averages an estimated build-out rate of 20 - 30 dwellings can be assumed.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development recommended to avoid a disproportionate development to the existing settlement. Approx. net site area 4 ha
Estimated dwellings yield:	100
Estimated delivery timetable:	Developable 6-15

Parish / District:	Rickingham, (Mid Suffolk)		
Site reference:	SS0939		
Site location:	Land east of Rectory Hill and south of The Street, Rickingham		
Approx site area (ha):	17.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Agriculture, residential		
Planning history:	None relevant		

Proposed land use description:	Employment uses
SHELAA site assessment summary	
Suitability	Due to its location this site is well suited to employment development, however consideration will need to be given to the impact on neighbouring uses and conservation area
Availability	Site is currently vacant and available for development
Achievability	Submission states no legal constraints or abnormal costs, however levelling may need to be considered

Site conclusions:	If access to A143 were achieved this site would be well suited to development. There are few constraints to the site and it is available now.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

## Shimpling

Parish / District:	Shimpling, (Babergh)		
Site reference:	SS0510		
Site location:	Land to the north east of Halifax Place, Shimpling		
Approx site area (ha):	0.93	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Amenity land / Sports grounds,		
Neighbouring land use:	Residential and agricultural		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on sensitive landscapes identified</li> <li>- Loss of open space (Provision for Children and Amenity Greenspace)</li> <li>- Accessibility to local services</li> </ul>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 6-10 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on sensitive landscapes identified</li> <li>- Loss of open space (Provision for Children and Amenity Greenspace)</li> <li>- Accessibility to local services</li> </ul> <p>A low density development would be recommended, in line with the existing settlement pattern.</p>
Estimated dwellings yield:	18
Estimated delivery timetable:	Developable 6-15



## Shotley

Parish / District:	Shotley, (Babergh)		
Site reference:	SS0208		
Site location:	Land south of The Street,		
Approx site area (ha):	3.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential and primary school		
Planning history:	None		

Proposed land use description:	residential development - 50 dwellings
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways – regarding access, footpaths and infrastructure required</p> <p>Landscape - impact upon AONB</p> <p>Biodiveristy - impact upon County Wildlife Site</p> <p>Heritage- impact upon listed building adjoining the northern boundary of site</p>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability</p> <p>The submission estimates the likely build out rate at 15 units per annum</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	75
Estimated delivery timetable:	Deliverable 0-5

## Somersham

Parish / District:	Somersham, (Mid Suffolk)		
Site reference:	SS0145		
Site location:	Land to the west of Main Road, Somersham		
Approx site area (ha):	1.90	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Paddocks,		
Neighbouring land use:	Residential, agricultural and allotments		
Planning history:	n/a		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Minerals - site lies within a Mineral Safeguard Area Biodiversity - potential impact upon Protected Species
Availability	The site is in single ownership. The landowner has submitted the site. The title deeds have been submitted.
Achievability	The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission confirms that the site could come forward in 0-5 years

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	40
Estimated delivery timetable:	Developable 6-15

## Sproughton

Parish / District:	Sproughton, (Babergh)		
Site reference:	SS0191		
Site location:	Land west of London Road (A1214) and east of Hadleigh Road		
Approx site area (ha):	31.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Agricultural, County wildlife site north-east of site. North and west of site is Hadleigh Road and south of site is the A1071. South -east of site is the A1214. East of site linear cluster of existing dwellings.		
Planning history:	part of site included within planning application B/15/00993 Gtd.		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required compatibility- assess impact on adjoining County Wildlife site for whole site development Landscape- site is within Special Landscape Area Heritage- assets adjacent north and west of site Biodiversity- protected species identified on site
Availability	Sproughton has a low level of growth. Submission has proposed 6-10 years deliverability. Site is owned by a developer.
Achievability	The submission confirms that the site could come forward in 6-10 years A legal restriction has been identified in that there is a covenant preventing the property being used for development ,however the submission states that there intention is to co-operate. There are no known abnormal costs which would affect viability

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development may be more appropriate subject to impact assesement of County Wildlife site.
Estimated dwellings yield:	700
Estimated delivery timetable:	Developable 6-15

Parish / District:	Sproughton, (Babergh)		
Site reference:	SS0223		
Site location:	Land north of Burstall Lane and west of B113		
Approx site area (ha):	6.50	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential south and east of site		
Planning history:			

Proposed land use description:	84 dwellings
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is within Special Landscape Area Heritage- listed buildings adjacent southern edge of site Allotment - relocation
Availability	Sproughton has a low level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 50 units per annum

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (southern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Site would only be acceptable if the additional area for the re-location of the allotments is included. Estimated new net site area: 3ha
Estimated dwellings yield:	75
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Sproughton, (Babergh)		
Site reference:	SS0299		
Site location:	land at Poplar Lane		
Approx site area (ha):	12.00	Brownfield / greenfield / mixed use land:	
Existing land use: Neighbouring land use:	Agricultural,		
Planning history:	Site has been to Planning Committee with authority to approve subject to S106 agreement for upto 475 dwellings.		

Proposed land use description:	Allocated site ('Babergh Ipswich Fringe'/'Wolsey Grange') - Allocated site for approximately 350 dwellings (Policy CS7)		
SHELAA site assessment summary			
Suitability	The site has been allocated in the Core Strategy		
Availability			
Achievability	Delivery of housing of approximately 120 units expected in 5 years, with the rest phased over the remainder of the Plan period.		

Site conclusions:	The site has been allocated in the Core Strategy		
Estimated dwellings yield:	475		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Sproughton, (Babergh)		
Site reference:	SS0711		
Site location:	Land east of Loraine Way		
Approx site area (ha):	3.45	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Agricultural, Residential south / west and east of site, Agricultural east/west and north of site.		
Planning history:	none		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Environmental- biodiversity and SLA issues Heritage - site envelopes a Listed Building
Availability	Sproughton has a low level of growth. Submission has proposed 0-5 years deliverability. Site is under option to a developer
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration
Estimated dwellings yield:	70
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Sproughton, (Babergh)		
Site reference:	SS0721		
Site location:	Former Sugar Beet Factory Site, Sproughton Road		
Approx site area (ha):		Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Part former factory, part vacant/undeveloped,		
Neighbouring land use:	Industrial, retail		
Planning history:	Unknown		

Proposed land use description:	Employment (B1/B2/B8), open space
SHELAA site assessment summary	
Suitability	Site has few constraints and is well located for employment development, however contamination would need to be considered as well as the costs associated with removing the factory.
Availability	Development likely limited to longer term due to presence of former factory on site
Achievability	Cost associated with redeveloping the former factory including demolition, utilities and decontamination.

Site conclusions:	
Estimated dwellings yield:	
Estimated delivery timetable:	Developable 6-15

Parish / District:	Sproughton, (Babergh)		
Site reference:	SS1023		
Site location:	land north of Hadleigh Road and East of Church Lane		
Approx site area (ha):	17.50	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural,		
Neighbouring land use:	agricultural / residential		
Planning history:	n/a		

Proposed land use description:	site considered for residential development
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Flooding - issues to north of site. Cordon sanitaire and A14 noise - to north of site. Impact upon landscape, townscape and hertiage assets. Biodiversity impact upon protected species and habitats.
Availability	Subject to satisfactory resolution of legal covenant matters, the site is available for potential development and is in full ownership of a developer.
Achievability	Identified constraints will need to be addressed as well as satisfactory consideration of infrastructure. No viability work has currently been undertaken.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development may be more appropriate given constraints to the north of the site.
Estimated dwellings yield:	500
Estimated delivery timetable:	Developable 6-15



Parish / District:	Sproughton, (Babergh)		
Site reference:	SS1024		
Site location:	land north of Hadleigh Road and west of Church Lane		
Approx site area (ha):	16.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural,		
Neighbouring land use:	agricultural / residential		
Planning history:	n/a		

Proposed land use description:	Site considered for residential development
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Cordon sanitaire and A14 noise - to north of site. Impact upon landscape, townscape and hertiage assets. Biodiversity impact upon protected species and habitats.
Availability	Subject to satisfactory resolution of legal covenant matters, the site is available for potential development and is in full ownership of a developer.
Achievability	Identified constraints will need to be addressed as well as satisfactory consideration of infrastructure. No viability work has currently been undertaken.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	500
Estimated delivery timetable:	Developable 6-15

Parish / District:	Sproughton, (Babergh)		
Site reference:	SS1026		
Site location:	Poplar Lane, Sproughton		
Approx site area (ha):	4.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural, residential,		
Neighbouring land use:	Wholesale (B8), highways, agriculture		
Planning history:	Hybrid app (B/15/00993 ) for mixed-use development including 4ha of employment land pending decision.		

Proposed land use description:	Allocated for employment land as part of the Babergh Core Strategy (2014) - Policy CS7 Babergh Ipswich Fringe
SHELAA site assessment summary	
Suitability	Site has excellent access to local and strategic road networks, however it will be important for proposals to consider the impact on the residential uses (including listed building), landscape and biodiversity.
Availability	The site is owned by a national housebuilder and part of the site is subject to a live planning application for a mixed use scheme including 4ha of employment land. There are currently no uses on site which would require relocation for development to commence.
Achievability	No known achievability constraints or abnormal costs to development of the site.

Site conclusions:	The site is well located and available now for development. Proposals will need to consider the existing residential uses on the site, including the Listed Building, as well as landscape and species/habitat impacts, but these do not present absolute constraints to development and could be mitigated. Furthermore a live hybrid planning application for a mixed use development on this site is pending decision (B/15/00993). As such, if approved this site will only be available for the delivery of 4ha of employment land.		
Estimated dwellings yield:			
Estimated delivery timetable:	Deliverable 0-5		

## Stanstead

Parish / District:	Stanstead, (Babergh)		
Site reference:	SS0503		
Site location:	Land to the north east of Valley View, Stanstead		
Approx site area (ha):	0.17	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Amenity land,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the historic environment</li> <li>- Impact on sensitive landscapes identified</li> </ul>
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission does not confirm that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration: <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the historic environment</li> <li>- Impact on sensitive landscapes identified</li> </ul>
Estimated dwellings yield:	4
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stanstead, (Babergh)		
Site reference:	SS0512		
Site location:	land east of Upper Street		
Approx site area (ha):	0.88	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	site proposed for residential development
<b>SHELAA site assessment summary</b>	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the historic environment</li> <li>- Impact on sensitive landscapes identified</li> </ul>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the historic environment</li> <li>- Impact on sensitive landscapes identified</li> </ul> <p>A low density development would be recommended, in line with the existing settlement pattern.</p>
Estimated dwellings yield:	8
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stanstead, (Babergh)		
Site reference:	SS0753		
Site location:	Land to the east of Upper Street, Stanstead,		
Approx site area (ha):	0.07	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	B/16/01576 - Erection of 1 no. pair semi-detached two-storey dwellings and improvement to existing vehicular access - PENDING DECISION		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the historic environment</li> <li>- Impact on sensitive landscapes identified</li> </ul>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the historic environment</li> <li>- Impact on sensitive landscapes identified</li> </ul>
Estimated dwellings yield:	2
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stanstead, (Babergh)		
Site reference:	SS0963		
Site location:	Land south of Lower Street		
Approx site area (ha):	0.58	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Risk of surface water flooding along the southern section of the site</li> <li>- Impact on the historic environment</li> <li>- Impact on sensitive landscapes identified</li> </ul>
Availability	Ownership status not confirmed. No Land Registry documents submitted.
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Risk of surface water flooding along the southern section of the site</li> <li>- Impact on the historic environment</li> <li>- Impact on sensitive landscapes identified</li> <li>- Ownership status not confirmed. No Land Registry documents submitted.</li> </ul> <p>A low density development would be recommended, in line with the existing settlement pattern.</p>
Estimated dwellings yield:	7
Estimated delivery timetable:	Developable 6-15

## Stoke by Nayland

Parish / District:	Stoke by Nayland, (Babergh)		
Site reference:	SS0465		
Site location:	Land north of B1068 and East of Sudbury Road, Stoke by Nayland		
Approx site area (ha):	2.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural and woodland,		
Neighbouring land use:	residential and agricultural		
Planning history:	none		

Proposed land use description:	Residential development, 6 - 8 dwellings
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways – regarding access, footpaths and infrastructure required</p> <p>Environmental- Site is located within the AONB</p> <p>Landscape - woodland identified in the conservation area on site impact, the loss of significant feature would need to be considered</p> <p>Biodiversity - protected species identified on site</p> <p>Townscape - very large site, implications of changes in townscape need to be considered.</p>
Availability	Stoke-by Nayland has a low level of growth. Submission has proposed 0-5 years deliverability. Site is under option to a developer
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, however, partial development recommended taking identified constraints into consideration
Estimated dwellings yield:	6
Estimated delivery timetable:	Deliverable 0-5

## Stonham Earl

Parish / District:	Stonham Earl, (Mid Suffolk)		
Site reference:	SS0136		
Site location:	Land east of Angel Hill, Earl Stonham		
Approx site area (ha):	2.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<div>Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Scale of Site - part development recommended to avoid disproportionate development to the existing settlement</div>
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 or 6-10 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 5/10 units per annum, depending on local housing need

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, part development would be recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Stonham Earl, (Mid Suffolk)		
Site reference:	SS0569		
Site location:	land west of A1120, Forward Green		
Approx site area (ha):	0.50	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	site proposed for residential development - approx 5 dwellings
SHELAA site assessment summary	
Suitability	Site is potentiall suitable, but the following considerations would require further investigation: Highways - regarding access and infrastructure required Biodiversity - potential impact on Protected Species
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	5		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Stonham Earl, (Mid Suffolk)		
Site reference:	SS0792		
Site location:	Land north of A1120 and east of Church Lane,		
Approx site area (ha):	4.73	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, industrial, offices, highway		
Planning history:	None relevant		

Proposed land use description:	General Industry (B2 and B8) and office, research/development and light industry (B1)
SHELAA site assessment summary	
Suitability	This site is considered suitable
Availability	Site is currently vacant and available for development
Achievability	Submission states no legal constraints or abnormal costs and land available immediately for employment development

Site conclusions:	This site is well located with few constraints to development. It has excellent road links and is adjacent to a successful existing employment use, it could form an extension to the national manufacturing company Ichiban Sushi. The submission indicates there is some demand for development due to enquiries being received, and the site is currently vacant and available now.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

## Stonham Parva

Parish / District:	Stonham Parva, (Mid Suffolk)		
Site reference:	SS0163		
Site location:	Land east of Norwich Road, Little Stonham		
Approx site area (ha):	1.50	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Not stated,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Not stated
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiveristy - Protected Species have been recorded in close proximity to the site Heritage - potential impact upon listed building to the north of the site
Availability	
Achievability	No indication of likely timescales for development or build out rate has been provided

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended to avoid a disproportionate development to the existing settlement.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stonham Parva, (Mid Suffolk)		
Site reference:	SS0810		
Site location:	Land west of Norwich Road,		
Approx site area (ha):	1.78	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential and baptist church		
Planning history:	None		

Proposed land use description:	Up to 15 units/acre.
SHELAA site assessment summary	
Suitability	Site is potentially considered suitable, but the following considerations would require further investigations: Highways - regarding access, footpaths and infrastructure required Scale of site - due to a lack of services in the settlement a smaller development may be more appropriate
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

## Stowmarket

Parish / District:	Stowmarket, (Mid Suffolk)		
Site reference:	SS0029		
Site location:	Land south of Union Road, Stowmarket		
Approx site area (ha):	15.80	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	4455/16 - 300 dwellings - not decided.		

Proposed land use description:	Allocated site ('Union Road') - approx. 300 residential units
SHELAA site assessment summary	
Suitability	<div>The suitability of this site was assessed as part of the Stowmarket Area Action Plan (SAAP 2013) - allocated as reserve site. </div>
Availability	Site is in multiple ownership. The title deeds have been submitted. The site is currently subject to a full planning application. The submission form does not provide an estimated build-out rate, however using local averages an estimated build-out rate of between 20 - 30 dwellings can be assumed.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability

Site conclusions:	Union Road - 'Reserve allocation' in SAAP.
Estimated dwellings yield:	300
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stowmarket, (Mid Suffolk)		
Site reference:	SS0101		
Site location:	Stowmarket Middle School, Walnut Tree Walk		
Approx site area (ha):	1.00	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Redundant Middle School,		
Neighbouring land use:	Residential and playing fields		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	The site is potentially deemed suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - potential impact upon Conservation Area and archaeological potential of the site Biodiversity - protected species recorded in close proximity
Availability	Site is in single ownership. The title deeds have been submitted. The submission form does not provide an estimated build-out rate. Using local averages an estimated build out rate of between 20 - 30 dwellings per annum can be assumed.
Achievability	<div>The site has not been approved for disposal by secretary of state to change use of playing field or cease of use as a school. The submission does not state whether there are any known abnormal costs which would affect viability. The submission does not provide indication of timescale for delivery.</div>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Due to the legal restrictions on the land, this site must be viewed as a medium to long term project.
Estimated dwellings yield:	40
Estimated delivery timetable:	Developable 6-15

Parish / District:	Stowmarket, (Mid Suffolk)		
Site reference:	SS0264		
Site location:	Land north of Stowupland Road and east of Newton Road		
Approx site area (ha):	14.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	No planning applications submitted however the site is allocated in the Stowmarket Area Action Plan ('The Ashes')		
Proposed land use description:	Allocated site ('The Ashes') - Within an allocated site for approximately 400 dwellings (SAP Policy 6.13). Mixed residential scheme including affordable housing		
SHELAA site assessment summary			
Suitability	Allocated site - Ashes Farm - suitability of the site was assessed at this stage		
Availability			
Achievability	No indication of likely timescales for development		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	200		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Stowmarket, (Mid Suffolk)		
Site reference:	SS0265		
Site location:	Land north of Stowupland Road (B1115) and west of A14		
Approx site area (ha):	9.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:			
Planning history:	Allocated site ('The Ashes')		

Proposed land use description:	Allocated site ('The Ashes') - Within an allocated site for approximately 400 dwellings (SAP Policy 6.13).
SHELAA site assessment summary	
Suitability	Allocated site -Ashes Farm- suitability of the site was assessed at this stage
Availability	
Achievability	No indication of likely timescales for development

Site conclusions:	The site is potentially considered suitable for residential development and it is available taking identified constraints into consideration, however would need to be considered alongside STOW03a as part of a comprehensive development to ensure adequate access.		
Estimated dwellings yield:	200		
Estimated delivery timetable:	Deliverable 0-5		



Parish / District:	Stowmarket, (Mid Suffolk)		
Site reference:	SS0436		
Site location:	Land south west of Needham Road, Stowmarket		
Approx site area (ha):	12.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential, Commercial, Greenfield		
Planning history:	None relevant		

Proposed land use description:	Employment site (B1/B2)
SHELAA site assessment summary	
Suitability	The site is well suited to development with strong strategic road access. The site also has strong market attractiveness judging by strong occupancy rates at adjoining Stowmarket Business Park.
Availability	CFS Submission indicates site available for development immediately.
Achievability	Submission states there are no legal constraints and the site is available for development immediately. No known achievability constraints or abnormal costs to development of the site.

Site conclusions:	The site is well suited to development with excellent strategic access and the adjacent well occupied business park would suggest high demand for employment space in this location
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stowmarket, (Mid Suffolk)		
Site reference:	SS0492		
Site location:	land south of Church Road		
Approx site area (ha):	1.36	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	site proposed for residential development - approx 35 to 40 dwellings
<b>SHELAA site assessment summary</b>	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways - regarding access, footpaths and infrastructure required</p> <p>Biodiversity - potential impact upon a County Wildlife Site and Protected Species</p> <p>Flood Zone - Flood Zone 3 borders the site to the south-east</p>
Availability	<p>The site has not been marketed</p> <p>The site is under multiple ownership.</p> <p>The title deeds have been submitted.</p> <p>The submission form does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 20 - 30 dwellings per annum can be assumed.</p>
Achievability	<p>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability</p> <p>The submission form states that development can commence in 0 - 5 years.</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development recommended to provide a buffer to a County Wildlife Site.
Estimated dwellings yield:	15
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stowmarket, (Mid Suffolk)		
Site reference:	SS0668		
Site location:	Land south of Creeping Road West, north of Navigation Approach, Stowmarket IP14 5AT		
Approx site area (ha):	0.88	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Council depot,		
Neighbouring land use:	Commercial and residential		
Planning history:	None		

Proposed land use description:	Residential and employment development
SHELAA site assessment summary	
Suitability	Site is potentially considered suitable for residential and employment uses, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species Neighbouring uses - potential for light, noise and/or odour pollution from neighbouring uses and cordon sanitaire to the east.
Availability	The site is in single ownership (Mid Suffolk District Council) The submission form does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 20 - 30 dwellings per annum can be assumed.
Achievability	The council may require an alternative site to become available before this site becomes vacant and available for development. The submission form states that development could commence within 6 - 10 years.

Site conclusions:	The site is potentially considered suitable for residential and employment uses, taking identified constraints into consideration.		
Estimated dwellings yield:	25		
Estimated delivery timetable:	Developable 6-15		

Parish / District:	Stowmarket, (Mid Suffolk)		
Site reference:	SS0930		
Site location:	Land north east of Tot Hill, Stowmarket		
Approx site area (ha):	1.16	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Amenity,		
Neighbouring land use:	Residential, employment (B1) and sui generis		
Planning history:	Unknown		
Proposed land use description:	Employment use (B1/B2/B8)		
SHELAA site assessment summary			
Suitability	Although market attractiveness is unknown, the site has no overriding constraints.		
Availability	Site available for development immediately		
Achievability	Submission states no legal constraints or abnormal costs		
Site conclusions:	The site is suitable and available now, and is therefore assessed as deliverable.		
Estimated dwellings yield:			
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Stowmarket, (Mid Suffolk)		
Site reference:	SS1022		
Site location:	Land at Chilton Leys		
Approx site area (ha):	33.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	5007/16 - Outline application for 600 dwellings - awaiting decision		

Proposed land use description:	Remaining part of Chilton Leys Allocation for approximately 600 dwellings (SAP Policy 6.5). Part of the allocated site has permission for 215 dwellings (2772/15).
SHELAA site assessment summary	
Suitability	Allocated site in Stowmarket Area Action Plan.
Availability	Allocated site in Stowmarket Area Action Plan. Currently being built out in phases.
Achievability	Delivery of housing of approximately 140 units expected in 5 years, with the rest phased over the remainder of the Plan period.

Site conclusions:	The site has been allocated in the Core Strategy (Stowmarket Area Action Plan, Feb 2013 - Policy 6.5).		
Estimated dwellings yield:	600		
Estimated delivery timetable:	Developable 6-15		

Parish / District:	Stowmarket, (Mid Suffolk)		
Site reference:	SS1025		
Site location:	Mill Lane, Stowmarket		
Approx site area (ha):	79.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential, Agricultural, Employment		
Planning history:	None		

Proposed land use description:	Site allocated for employment use, open space, leisure and recreation in Stowmarket Area Action Plan (SAAP)
SHELAA site assessment summary	
Suitability	Site has few constraints and is well located for employment development with Enterprise Zone status. However some parts of the site are undeliverable due to Flood Zone and mitigation will need to be considered for biodiversity and heritage constraints on site. Equally there are limited public transport connections.
Availability	The site is vacant and available now for development. Application form for 0371/15 indicates multiple land owners, however the application indicates a common development aspiration.
Achievability	No known achievability constraints or abnormal costs to development of the site.

Site conclusions:	The site is large in area and well suited to employment development. There are minor constraints with regard to sloping of the site and mitigation required for biodiversity and heritage constraints on site, however there are no constraints which would stop development commencing. The application form for 0371/15 indicates multiple land owners, however the application indicates a common development aspiration and as such the site is identified as deliverable.		
Estimated dwellings yield:			
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Stowmarket, (Mid Suffolk)		
Site reference:	SS1032		
Site location:	Land south of Gun Cotton Way [allocated land at Cedars Park]		
Approx site area (ha):	11.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Open Space,		
Neighbouring land use:	Residential, commercial		
Planning history:	Pending decision - application for residential and A-class uses		

Proposed land use description:	Allocated for employment uses in the Stowmarket Area Action Plan (SAAP)
SHELAA site assessment summary	
Suitability	Site has no absolute constraints, although is potentially contaminated. Excellent access to strategic road network as well as good bus links.
Availability	Site ownership status unknown, however there are currently no uses on site which would require relocation for development to commence and parts of the site are being marketed. The advertisement states that current consent is for warehouse and trade counter uses. On balance, the site is assessed as available as it is being promoted for development.
Achievability	No known achievability constraints or abnormal costs to development provided extent of contamination doesn't prove unviable.

Site conclusions:	The site is fairly large in area and would appear to have fairly strong market demand with some of the plots currently under offer. A portion of the site which sits opposite Tesco has been marketed for a considerable period of time without achieving an employment occupier, however it is considered that this would not forbid employment development coming forward across the majority of the site. The ownership of the site is unknown but as the site is actively being marketed for development it is, on balance, assessed as available.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stowupland, (Mid Suffolk)		
Site reference:	SS0073		
Site location:	Land to the north of B1115, Stowupland		
Approx site area (ha):	8.14	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Residential and agricultural		
Planning history:	0195/16 - Outline application for 58 dwellings on southern section of the site. Not yet decided.		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways – regarding access, footpaths and infrastructure required</p> <p>Scale of site- consider reducing size of site to be more in keeping with the existing settlement (full extent of site is not suitable as this would lead to coalescence of settlements)</p> <p>Heritage - potential impact upon listed buildings</p> <p>Biodiversity - potential impact on a protected species</p>
Availability	<p>The site is subject to a planning application.</p> <p>The site is in single ownership</p>
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Estimated new net site area: 5 ha
Estimated dwellings yield:	200
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Stowupland, (Mid Suffolk)		
Site reference:	SS0151		
Site location:	Land south of Church Road, Stowupland		
Approx site area (ha):	3.30	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	1884/16 - Outline application for 18 dwellings, parking for primary school and extension to cemetery - not decided		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways – regarding access, footpaths and infrastructure required</p> <p>Scale of site- consider reducing size of site to be more in keeping with the existing settlement</p> <p>Heritage- impact upon listed building (church) to north of site</p> <p>Biodiversity - potential impact upon Protected Species</p>
Availability	<p>The site is under single ownership.</p> <p>The site is currently subject to a planning application.</p> <p>The title deeds have been submitted for the site.</p> <p>The submission confirms an estimated build out rate of 20 per annum.</p>
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability</p> <p>The submission estimates the likely build out rate at 20 units per annum</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development fronting Church Road is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 0.5 ha.
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

## Stradbroke

Parish / District:	Stradbroke, (Mid Suffolk)		
Site reference:	SS0079		
Site location:	land to the west of Queen Street and primary school, Stradbroke		
Approx site area (ha):	4.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	agriculture use, To the North and North-East the sites abutts the settlement, to the east joins the local primary school playing field and the South and the West are framed by fields.		
Planning history:	none		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>&lt;div&gt;Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent listed buildings and adjacent Conservation Area &lt;/div&gt;</p> <p>&lt;div&gt;Scale of site - Partial development recommended&lt;/div&gt;</p>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability.</p> <p>It is assumed that new development will be built out in line with districts standard built out rate of 25-30 dwellings per year.</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development on northern aspect recommended as only the northern and north-east part of site is well related to existing settlement pattern.
Estimated dwellings yield:	30
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stradbroke, (Mid Suffolk)		
Site reference:	SS0080		
Site location:	Land to the east of Queen Street, Stradbroke		
Approx site area (ha):	2.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Arable Farmland/Grass Meadow, Residential development to the south and south-west, agricultural use to the north and west of site		
Neighbouring land use:			
Planning history:	none		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent listed building
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. It is assumed that new development will be built out in line with districts standard built out rate of 25-30 dwellings per year.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stradbroke, (Mid Suffolk)		
Site reference:	SS0087		
Site location:	Land south of Ash Plough and west of Queen Street, Stradbroke		
Approx site area (ha):	2.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Arable Farmland,		
Neighbouring land use:	Sites abutts existing residential and employment areas to the west. Otherwise framed by open country side.		
Planning history:	none		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>&lt;div&gt;Site is potentially suitable, but the following considerations would require further investigation: &lt;/div&gt;</p> <p>&lt;div&gt;Highways - regarding access, footpaths and infrastructure required&lt;/div&gt;</p> <p>&lt;div&gt;Compatibility to neighbouring uses &amp;nbsp;  would require further investigation.&lt;/div&gt;</p>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability.</p> <p>It is assumed that new development will be built out in line with districts standart built out rate of 25-30 dwellings per year.</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	20
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stradbroke, (Mid Suffolk)		
Site reference:	SS0516		
Site location:	land north of Meadow Way		
Approx site area (ha):	0.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture use,		
Neighbouring land use:	Site adjoins Cottage Farm to the east, abutts new residential development to the south and is framed by agricultural use to the west and north.		
Planning history:	none		

Proposed land use description:	site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Consideration need to be given to the compatibility with neighbourin uses as only the southern part of site is well related to existing settlement pattern - lack of road frontage.
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. It is assumed that new development will be built out in line with districts standard built out rate of 25-30 dwellings per year.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stradbroke, (Mid Suffolk)		
Site reference:	SS0575		
Site location:	Land to the east of Queen Street, Stradbroke		
Approx site area (ha):	3.19	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture use,		
Neighbouring land use:	Agricultural use to the east of the site otherwise framed by residential development		
Planning history:	none		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent listed buildings and adjacent conservation area
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. It is assumed that new development will be built out in line with districts standard built out rate of 25-30 dwellings per year.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	30
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stradbroke, (Mid Suffolk)		
Site reference:	SS0681		
Site location:	Land east of Farriers Close, Stradbroke IP21 5HU		
Approx site area (ha):	1.62	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Amenity land, Residential use to the West and North of the site. Agricultural use to the east and the local High School Playing field joins to the south.		
Neighbouring land use:			
Planning history:	none		
Proposed land use description:	residential and open space		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent listed buildings and adjacent conservation area		
Availability			
Achievability			
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	30		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Stradbroke, (Mid Suffolk)		
Site reference:	SS1036		
Site location:	Land north east of Meadow Way		
Approx site area (ha):	2.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Farmland,		
Neighbouring land use:	Framed by agricultural land, but to the south where residential development adjoins the site.		
Planning history:	n/a		

Proposed land use description:	Residential development.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent listed buildings and adjacent conservation area
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. It is assumed that new development will be bu

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	50
Estimated delivery timetable:	Deliverable 0-5



## Stutton

Parish / District:	Stutton, (Babergh)		
Site reference:	SS0179		
Site location:	Land east of Church Road, Stutton		
Approx site area (ha):	1.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Scrubland / informal greenspace (Accessible?),		
Neighbouring land use:	residential		
Planning history:	none		

Proposed land use description:	Residential development - approx 14 dwellings
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <p>Highways – regarding access, footpaths and infrastructure required</p> <p>Environmental- Site is located within the AONB</p> <p>Heritage - Heritage assets identified on site and south of site</p> <p>Flood - surface water flooding identified on site</p>
Availability	Stutton has a high level of growth. Submission has proposed 0-5 years deliverability. Enquiries received for purchasing land
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability</p> <p>The submission does not provide indication of the likely annual build out rate, but states that development is possible in one phase</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration
Estimated dwellings yield:	18
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stutton, (Babergh)		
Site reference:	SS0646		
Site location:	land east of Alton Hall Lane		
Approx site area (ha):	1.38	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and agricultural		
Planning history:	B/10/01076 and B/11/01401 - Erection of equipment store building - REF		

Proposed land use description:	Site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Environmental- Site is located within the SLA Biodiversity - protected species identified
Availability	Stutton has a high level of growth. Submission has proposed 0-5 years deliverability. Site owned by developer
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration
Estimated dwellings yield:	6
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Stutton, (Babergh)		
Site reference:	SS0696		
Site location:	Land north of Holbrook Road		
Approx site area (ha):	0.30	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural,		
Neighbouring land use:	residential		
Planning history:			

Proposed land use description:	Residential development of 5 to 8 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Environmental- Site is located within the SLA Landscape - protected trees identified on site
Availability	Stutton has a high level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

## Sudbury

Parish / District:	Sudbury, (Babergh)		
Site reference:	SS0297		
Site location:	Land north of A134 and west of Acton Lane		
Approx site area (ha):	33.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential, commercial and industrial		
Planning history:	- Allocated Site ('Chilton Woods') - B/15/01718/OUT - PENDING DECISION - Outline application (with all matters reserved except for access) including erection of up to 1,150 dwellings and 16.4ha of employment development .		

Proposed land use description:	Allocated site ('Chilton Woods') - Allocated site for approximately 1,050 dwellings (Policy CS4)
SHELAA site assessment summary	
Suitability	<p>The site has been allocated in the Core Strategy, (Policy CS4). Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"><li>- Highways – regarding access, footpaths and infrastructure required</li><li>- Impact on the sensitive landscapes and historic environment</li><li>- Potential ground contamination of the disused airfield</li><li>- Risks of surface water flooding</li><li>- Impact of development of biodiversity (TPOs within the site, County Wildlife Site to the north-east of the site, and the 'Waldingfield Airfield Arable Margins'</li><li>- Amenity Greenspace within the site</li></ul>
Availability	The site has been allocated in the Core Strategy, (Policy CS4) and a planning application has been submitted.
Achievability	Delivery of housing of approximately 150 units expected in 5 years, with the rest phased over the remainder of the Plan period.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	1150		
Estimated delivery timetable:	Developable 6-15		

Parish / District:	Sudbury, (Babergh)		
Site reference:	SS0509		
Site location:	Land north of Newton Road, Sudbury		
Approx site area (ha):	0.43	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Amenity land,		
Neighbouring land use:	Residential and Industrial		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Impact of the industrial estate to the north of the site, which may have noise, odour and air quality impacts on the proposed residential development.
Availability	Site is owned by a developer.
Achievability	The submission confirms that the site could come forward in 0-10 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration, in particular with regards to any noise, odour and air quality impacts from the industrial estate to the north.
Estimated dwellings yield:	12
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Sudbury, (Babergh)		
Site reference:	SS0590		
Site location:	Land to the east of Waldringfield Road and North of Church Field Road, Sudbury		
Approx site area (ha):	11.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Industrial, Residential and Agricultural		
Planning history:	Part of the site: B/09/00932/FUL - Erection of 2 no. detached industrial buildings (Use Class B1, B2 & B8), centrally located service yard area, surface car parking, landscaping and associated works. - Granted 31/01/2014 - however decision quashed in May		
Proposed land use description:	Residential		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Impact on the Structural Landscaping belt bordering the site (east, north and west) - Impact of the industrial estate to the north of the site, which may have noise, odour and air quality impacts on the proposed residential development.		
Availability			
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.		
Site conclusions:	Partial development of the site is potentially considered suitable, taking identified constraints into consideration. However, careful consideration of neighbouring land uses will need to be exercised. The submission form indicates that the proposal would be for a mixed development of residential units and employment (Class B1). Only residential development is being considered as part of this assessment, however it would be recommended that only the north-west section of the site be developed for residential use (land north of the new Health Centre, fronting Waldringfield Road). Estimated new site area (excluding the Structural Landscaping belt): 1.6ha with an estimated dwelling yield of 40 dwellings (25 dph).		
Estimated dwellings yield:	40		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Sudbury, (Babergh)		
Site reference:	SS0745		
Site location:	Elm Road/Chilton Lodge Road, Sudbury		
Approx site area (ha):	0.14	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Residential,		
Neighbouring land use:	Residential and Commercial		
Planning history:	None		

Proposed land use description:	Redevelopment of garages into dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	3
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Sudbury, (Babergh)		
Site reference:	SS0749		
Site location:	First Avenue, Sudbury (Garages)		
Approx site area (ha):	0.22	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Residential,		
Neighbouring land use:	Residential		
Planning history:	None		
Proposed land use description:	Redevelopment of garages into dwellings		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required		
Availability			
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	2		
Estimated delivery timetable:	Deliverable 0-5		



Parish / District:	Sudbury, (Babergh)		
Site reference:	SS0750		
Site location:	Second Avenue (Garages)		
Approx site area (ha):	0.20	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Residential,		
Neighbouring land use:	Residential		
Planning history:	None		

Proposed land use description:	Redevelopment of garages to market and affordable housing
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	2
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Sudbury, (Babergh)		
Site reference:	SS0811		
Site location:	Land to the north of Springlands Way (A134), Sudbury		
Approx site area (ha):	65.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, Residential and Retail		
Planning history:	<p>- A portion of this site has been allocated in the Core Strategy (Policy CS4: Chilton Woods Strategic Land Allocation and Strategy for Sudbury / Great Cornard).</p> <p>- B/15/01718/OUT - Pending Decision (extension of time until 30/09/2016).</p>		

Proposed land use description:	Residential development
<b>SHELAA site assessment summary</b>	
Suitability	<p>Partial development of the site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the historic environment ( in proximity to statutory listed buildings and scheduled ancient monument)</li> </ul>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.</p>

Site conclusions:	<p>Partial development of the site is potentially considered suitable, taking identified constraints into consideration. It is recommended that only the southern aspect of the site be developed, in order to avoid disproportionate development to the existing settlement. Estimated new site area: 15ha with an estimated dwelling yield of 375 dwellings (25 dph).</p>
Estimated dwellings yield:	375
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Sudbury, (Babergh)		
Site reference:	SS0904		
Site location:	Land to the north of Springlands Way (A134), Sudbury		
Approx site area (ha):	65.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Retail, residential		
Planning history:	None relevant		
Proposed land use description:	Employment uses (B1/B2/B8)		
SHELAA site assessment summary			
Suitability	This site is well suited to development with few constraints		
Availability	Site available for development immediately		
Achievability	Submission states no legal constraints or abnormal costs and site available immediately. However levelling may be required, but not considered to make the site unachievable.		
Site conclusions:	The sites location makes it well suited for employment use, with good access to roads, services and labour. There are no existing uses that would require relocation and access could easily be achieved. Levelling may be required, however the promoters have indicated that development is achievable		
Estimated dwellings yield:			
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Sudbury, (Babergh)		
Site reference:	SS0933		
Site location:	Land to the east of Waldingfield Road and North of Church Field Road, Sudbury		
Approx site area (ha):	11.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Vacant,		
Neighbouring land use:	Residential, Industrial Estate, Health Centre, Structural Landscaping		
Planning history:	App for 2 industrial buildings approved Jan 2014. Decision quashed May 2015 after JR.		

Proposed land use description:	Employment use (B1/B2/B8)
SHELAA site assessment summary	
Suitability	The site is assessed as suitable but consideration needs to be given to the mitigation of Chilton Hall. It could form an extension to Chilton Woods Industrial Estate to the south.
Availability	Site available for development immediately. Owners (West Suffolk NHS Trust and Caverswall Holdings Ltd) committed to joint working on mixed use proposals.
Achievability	No known achievability constraints or abnormal costs to development of the site.

Site conclusions:	The site is assessed as suitable for employment development, but consideration needs to be given to the mitigation of Chilton Hall immediately to the north east of the site. The site could form an extension to the existing employment site of Chilton Woods Industrial Estate to the south. The site is in multiple ownership but the consensus for delivery means the site is assessed as deliverable.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Sudbury, (Babergh)		
Site reference:	SS0968		
Site location:	Highfield Mill, Melford Road		
Approx site area (ha):	0.78	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and Agricultural		
Planning history:	None		

Proposed land use description:	Residential development for approximately 5 dwellings.
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the historic environment (two statutory listed buildings and one locally listed building adjoining the site)</li> <li>- Impact on the landscape and townscape</li> </ul>
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years and that the 5 proposed dwellings could be built within 18 months of development commencing.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

## Tattingstone

Parish / District:	Tattingstone, (Babergh)		
Site reference:	SS0392		
Site location:	Land west of A137, The Heath, Tattingstone		
Approx site area (ha):	0.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural, agricultural and residential		
Neighbouring land use:			
Planning history:	none		

Proposed land use description:	Residential Development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required compatibility and townscape - to reflect existing linear low density form
Availability	Tattingstone has a high level of growth. Submission has proposed 0-5 years deliverability. Enquiries have been received
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development and it is available taking identified constraints into considerations.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

## Thordon

Parish / District:	Thorndon, (Mid Suffolk)		
Site reference:	SS0667		
Site location:	land east of Fen View		
Approx site area (ha):	1.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential and playing fields		
Planning history:	None		

Proposed land use description:	Site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species
Availability	
Achievability	

Site conclusions:	Site is potentially suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	5
Estimated delivery timetable:	Developable 6-15

## Thurston

Parish / District:	Thurston, (Mid Suffolk)		
Site reference:	SS0006		
Site location:	Land to the west of Barton Road, Thurston		
Approx site area (ha):	5.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and agricultural		
Planning history:	4386/16 - Erection of 138 dwellings - not yet decided		

Proposed land use description:	Residential development for 138 dwellings.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. The submission estimates the likely build out rate at 50 units per annum.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	125
Estimated delivery timetable:	Developable 6-15



Parish / District:	Thurston, (Mid Suffolk)		
Site reference:	SS0019		
Site location:	Land to the west of Meadow Lane, Thurston		
Approx site area (ha):	3.30	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Horticulture,		
Neighbouring land use:	Residential		
Planning history:	4942/16 - Residential development consisting of 64 dwellings		

Proposed land use description:	Residential development for c.50 - 60 units.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required along meadow lane Minerals- site lies within Minerals Safeguard Area
Availability	The MSA, Highways and utility capacity would require investigation
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	50
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Thurston, (Mid Suffolk)		
Site reference:	SS0025		
Site location:	Land north of Norton Road		
Approx site area (ha):	15.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Farm land, nursery and residential		
Planning history:	5070/16 - 200 dwellings and space for a primary school - not yet decided		

Proposed land use description:	Residential development including bungalows and self-build together with open space.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, however the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Utilities capacity and infrastructure Minerals - site lies within a Mineral Consultation Zone Heritage - listed buildings in proximity to the site
Availability	The landowner has expressed his intention to develop the site. There are no known legal constraints.
Achievability	The submission indicates that the site could come forward in 0-5 years. The submission indicates that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development along southern aspect recommended.
Estimated dwellings yield:	200
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Thurston, (Mid Suffolk)		
Site reference:	SS0027		
Site location:	Land south of Norton Road, Thurston		
Approx site area (ha):	9.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	To the south-east, south and west of the sites abutts residential development. To the North and East adjoins agricultural land.		
Planning history:	5010/16 - 175 dwellings - not yet decided		
Proposed land use description:	175 dwellings together with open space		
SHELAA site assessment summary			
Suitability	<div>Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area Heritage - Listed building (church) adjacent eastern edge of site</div>		
Availability			
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	225		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Thurston, (Mid Suffolk)		
Site reference:	SS0075		
Site location:	Land to the east of Ixworth Road, Thurston		
Approx site area (ha):	8.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural, Rugby Club playing field to the north, Agricultural use to the east and west, residential development to the south		
Neighbouring land use:			
Planning history:	none		

Proposed land use description:	residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Compatibility with neighbouring uses
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	200
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Thurston, (Mid Suffolk)		
Site reference:	SS0090		
Site location:	Land to the east of Church Road and south of Old Post Office Lane, Thurston		
Approx site area (ha):	2.00	Brownfield / greenfield / mixed use land:	
Existing land use: Neighbouring land use:	Agriculture, Residential development to the north, south and west, agricultural use to the east.		
Planning history:	0263/90/OUT and 0212/91/OUT- both refused, Erection of 2 dwellings and construction of vehicular access.		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area Compatibility with neighbouring uses.
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	25
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Thurston, (Mid Suffolk)		
Site reference:	SS0708		
Site location:	East of Chruch Road, Thurston		
Approx site area (ha):	1.46	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Equine,		
Neighbouring land use:	Small cluster of dwellings west of site, isolated dwelling north and woodland, east of site equine and agricultural. South of site small cluster of dwellings and commercial/ industrial area and agricultural		
Planning history:	0245/80/OL and 0145/80/OL residential applications - Refused		
Proposed land use description:	Residential development		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Listed building - in close proximity, impact assessment required Commercial / industrial site adjoining site, impact assessment required Site within Mineral consultation zone Lack of services and facilities would need to be a considered		
Availability	Thurston has a low level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken		
Achievability			
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	15		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Thurston, (Mid Suffolk)		
Site reference:	SS0716		
Site location:	Land west of Ixworth Road, Thurston		
Approx site area (ha):	12.90	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential and educational (Thurston Community College)		
Planning history:	4963/16 - Outline Planning Application for up to 250 new dwellings. Not yet decided		
Proposed land use description:	Residential development and potential new primary school site.		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: <ul style="list-style-type: none"><li>- Highways – regarding access, footpaths and infrastructure required</li><li>- Public Right of Way path</li><li>- Protected Species within the site</li><li>- Site located within the Mineral Consultation Zone</li><li>- Compatibility with neighbouring land uses</li></ul>		
Availability			
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission indicates a likely build out rate of 50 to 75 units per year, however an average of 20 to 30 dwellings per annum will be used for the purpose of this assessment.		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration: <ul style="list-style-type: none"><li>- Highways – regarding access, footpaths and infrastructure required</li><li>- Public Right of Way path</li><li>- Protected Species within the site</li><li>- Site located within the Mineral Consultation Zone</li><li>- Compatibility with neighbouring land uses</li></ul>		
Estimated dwellings yield:	250		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Thurston, (Mid Suffolk)		
Site reference:	SS0729		
Site location:	Land south of Beyton Road		
Approx site area (ha):	7.90	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development including market and affordable housing.
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Minerals - site lies within Minerals Safeguard Area Area of Protected Species within the site
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission does not provide indication of the likely annual build out rate.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Assuming a development based on 25 units per ha, the estimated dwelling yield would be of 198 dwellings.
Estimated dwellings yield:	198
Estimated delivery timetable:	Deliverable 0-5



## Tostock

Parish / District:	Tostock, (Mid Suffolk)		
Site reference:	SS0036		
Site location:	Land to the west of Flatts Lanes, Tostock		
Approx site area (ha):	3.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	0081/84/OL - one dwelling		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following constraints would require further investigation:</p> <p>Highways - regarding access, footpaths and infrastructure required</p> <p>Landscape - site is adjacent to a Visually Important Open Space</p> <p>Scale of site - part development recommended</p> <p>Heritage - site is adjacent to a Conservation Area</p>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability</p> <p>The submission does not provide indication of the likely annual build out rate</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, only part development is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	20
Estimated delivery timetable:	Developable 6-15

Parish / District:	Tostock, (Mid Suffolk)		
Site reference:	SS0513		
Site location:	Land Between New Road and Leys Road, Tostock,		
Approx site area (ha):	5.72	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints would require further investigation; Highways - regarding access, footpaths and infrastructure required Landscape - site is adjacent to a Special Landscape Area Biodiversity - a County Wildlife Site is in close proximity to the site Heritage - part of the site is within the Tostock Conservation Area. Scale of Site - part development is recommended to avoid a disproportionate development with the existing settlement
Availability	
Achievability	

Site conclusions:	The site is potentially suitable taking identified constraints into consideration. However, only partial development is recommended in order to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	15
Estimated delivery timetable:	Developable 6-15

Parish / District:	Tostock, (Mid Suffolk)		
Site reference:	SS0515		
Site location:	Land to the east of Norton Road, Tostock		
Approx site area (ha):	1.03	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Small warehouse and agricultural land,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		
Proposed land use description:	Residential development		
SHELAA site assessment summary			
Suitability	Site is potentially deemed suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - site is located within Tostock Conservation Area		
Availability			
Achievability			
Site conclusions:	The site is potentially suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	10		
Estimated delivery timetable:	Developable 6-15		

Parish / District:	Tostock, (Mid Suffolk)		
Site reference:	SS0892		
Site location:	Land north of Church Road and east of Flatts Lane, Tostock		
Approx site area (ha):	3.05	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development of 6-8 units
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further consideration: Highways - regarding access, footpaths and infrastructure required Heritage - site is adjacent to Tostock Conservation Area Scale of site - part development recommended to avoid disproportionate development to the existing settlement.
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into account. However, partial development is recommended (along western aspect) to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	10
Estimated delivery timetable:	Developable 6-15

Parish / District:	Tostock, (Mid Suffolk)		
Site reference:	SS0924		
Site location:	Land south of New Road and north of A14,		
Approx site area (ha):	1.45	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural / vacant grassland,		
Neighbouring land use:	employment, agricultural, minerals site		
Planning history:	none		

Proposed land use description:	B1 uses proposed
SHELAA site assessment summary	
Suitability	The site is potentially suitable for development, subject to further investigation of: * landscape and heritage assets impact * transport and local road impact * minerals extraction constraints
Availability	The site is in single ownership, although there is no known current market interest for the land. Site is available beyond 5 years.
Achievability	The site is available for delivery in 6-10 years, however further analysis will be required on scheme viability.

Site conclusions:	The site is potentially suitable for development, subject to further investigation of: * landscape and heritage assets impact * transport and local road impact * minerals extraction constraints
Estimated dwellings yield:	
Estimated delivery timetable:	Developable 6-15

## Walsham-le-Willows

Parish / District:	Walsham-le-Willows, (Mid Suffolk)		
Site reference:	SS0040		
Site location:	Land to the east of Wattisfield Road, Walsham-le-Willows		
Approx site area (ha):	2.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required
Availability	The site is in joint ownership. An agent has submitted the site on request of the landowners. The submission form does not provide an estimated build out rate. Using local averages an estimated build out rate of between 25 - 30 dwellings per annum can be assumed.
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (along eastern aspect) is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	15
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Walsham-le-Willows, (Mid Suffolk)		
Site reference:	SS0369		
Site location:	Land east of Wattisfield Road, Walsham-le-Willows		
Approx site area (ha):	0.53	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Vacant,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Approx. 16 dwellings based on 30 dph.
<b>SHELAA site assessment summary</b>	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required
Availability	An agent has submitted the site on behalf of the landowners. The site is under multiple ownership. The submission form does not provide an estimated build-out rate. Using local averages an estimated build out rate of between 25 - 30 dwellings per annum can be assumed.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	15
Estimated delivery timetable:	Developable 6-15

## Wattisfield

Parish / District:	Wattisfield, (Mid Suffolk)		
Site reference:	SS0110		
Site location:	Land east of The Street, Wattisfield		
Approx site area (ha):	1.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	0028/99 - erection of one dwelling refused		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially deemed suitable, but the following considerations would require further investigation: Highways - regarding access, services and infrastructure required Landscape - site lies within a Special Landscape Area Scale of Site - part development recommended Heritage - potential impact upon listed buildings
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at approx 10 units per annum

Site conclusions:	The site is potentially deemed suitable for residential development, taking identified constraints into consideration. However, only part development is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	5
Estimated delivery timetable:	Developable 6-15



## Wenham Magna

Parish / District:	Wenham Magna, (Babergh)		
Site reference:	SS0507		
Site location:	Council Depot, Great Wenham,		
Approx site area (ha):	0.30	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Amenity,		
Neighbouring land use:	Residential and agricultural		
Planning history:	B/00/01597 - COU- Council Depot to garage workshop and Class B1 offices -GTD		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage - Listed Buildings identified south of site, impact assessment required
Availability	Great Wenham (AKA Wenham Magna) has a low level of growth. Submission has proposed 0-5 years deliverability. Site owned by a developer
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	6
Estimated delivery timetable:	Deliverable 0-5

## Westthorpe

Parish / District:	Westthorpe, (Mid Suffolk)		
Site reference:	SS0084		
Site location:	Land north of The Street		
Approx site area (ha):	2.10	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Landscape - site is adjacent to a Visually Important Open Space Heritage - potential impact on Grade II listed buildings Scale of Site - due to the lack of services in Westthorpe a smaller development would be recommended.
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 10-15 units per annum

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into account. However, part development is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	15
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Westhorpe, (Mid Suffolk)		
Site reference:	SS0735		
Site location:	Land south of Church Road, Westhorpe		
Approx site area (ha):	0.70	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	residential
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - potential impact on Grade II listed buildings Scale of site - due to a lack of services in Westhorpe a smaller development would be recommended.
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

## Wetherden

Parish / District:	Wetherden, (Mid Suffolk)		
Site reference:	SS0782		
Site location:	land north of New Haughley Street		
Approx site area (ha):	5.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, landfill, highway		
Planning history:	None relevant		

Proposed land use description:	Industrial use
SHELAA site assessment summary	
Suitability	This site is suitable for development.
Availability	Need to relocate current uses - site available in medium term(6+ years)
Achievability	Submission states no legal constraints or abnormal costs, however levelling may need to be considered

Site conclusions:	This site is suitable for development and well located. Proposals will need to consider impact on the house which is on site, and levelling of the site may be required. The relation of current farming uses is also required. The submission indicates there has been some enquiries about development of this site.
Estimated dwellings yield:	
Estimated delivery timetable:	Developable 6-15

## Wetheringsett

Parish / District:	Wetheringsett, (Mid Suffolk)		
Site reference:	SS0570		
Site location:	land east of A140 The Street		
Approx site area (ha):	0.81	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential, service station		
Planning history:	None		

Proposed land use description:	site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially considered suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species Neighbouring uses - potential light / noise pollution from nearby service station.
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	5
Estimated delivery timetable:	Developable 6-15

Parish / District:	Wetheringsett, (Mid Suffolk)		
Site reference:	SS0599		
Site location:	Land to the north east of the junction between The Street and Cedars Hill, Wetheringsett		
Approx site area (ha):	0.71	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		
Proposed land use description:	Residential development - 18 units		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Flood Risk - site fronts onto Flood Zone 2		
Availability			
Achievability			
Site conclusions:	The site is potentially suitable for residential development taking identified constraints into consideration.		
Estimated dwellings yield:	5		
Estimated delivery timetable:	Developable 6-15		

## Weybread

Parish / District:	Weybread, (Mid Suffolk)		
Site reference:	SS0054		
Site location:	Land to the north east of The Street, Weybread		
Approx site area (ha):	6.90	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential and agricultural		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Scale of Site - given the lack of services part development would be recommended
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along The Street is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

## Whatfield

Parish / District:	Whatfield, (Babergh)		
Site reference:	SS0231		
Site location:	Land to the south of Wheatfields		
Approx site area (ha):	3.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Residential west of site. Agricultural		
Planning history:	B/14/01128/OUT - 15 dwellings REF		

Proposed land use description:	Residential development - 30 units
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage - site near setting of a Listed Building landscape - visual impact from south east compatibility and townscape - due to scale of site
Availability	Whatfield has a high level of growth. Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, part development is recommended to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	30
Estimated delivery timetable:	Deliverable 0-5



## Wherstead

Parish / District:	Wherstead, (Babergh)		
Site reference:	SS1027		
Site location:	Land between The Street and the A14		
Approx site area (ha):	3.20	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Agriculture, commercial/offices, residential,		
Neighbouring land use:	Agriculture, residential		
Planning history:			

Proposed land use description:	Site allocated for employment uses in the Babergh Local Plan (2006) (Policy EM05)
SHELAA site assessment summary	
Suitability	This site is considered suitable
Availability	Site ownership status unknown.
Achievability	It is unknown whether there are legal constraints on the site but it would appear there are no abnormal costs associated with the delivery of this site.

Site conclusions:	This site is well suited to employment evidenced by the existing use on site at Wherstead Business Park. It has excellent road transport links and the market attractiveness of the existing business park means expansion could be appropriate. Availability is however unknown and as such it cannot be assessed as deliverable or developable currently.		
Estimated dwellings yield:			
Estimated delivery timetable:	Developable 6-15		

## Wilby

Parish / District:	Wilby, (Mid Suffolk)		
Site reference:	SS0825		
Site location:	Land west of B1118		
Approx site area (ha):	1.92	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Site proposed for residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species Heritage - potential impact on the setting of nearby listed buildings and church
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	5
Estimated delivery timetable:	Developable 6-15

## Woolpit

Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	SS0070		
Site location:	Land to east and west of Heath Road, Woolpit		
Approx site area (ha):	4.80	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Agriculture, Employment and green space to the north, residential use to the east and the south; agricultural use to the west.		
Planning history:	none		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon heritage asset and conservation area
Availability	The submission confirms that the site could come forward in 0-5 years.
Achievability	The submission confirms that the site could come forward in 0-5 years. It is assumed that new development will be built out in line with districts standard built out rate of 25-30 dwellings per year.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	130
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	SS0093		
Site location:	Land to the east of Green Road, Woolpit		
Approx site area (ha):	2.30	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Site is adjoining the existing settlement to the north and east. Open country side abutts the site to the south and west.		
Planning history:	2112/16 (decision pending) for erection of 50 dwellings		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area
Availability	The submission confirms that the site could come forward in 0-5 years
Achievability	It is assumed that new development will be built out in line with districts standard built out rate of 25-30 dwellings per year.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	60
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	SS0326		
Site location:	Land east of A1088, Heath Road, Woolpit		
Approx site area (ha):	1.40	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Green open space,		
Neighbouring land use:	Industrial, commercial, agricultural, highway		
Planning history:	None relevant		

Proposed land use description:	Employment site (B1/B2/B8)
SHELAA site assessment summary	
Suitability	This site is well suited to employment development
Availability	Site is currently vacant and available for development
Achievability	Submission states no legal constraints or abnormal costs and development could commence in the short term

Site conclusions:	This site is well suited, available now and achievable. It has excellent access to the A14 and wider strategic road network and there are no constraints to development. There is interest in developing the site, and employment uses would be in line with adjacent land uses.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	SS0328		
Site location:	Goldstar Transport Ltd, Elmswell Road, Woolpit		
Approx site area (ha):	9.90	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	B1, B8 uses active, part vacant,		
Neighbouring land use:	Commercial, residential		
Planning history:	Extensive history for employment use		

Proposed land use description:	Mixed employment use (B1/B8)
SHELAA site assessment summary	
Suitability	Site is in existing employment use and well suited to this use. Most of the site appears to be built out, with some vacant land to the rear which forms part of the wider employment site.
Availability	N/A - existing employment site
Achievability	N/A - existing site

Site conclusions:	This site is well suited to employment use with few constraints. Most of the land is in existing use although there is some potentially for expansion to the rear of the site.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	SS0458		
Site location:	Land south of Drinkstone Road (Plough Road) and west of Green Road (IP30 9QL)		
Approx site area (ha):	0.35	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agriculture use (in operation),		
Neighbouring land use:	Residential to the North and East and agriculture to the South and West.		
Planning history:	none		

Proposed land use description:	Site proposed for residential development - approx 4 to 5 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon listed building and conservation area
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. It is assumed that new development will be built out in line with districts standard built out rate of 25-30 dwellings per year.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration on. Partial development recommended.
Estimated dwellings yield:	5
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	SS0547		
Site location:	Land south of Old Stowmarket Road, Woolpit		
Approx site area (ha):	6.52	Brownfield / greenfield / mixed use land:	greenfield
Existing land use: Neighbouring land use:	Agricultural, Site abutts the existing settlement to the west and the north. Agricultural land ajoin to the east and the south.		
Planning history:	1636/16 - Outline application for 120 dwellings - subject to S106 agreement		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Contaminated Land - part of the site has the potential to be contaminated Heritage - Woolpit Conservation Area is located within 100m of the site Biodiversity - Protected Species have been recorded in close proximity Site lies within a Mineral Safeguarding Zone
Availability	Site is subject to a planning application There are multiple landowners The submission estimates a build out rate of 50 units per annum. Using local averages a build out rate of between 20 - 30 dwellings per annum may be more appropriate.
Achievability	The submission states that there are no legal constraints to development coming forward

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	120
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	SS0566		
Site location:	land south of Old Stowmarket Road and north east of A14		
Approx site area (ha):	1.30	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural		
Planning history:	None relevant		

Proposed land use description:	Employment uses - general industrial (B2) and warehousing (B8)
<b>SHELAA site assessment summary</b>	
Suitability	Although the market attractiveness of the site is unknown, on balance it is considered a suitable site due to its proximity to the strategic transport network.
Availability	Submission states site is currently vacant and available for development however a site visit showed a number of existing uses on site. It is assumed the site is available now as the cfs form indicates no legal constraints to development.
Achievability	Submission states no legal constraints development could commence in the short term. No abnormal costs identified.

Site conclusions:	This site is suitable, available and achievable for employment development. There are very few constraints to development and the site is well located for road transport links.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	SS0670		
Site location:	land south of A14, north east of The Street and east of White Elm Road		
Approx site area (ha):	37.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural, Residential development to the south and the south west of site. To the north and east agricultural use.		
Neighbouring land use:			
Planning history:	none		

Proposed land use description:	Site proposed for residential led development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon listed building and conservation area
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. It is assumed that new development will be built out in line with districts standard built out rate of 25-30 dwellings per year.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration on. Partial development recommended.
Estimated dwellings yield:	500
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	SS0673		
Site location:	land north east of Heath Road, adjacent to Woolpit Primary School		
Approx site area (ha):	0.83	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agriculture,		
Neighbouring land use:	Residential estate abutts to the north-west of the site, the Woolpit primary school playing ajoin the site to the north/ north-east		
Planning history:	none		

Proposed land use description:	Site proposed for residential development - approx 10 dwellings
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. It is assumed that new development will be built out in line with districts standard built out rate of 25-30 dwellings per year.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	10		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	SS0773		
Site location:	West of Warren Lane, east of A14		
Approx site area (ha):	17.04	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural, residential, industrial		
Planning history:	Screening Opinion - Industrial Development of Lawn Farm (4422/16)		

Proposed land use description:	Employment (B1/B2/B8), Sui generis (service station/lorry park)
SHELAA site assessment summary	
Suitability	This site is considered suitable
Availability	Site is currently vacant and available for development
Achievability	Submission states no legal constraints or abnormal costs and land available immediately for employment development.

Site conclusions:	This site is suitable, available and achievable for employment development. There are very few constraints to development and the site is well located for road transport links, however proposals will need to consider the potential impact on nearby residential uses.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	SS0783		
Site location:	Land west of Heath Road, Woolpit		
Approx site area (ha):	1.76	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	agricultural,		
Neighbouring land use:	Residential to the North as well as West and agriculture to the East and South.		
Planning history:	none		
Proposed land use description:	residential development		
SHELAA site assessment summary			
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required		
Availability			
Achievability	The submission confirms that the site could come forward in 0-5 years. It is assumed that new development will be built out in line with districts standard built out rate of 25-30 dwellings per year.		
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	30		
Estimated delivery timetable:	Deliverable 0-5		

Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	SS0787		
Site location:	Land south of A14		
Approx site area (ha):	4.30	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Sunday Market/car boot sale site,		
Neighbouring land use:	Agricultural, haulage yard		
Planning history:	Unknown		
Proposed land use description:	Employment site (B1/B2/B8)		
SHELAA site assessment summary			
Suitability	This site is suitable for development		
Availability	Submission states development to be phased to follow on from development of existing sites		
Achievability	Submission states no legal constraints or abnormal costs		
Site conclusions:	This site it suitable and available now, however submission indicates development would form part of a longer term phasing. It has good access to the strategic transport network and could form an extension to the nearby Woolpit Business Park		
Estimated dwellings yield:			
Estimated delivery timetable:	Developable 6-15		

Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	SS0958		
Site location:	Land to the east of Heath Road, Woolpit		
Approx site area (ha):	0.50	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture use,		
Neighbouring land use:	Housing to the South and West, agriculture use to the North and East		
Planning history:	none		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon heritage asset and conservation area
Availability	The submission confirms that the site could come forward in 0-5 years.
Achievability	The submission confirms that the site could come forward in 0-5 years. It is assumed that new development will be built out in line with districts standard built out rate of 25-30 dwellings per year.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	8
Estimated delivery timetable:	Deliverable 0-5

## Woolverstone

Parish / District:	Woolverstone, (Babergh)		
Site reference:	SS0203		
Site location:	Land south of Main Road		
Approx site area (ha):	4.80	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability	<div>Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required &nbsp;Impact on the sensitive landscape identified Scale of Site - linear development recommended Historic Environment - Accessibility to local services and facilities</div>
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. The submission estimates the likely build out rate at 15 units per annum.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. A low density partial development of the site (linear development along Main Road) would be recommended, in line with the existing settlement pattern. Recommended area for development: 1ha
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Woolverstone, (Babergh)		
Site reference:	SS0255		
Site location:	Land north of Glebe Lane and west of Main Road,		
Approx site area (ha):	2.15	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Not stated
<b>SHELAA site assessment summary</b>	
Suitability	<p>Partial development of the site (linear development along Main Road) is potentially suitable, but the following considerations would require further investigation:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscape identified and historic environment</li> <li>- Accessibility to local services and facilities</li> </ul>
Availability	Submission indicates that development would require consent of Ipswich Diocese.
Achievability	<p>The submission confirms that the site could come forward in 0-5 years. The submission estimates the likely build out rate at 2 years. Development would require consent of Ipswich Diocese.</p>

Site conclusions:	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration:</p> <ul style="list-style-type: none"> <li>- Highways – regarding access, footpaths and infrastructure required</li> <li>- Impact on the sensitive landscape identified and historic environment</li> <li>- Accessibility to local services and facilities</li> </ul> <p>A low density partial development of the site (linear development along Main Road) would be recommended, in line with the existing settlement pattern. Recommended area for development: 0.2ha</p>
Estimated dwellings yield:	2
Estimated delivery timetable:	Developable 6-15

## Worlingworth

Parish / District:	Worlingworth, (Mid Suffolk)		
Site reference:	SS0573		
Site location:	Land south of Church Road, Worlingworth		
Approx site area (ha):	2.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Scale of site - due to a lack of facilities in Worlingworth part development is recommended
Availability	
Achievability	

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement.
Estimated dwellings yield:	15
Estimated delivery timetable:	Deliverable 0-5

## Wortham

Parish / District:	Wortham, (Mid Suffolk)		
Site reference:	SS0032		
Site location:	Land to the south of Bury Road (A143), Wortham		
Approx site area (ha):	2.00	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	agricultural/residential		
Planning history:	Planning application - 2480/16 (currently undetermined)		

Proposed land use description:	Residential development - approx 50 dwellings
SHELAA site assessment summary	
Suitability	The site has potential for development at a smaller scale, subject to further investigation of infrastructure and landscape/townscape impacts.
Availability	Site has a willing single landowner and is available to bring site forward in short term.
Achievability	A planning application has been submitted for development of the site so development is likely to be achievable in the short term, subject to planning permission.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	10
Estimated delivery timetable:	Deliverable 0-5

## Wyverstone

Parish / District:	Wyverstone, (Mid Suffolk)		
Site reference:	SS0088		
Site location:	Bacton Middle School, Wyverstone Road, Bacton		
Approx site area (ha):	4.43	Brownfield / greenfield / mixed use land:	brownfield
Existing land use:	Redundant Middle School,		
Neighbouring land use:	Agricultural		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required
Availability	The land is owned by Suffolk County Council. The site has not been marketed. The title deeds have been submitted. The submission form does not provide an estimation of build-out rates. Using local averages a build out rate of 20 - 30 dwellings per annum can be assumed.
Achievability	Possible legal constraints on title. The site has not been approved for disposal by secretary of state to change use of playing field or cease of use for a school. There are no known abnormal constraints which would affect the viability of the site. The submission does not provide indication of timescale for delivery, and due to legal restrictions this can be viewed as a medium term project.

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	60
Estimated delivery timetable:	Developable 6-15

## Yaxley

Parish / District:	Yaxley, (Mid Suffolk)		
Site reference:	SS0038		
Site location:	Land to the east of Old Ipswich Road, Yaxley		
Approx site area (ha):	1.20	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	Site is potentially suitable, but the following considerations require further assessment; Highways - regarding access, footpaths and infrastructure required Heritage - potential impact on a Grade II* listed cottage Biodiversity - potential impact upon Protected Species Scale of Site - due to a lack of services in Yaxley part development is recommended.
Availability	
Achievability	The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 10-12 units per annum

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.
Estimated dwellings yield:	15
Estimated delivery timetable:	Developable 6-15

Parish / District:	Yaxley, (Mid Suffolk)		
Site reference:	SS0042		
Site location:	Land west of Old Ipswich Road, Yaxley		
Approx site area (ha):	1.60	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		

Proposed land use description:	Residential development
SHELAA site assessment summary	
Suitability	<p>Site is potentially suitable, but the following considerations would require further assessment:</p> <p>Highways - regarding access, footpahts and infrastructure required</p> <p>Heritage - potential impact on listed buildings including a church in close proximity to the site</p> <p>Biodiversity - potential impact on Protected Species</p> <p>Scale of Site - due to a lack of services in Yaxley part development would be recommended</p>
Availability	
Achievability	<p>The submission confirms that the site could come forward in 0-5 years</p> <p>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability</p> <p>The submission does not provide indication of the likely annual build out rate</p>

Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended due to a lack of services in Yaxley.
Estimated dwellings yield:	5
Estimated delivery timetable:	Developable 6-15

Parish / District:	Yaxley, (Mid Suffolk)		
Site reference:	SS0519		
Site location:	Land south of The Street, Yaxley		
Approx site area (ha):	0.70	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Residential and agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	0159/89/OL - Erection of two dwellings		
Proposed land use description:	Residential development		
SHELAA site assessment summary			
Suitability	Site is potentially deemed suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required		
Availability			
Achievability			
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Due to a lack of services in Yaxley partial development is recommended.		
Estimated dwellings yield:	5		
Estimated delivery timetable:	Developable 6-15		

Parish / District:	Yaxley, (Mid Suffolk)		
Site reference:	SS0567		
Site location:	Land to the north of Eye Road, Yaxley		
Approx site area (ha):	0.61	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		
Proposed land use description:	Residential development		
SHELAA site assessment summary			
Suitability	Site is potentially deemed suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required		
Availability			
Achievability			
Site conclusions:	Site is potentially considered suitable for residential development, taking identified constraints into consideration.		
Estimated dwellings yield:	5		
Estimated delivery timetable:	Developable 6-15		



Parish / District:	Yaxley, (Mid Suffolk)		
Site reference:	SS0705		
Site location:	Land to the south of Mellis Road, Yaxley		
Approx site area (ha):	1.45	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agricultural,		
Neighbouring land use:	Agricultural and residential		
Planning history:	None		
Proposed land use description:	Residential development		
SHELAA site assessment summary			
Suitability	Site is potentially deemed suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Access to services - the safety of schoolchildren on Mellis Road Utilities infrastructure - the close setting of large electricity pylons		
Availability			
Achievability			
Site conclusions:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended.		
Estimated dwellings yield:	10		
Estimated delivery timetable:	Deliverable 0-5		

## Appendix C – Sites not currently developable

An interactive online map tool has been produced showing all of the SHELAA sites (both potential and discounted). Printing facilities are also available through the online tool. To see the mapped locations of all the sites, please access this system through the Councils' websites at:

[www.babergh.gov.uk/jointlocalplan](http://www.babergh.gov.uk/jointlocalplan) and [www.midsuffolk.gov.uk/jointlocalplan](http://www.midsuffolk.gov.uk/jointlocalplan)

Parish / District / Site Ref	Proposed use	Location
Lavenham, (Babergh) SS0291	Residential	Land east of Sudbury Road, west of Bears Lane
Stowmarket, (Mid Suffolk) SS0324	Employment	Fenacre, Spikes Lane, Stowmarket
Sudbury, (Babergh) SS1019	Residential	Land west of Ballingdon Hill and south of Sandy Lane
Thurston, (Mid Suffolk) SS0319	Residential	Land south of Heath Road
Wherstead, (Babergh) SS1020	Residential	Klondyke Field, west of Bourne Hill
Woolpit, (Mid Suffolk) SS0331	Employment	The Old Brickworks, Old Stowmarket Road, Woolpit

## Appendix D – broad areas for employment assessment summaries

---

DRAFT

Parish / District:	Capel St Mary, (Babergh)		
Site reference:	BA0006		
Site location:	Land around Capel St. Mary interchange on south/east side of A12		
Approx site area (ha):	n/a	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture, woodland,		
Neighbouring land use:	Agriculture, residential, highway		
Planning history:			

Proposed land use description:	Site proposed for economic development
SHELAA site assessment summary	
Suitability	This site has excellent strategic transport links and is considered suitable.
Availability	Site ownership status unknown.
Achievability	It is unknown whether there are legal constraints on the site but it would appear there are no abnormal costs associated with the delivery of this site provided remediation of contamination and utilities infrastructure do not render the scheme unviable.

Site conclusions:	This site is well suited to employment development with good access to strategic transport network. Part of the site is covered by Ancient Woodland, however the site is large and the impact on this could be mitigated. The proposals will need to consider impact on landscape, protected species and nearby residential, as well as utilities infrastructure and potential contamination.
Estimated dwellings yield:	
Estimated delivery timetable:	Not Currently Developable

Parish / District:	Copdock and Washbrook, (Babergh)		
Site reference:	BA0005		
Site location:	land at Copdock/Belstead/Capel St Mary triangle		
Approx site area (ha):	n/a	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Agriculture, highways, residential, retail, commercial,		
Neighbouring land use:	Agriculture, highways, residential		
Planning history:			

Proposed land use description:	Site proposed for employment development
<b>SHELAA site assessment summary</b>	
Suitability	This site covers a large area of which most is suitable. Some parts (particularly in/near the villages, the Ancient Woodland and open spaces) are likely to be less suitable for development due to incompatible uses. Land parcels remotely located and not within access of a road will also prove unsuitable alone and would need consideration as part of a larger masterplan. As such land parcels close to A12 and London Road have the best potential for strategic road access.
Availability	The size of site means that the site is likely to have multiple landowners and submission indicates site may not have landowner agreement.
Achievability	Most of site has few constraints and is considered to be achievable, provided parcels accessible from the road network are pursued or a broader masterplan brings currently inaccessible sites onto the road network.

Site conclusions:	As a broad area for development, the site overall is suitable. There are parts less suited to development which is inevitable due to the size of the site. Although site overall may have multiple owners, it may be possible to develop smaller parts of this site on parts which are suitable, available and achievable. It is considered that sites with access/adjacent to the A12 and London Road would have the best potential for strategic access to the strategic road network. A more detailed assessment of this site may be required.
Estimated dwellings yield:	
Estimated delivery timetable:	Not Currently Developable

Parish / District:	Creeping St Mary, (Mid Suffolk)		
Site reference:	BA0001		
Site location:	land behind Beacon Hill Services (A140/A14 interchange)		
Approx site area (ha):	n/a	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture, some residential units,		
Neighbouring land use:	Agricultural, Services		
Planning history:			

Proposed land use description:	Employment use (B2/B8)
SHELAA site assessment summary	
Suitability	The site is well suited to development as there are no absolute constraints and the site is excellently located for the A14/A140. As such despite its unknown attractiveness to the market it is considered suitable.
Availability	Site ownership status unknown.
Achievability	It is unknown whether there are legal constraints on the site but it would appear there are no abnormal costs associated with the delivery of this site, provided remediation of contamination and relocating overhead powerlines does not make the scheme unviable. Impact on landscape and existing residential uses would also need to be considered.

Site conclusions:	The site is well located for employment development, particularly B2/B8 uses given access to A14 and A140. Development will need to take account of impact on landscape and topography of the site which is sloping, and the impact on residential uses, however the site is large and the impact on the residential uses could be mitigated e.g. through the use of buffers. The availability of the site is unknown which means it cannot be assessed as deliverable or developable on the basis of current information.
Estimated dwellings yield:	
Estimated delivery timetable:	Not Currently Developable

Parish / District:	East Bergholt, (Babergh)		
Site reference:	BA0007		
Site location:	land around J31 A12 (Holton St Mary and East Bergholt)		
Approx site area (ha):	n/a	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Agriculture, residential		
Planning history:			

Proposed land use description:	Site proposed for employment development
SHELAA site assessment summary	
Suitability	This site is considered suitable. It has no constraints to development that cannot be mitigated and has excellent links to the transport network.
Availability	Site ownership status unknown.
Achievability	It is unknown whether there are legal constraints on the site but it would appear there are no abnormal costs associated with the delivery of this site.

Site conclusions:	This site is very well suited to employment development given its location on an A12 junction and few constraints that exist on the site. Availability is unknown and as such it cannot be assessed as deliverable or developable currently.
Estimated dwellings yield:	
Estimated delivery timetable:	Not Currently Developable

Parish / District:	Eye, (Mid Suffolk)		
Site reference:	BA0009		
Site location:	land at Eye Airfield		
Approx site area (ha):	n/a	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Part industrial (range of employment and sui generis uses), part vacant, Agriculture and employment		
Neighbouring land use:			
Planning history:	Pending decision - residential development to north of site		

Proposed land use description:	Whole former airfield area proposed for employment development
SHELAA site assessment summary	
Suitability	This site is considered suitable, the existing business park on site appears to be attractive to the market and has excellent strategic transport links.
Availability	Site in multiple ownership however most developable areas in individual ownership and actively pursuing development. Undeveloped parts available now.
Achievability	Site achievable with few constraints/barriers to development, provided remediation of contamination and utilities infrastructure do not render the scheme unviable.

Site conclusions:	This site is well suited to employment development and the existing Business Park has low levels of vacancy and mostly high quality units. Development will need to consider utilities infrastructure on site and biodiversity, but there are no absolute constraints and the undeveloped parts of the Airfield are available now.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5



Parish / District:	Hadleigh, (Babergh)		
Site reference:	BA0010		
Site location:	land north of A1070 between Wolves Farm and Lady Lane		
Approx site area (ha):	n/a	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture, residential, reservoir,		
Neighbouring land use:	Highways, agriculture		
Planning history:			

Proposed land use description:	Site proposed for employment development
<b>SHELAA site assessment summary</b>	
Suitability	A SSSI/Ancient Woodland is located on a small part of site and there is also residential (and other) uses on site, however it is well suited from a transport perspective and due to the size of the site development could be suitable without impacting on these.
Availability	Site ownership status unknown and there appear to be operational uses on site.
Achievability	There would appear to be no abnormal costs associated with the delivery of this site, provided potential contamination remediation does not render the scheme unviable. Although impact on existing use, Listed Buildings and SSSI/TPO coverage would need to be considered.

Site conclusions:	The site is well suited to development and although there are some constraints on small parts of the site, the site is large in area and impacts could be mitigated, e.g. through use of buffers. The site has excellent transport links. The availability of the site is unknown which means it cannot be assessed as deliverable or developable on the basis of current information.
Estimated dwellings yield:	
Estimated delivery timetable:	Not Currently Developable

Parish / District:	Haughley, (Mid Suffolk)		
Site reference:	BA0003		
Site location:	Land between Tot Hill Services and Stowmarket HWRC		
Approx site area (ha):	n/a	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture, with garden centre,		
Neighbouring land use:	Agriculture, undeveloped land		
Planning history:			

Proposed land use description:	Site proposed for employment development
SHELAA site assessment summary	
Suitability	Although the site has poor access to local services and its market attractiveness is unknown, on balance it is considered a suitable site due to its proximity to the strategic transport network.
Availability	Potential ownership issues mean availability of the site is unknown.
Achievability	There are no abnormal costs associated with the delivery of this site, provided remediation of contamination and relocating overhead powerlines does not make the scheme unviable. The market attractiveness of the site is unknown which may impact achievability, making it unknown/marginal.

Site conclusions:	This large site is considered developable subject to market interest in this location. It is assessed as suitable but availability is unknown and achievability is assessed as marginal, as such it cannot be assessed as deliverable or developable currently.
Estimated dwellings yield:	
Estimated delivery timetable:	Not Currently Developable

Parish / District:	Onehouse, (Mid Suffolk)		
Site reference:	BA0002		
Site location:	Land between Tot Hill (A14 J49) and Onehouse village		
Approx site area (ha):	n/a	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Agriculture, residential		
Planning history:	Pending decision - application for residential and community uses		

Proposed land use description:	site proposed for employment development
SHELAA site assessment summary	
Suitability	This site has no absolute constraints to development that cannot be mitigated. Its market attractiveness is unknown but on the basis of its strategic connectivity it is considered suitable.
Availability	Potential ownership issues means the site has unknown availability.
Achievability	The scope for market attractiveness in this location is unknown so overall the achievability of the site is unknown/marginal.

Site conclusions:	This large site is broadly considered suitable for employment use but as there is limited market attractiveness in this location the achievability of the site is unknown/marginal. Furthermore the availability of the site is unknown so on the basis of current information it cannot be assessed as deliverable or developable.
Estimated dwellings yield:	
Estimated delivery timetable:	Not Currently Developable

Parish / District:	Wherstead, (Babergh)		
Site reference:	BA0008		
Site location:	Land around A14 J56 (Wherstead Park)		
Approx site area (ha):	n/a	Brownfield / greenfield / mixed use land:	mixed-use
Existing land use:	Agriculture, commercial/offices, residential,		
Neighbouring land use:	Agriculture, residential		
Planning history:			

Proposed land use description:	Employment development
SHELAA site assessment summary	
Suitability	This site is considered suitable
Availability	Site ownership status unknown.
Achievability	It is unknown whether there are legal constraints on the site but it would appear there are no abnormal costs associated with the delivery of this site.

Site conclusions:	This site is well suited to employment evidenced by the existing use on site at Wherstead Business Park. It has excellent road transport links and the market attractiveness of the existing business park means expansion could be appropriate. Availability is however unknown and as such it cannot be assessed as deliverable or developable currently.
Estimated dwellings yield:	
Estimated delivery timetable:	Not Currently Developable

Parish / District:	Woolpit, (Mid Suffolk)		
Site reference:	BA0004		
Site location:	land south of Elmswell		
Approx site area (ha):	n/a	Brownfield / greenfield / mixed use land:	greenfield
Existing land use:	Agriculture,		
Neighbouring land use:	Agriculture, residential		
Planning history:			

Proposed land use description:	Site proposed for employment development
SHELAA site assessment summary	
Suitability	Although the market attractiveness of the site is unknown, on balance it is considered a suitable site due to its proximity to the strategic transport network.
Availability	Based on the submissions for sites SS0566 and SS0773 which also cover this site, this site is available now.
Achievability	The submissions for sites SS0566 and SS0773 which also cover this site indicate there are no legal constraints or abnormal costs. Provided remediation of contamination and relocation of overhead wires to not render the scheme unviable.

Site conclusions:	This site is suitable, available and achievable for employment development. There are very few constraints to development and the site is well located for road transport links, however proposals will need to consider the potential impact on on-site residential uses.
Estimated dwellings yield:	
Estimated delivery timetable:	Deliverable 0-5

# Appendix E – Outstanding Planning Permissions

## Babergh

As at 1<sup>st</sup> April 2017

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/12/00491/FUL	Acton	The Bungalow, Bassetts Farm, Lavenham Rd	30/08/2012	0	0
B/12/00957/FUL	Acton	The Lodge, Melford Rd	01/11/2012	1	1
B/16/00088/OUT	Acton	Meadow View, Melford Road, Acton, CO10 0BA	05/04/2016	3	3
B/16/00726/FUL	Acton	The Pool House, High Street, Acton, Sudbury, CO10 0AJ	26/08/2016	1	1
B/16/00851/OUT	Acton	Land adjacent Meadow View, Melford Road, Acton	17/08/2016	3	3
B/15/01332/FUL	Acton	Former Tola W/shop, Waldingfield Road	12/01/2016	2	2
B/15/00531/AGD	Aldham	Frog Hall Farm, The Street (Prior Approval App)	22/06/2015	1	1
B/09/00230/FUL	Assington	Chestnut Grove, Bures Road	13/10/2009	0	0
B/12/01347/FUL	Assington	Hill Farm, The Street	24/04/2013	1	1
B/14/00805/FUL	Assington	Celandine, The Street	14/01/2015	1	1
B/14/01305/FUL	Assington	St Edmunds Cottage, The Street, CO10 5LN	04/12/2014	1	1
B/14/01541/FUL	Assington	Willow Tree Farm (part garden), The Street	28/01/2015	1	1

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/15/01382/FUL	Assington	Gedding Hall, Nayland Road, Assington, CO10 5LR	23/12/2016	2	2
B/16/00890/AGD	Assington	Land at, Gedding Hall, Nayland Road, Assington, CO10 5LR	25/08/2016	1	1
B/16/00891/AGD	Assington	Land at, Gedding Hall, Nayland Road, Assington, CO10 5LR	25/08/2016	1	1
B/16/01056/FUL	Assington	Land south of 1 Woodfield	29/09/2016	2	2
B/16/01353/FUL	Assington	Assington Fruit Farm, The Street, Assington, CO10 5LW	02/12/2016	1	1
B/16/01638/FUL	Assington	Chestnut Grove, Bures Road, Assington, CO10 5NF	01/02/2017	0	0
B/15/01393/FUL	Assington	The Barn at Assington, The Street (B/14/00362/OUT also ref'd)	18/11/2015	3	3
B/08/01309/RES	Belstead	Mill Farm Place (Mill Poultry Farm), Grove Hill	24/12/2008	5	5
B/09/00901/OUT	Belstead	Land south of Grove Hill	04/08/2015	9	9
B/16/01563/FUL	Belstead	Wayside, Grove Hill, Belstead, IP8 3LU	11/01/2017	0	0
B/08/01450/FUL	Bentley	Land S of Anchor Ctge (btw Wagg' Way & The Bridels), Link Lane	28/11/2008	1	1
B/14/00300/FUL	Bentley	Martins Hill Cottage, Bergholt Road (see note)	04/08/2014	0	0

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/14/01330/OUT	Bentley	Land south of Wayside, Capel Road (Also in reference to submission of details: B/16/00595/RES.)	02/02/2015	1	1
B/16/00949/FUL	Bentley	Ivy Cottage, Capel Road, Bentley, IP9 2DW	17/11/2016	2	2
B/16/01051/OUT	Bentley	Roman Acres, Capel Road, Bentley, IP9 2DL	26/09/2016	1	1
B/15/00511/FUL	Bentley	(Part Garden) Southern Elms, Link Lane	16/06/2015	1	1
B/15/00530/AGD	Bentley	Dodnash Fruit Farm, Hazel Shrub	30/06/2015	3	3
B/16/01189/FUL	Bentley	3 South View Green, Bentley, IP9 2DR	25/10/2016	1	1
B/12/00516/FUL	Bildeston	Land (garden) at Willow Cottage, Wattisham Rd	08/10/2012	1	1
B/15/00626/FUL	Bildeston	West View, High Street (See notes)	29/10/2015	1	1
B/15/01061/FHA	Bildeston	Church Farm, Church Road	12/05/2016	2	2
B/15/01433/OUT	Bildeston	Land East of Artiss Close and, Rotherham Road, Bildeston	05/04/2016	48	48
B/15/01110/FUL	Bildeston	Redwick House, High Street	11/11/2015	0	0
B/16/00026/FUL	Bildeston	West View, High Street, Bildeston, IP7 7EF	05/04/2016	1	1
B/16/00809/FUL	Bildeston	Church Farm, Church Road	12/05/2016	2	2
B/16/01136/FUL	Bildeston	80 High Street, Bildeston, IP7 7EA	23/01/2017	1	1



Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/14/00705/FUL	Boxford	Old School House, School Hill, CO10 5JT	10/09/2014	-1	-1
B/15/00233/FUL	Boxford	1 The Causeway	17/04/2015	0	0
B/15/01078/FUL	Boxford	Cygnat Court, Swan Street	30/03/2016	4	4
B/16/00074/OFD	Boxford	Cygnat Court, Swan Street (Units 1 & 2)	24/03/2016	2	2
B/14/01259/FUL	Boxford	Land East of Boxford Court, Sand Hill (see notes)	09/09/2015	25	25
B/08/01028/FUL	Brantham	Fernhurst, Brantham Hill Brantham Hill	26/06/2009	1	1
B/11/00802/FUL	Brantham	Land East of Bramerton, Ipswich Road (Plot 3)	28/05/2012	1	1
B/14/00651/FUL	Brantham	Land North of Koziville, Cattawade Street	12/12/2014	1	1
B/15/00186/FUL	Brantham	Land North of 1-6 Ipswich Road	13/05/2015	3	1
B/15/00263/FUL	Brantham	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	18/11/2016	320	320
B/15/01737/FUL	Brantham	Land North of Windyridge, Brantham Hill, Brantham	04/04/2016	13	13
B/16/01493/OFD	Brantham	Britannia House, Factory Lane, Brantham, CO11 1NH	15/02/2017	21	21
B/16/01515/OUT	Brantham	Rosemary, Church Lane, Brantham, CO11 1QD	06/02/2017	2	2
B/15/00213/FUL	Brent Eleigh	Land rear of Millstone, Brent, Mill Drive (B/13/01162/FUL also refs)	11/11/2015	1	1

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/12/00762/FUL	Brettenham	Honeysuckle Cottage, 18 The Street	08/10/2012	1	1
B/13/00436/FUL	Brettenham	Land W of Church Farm, Buxhall Road	24/06/2013	2	1
B/14/01297/FUL	Brettenham	Church Farm, Buxhall Road	11/05/2015	1	1
B/15/00362/OUT	Brettenham	(Land adj) 66 The Street, IP7 7QP (Also in reference to submission of details: B/16/00149/RES)	02/10/2015	1	1
B/15/00916/FUL	Brettenham	Dux Hill, Brettenham Park [See Notes]	18/09/2015	0	0
B/16/00661/FUL	Brettenham	F A Brinkley, Breakers Yard and Premises, Old School Corner, Brettenham, IP7 7PA	28/07/2016	3	3
B/16/01512/FUL	Brettenham	4 The Street, Brettenham, IP7 7QP	05/01/2017	1	1
B/13/00596/FUL	Bures St Mary	Former Cottages & Packing Sheds, Eves Orchard (B/06/00886/FUL also refs)	05/11/2013	2	2
B/14/01103/FUL	Bures St Mary	The Slaughter House and land adj Cuckoo Hill adjacent, Cuckoo Hill	13/02/2015	6	6
B/14/01119/FUL	Bures St Mary	High Fields, Arger Fen [See notes]	11/09/2015	0	0
B/08/00160/FUL	Burstall	Paridae, Church Hill (See Note re plot 2)	10/04/2008	1	1
B/12/00676/FUL	Burstall	(Barn at) Burstall Hall, Hall Lane	14/01/2013	1	1
B/15/00358/AGD	Burstall	Hill Farm House, Burstall Hill	03/06/2015	1	1
B/17/00029/AGD	Burstall	Barn west of Rose Cottage, Church Hill, Burstall	28/02/2017	1	1
B/12/00592/OUT	Capel St Mary	Land west of the Drift (Granted on Appeal)	12/09/2013	8	8

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/12/00984/FUL	Capel St Mary	Part side-gdn Sylvan Leas, The Street (B/09/00782/FUL & 05/01267/FUL also ref)	31/10/2012	1	1
B/12/01389/FUL	Capel St Mary	(Land at) The White Horse, London Road	03/04/2013	2	2
B/13/01434/FUL	Capel St Mary	The White House, Mill Hill (land north of)	07/03/2014	2	1
B/14/00100/OUT	Capel St Mary	Land west of Pine Dell & Ashcroft (See Notes)	01/06/2015	24	24
B/14/00621/FUL	Capel St Mary	Pound Cottage, Pound Lane	26/06/2014	0	0
B/14/00942/OFD	Capel St Mary	Colne Bar Properties Ltd, 107 The Street	08/10/2014	3	3
B/14/01456/FUL	Capel St Mary	The White Horse, London Road	20/03/2015	1	1
B/14/01488/FUL	Capel St Mary	St Marys Cottage, 120 The Street	24/03/2015	1	1
B/15/01741/AGD	Capel St Mary	Land rear of Boynton Hall, Old London Rd	12/02/2016	2	2
B/16/00273/FUL	Capel St Mary	Land at the rear of Boynton Hall Old London Road, Capel St Mary	16/06/2016	2	2
B/15/00869/FUL	Chattisham	West View, The Street (Replacement Dwlg)	12/08/2015	0	0
B/16/00454/FUL	Chattisham	West View, The Street, Chattisham, IP8 3QF	24/06/2016	0	0
B/11/00349/FUL	Chelmondiston	Foresters Arms, Main Road	14/06/2012	2	2
B/14/01550/FUL	Chelmondiston	Halcyon, Pin Mill Road	09/04/2015	0	0
B/15/01094/FUL	Chelmondiston	Flat above Hollingsworths Store, 1 Church Road	29/10/2015	-1	-1

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/16/00685/FUL	Chelmondiston	Little Barnes Nursery, Shotley Road, Chelmondiston, Ipswich, IP9 1EE	04/08/2016	1	1
B/16/01024/FUL	Chelmondiston	The Crow's Nest, Pin Mill Road, Chelmondiston, IP9 1JN	15/09/2016	0	0
B/16/01081/FUL	Chelmondiston	White House Farm, Shotley Road, Chelmondiston, IP9 1EE	21/02/2017	2	2
B/15/00050/FUL	Chelsworth	Chelsworth Hall, Hall Road	06/03/2015	1	1
B/16/00202/FUL	Chelsworth	Land to the North of The Old Manor, The Street, Chelsworth, IP7 7HU	21/07/2016	1	1
B/16/01577/FUL	Chilton	Scrumpys, 23 St Marys Close, Chilton, CO10 0PN	26/01/2017	1	1
B/14/01595/FUL	Cockfield	Earls Hall Farm, Earls Hall Road	18/05/2015	3	3
B/15/00827/FUL	Cockfield	Land north of Gt Green Farmhouse	04/09/2015	1	1
B/16/00408/FUL	Cockfield	Hope House, Gross Green, Cockfield, IP30 0LG	28/07/2016	1	1
B/16/00527/AGD	Cockfield	Earls Hall Farm, Earls Hall Road, Cockfield, IP30 0JD	16/06/2016	1	1
B/16/00591/AGD	Cockfield	Hope House, Cross Green, Cockfield, IP30 0LG	21/06/2016	1	1

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/16/00778/AGD	Cockfield	Kings Barn, Smallbridge Farm, Bradfield Road, Cockfield, IP30 0HH	18/07/2016	1	1
B/16/00911/FUL	Cockfield	Hope House, Cross Green, Cockfield, IP30 0LG	29/11/2016	1	1
B/16/01075/OUT	Cockfield	Land west of Clovelly, Howe Lane, Cockfield	14/10/2016	2	2
B/16/01105/OUT	Cockfield	Land South of Jupiter, Great Green, Cockfield (revised plans/scheme to B/14/01164/OUT)	05/10/2016	5	5
B/16/01107/AGD	Cockfield	Abbey Farm, Bury Road, Cockfield, IP30 0LB	05/10/2016	1	1
B/16/01141/FUL	Cockfield	Yvy Farm, Chapel Road, Cockfield, IP30 0HE	17/10/2016	0	0
B/16/01356/FUL	Cockfield	Hope House, Cross Green, Cockfield, IP30 0LG	02/12/2016	2	2
B/15/00112/FUL	Copdock & Washbrook	Orchard House, Folly Lane	16/04/2015	0	0
B/16/00070/AGD	Copdock & Washbrook	Grange Farm Barn, Wenham Road	08/03/2016	1	1
B/16/01218/AGD	Copdock & Washbrook	Land North of Cameo Hotel, London Road, Copdock And Washbrook, IP8 3JD	31/10/2016	1	1
B/12/00832/FUL	East Bergholt	Fenbridge Cottage, Fenbridge Lane (See	28/09/2012	0	0

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
		notes)			
B/13/01280/FUL	East Bergholt	10 White Horse Road (see note)	30/01/2014	0	0
B/13/01494/FUL	East Bergholt	(Former) No 1 Gaston Street	06/02/2014	1	1
B/14/00820/FUL	East Bergholt	The Manse, Cemetery Lane	09/10/2014	0	0
B/14/01001/FUL	East Bergholt	West Lodge Cottage, The Street	15/10/2014	-1	-1
B/14/01191/FHA	East Bergholt	4 Foxhall Close, CO7 6RW	27/11/2014	0	0
B/15/01218/FUL	East Bergholt	Honeysuckle Cottage, White Horse Road (B/14/00592/FUL also ref) Horse Road, CO7 6TR	03/12/2015	1	1
B/15/01665/FUL	East Bergholt	Appletrees, Fiddlers Lane	01/02/2016	1	1
B/15/01678/FUL	East Bergholt	Land South of Gatton Hse (Over 55's Scheme)	29/03/2016	10	10
B/15/01689/AGD	East Bergholt	Manor Farm, East End Lane	03/02/2016	3	3
B/16/00297/FUL	East Bergholt	Etheldene, Dazeleys Lane  (See also - B/15/00956/FUL)	27/05/2016	0	0
B/16/00350/FUL	East Bergholt	Land rear of The Court, The Street, East Bergholt	25/10/2016	1	1
B/16/00881/FUL	East Bergholt	Flatford Tea Gardens, Flatford Lane, East Bergholt	24/08/2016	-1	-1
B/16/01292/FUL	East Bergholt	Home Farm, Straight Road, East Bergholt, CO7 6UU	15/12/2016	3	3

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/16/01715/CEU	East Bergholt	Valley Farm Cottage, Flatford, East Bergholt, CO7 6UL	06/03/2017	1	1
B/15/01401/FUL	Edwardstone	Borehouse Manor Farm, Groton Street	26/11/2015	1	1
B/12/01525/FUL	Elmsett	Farm Bldgs W of Red House Barn, Flowton Rd (B/08/01080 also ref'd)	22/03/2013	1	1
B/14/01319/FUL	Elmsett	Church Farm, Manor Road	27/02/2015	2	1
B/15/01397/FUL	Elmsett	1 Manor Road (B/13/01045/FUL also refs)	26/11/2015	0	0
B/14/00575/FUL	Freston	Hill House, Freston Hill, IP9 1AB	05/09/2014	1	1
B/11/00841/VOT	Glemsford	48 Fourth Avenue (B/07/01448/FUL apvd 8 Jul '08 also refs)	19/12/2011	2	2
B/13/01238/FUL	Glemsford	Former EW Downes Works, 2-4 Brook Street	05/06/2015	29	11
B/13/01356/FUL	Glemsford	15 Hunts Hil (see note)	06/01/2014	1	1
B/13/01398/FUL	Glemsford	Hunts Hill Stores, 21A Hunts Hill	30/01/2014	2	1
B/14/00468/OUT	Glemsford	Silk Factory, Chequers Lane	13/03/2015	10	10
B/14/00889/RES	Glemsford	Land north of 29 Fair Green (See notes)	24/11/2014	2	2
B/14/01038/FUL	Glemsford	20 Bells Lane (amended scheme to B/08/01676/RES)	24/11/2014	1	1
B/15/00485/FUL	Glemsford	Land West of 18 Bells Lane	11/06/2015	1	1
B/15/01287/OUT	Glemsford	Land Sth of 13 and East of 15 Whitlands	12/02/2016	1	1
B/15/01306/FUL	Glemsford	Land rear Hunts Hill Stores (former yard)	05/11/2015	2	1
B/14/01600/FUL	Glemsford	Land rear of 49-55 Schoolfield	26/08/2016	15	15

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/16/00103/FUL	Glemsford	20 Egremont Street, Glemsford, CO10 7SA Revised scheme from B/14/00744/OUT)	17/10/2016	4	4
B/16/00142/FUL	Glemsford	Casey, The Croft CO10 7RT	05/05/2016	1	1
B/16/00614/FUL	Glemsford	Land adjacent to 48 Fourth Avenue, Glemsford, CO10 7UA	14/07/2016	2	2
B/16/00966/FUL	Glemsford	Plot 6, Scossels, Glemsford, CO10 7SJ	09/09/2016	1	1
B/16/01155/FUL	Glemsford	Lodge Farm Barn, Lodge Farm Road, Glemsford	25/11/2016	1	1
B/16/12342/TES	Glemsford	Casey, The Croft CO10 7RT	05/05/2016	2	1
B/16/01084/OUT	Glemsford	Former Builders Yard, Drapery Common (Renewal of previous permission B/13/00339/OUT)	26/06/2013	3	3
B/13/00113/OUT	Great Cornard	Guilford Europe, Radiator Road (B/15/00679/RES // See Notes)	07/11/2013	110	97
B/14/00804/FUL	Great Cornard	Land East of Carsons Drive (Persimmons)	15/02/2016	166	166
B/14/01487/OUT	Great Cornard	Moorlands Barn, Blackhouse Lane - (Submission of details under B/16/01511/RES)	27/02/2015	2	2
B/15/00584/FUL	Great Cornard	Land N of 90 Bures Road (B/14/01571/FUL also refs)	15/07/2015	2	1
B/15/01233/FUL	Great Cornard	42 Bures Road	14/12/2015	0	0



Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/16/00433/OUT	Great Cornard	Brook Farmhouse, Bures Road, Great Cornard, CO10 0JQ	13/07/2016	2	2
B/16/00511/FUL	Great Cornard	The Coach House, 2a The Pot Kilns, Great Cornard, CO10 0DY	12/07/2016	1	1
B/12/00983/FUL	Great Waldingfield	Land Rear of Ivy Cottage, Lavenham Rd	07/12/2012	1	1
B/15/01501/FUL	Great Waldingfield	The Hives, Lavenham Road, The Heath (B/14/00918/FUL also refs)	24/12/2015	1	1
B/16/00175/FUL	Great Waldingfield	Greenleys, Badley Road, Great Waldingfield, CO10 0RY	08/04/2016	0	0
B/16/00888/FUL	Great Waldingfield	Oakham View, Lavenham Road, The Heath, CO10 0SE	24/08/2016	1	1
B/16/01430/FUL	Great Waldingfield	39 Heath Estate, Great Waldingfield, CO10 0TZ	24/02/2017	1	1
B/16/00084/FUL	Groton	(Land adj) Rose Cottage, 2 Daisy Green	24/03/2016	1	1
B/06/02022/FUL	Hadleigh	Land adj 7 The Green	10/04/2008	1	1
B/09/00560/RES	Hadleigh	Rowan House, 63a Aldham Rd (B12/01323/FUL also refers)	13/08/2009	1	1
B/12/00889/FUL	Hadleigh	Land rear 106 High Street	09/11/2012	1	1
B/12/01324/FUL	Hadleigh	(Part Garden) Cross Farm House, Station Rd	04/03/2013	1	1
B/13/00316/FUL	Hadleigh	(Land to rear of) 109 High Street	15/08/2013	5	5
B/13/01321/FUL	Hadleigh	7a Ramsey Road, Hadleigh	31/01/2014	0	0

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/14/00030/OUT	Hadleigh	Land West of 39 Aldham Road (B/10/00030/OUT also refs)	24/03/2014	2	2
B/14/00551/FUL	Hadleigh	93A High Street, Hadleigh	20/01/2015	1	1
B/14/00749/FUL	Hadleigh	Folly West of 2, Benton Street	30/10/2014	1	1
B/14/00908/FUL	Hadleigh	14 High Street, IP7 5AP	25/09/2014	1	1
B/14/00931/FUL	Hadleigh	(Land rear) Highcroft, Lady Lane (See notes re B/13/00968/FUL)	04/12/2014	2	2
B/15/00338/OFD	Hadleigh	First Floor, 112 High Street (Office to Flats)	16/07/2015	3	3
B/15/00563/FUL	Hadleigh	112 Angel Street	25/09/2015	1	1
B/15/00795/FUL	Hadleigh	30 High Street (See notes)	06/10/2015	1	1
B/15/00923/FUL	Hadleigh	Highcroft, Lady Lane (See Notes)	06/10/2015	1	1
B/15/00634/FUL	Hadleigh	Clivann, Tower Mill Lane IP7 6AD	27/05/2016	1	1
B/15/00691/FUL	Hadleigh	1A Bradfield Avenue, Hadleigh, IP7 5ES	01/04/2016	3	3
B/15/01587/FUL	Hadleigh	Land adjacent to 7 The Green, Hadleigh IP7 6AE	04/04/2016	1	1
B/16/00258/FUL	Hadleigh	91 High Street,	31/05/2016	1	1
B/16/00322/FUL	Hadleigh	Cross Maltings Folly, High Street, Hadleigh	29/06/2016	1	1
B/16/00467/FUL	Hadleigh	14 High Street, Hadleigh, IP7 5AP	17/06/2016	1	1
B/16/00825/FUL	Hadleigh	12 High Street, Hadleigh, IP7 5AP	16/11/2016	1	1
B/16/00903/FUL	Hadleigh	Land North of Castle Road,	19/12/2016	14	14

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
		Hadleigh			
B/16/01111/AGD	Hadleigh	Barn to the East of Pond Hall Farm, Pond Hall Road, Hadleigh, IP7 5PP	20/09/2016	1	1
B/16/01411/FUL	Hadleigh	Pond Hall Farm, Pond Hall Road, Hadleigh, IP7 5PP	17/02/2017	1	1
B/06/00330/RES	Hadleigh	Former Hadleigh Bldng Supplies		11	11
B/15/00527/AGD	Harkstead	Agric Barn (Outbldg) at Harkstead Hall, Lower Road	02/07/2015	3	3
B/16/01456/FUL	Harkstead	Land west of Hill Cottage, The Street, Harkstead, IP9 1BN - REVISED SCHEME FROM B/14/00241/OUT	17/02/2017	1	1
B/16/01486/FHA	Harkstead	1 Walkgate Cottages, The Street, Harkstead, IP9 1BX	22/12/2016	-1	-1
B/15/00026/FUL	Hartest	Fosters, Hartest Hill	20/03/2015	1	1
B/15/00061/FUL	Hartest	Hartest House, Lawshall Road	30/03/2015	0	0
B/16/00054/FUL	Hartest	Windrush, Somerton Rd (Amended scheme. See notes)	16/03/2016	0	0
B/16/01623/AGD	Hartest	Barn at Willow Tree Farm, Mill Road, Hartest	20/01/2017	1	1
B/13/01550/FUL	Higham	4a Higham Lodge Cottage, Upper Street	21/05/2014	1	1
B/12/00773/FUL	Hintlesham	(Land adj) Vine Cottage, Duke Street	19/12/2012	1	1
B/13/01301/FUL	Hintlesham	Land West of Manor Farm, Duke Street	15/01/2014	1	1
B/14/01254/CEU	Hintlesham	The Barn, Wood Farm, Pond Hall	14/01/2015	1	1

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
		Road			
B/15/00755/FUL	Hintlesham	The Old Builders Yard, Duke Street	14/08/2015	1	1
B/15/00872/FUL	Hintlesham	Chapel Cottage, Duke Street [B/15/00083/FUL also ref'd]	03/09/2015	2	2
B/15/01109/FUL	Hintlesham	Land S of Barn House, Duke Street	14/10/2015	2	2
B/15/01245/FUL	Hintlesham	Three Mile Farm Cottage, Pond Hall Road (see notes)	20/10/2015	0	0
B/15/01490/OUT	Hintlesham	Land between 2 Victoria Cottages and Red House Cottages, Duke Street, Hintlesham	01/04/2016	8	8
B/16/00318/FUL	Hintlesham	Rowan Cottage, Duke Street, Hintlesham, IP8 3PN	08/06/2016	1	1
B/16/00829/FUL	Hintlesham	Hill House, Silver Hill, Hintlesham, IP8 3NJ	17/08/2016	0	0
B/16/01045/OUT	Hintlesham	The Pony Paddock, Duke Street, Hintlesham	22/11/2016	5	5
B/15/00690/AGD	Hitcham	Mill Hill Farm, Finborough Road	27/07/2015	1	1
B/15/00768/FUL	Hitcham	Hitcham Garage, The Causeway [B/14/00126/OUT also refers]	30/09/2015	2	2
B/08/01820/FUL	Holbrook	Potash Farm Bungalow, Ipswich Rd (see note)	10/03/2009	0	0
B/14/01288/FUL	Holbrook	Land on East side of Ipswich Road	28/07/2015	78	78
B/15/00150/FUL	Holbrook	Orchard Lea, Ipswich Road	19/07/2013	0	0

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/15/00230/FUL	Holbrook	(Land adj) Hazelmere, Heathfield Road	10/06/2015	1	1
B/15/01440/FUL	Holbrook	Entre Deux Mers, Church Hill (B/13/01195/FUL also ref'd)	24/11/2015	0	0
B/16/00494/FUL	Holbrook	Barn Cottage, Harkstead Road, Holbrook, IP9 2RQ	16/09/2016	1	1
B/16/01720/FUL	Holbrook	Amroth House, Harkstead Road, Holbrook, IP9 2RA (REVISED SCHEME FROM B/16/01214/FUL)	14/02/2017	0	0
B/16/01733/AGD	Holbrook	2 Woodlands Corner, Woodlands Road, Holbrook, IP9 2PU	16/02/2017	1	1
B/17/00042/FUL	Holbrook	Solarium, Ipswich Road, Holbrook, IP9 2QT (Revised scheme from B/08/01710/FUL)	09/03/2017	1	1
B/17/00094/FUL	Holbrook	Hillside House, Church Hill, Holbrook, IP9 2PQ (Revised scheme from B/16/00532/FUL)	05/07/2016	1	1
B/16/00336/FUL	Holton St Mary	Melbourne House, Hadleigh Road, Holton St Mary, CO7 6NS	02/06/2016	1	1
B/14/01635/FUL	Kersey	[Barn 3 at] (Kersey) Rushes Farm, Hadleigh Road	02/07/2015	1	1
B/15/01074/FUL	Kersey	(Barns at) River House Farm, Church Hill	29/02/2016	1	1

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/16/00507/FUL	Kersey	Land to North East of 2 Vale Corner, Vale Lane, Kersey, IP7 6EH	21/06/2016	1	1
B/08/01040/FUL	Lavenham	Part garden for 53e High St	27/11/2008	1	1
B/13/00974/FUL	Lavenham	(Land rear of) The Crooked House, 7 High Street	05/11/2013	1	1
B/13/01447/PAA	Lavenham	Constable Court, High Street (See notes)	24/01/2014	6	6
B/15/00653/FUL	Lavenham	Oak Tree House, Church Street [See notes]	01/09/2015	0	0
B/15/00860/FUL	Lavenham	(Land adj) Great House Hotel, Market Place	16/12/2015	1	1
B/15/00888/FUL	Lavenham	Adj 19 Bolton Street	22/10/2015	1	1
B/15/01050/OUT	Lavenham	Highfield House, Bury Road (See also B/16/00529/RES)	15/03/2016	3	2
B/16/00340/FUL	Lavenham	18 High Street, Lavenham	23/05/2016	1	1
B/16/00627/FUL	Lavenham	Bears Lane Farm, Bears Lane, Lavenham, CO10 9RX	27/06/2016	0	0
B/16/01463/FUL	Lavenham	Stone Farm, Brent Leigh Road, CO10 9PE (Conversion of existing dwelling to 2No Holiday lets.)	23/02/2017	-1	-1
B/16/01556/AGD	Lavenham	The Old Piggery, Slough Farm, Bridge Street Road, Lavenham, CO10 9SJ	16/01/2017	1	1
B/16/01559/FUL	Lavenham	Former Highways Depot, Melford Road, Lavenham	24/02/2017	18	18

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/15/00484/FUL	Lawshall	Land south of Mages Yard, Lambs Lane	05/06/2015	1	1
B/06/00544/FUL	Layham	Shepherds Farm, Overbury Hall Rd	10/10/2008	1	1
B/14/01358/AGD	Layham	Shepherds Farm, Overbury Hall Road	23/01/2015	1	1
B/15/00187/FUL	Layham	Popes Green Farm, Popes Green Lane	28/04/2015	1	2
B/15/00204/AGD	Layham	Cherry Orchard Farm, Stoke Road	14/04/2015	1	1
B/16/01371/AGD	Layham	(Barn 2) Popes Green Farm, Popes Green Lane, Layham, IPSWICH	11/01/2017	1	1
B/16/01372/AGD	Layham	(Barn 3) Popes Green Farm, Popes Green Lane, Layham, IPSWICH	11/01/2017	1	1
B/07/00681/FUL	Leavenheath	Methodist Chapel, Honey Tye	15/08/2008	2	1
B/09/00296/FUL	Leavenheath	Part side garden Tynwald, 36 Edies Lane	30/04/2009	1	1
B/14/01382/FUL	Leavenheath	Sanjika, 28 Edies Lane	29/01/2015	0	0
B/15/00975/FUL	Leavenheath	29 Edies Lane (Front garden at)	21/01/2016	1	1
B/16/00328/FUL	Leavenheath	Stewards Barn, Stoke Road, Leavenheath, CO6 4PS	16/06/2016	1	1
B/16/00852/FUL	Leavenheath	Oak Cottage, Breach Grove, Kingsland Lane, Leavenheath, CO6 4NG (Superseeded B/13/01089)	26/08/2016	0	0
B/16/01244/FUL	Leavenheath	Keebles Cottage, Nayland Road, Leavenheath, CO6 4PU	30/11/2016	0	0
B/15/00052/FUL	Lindsey	Old Rectory, The Tye	29/05/2015	1	1

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/16/00542/FUL	Lindsey	Land adjacent Birdsfield, Rose Green Road, Lindsey, IP7 6PX	20/06/2016	2	2
B/16/01374/FUL	Lindsey	Lodge Farm, Kersey Road, Lindsey, IP7 6QA - (Revised scheme from B/16/00386/AGDW)	03/06/2016	1	1
B/15/00813/FUL	Little Cornard	Land N of The Bungalow, Bures Road	03/03/2016	3	3
B/16/01349/FUL	Little Cornard	Little Mere, Blackhouse Lane, Little Cornard, CO10 0NL	02/12/2016	0	0
B/12/01469/FUL	Little Waldingfield	The Cottage, Church Road	16/04/2013	1	1
B/13/01310/FUL	Little Waldingfield	Wood Hall, Haymarket	19/02/2014	0	0
B/13/01330/FUL	Little Waldingfield	Hammonds Holt, Church Road CO10 5PN	16/01/2014	0	0
B/14/00864/AGD	Little Waldingfield	High Street Farm, Church Road	27/08/2014	1	1
B/09/01366/FUL	Long Melford	Linden House, Hall Street (See also Non-Res Table)	19/03/2010	1	1
B/11/01595/FUL	Long Melford	Part side garden 16 Martyns Rise	30/05/2012	2	2
B/12/01203/FUL	Long Melford	36 Cordell Road (Prev' approved under B/12/007810/FUL)	24/12/2012	3	3
B/13/00472/FUL	Long Melford	Windmill Hill Hse, Windmill Hill (Replacement Dwlg)	25/06/2013	0	0
B/13/00875/FUL	Long Melford	Downs Garage, Southgate Street, CO10 9HU	29/09/2014	3	3
B/14/00211/FUL	Long Melford	Melford House, Hall Street	11/07/2014	-1	-1



Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/14/00604/FUL	Long Melford	The Old Barn, Withindale Lane	15/01/2015	1	1
B/14/00814/FUL	Long Melford	63 Hall Street (Conversion to Art Gallery)	14/08/2014	-1	-1
B/14/01168/FUL	Long Melford	3 Chapel Green, Little St Mary's (Joinery w/shop - See note)	10/06/2015	1	1
B/15/01043/FUL	Long Melford	Former Fleetwood Caravan Site, Hall Street	23/03/2016	44	44
B/15/01183/FUL	Long Melford	St Catherines Hall, Liston Lane	24/12/2015	1	1
B/15/01188/FUL	Long Melford	Springvale (Land rear), Rodbridge Hill	03/03/2016	1	1
B/15/01191/FUL	Long Melford	Springvale, Rodbridge Hill (See notes)	17/02/2016	1	2
B/15/01656/OFD	Long Melford	The Lodge, Withindale Lane	21/01/2016	1	1
B/16/00092/FUL	Long Melford	The Swan and Duck Cottage, 9 Hall Street, Long Melford, CO10 9JQ	15/04/2016	-1	-1
B/16/00247/FUL	Long Melford	Windmill Hill House, Windmill Hill, Long Melford, CO10 9AD	11/04/2016	0	0
B/16/00746/CEU	Long Melford	Bassetts House, Hall Street, Long Melford, CO10 9JQ	20/12/2016	1	1
B/16/00766/AGD	Long Melford	Cranfield Barn, Clare Road, Long Melford, CO10 9AE	03/08/2016	1	1
B/16/00799/FUL	Long Melford	Foundry House, Hall Street, Long Melford, CO10 9JR	23/09/2016	1	1
B/16/01408/FUL	Long Melford	The Patisserie, Hall Street,	03/02/2017	2	2

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
		Long Melford, CO10 9LA			
B/16/01581/RES	Long Melford	Land N of Ropers Lane, Rodbridge Hill (Southgate Prop. Ltd) (Planning Permission: B/15/00180/OUT)	02/03/2017	77	77
B/14/01584/FUL	Milden	Moat Farm, Church Road	24/04/2015	1	1
B/15/01192/AGD	Milden	Barn Two, Pound Farm Barn, Boxford Road	14/10/2015	1	1
B/15/01193/AGD	Milden	Barn One, Pound Farm Barns, Boxford Road	21/10/2015	1	1
B/16/01070/AGD	Milden	Barn One, Pound Farm Barn, Boxford Road, Milden	08/12/2016	1	1
B/09/01532/FUL	Monks Eleigh	Village Hall, Church Hill (See also note re loss of D2)	25/03/2011	4	4
B/13/01223/FUL	Monks Eleigh	The Bungalow, Brent Eleigh Road	24/12/2013	0	0
B/14/00273/FUL	Monks Eleigh	Coronation Hall, Church Hill	29/10/2014	4	4
B/16/00036/FUL	Monks Eleigh	Former Rushbrooks Nursery Site, The Street, Monks Eleigh	06/04/2016	1	1
B/16/00205/FUL	Monks Eleigh	Land south west of Hill View, The Street, Monks Eleigh, IP7 7JE	08/04/2016	1	1
B/16/01580/FUL	Nayland-with-Wissington	Westwood, Harpers Hill, Nayland with Wissington, CO6 4NU (REVISED SCHEME FROM B/16/00288/FUL)	22/06/2016	0	0

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/15/00621/FUL	Nedging-with-Naughton	Land W of Crowcroft Rd (and N of Blenheim Mdw) (see notes)	31/03/2016	8	8
B/15/00843/AGD	Nedging-with-Naughton	Barn opp Tye Farm, Crowcroft Road	24/08/2015	1	1
B/15/01612/FUL	Nedging-with-Naughton	Land adj 1 Crowcroft Rd (and 6 Pykes Field)	23/03/2016	1	1
B/15/01674/FUL	Nedging-with-Naughton	(Land adj) The Hawthorns, Nedging Road	27/01/2016	1	1
B/16/01437/OUT	Nedging-with-Naughton	Barn opposite Tye Farm, Crowcroft Road, Nedging with Naughton	14/12/2016	2	2
B/15/01080/FUL	Newton	Fairways, The Green	23/11/2015	1	1
B/16/01170/FUL	Newton	Land opposite Saracens Head, Sudbury Road, Newton	14/10/2016	8	8
B/14/01377/OUT	Pinewood	Belstead House, Sprites Lane, Pinewood, IP8 3NA	08/04/2016	155	155
B/08/00319/OUT	Polstead	Sprotts Farm, Holt Rd (B/09/01333/VOT also refers)	16/01/2009	1	1
B/08/01648/FUL	Polstead	Woodfield, Stackwood Rd, Hadleigh Heath	15/12/2008	0	0
B/12/01301/FUL	Polstead	Land north of 12 White Street Green	19/04/2013	1	1
B/14/00396/FUL	Polstead	7 Rockalls Road	15/10/2014	1	1
B/15/00903/FUL	Polstead	The Oaks, Heath Road	05/10/2015	1	1
B/16/00586/SHD	Polstead	Brewery Farm, Bower House Tye  (Superseeded B/15/00533/SHD)	27/07/2016	1	1

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/16/00636/FUL	Polstead	Stackwood Cottage, Stackwood Road, Polstead, CO6 5BA	12/07/2016	0	0
B/16/00761/FUL	Polstead	Land South of Wood Hall Farm, Stackwood Road, Polstead, CO6 5BA	24/08/2016	1	1
B/11/00698/FUL	Preston St Mary	1 & 2 Manor Cottages. Lavenham Rd	09/08/2011	0	0
B/13/00569/FUL	Preston St Mary	Stutt & Parker Farms, Barns at Rushbrook Farm, Thorpe Road	18/12/2013	2	2
B/15/00656/CPU	Preston St Mary	Barn adj to Mortimers Barn	14/08/2015	1	1
B/16/00712/FUL	Preston St Mary	Model Farm, Whelp Street, Preston St Mary, CO10 9NJ	19/08/2016	0	0
B/16/01328/AGD	Preston St Mary	Barns East of Model Farm, Whelp Street, Preston St Mary, CO10 9NJ	07/12/2016	2	2
B/13/00267/FUL	Raydon	Land north of Noakes End, The Street	04/07/2013	1	1
B/14/00912/FUL	Raydon	10 Sulleys Hill, IP7 5QQ	17/09/2014	0	0
B/16/01355/FUL	Raydon	Barncroft, The Street, Raydon, IP7 5LW	22/12/2016	1	1
B/15/01724/FUL	Shelley	Shelley Priory, Stoke Road, Shelley, IP7 5RQ	07/04/2016	1	1
B/12/00485/FUL	Shimpling	Trevilla, The Street	04/06/2015	1	1
B/14/00409/FUL	Shimpling	Gatefields Meadow, Hartest Hill	03/07/2014	1	1

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/16/00750/FUL	Shimpling	Barn and Land northwest side of, Gents Lane, Shimpling	07/09/2016	2	2
B/12/00500/FUL	Shotley	Former HMS Ganges Site, Shotley Gate	18/12/2015	285	285
B/12/00733/FUL	Shotley	Raleigh Lodge, School Road	08/02/2013	0	0
B/14/00510/FUL	Shotley	Charity Farmhouse, Wades Lane, IP9 1EN	30/09/2014	1	1
B/14/00559/FUL	Shotley	Jubilee Cottages, The Street	28/08/2014	2	2
B/15/00355/FUL	Shotley	Cockle Creek Cottage, Rose Farm Lane (B/12/00625/FUL also refs)	12/08/2015	0	0
B/15/01672/FUL	Shotley	Shotley Lodge, Bristol Hill (Was B/07/01648/FUL)	05/05/2009	12	12
B/15/00208/FUL	Shotley	6 Great Harlings, Shotley, IP9 1NY	10/06/2016	1	1
B/91/00723/OUT & B/06/00606/ROC	Shotley	Shotley Marina		150	150
B/12/00133/VOT	Somerton	Brittons Bungalow, Cooks Road (B/12/0133/VOT) SEE NOTES	13/03/2012	0	0
B/10/00282/FUL	Sproughton	Springvale, Hadleigh Road	19/05/2010	1	1
B/10/00769/FUL	Sproughton	Part garden Kered Aleihs, Elton Park	01/12/2010	1	1
B/11/00745/OUT	Sproughton	Land south of Sproughton VC, Primary School, Church Lane Primary School, Church Lane	19/12/2014	30	30
B/14/00460/FUL	Sproughton	Land rear of Geest House, Hadleigh Road	03/08/2015	8	8

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/14/00636/PRN	Sproughton	Sproughton House, High Street	27/06/2014	12	5
B/15/00029/OUT	Sproughton	Russetts, Hadleigh Road (See notes + B/16/00067/ROC also refs)	11/12/2015	15	15
B/16/00098/FUL	Sproughton	Third Mile, London Road, Sproughton, IP8 3LE	16/06/2016	5	5
B/16/00157/FUL	Sproughton	Pine Trees, Elton Park, Sproughton, IP2 0DG	05/04/2016	1	1
B/16/00698/FUL	Sproughton	The Limes, Elton Park, Sproughton, IP2 0DG	16/09/2016	2	3
B/16/01469/OFD	Sproughton	Geest House, Hadleigh Road, IP8 3AS (B/14/00826/OFDW also refs. See also Non-Res record)	22/12/2016	15	15
B/07/02043/FUL	Stanstead	Sparrows Hall, Lower St (B/11/0290/VOT also refers)	15/05/2008	1	1
B/16/00127/FUL	Stanstead	The Barn, Highbank Nursery (B/15/00852/AGDW also refs)	24/03/2016	1	1
B/16/01076/FUL	Stanstead	Land E of 5 Blooms Hall Lane (B/16/00129, B/15/00991 & B/15/00158/FUL also ref)	10/03/2016	1	1
B/16/00701/FUL	Stanstead	Highbank Nursery, The Hill, Stanstead, CO10 9AP	17/08/2016	1	1

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/16/01044/FUL	Stanstead	Land west of Brambles, Lower Street, Stanstead (Amended scheme from permission: B/16/00286/FUL)	19/09/2016	1	1
B/13/00860/FUL	Stratford St Mary	The Maltings, Lower Street	24/03/2015	6	6
B/10/01013/FUL	Stutton	Land south of High Lodge, Church Road	10/06/2011	1	1
B/14/00222/FUL	Stutton	Post Office Farm, Church Road	19/06/2014	1	1
B/15/00280/FUL	Stutton	5 Wheelwrights Close	16/11/2015	1	1
B/08/01693/FUL	Sudbury	Rear garden 92 Melford Road	17/03/2009	1	1
B/10/00141/FUL	Sudbury	Land south of Elec' Sub-station, Waldingfield Road	24/05/2010	2	2
B/11/00383/FUL	Sudbury	Dunedin, Queens Close	26/04/2012	2	2
B/11/01214/FUL	Sudbury	Land south of 8 St Bartholomew's Lane	24/11/2011	3	1
B/12/00658/FUL	Sudbury	Melton Road Post Office, 123 Melton Road	08/10/2012	1	1
B/13/00104/FUL	Sudbury	38 Market Hill	24/10/2013	3	3
B/13/00730/FUL	Sudbury	89 - 90 North Street	03/09/2013	2	1
B/13/01052/FUL	Sudbury	35 Frairs Street	17/01/2014	1	1
B/13/01350/FUL	Sudbury	Land adj (Nth of) Dunedin, Queens Close	08/01/2014	1	1
B/13/01466/FUL	Sudbury	(Rear garden) Kentish Lodge, Stour Street	12/08/2014	1	1
B/14/00189/FUL	Sudbury	12 Garden Place, Cross Street	26/06/2014	1	1
B/14/00499/FUL	Sudbury	WALNUT TREE HOSPITAL, Walnut Tree Lane	02/11/2015	49	49
B/14/00536/FUL	Sudbury	38 Market Hill, CO10 2EN	25/09/2014	4	4

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/14/00585/FUL	Sudbury	St Leonards Hospital, Newton Road (B/03/00282/OUT also ref)	22/02/2016	12	12
B/14/01054/OFD	Sudbury	Wellesley House, 96 East Street	08/10/2014	6	6
B/14/01114/FUL	Sudbury	The Mount, 118 Queens Road, CO10 1PQ	03/12/2014	1	1
B/14/01520/RES	Sudbury	HARP CLOSE MEADOW, Waldingfield Rd (See also B/12/01198/OUT)	19/08/2013	100	38
B/15/00048/OFD	Sudbury	51 Station Road	20/02/2015	1	1
B/15/00445/OFD	Sudbury	Talas House, 47-48 Ballingdon Street (See Notes)	03/06/2015	8	8
B/15/00462/OFD	Sudbury	Friars House, Friars Street	05/06/2015	6	6
B/15/00625/FUL	Sudbury	(Former) Sudbury Hall Hotel, Melford Rd	18/03/2016	12	12
B/15/00770/FUL	Sudbury	Land S of Deepside (and E of Dunedin), Queens Close	21/01/2016	1	1
B/15/00805/FUL	Sudbury	Mulberry House, Stour Street	25/09/2015	4	3
B/15/00911/FUL	Sudbury	47 North Street (See notes)	27/10/2015	2	2
B/15/01035/FUL	Sudbury	(Land SW) Deepside, Queens Close	03/03/2016	1	1
B/15/01495/FUL	Sudbury	4 Quay Lane	12/01/2016	1	1
B/13/00917/OUT	Sudbury	Land east of Brundon Lane and Bulmer Road, Sudbury	08/04/2016	43	43
B/16/00099/FUL	Sudbury	91 North Street, Sudbury, CO10 1RF	05/04/2016	1	1
B/16/00610/OUT	Sudbury	Belltack Works, Middleton Road, Sudbury, CO10 7LJ	30/06/2016	2	2



Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/16/00997/OFD	Sudbury	20-21 North Street, Sudbury	09/09/2016	2	2
B/16/01011/FUL	Sudbury	3 Gaol Lane, Sudbury, CO10 1JL	18/10/2016	2	2
B/16/01168/FUL	Sudbury	The Anchor, 2 Friars Street, Sudbury	18/10/2016	1	1
B/16/01352/FUL	Sudbury	Tall Trees, 22 Waldingfield Road, Sudbury. CO10 2PU	13/01/2017	2	2
B/16/01503/FUL	Sudbury	41 - 42 Market Hill, Sudbury, CO10 2ER	09/02/2017	2	2
B/16/01647/OUT	Sudbury	St Gregorys Church Hall, Prince Street, SUDBURY, CO10 1JA	23/02/2017	4	4
B/15/01085/FUL	Tattingstone	Homeleigh, The Heath (see notes)	09/10/2015	1	1
B/17/00115/RES	Tattingstone	Land west of 1 Holly Cottages, Church Road, Tattingstone (Planning Permission: B/16/01087/OUT)	17/11/2016	1	1
B/14/01197/FUL	Thorpe Morieux	Jaggards Barn, Bury Road	29/06/2015	1	1
B/13/00850/FUL	Wattisham	Cottage Farm Barn, Wattisham Stone	29/05/2014	1	1
B/14/01281/FUL	Wattisham	Brick Kiln Cottage, Hitcham Road, IP7 7LB	24/12/2014	0	0
B/14/00855/AGD	Wenham Magna	Land north of Birchwood (formerly Rhodelands), Wenham Lane	16/09/2014	1	1
B/13/00702/FUL	Whatfield	(Part garden), Holmleigh, The Street	01/10/2013	1	1

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
B/15/00426/FUL	Whatfield	Land West of Church Farm, Naughton Rd (Was B/12/00595/OUT)	09/12/2015	15	15
B/14/00703/FUL	Woolverstone	Former Paul Double Nurseries Ltd (See notes)	15/01/2016	4	4
B/16/01337/FUL	Woolverstone	Home Farm, Main Road, Woolverstone, IP9 1AJ	23/12/2016	1	1
B/16/01521/AGD	Woolverstone	White House Farm, Harkstead Lane, Woolverstone, IP9 1BD	22/12/2016	3	3

\*Total number of dwellings permitted (net) represent the total number of dwellings approved minus the loss of one or more dwellings

\*\* Number of dwellings outstanding (net) represent the number of dwellings still outstanding minus the loss of one or more dwellings

## Mid Suffolk

As at 1<sup>st</sup> April 2017

Planning Ref	Parish	Site Address	Date of approval	Total Number of dwellings permitted (net) *	Number of Dwellings outstanding (net) **
M/1386/15/FUL	Ashbocking	Land at Allotment Lane	16/06/2015	1	1
M/1983/15/FUL	Ashfield cum Thorpe	The Willows, Lemans Corner The Street	10/08/2015	0	0
M/3055/10/FUL	Ashfield cum Thorpe	Keeper's Lodge Thorpe Hall, Thorpe Lane	01/03/2011	0	0
M/3057/10/FUL	Ashfield cum Thorpe	Barn south east of Keeper's Lodge, Thorpe Lane	01/02/2011	1	1
M/2456/15/FUL	Athelington	Athelington Hall Horham Road	27/10/2015	1	1
M/0635/16/FUL	Bacton	Land at the Bull Inn Church Road	15/07/2016	1	1
M/0764/15/OUT	Bacton	Land West of Broad Road	05/04/2016	47	47
M/1038/16/FUL	Bacton	Coppings Farm The Street	07/09/2016	1	1
M/1338/14/FUL	Bacton	Manor House Christian Rest Home, Church Road	28/07/2014	1	1
M/1735/14/FUL	Bacton	Mildmay Lodge, Pine View	22/05/2015	1	1
M/2225/15/FUL	Bacton	Land between 1 and 3 Earlsbrook	04/09/2015	1	1
M/2629/14/FUL	Bacton	Land between 6 and 8 Earlsbrook	05/02/2015	1	1
M/1214/12/FUL	Bacton	1-2 Broadway House Broadway (Cotton - but within 'Bacton - Church' SB map)	25/06/2013	2	1
M/1304/15/FUL	Badley	Badley Green Farm Cottage Badley Hill	03/07/2015	1	1
M/2758/15/FUL	Badley	Barn adjacent Badley Bridge House, Badley Hill	23/10/2015	1	1

M/2759/13/FUL	Badley	Woodlands Stowmarket Road	04/02/2014	1	1
M/2506/16/OUT	Badwell Ash	Land at Dovedale Close (off Richer Road	22/09/2016	3	3
M/3812/16/FUL	Badwell Ash	Land adjacent to The Bailey Richer Road (Plot 2)	04/11/2016	1	1
M/4070/16/FUL	Badwell Ash	Land adj to Donard Back Lane	16/12/2016	17	17
M/2674/15/FUL	Badwell Ash	Badwell Ash Primary School The Street	20/11/2015	2	2
M/3299/15/FUL	Badwell Ash	Land adjoiningThe Bailey Richer Road (Plot 1)	05/11/2015	1	1
M/0081/17/PRN	Barham	The Barn Rede Lane	06/03/2017	1	1
M/0274/17/FUL	Barham	Chelston, Jackson Place, Norwich Road	21/03/2017	1	1
M/2225/16/PRN	Barham	Bell Cross Farm (Keys Farm on map)? Bells Cross Road	01/07/2016	2	2
M/2365/15/FUL	Barham	Roseneath Norwich Road	28/08/2015	1	1
M/2632/15/FUL	Barham	Rose Cottage Barham Green	13/11/2015	0	0
M/3750/14/OUT	Barham	Land to rear of The Sorrel Horse PH, Norwich Road	15/01/2015	1	1
M/4210/15/FUL	Barham	Chestnut Farm Barham Green	11/03/2015	1	1
M/0300/13/FUL	Barham	Red Barn Farm, Rede Lane	13/06/2013	1	1
M/3140/15/FUL	Barking	Plots 5 & 6, Moat Farm Barns, The Tye, Barking Road	20/06/2016	2	2
M/3189/16/LDC	Barking	Barking Tye Service Station Flats: Sugarloaf/Blorenge	31/03/2017	1	1
M/3724/15/OUT	Barking	Land adjacent to Home Farm Hascot Hill	06/10/2016	1	1
M/2314/09/FUL	Battisford	Barns at Baker's Farm	07/10/2009	3	3

		Straight Road			
M/3551/15/FUL	Baylham	Brambles Farm Big Pendles Field Upper Street	06/11/2015	1	1
M/2905/16/FUL	Bedfield	Mill Farm Long Green	14/09/2016	1	1
M/2337/14/FUL	Bedfield	Home Farm Earl Soham Road	12/01/2015	2	2
M/3494/15/OUT	Bedfield	Land north of Chapel House Long Green	19/02/2016	1	2
M/0752/12/FUL	Bedfield	The Beeches, Earl Soham Road	03/05/2012	0	0
M/0048/16/FUL	Bedingfield	Barn at Oak Cottage Hall Road	10/03/2016	1	1
M/0127/16/FUL	Beyton	Chartleys Bury Road	06/04/2016	1	1
M/2237/16/FUL	Beyton	Land adjacent to the Laurels Tostock Road	07/10/2016	1	1
M/2365/16/FUL	Beyton	Land adjacent Fieldgate Church Road	21/07/2016	1	1
M/2638/16/FUL	Beyton	Land to the east of The Grange Tostock Road	31/08/2016	2	2
M/0314/16/FUL	Beyton	Plot 1 (3 on plan!), Guerdon Cottage, Drinkstone Road	30/03/2016	1	1
M/3105/16/FUL	Beyton	Old Flinthaven Church Road	30/09/2016	1	1
M/3895/16/OUT	Beyton	Rear garden to 2 Balmedie House Bear Meadow	03/02/2017	1	1
M/0675/15/FUL	Beyton	Plot 2, Land north of Guerdon Cottage, Drinkstone Rd	21/04/2015	1	1
M/2177/15/FUL	Beyton	Vacant plot between Pipits and Rivendell, Bury Road	03/06/2011	1	1
M/1540/13/FUL	Beyton	Land at Guerdon Cottage, Drinkstone Road	21/08/2013	2	2
M/0319/16/FUL	Botesdale	Land to rear of Osmond House The Street	31/03/2016	3	3

M/0540/16/PRN	Botesdale	Barn at Lodge Farm The Common	22/03/2016	1	1
M/2216/15/FUL	Botesdale	Land associated with Hollyclose/Dudley Orves Dental Surgery, The Drift	05/08/2015	1	1
M/3270/12/FUL	Botesdale	Hilltop Cottage, Bridewell Lane	07/01/2013	0	0
M/0257/15/FUL	Bramford	Land at Hillcrest Approach	27/05/2015	2	2
M/1892/16/FUL	Bramford	5 The Row The Street	24/06/2016	2	2
M/2700/12/FUL	Bramford	Former Scotts/Fisons site Paper Mill Lane Hybrid: Application ref. used twice for Full and Outline	08/04/2016	74	74
M/2700/12/OUT	Bramford	Former Scotts/Fisons site Paper Mill Lane Hybrid: Application ref. used twice for OL and Full.	08/04/2016	98	98
M/2986/15/OUT	Bramford	Land adjacent to Bramford Playing Field, The Street	06/04/2016	130	130
M/3813/16/FUL	Bramford	Land to rear of North Gables Bramford Road	13/12/2016	1	1
M/4392/16/FUL	Bramford	3-5 The Street	09/12/2016	1	1
M/4982/16/FUL	Bramford	Land adjacent to Belmont House Limes Avenue	13/03/2017	1	1
M/1536/11/FUL	Bramford	Suffolk Water Park, Lorraine Way	16/09/2011	1	1
M/2405/15/FUL	Bramford	Bramford Golf Centre Lorraine Way	09/10/2015	1	1
M/2522/15/PRN	Bramford	Rushbrook House Paper Mill Lane (Currently used as offices by NHS)	23/09/2015	6	6
M/2728/14/FUL	Bramford	Quiet Sports Suffolk Golf Club & Water Park Lorraine Way	05/12/2014	1	1

M/2616/13/FUL	Bramford	Land to rear of 4-8 Paper Mill Lane, Bramford, Ipswich, IP8 4BS	14/05/2014	1	1
M/3481/16/PRN	Brundish	Newtons Farm Stradbroke Road	12/10/2016	2	2
M/4151/15/PRN	Brundish	Dairy Farm The Street	19/01/2016	3	3
M/4658/16/FUL	Burgate	The Old Rectory Bungalow Mellis Road	09/01/2017	-1	-1
M/2602/16/FUL	Buxhall	Barns at Leffey Hall Brettenham Road	19/12/2016	2	2
M/2900/16/OUT	Buxhall	Oaklands Rattlesden Road	08/02/2017	1	1
M/0842/15/FUL	Claydon	High House Farm Church Lane	06/05/2015	5	5
M/4088/15/FUL	Claydon	The Old Stable Back Lane	04/11/2016	1	1
M/4887/16/FUL	Claydon	Land at Taimoshan Church Lane	09/02/2017	1	1
M/0893/13/FUL	Claydon	11 Norwich Road	23/05/2013	1	1
M/0539/16/FUL	Coddenham	Pink Cottages (destroyed by fire) Old Norwich Road Barham (in parish of Coddenham)	01/04/2016	0	0
M/0897/16/PRN	Coddenham	Glebe Barn Vicarage Farm Needham Road	27/04/2016	1	1
M/3146/16/FUL	Coddenham	Orchard Way School Road	06/03/2017	1	1
M/3964/16/FUL	Coddenham	Barn at Vicarage Farm Needham Road	19/12/2016	1	1
M/4888/16/FUL	Coddenham	Beechwood, School Road	06/01/2017	1	1
M/3052/15/FUL	Coddenham	The Caravan, Sawmill Yard, Shrubland Park, Old Norwich Road, Barham (in parish of Coddenham)	06/10/2015	1	1
M/0150/12/FUL	Coddenham	The Old Hall Farm Buildings, Shrubland Park	26/09/2012	10	10

M/0898/13/FUL	Coddenham	Dial Farm, Coddenham Green	19/06/2013	2	1
M/0587/16/FUL	Combs	Heathervale Combs Lane	06/04/2016	2	2
M/0631/16/FUL	Combs	The Thatches Moats Tye	06/06/2016	1	1
M/1492/15/FUL	Combs	Land west of Farriers Road Edgecomb Park, Stowmarket (in parish of Combs) HYBRID APPLICATION	06/07/2016	75	68
M/4213/16/PRN	Combs	Fir Tree Farm Bildeston Road	24/11/2016	1	1
M/4912/16/FUL	Combs	High View Little London	03/02/2017	0	0
M/1528/14/FUL	Combs	Ebbs House, Bildeston Road	07/01/2015	1	1
M/2680/15/FUL	Combs	White House Farm, Moats Tye	08/01/2016	1	1
M/2692/15/FUL	Combs	Tannery Cottage, Park Road	25/09/2015	1	1
M/3730/14/PNR	Combs	Unit 4 Kersey Hall Tannery Road	15/01/2015	1	1
M/3266/16/OUT	Cotton	Site north of Trowel & Hammer Inn Mill Road	07/10/2016	1	1
M/0447/15/PRN	Creeting St Mary	The Barn Osier Farm The Lords Highway	07/04/2015	1	1
M/0565/15/FUL	Creeting St Mary	College Farm, Creeting Hills	19/03/2015	0	0
M/0090/17/OUT	Creeting St Mary	The Willows Flordon Road	20/03/2017	1	1
M/1689/16/OUT	Creeting St Mary	The Laurels Flordon Road	29/06/2016	1	1
M/2293/16/FUL	Creeting St Mary	Whissels Farm Whissels Ground All Saint's Road	25/07/2016	1	1
M/4188/15/OUT	Creeting St Mary	J. Breheny Contractors Ltd. Flordon Road	08/04/2016	52	52
M/4832/16/FUL	Creeting St Mary	3 All Saints Road	10/03/2017	1	1
M/2119/14/FUL	Creeting St Mary	Lings Farm Green Lane Stonham (In parish of Creeting St. Mary)	22/08/2014	0	0



M/3105/15/PRN	Crowfield	Home Farm Coddensham Green	27/10/2015	2	2
M/0993/08/FUL	Crowfield	The Old Stores, Stone Street	01/05/2008	1	1
M/3928/14/FUL	Darmsden	Rose Cottage, Darmsden Hall Lane	23/12/2015	0	0
M/0027/16/FUL	Debenham	Land adjacent Village End, Little London Hill	24/03/2016	1	1
M/0898/15/FUL	Debenham	The Trainshed Little London Hill	04/08/2015	0	0
M/1340/14/FUL	Debenham	Mill House, Gracechurch Street	18/06/2014	0	0
M/1541/13/FUL	Debenham	51 Chancery Lane (Building Control = Old Bus Depot Site, 49-51 Chancery Lane)	31/10/2014	4	4
M/2297/16/PRN	Debenham	Greenlands Farm Hoxne Road	12/07/2016	1	1
M/2671/16/PRN	Debenham	Debenham Hall Gracechurch Street	20/09/2016	1	1
M/3318/16/FUL	Debenham	21 Cross Green (part former Butcher's Shop)	22/12/2016	3	3
M/4374/15/FUL	Debenham	The Angel Inn 5 High Street	14/06/2016	1	1
M/2213/14/FUL	Debenham	Land adjacent The Red House Little London Hill	24/11/2015	1	1
M/2853/15/FUL	Debenham	The Acorns 48 Gracechurch Street	08/10/2015	1	1
M/0246/12/FUL	Debenham	Police Station, Low Road	20/03/2012	1	1
M/1228/11/OUT	Debenham	8 Gracechurch Street	22/07/2011	1	1
M/0189/17/FUL	Denham	Greenlands Farm Hoxne Road	14/03/2017	1	1
M/3054/16/FUL	Denham	The Barn, Vicarage Farmhouse, Hoxne Road	10/03/2017	1	1
M/2801/15/PRN	Denham	Street Farm The Street	08/10/2015	1	1
M/4033/16/OUT	Drinkstone	The Cottage Rattlesden Road	10/01/2017	1	1
M/1599/15/FUL	Elmswell	Dagwood Farm Ashfield Road	03/07/2015	1	1

M/0072/16/FUL	Elmswell	Dagwood Farm Ashfield Road	01/04/2016	2	2
M/1162/16/OUT	Elmswell	The Barn Grove Lane	05/10/2016	1	1
M/1680/16/FUL	Elmswell	Tirole House Church Road	09/06/2016	1	1
M/2259/16/FUL	Elmswell	Termalles Warren Lane	08/07/2016	0	0
M/2705/16/PRN	Elmswell	Mulberry Farm Ashfield Road	05/08/2016	1	1
M/3522/16/OUT	Elmswell	Yew Tree House Ashfield Road	13/10/2016	1	1
M/3918/15/REM	Elmswell	Former Grampian/Harris Factory, St. Edmund Drive	02/06/2016	190	190
M/4438/15/FUL	Elmswell	Land adjoining Grantrose, Rose Lane	08/07/2016	1	1
M/5056/16/FUL	Elmswell	Orchard Cottage New Road	13/03/2017	1	1
M/3991/11/FUL	Elmswell	Eastwood Farm Ashfield Road	09/01/2012	0	0
M/1637/05/FUL	Elmswell	Plot adj The Grove, Warren Lane	23/07/2010	1	1
M/1169/16/FUL	Eye	27 Magdalen Street (to become 27 and 29)	18/05/2016	1	1
M/1957/16/FUL	Eye	Compton House 13 Castle Street	18/07/2016	-1	-1
M/3350/16/FUL	Eye	Land adjacent to Rookery House 5 The Rookery	11/10/2016	1	1
M/4568/16/FUL	Eye	Bothy House Langton Green	28/02/2017	3	3
M/3187/15/OUT	Eye	Land adjacent Fairfields Langton Green Eye	10/12/2015	1	1
M/3394/15/FUL	Eye	1A Victoria Hill	23/12/2015	1	1
M/4135/15/REM	Eye	Land rear of 37 Oak Crescent	15/01/2016	1	1
M/0626/12/FUL	Eye	Land to rear of 24 Lowgate Street	26/03/2013	1	1
M/1716/11/FUL	Eye	Highbanks, 6 Victoria Hill	25/07/2011	1	1
M/2387/13/FUL	Eye	2 Magdalen Street	19/11/2013	2	1

M/3631/13/FUL	Eye	The Willows, Cranley Road	03/03/2013	0	0
M/2816/15/FUL	Felsham	Moat Farm Bungalow Dakings Lane	19/08/2016	0	0
M/3148/15/FUL	Felsham	Valley Farm Brettenham Road	27/10/2015	1	1
M/3442/10/FUL	Felsham	Mausoleum House, Church Road	30/12/2010	2	1
M/1818/16/FUL	Finningham	Small Barn at Green Farm, Wickham Road	10/06/2016	1	1
M/4382/16/FUL	Finningham	Green Farm Wickham Road, Finningham, Stowmarket, IP14 4HT	12/01/2017	1	1
M/1030/13/FUL	Finningham	Elmer Farm, Walsham Road	17/06/2013	1	1
M/1161/15/FUL	Framsden	Barn at Southwood Farm, Otley Road	01/07/2015	1	1
M/3734/15/PRN	Framsden	Bell Farm Barn Birds Lane	08/12/2015	1	1
M/0410/14/FUL	Framsden	140 - 141 Church Row	26/06/2014	1	1
M/0466/15/FUL	Fressingfield	Barn at Woodside Farm Wood Lane	30/04/2015	1	1
M/0553/15/FUL	Fressingfield	Vales Hall Cottage Dales Road	21/04/2015	0	0
M/0044/16/LDC	Fressingfield	Gowers Farm Barn Dales Road	08/06/2016	1	1
M/0482/17/OUT	Fressingfield	Peeler House Stradbroke Road	31/03/2017	1	1
M/4170/16/OUT	Fressingfield	The Cottage Church Street	02/12/2016	1	1
M/2526/15/FUL	Fressingfield	Land to the rear of the Old Post Office, Church Street	07/09/2015	1	1
M/2781/15/FUL	Fressingfield	Plot adj Providence House, Church Street	02/10/2015	1	1
M/3042/14/FUL	Fressingfield	Red House Farm, Priory Road	05/12/2014	1	1
M/4024/14/FUL	Fressingfield	South View New Street	03/03/2015	0	0
M/1422/14/FUL	Fressingfield	Plot at The Gull, Cratfield Road	03/07/2014	1	1

M/3566/12/FUL	Fressingfield	Woodlands Farm, Stradbroke Road	31/01/2013	-1	-1
M/0376/13/FUL	Gedding	Clematis Cottage, Cockfield Road, Felsham (in the parish of Gedding)	29/04/2013	0	0
M/2873/15/FUL	Gedding	Gedding Grange Drinkstone Road	18/03/2016	2	2
M/2884/13/FUL	Gipping	Rookery Farm, Back Lane	28/11/2013	1	1
M/1068/15/FUL	Gislingham	Land opposite Ivy House, Mellis Road	18/05/2015	1	1
M/0067/16/FUL	Gislingham	(Adjacent Home Farm) Waters Edge, Little Green, Mill Street, Gislingham	05/04/2016	3	3
M/3012/16/OUT	Gislingham	Rowan Cottage Mill Street	15/09/2016	5	5
M/3833/16/FUL	Gislingham	Jaylands Mill Street	11/11/2016	1	1
M/4019/14/FUL	Gislingham	Hidcote House, High Street	17/02/2015	2	2
M/0599/14/FUL	Gislingham	The Chapel Mill Street Gislingham Eye, IP23 8JR	30/04/2014	0	0
M/2196/14/FUL	Gosbeck	Moat Farm Pettaugh Lane	13/11/2014	1	1
M/3851/11/FUL	Gosbeck	Barn at Greenway Farm, Ipswich Road	01/02/2012	1	1
M/1721/13/FUL	Great Ashfield	Oak Tree Bungalow, Elmswell Road	05/08/2013	0	0
M/0210/15/FUL	Great Blakenham	Land off Kingfisher Drive/Chalk Hill Rise, (MSDC land)	24/11/2015	23	15
M/1756/15/FUL	Great Blakenham	Land adjacent 48 Chapel Lane	28/08/2015	1	1
M/3165/14/FUL	Great Blakenham	Land to rear of 56 and 58 Chapel Lane	18/09/2015	2	2
M/3310/14/FUL	Great Blakenham	Former Masons Cement Works, Land between Gipping and Bramford Road	17/06/2015	426	217
M/3986/14/FUL	Great Finborough	Valley Farm Bungalow Valley Lane	16/02/2015	0	0

M/0734/12/FUL	Haughley	Laurel Farm, Wetherden Road	04/05/2012	1	1
M/0869/15/FUL	Haughley	Land adjacent Meadow End Cottage, Fir Tree Lane, Haughley Green	06/05/2015	1	1
M/1641/11/FUL	Haughley	Bridge Farm, New Street	07/07/2011	1	1
M/1999/15/FUL	Haughley	Plot 8, The Old Auction Yard Old Street, Haughley, Stowmarket, IP14 3NX	24/08/2015	1	1
M/3707/16/FUL	Haughley	Land to rear of 14 Old Street	28/10/2016	1	1
M/4048/16/FUL	Haughley	2-4 St Mary's Avenue	23/12/2016	1	1
M/2543/15/PRN	Haughley	Bridge Farm, Haughley New Street	11/09/2015	1	1
M/1843/08/FUL	Hemingstone	Coppings Farm, Clay Lane	26/09/2008	1	1
M/1913/14/FUL	Hemingstone	Brewery Farm Barn, Ashbocking Road	14/08/2014	1	1
M/3424/15/FUL	Henley	Rose Lodge, Ashbocking Road	08/12/2015	0	0
M/4166/08/FUL	Hessett	Land adjacent 9 The Green	13/02/2009	1	1
M/0959/13/FUL	Hessett	The Old Mill (Spring Farm) The Green IP30 9BQ	30/05/2014	1	1
M/3171/13/FUL	Horham	Old Eight Bells, The Street	04/02/2014	1	1
M/3212/14/FUL	Horham	Land adjacent Firethorn, The Street	15/01/2015	2	1
M/0397/13/FUL	Hoxne	The Pipeworks, Eye Road	09/12/2013	1	1
M/1503/11/FUL	Hoxne	Heckfield House, Heckfield Green	29/07/2011	2	2
M/0136/17/PRN	Hoxne	The Barn, Waveney Farm, Capons Lane	09/03/2017	1	1
M/0145/17/PRN	Hoxne	Green Street (southern side) Hoxne	03/03/2017	1	1

M/2214/16/FUL	Hoxne	The Lodge Reading Green	11/08/2016	1	1
M/4370/15/FUL	Hoxne	Chestnut Tree Farmhouse Denham Road	05/04/2016	1	1
M/4686/16/FUL	Hoxne	Land to rear of Market House Low Street	05/01/2017	1	1
M/3319/13/FUL	Hoxne	Farm Cottage, Heckfield Green	10/01/2014	1	1
M/2963/13/FUL	Hunston	Brackenhurst, Mill Lane	19/12/2013	0	0
M/0747/13/FUL	Kenton	Barn at Messuage Farm, Eye Road	24/06/2013	1	1
M/0184/15/PRN	Langham	Langham Grange Stock Hill, Langham, BSE, IP31 3EE	13/03/2015	1	1
M/2838/16/FUL	Langham	Rasmus (Newsells) Stock Hill	21/09/2016	0	0
M/1065/15/FUL	Laxfield	Land to rear of Suffolk House, High Street	15/05/2015	1	1
M/1683/13/FUL	Laxfield	The Old Boys School, Market Street	29/08/2013	1	1
M/1683/15/FUL	Laxfield	Land at rear of St. Helens, High Street	23/07/2015	1	1
M/2326/14/FUL	Laxfield	Brick barn at Corner Farm, Banyards Green	03/06/2015	1	1
M/1073/16/FUL	Laxfield	Fishers Farm Dennington Road	11/05/2016	1	1
M/2776/16/FUL	Laxfield	Land off Noyes Avenue	06/01/2017	6	6
M/3500/16/PRN	Laxfield	Corner Farm Banyards Green	12/10/2016	2	2
M/3741/15/FUL	Laxfield	Land to rear of Suffolk House, Underlimes and St. Helens, High Street	13/09/2016	1	1
M/4378/16/PRN	Laxfield	Barn west of The Hornbeams, Stirrup Street	14/12/2016	1	1
M/3064/13/FUL	Laxfield	2 Framlingham Road	03/12/2013	1	1
M/3079/15/FUL	Laxfield	Land adjacent to Mill Road (south side of 13 Noyes Avenue)	30/03/2016	12	12

M/3610/12/FUL	Laxfield	Co-operative Food Store, High Street	15/01/2013	-1	-1
M/3844/12/FUL	Laxfield	Belle View, Cake Street	04/04/2013	0	0
M/3997/14/FUL	Laxfield	Land off Noyes Avenue	03/07/2015	6	6
M/4060/15/FUL	Little Blakenham	Ingham's Farm Nettlestead Road	05/02/2016	1	1
M/0588/13/FUL	Mellis	Land at, Whitegate Farm, Earlsford Road	08/05/2013	2	2
M/2843/16/REM	Mellis	White House Farm, The Common	13/10/2016	1	1
M/2882/16/FUL	Mellis	Pyecote Rectory Road	22/09/2016	1	1
M/1241/09/FUL	Mendham	Land adjacent to Ju Lin, Withersdale Road	23/06/2009	1	1
M/2081/13/FUL	Mendham	Studio Landia Bungalow, Studio Corner, The Street	27/09/2013	2	2
M/0509/16/PRN	Mendlesham	Tollgate Farm Barn Norwich Road	23/03/2016	1	1
M/0582/11/FUL	Mendlesham	Land at The Cedars, Mendlesham Green	14/07/2011	1	1
M/1149/16/FUL	Mendlesham	Land at Poplar Cottage Oak Farm Lane, Mendlesham, Stowmarket, IP14 5TE	10/05/2014	0	0
M/1220/13/FUL	Mendlesham	Cherrygate Farm, Norwich Road	06/06/2013	0	0
M/1510/15/FUL	Mendlesham	Ropers Farm, (The Barn) Church Road	23/06/2015	1	1
M/1575/16/FUL	Mendlesham	Ropers Farm Church Road	08/06/2016	3	1
M/2211/16/REM	Mendlesham	G. R. Warehousing site Old Station Road	13/10/2016	56	56
M/3084/16/FUL	Mendlesham	Latin Hall Brockford Road	24/08/2016	2	2
M/4670/16/OUT	Mendlesham	Land adjacent to Willow House Mill Road	24/02/2017	3	3
M/3184/11/FUL	Mendlesham	Barn at Oak Farm, Oak Farm Lane	05/09/2013	2	2

M/4305/11/FUL	Mendlesham	Land adjacent Acorns, Wash Lane	07/01/2013	1	1
M/0467/13/FUL	Metfield	Land rear Guildhall Cottage, The Street	09/05/2013	1	1
M/1158/13/FUL	Metfield	Main Barn and Cartlodge at Rookery Farm, Christmas Lane	12/07/2013	1	1
M/1574/15/FUL	Metfield	Hattens Farm Fressingfield Road	24/06/2015	2	2
M/3699/16/FUL	Metfield	Haxby Ceramics Ltd. (East of The Old School) School Lane	30/11/2016	1	1
M/4215/16/FUL	Metfield	Skinners Cottage Skinners Lane	06/12/2016	1	1
M/3016/09/RES	Metfield	Fir Tree Farm, The Common	23/12/2009	1	1
M/3236/15/FUL	Metfield	Haxby Ceramics Ltd. School Lane	25/11/2015	2	2
M/2857/13/FUL	Monk Soham	St Peter's View School Road, Monk Soham, Woodbridge, IP13 7EN	22/05/2014	1	1
M/0012/15/FUL	Needham Market	Land off Luff Meadow	29/07/2015	8	8
M/0468/15/FUL	Needham Market	Land between 12 & 14 Clover Close	15/04/2015	1	1
M/0471/14/FUL	Needham Market	Barn 50m north west of Hawks Mill House	23/07/2015	1	1
M/1225/12/FUL	Needham Market	Land to rear of 60 Stowmarket Road	25/06/2014	1	1
M/1300/12/FUL	Needham Market	Rear of 17, Hawks Mill Street	31/05/2012	1	1
M/2660/14/FUL	Needham Market	23 Crowley Road	22/10/2014	1	1
M/3104/16/OUT	Needham Market	Agricultural building and land, Hill House Lane	16/09/2016	2	2
M/3679/13/OUT	Needham Market	Land west of Anderson Close, Hill House Lane	09/06/2016	37	37
M/3153/14/FUL	Needham Market	Needham Chalks Ltd. Ipswich Road (Although outside the town SB the site is adjoining to it)	14/12/2015	264	264
M/3190/15/FUL	Needham Market	103 (Woodwards) High Street	02/11/2015	1	1



M/4227/11/FUL	Needham Market	6-12 Station Yard	22/03/2012	2	2
M/3295/16/FUL	Nettlestead	Coach House High Hall High Hall Road	14/09/2016	1	1
M/0025/15/FUL	Norton	Rookery Farm Ashfield Road	21/08/2015	3	3
M/0263/15/FUL	Norton	High Hall Cottage Ashfield Road Norton Little Green	12/10/2015	0	0
M/1197/13/FUL	Norton	The Glen, Ashfield Road	21/10/2013	0	0
M/1762/09/FUL	Norton	Barn at Suffolk House, Ixworth Road	27/11/2009	1	1
M/2127/15/FUL	Norton	Haydons Ashfield Road	25/09/2015	1	1
M/0630/16/FUL	Norton	Land at Little Haugh Hall Stanton Street	20/10/2016	2	2
M/1751/16/FUL	Norton	Land adjoining Halfboys Ixworth Road	22/06/2016	2	2
M/4014/15/FUL	Norton	Norton Service Station Woolpit Road	07/04/2016	1	1
M/4727/16/FUL	Norton	Land to rear of Meadow View House, Stanton Street, Ixworth Road	28/02/2017	1	1
M/4742/16/FUL	Norton	Land at Stanton Street Ixworth Road	30/03/2017	1	1
M/5014/16/FUL	Norton	Land opposite Rookery Farm Ashfield Road	21/02/2017	1	1
M/0124/16/FUL	Offton	The Limeburners Ipswich Road (part in parish of Willisham)	02/08/2016	1	2
M/3556/15/PRN	Offton	Adjacent to Maltings House Ipswich Road	04/12/2015	1	1
M/2294/13/FUL	Old Newton with Dagworth	White Hall Farm Barn, Whitehall Road	31/01/2014	1	1
M/0020/16/FUL	Old Newton with Dagworth	Browns Place Farm (Harry's Barn) Brown Street	06/04/2016	1	1

M/0240/16/FUL	Old Newton with Dagworth	Brown's Place Farm (The Neathouse) Brown Street	07/04/2016	1	1
M/0252/16/FUL	Old Newton with Dagworth	Yew Tree Farm Ward Green	06/04/2016	1	1
M/4116/16/FUL	Old Newton with Dagworth	18 Chapel Road	30/11/2016	1	1
M/4864/16/FUL	Old Newton with Dagworth	Barn at Old Newton Hall, Rendall Lane (New application = Sandford Road)	13/03/2017	1	1
M/4356/15/FUL	Old Newton with Dagworth	The Anchorage Finningham Road	24/03/2016	1	1
M/2452/14/FUL	Onehouse	Land at Red Willows Industrial Estate, Finborough Road	01/04/2016	11	11
M/5062/16/OUT	Onehouse	Land at Riverside Fisheries Riverside Lake Wash Lane	27/03/2017	1	1
M/3214/14/OUT	Onehouse	Glebe Bungalow Woodland Close	25/11/2014	1	1
M/0392/15/FUL	Palgrave	Elm Vale Farm Denmark Hill	19/03/2015	1	1
M/2207/12/FUL	Palgrave	Barns fronting Star Yard, Millway Lane	18/04/2012	1	1
M/0917/16/FUL	Palgrave	Woodside Lion Road	26/05/2016	1	1
M/2042/16/PRN	Palgrave	Barns adjacent to Bridge House, Ling Road	29/06/2016	2	2
M/4195/15/FUL	Palgrave	Land at Lion Road	18/11/2016	21	21
M/4408/16/FUL	Palgrave	Wood Cottage Denmark Hill	23/12/2016	1	1
M/3276/14/FUL	Palgrave	Star Yard Millway Lane	11/12/2014	0	0
M/3410/16/FUL	Palgrave	Pat Lewis Ltd. Upper Rose Lane	14/03/2016	5	5
M/0076/15/FUL	Rattlesden	Roschel House High Street	09/03/2015	0	0
M/0699/15/FUL	Rattlesden	Townfield Baby Lane	11/05/2015	0	0
M/0879/16/FUL	Rattlesden	Rose Cottage, Poy Street Green	10/05/2016	0	0

M/1648/16/PRN	Rattlesden	High Town Farm Rear of The Balance High Town Green	11/08/2016	2	2
M/2194/16/FUL	Rattlesden	Land on the west side of Rising Sun Hill *(VIOS)*	09/01/2017	2	2
M/2280/16/PRN	Rattlesden	Fen Farm High Town Green	26/07/2016	1	1
M/4044/16/OUT	Rattlesden	Land adjacent to 12 & 13 St. Nicholas Close, Rising Sun Hill	03/02/2017	5	5
M/4335/16/FUL	Rattlesden	Land to the south east of Buff Rise, Rising Sun Hill	22/12/2016	5	5
M/4827/16/FUL	Rattlesden	Oak Gates High Town Green	08/02/2017	0	0
M/1478/15/FUL	Redgrave	Land adjacent Green Farm House The Green	16/07/2015	1	1
M/2139/15/FUL	Redgrave	Land adj to Timbers, The Street	14/08/2015	1	1
M/3084/15/FUL	Redgrave	Bridge Farm Fen Street	21/10/2015	0	0
M/3845/16/FUL	Redgrave	Land adjacent Green Farm Cottage, The Green	24/02/2017	1	1
M/0079/15/FUL	Rickinghall	Ariesmead Garden House Lane Rickinghall Superior	04/03/2015	1	1
M/3005/11/FUL	Rickinghall	Red Barn Farm, New Delight Road, Rickinghall Superior	25/10/2011	0	0
M/0276/17/FUL	Rickinghall	Chenderit Garden House Lane	21/03/2017	3	3
M/0538/16/FUL	Rickinghall	The Walk Garden House Lane	07/04/2016	1	1
M/1128/16/FUL	Rickinghall	Jubilee House, The Street, Rickinghall Inferior	14/07/2016	3	3
M/1112/15/PNR	Ringshall	Green Barn, Stowmarket Road	19/05/2015	1	1
M/0603/17/FUL	Ringshall	Orchard Barn Bildeston Road	22/03/2017	1	1
M/3080/16/OUT	Ringshall	Land at Lower Farm Road	06/10/2016	1	1

M/5058/16/FUL	Ringshall	Land at Lower Farm Road (Stocks Farm)	14/03/2017	4	4
M/0113/12/FUL	Shelland	Barn, Shelland Hall	15/06/2012	1	1
M/1571/16/FUL	Shelland	New Farm Cutlers Lane Shelland	19/09/2016	1	1
M/2290/12/FUL	Somersham	Eastfork, Blood Hill	02/10/2012	0	0
M/0990/12/FUL	Stoke Ash	138 The Street	10/05/2012	1	1
M/0214/08/FUL	Stonham Aspal	White Lodge, The Street	17/03/2009	1	1
M/4847/16/OUT	Stonham Aspal	Green Farm Crowfield Road	29/03/2017	10	10
M/3599/15/FUL	Stonham Earl	Upper Langdales Farmhouse Mill Lane Earl Stonham	15/01/2016	1	1
M/0063/15/FUL	Stonham Parva	Four Elms Norwich Road	24/03/2015	1	1
M/2885/16/FUL	Stonham Parva	Annexe at Four Elms Norwich Road	07/10/2016	1	1
M/3172/16/FUL	Stonham Parva	Barns at Four Elms Farm Norwich Road	08/03/2017	1	1
M/0546/16/PRN	Stowlangtoft	Kiln Farm Barn Kiln Lane	31/03/2016	1	1
M/4792/16/FUL	Stowlangtoft	Stowlangtoft Hall Nursing Home Kiln Lane	01/02/2017	4	4
M/0683/15/FUL	Stowmarket	Joker's Night Club 111 Ipswich Street	29/02/2016	25	25
M/1058/14/FUL	Stowmarket	Albert Mill Crown Street	07/10/2014	2	2
M/1275/15/FUL	Stowmarket	Land to rear of 35 Gowle Road	03/06/2015	2	2
M/1415/14/FUL	Stowmarket	3-5 Buttermarket & 2A-2B Station Road	23/09/2014	3	3
M/1662/14/FUL	Stowmarket	Land adjoining roundabout, Bury Road	29/07/2015	27	27
M/1873/13/FUL	Stowmarket	69 Ipswich Street	15/10/2013	1	1
M/2028/15/FUL	Stowmarket	Land off Creting Road West	04/03/2016	14	14
M/2058/15/FUL	Stowmarket	Land at Oak Lodge Violet Hill Road	06/08/2015	1	1
M/2276/15/FUL	Stowmarket	51 Bury Road	08/09/2015	3	3
M/2367/14/FUL	Stowmarket	47 Stowupland	07/11/2014	3	1

		Street			
M/2594/14/FUL	Stowmarket	Land at 56 Temple Road	10/10/2014	1	1
M/2722/13/FUL	Stowmarket	Land at Chilton Leys, Bury Rd (also in parishes of Haughley and Onehouse)	17/04/2015	215	134
M/2742/14/FUL	Stowmarket	Land at St Mary's Rd, Kingsmead Road / Close, Lydgate Close & Silverdale Avene	26/03/2015	20	20
M/2846/15/OUT	Stowmarket	29 Combs Lane	07/03/2016	1	1
M/2896/15/FUL	Stowmarket	Land to the rear of Victoria Road	04/12/2015	3	3
M/3045/14/FUL	Stowmarket	Bradleys (Stowmarket) Ltd. Violet Hill Road	12/11/2014	6	6
M/3099/14/FUL	Stowmarket	Rear of 72 Finborough Road	08/12/2014	1	1
M/3208/15/FUL	Stowmarket	Mulberry House Milton Road South	03/03/2016	14	14
M/3629/13/FUL	Stowmarket	Police Federation Office, Beech Terrace	03/03/2014	4	3
M/3668/13/FUL	Stowmarket	Land at Prentice Road (Referred to as the 'Station Quarter' in SAAP)	21/04/2015	33	33
M/3810/11/FUL	Stowmarket	3 Station Road West	30/03/2012	1	1
M/0573/17/FUL	Stowmarket	37-39 Bury Street (formerly Simpsons Toy Shop)	30/03/2017	2	2
M/0698/16/FUL	Stowmarket	Violet Hill Day Centre Violet Hill Road	06/04/2016	2	2
M/0914/16/FUL	Stowmarket	33 St. Peters Road	15/07/2016	1	1
M/0958/16/FUL	Stowmarket	9 Finborough Road (off Iliffe Way)	28/09/2016	21	21
M/1709/16/FUL	Stowmarket	Phase 6C Cedars Park (Final Phase), North of Wagtail Drive and South of Stowupland Road	15/07/2016	89	89
M/3973/14/FUL	Stowmarket	Land at 6, Combs Lane	09/02/2015	1	1
M/1795/16/FUL	Stowmarket	Wade House (former Care Home) Violet Hill Road	01/11/2016	8	8

M/2438/16/FUL	Stowmarket	66 Poplar Hill	27/07/2016	2	2
M/2616/16/PRN	Stowmarket	87 Ipswich Street (First Floor)	02/08/2016	2	2
M/3024/16/FUL	Stowmarket	33/33A Ipswich Street	10/10/2016	1	1
M/3168/16/FUL	Stowmarket	9 Combs Ford	30/03/2017	1	1
M/3989/15/FUL	Stowmarket	67 Stowupland Road	22/06/2016	1	1
M/4104/16/OUT	Stowmarket	33 Hall Road	15/12/2016	1	1
M/4399/16/REM	Stowmarket	54 Needham Road	11/01/2017	3	3
M/4464/16/FUL	Stowmarket	54 Needham Road (Small cul-de-sac on Chilton Hall Estate)	03/01/2017	1	1
M/4102/15/FUL	Stowmarket	21 Violet Hill Road	09/02/2016	2	2
M/4283/15/OUT	Stowmarket	8 Newton Road	07/01/2016	1	1
M/4369/15/FUL	Stowmarket	High Gables Creeping Road East	18/02/2016	1	1
M/3756/12/FUL	Stowmarket	19-21 Violet Hill Road	14/01/2014	13	13
M/1952/15/FUL	Stowupland	Land between Caxton Cottage & Walnut Cottage, Thorney Green Road	17/09/2015	1	1
M/2498/15/PRN	Stowupland	Barn at Rendall Lane	16/09/2015	3	3
M/2951/13/FUL	Stowupland	4 Columbyne Close	06/12/2013	0	0
M/3548/12/FUL	Stowupland	Park Farm Bungalow Church Road	11/02/2013	0	0
M/4697/16/FUL	Stowupland	The Willows Gipping Road	16/02/2017	1	1
M/0068/16/FUL	Stradbroke	5 Meadow Way	10/03/2016	1	1
M/0069/16/FUL	Stradbroke	Westland House New Street	03/03/2016	1	1
M/1195/15/FUL	Stradbroke	68 Westhall	12/06/2015	1	1
M/1433/11/FUL	Stradbroke	Garden land at Chantala Wilby Road	22/07/2011	3	3
M/2098/13/FUL	Stradbroke	Land at Havensfield Farm Fressingfield Road	20/12/2013	1	1
M/2406/15/FUL	Stradbroke	The Studio (former Fire Station) Church Street	26/08/2015	1	1
M/2532/14/FUL	Stradbroke	Land adjacent The Laurels Bungalow, Church Street	15/06/2015	3	3
M/2851/15/FUL	Stradbroke	Valley Farm New Street	05/10/2015	3	3

M/3142/09/FUL	Stradbroke	Land to rear of Doggetts Farm New Street	23/12/2009	3	3
M/3289/15/FUL	Stradbroke	Jubilee House 7 Meadow Way	07/01/2016	1	1
M/3563/14/FUL	Stradbroke	Three Corners Yard Laxfield Road	20/03/2015	1	1
M/4005/14/FUL	Stradbroke	Grove Farm, Queen Street	24/03/2016	44	44
M/0310/17/FUL	Stradbroke	Land adjacent 1 White House Cottages, Queen Street	13/03/2017	1	1
M/2141/16/FUL	Stradbroke	Summer Place Battlesea Green	03/08/2016	1	1
M/2458/16/FUL	Stradbroke	Watermeadow Lodge Neaves Lane	01/07/2016	1	1
M/2980/16/FUL	Stradbroke	Land at The Paddocks Queen Street	23/09/2016	1	1
M/3745/15/PRN	Tannington	Barn North of Oak Farm, Dog Lane	10/12/2015	1	1
M/4900/16/PRN	Tannington	Agricultural building north of Oak Farm, Dog Lane	24/02/2017	1	1
M/0187/16/OUT	Thorndon	Land at Thwaite Road	18/03/2016	1	1
M/0388/14/FUL	Thorndon	Old Rectory Barn High Street	07/10/2014	1	1
M/0401/12/FUL	Thorndon	Land adjacent Gean House Thwaite Road	22/06/2012	1	1
M/0531/15/FUL	Thorndon	Land at The Maples Thwaite Road	06/05/2015	1	1
M/0612/12/FUL	Thorndon	Post Office Stores The Street	16/04/2012	1	1
M/3368/15/OUT	Thorndon	Land at Thwaite Road	13/11/2015	1	1
M/3785/12/FUL	Thorndon	Land adjoining Cotes Cottage Thwaite Road	28/02/2014	1	1
M/3828/10/FUL	Thorndon	West Barn Hestley Hall, Hestley Green	10/03/2011	1	1
M/0161/16/REM	Thorndon	Land at Thwaite Road	01/06/2016	1	1

M/0740/16/PRN	Thorndon	Land at the Old Post Mill The Street	14/04/2016	1	1
M/1834/16/OUT	Thorndon	Land opposite Clint Cottage Clint Road	08/06/2016	1	1
M/1836/16/FUL	Thorndon	Land at Hall Road	22/09/2016	3	3
M/3004/16/FUL	Thorndon	Foundry House Stanwell Green	01/09/2016	4	4
M/3701/15/FUL	Thorndon	Kerrison Conference & Training Centre, Stoke Ash Road	08/04/2016	28	28
M/4133/16/FUL	Thorndon	Land adjacent The Maples Thwaite Road	14/12/2016	1	1
M/4773/16/REM	Thorndon	Land south of Whistle Thwaite Road	26/01/2017	2	2
M/0239/16/PRN	Thornham Magna	Unit 16, Red House Yard Gislingham Road	17/03/2016	1	1
M/2255/15/FUL	Thornham Magna	Grove Farmhouse Wickham Road	22/09/2015	1	1
M/2697/11/FUL	Thrandeston	Barn at Pond Farm New Road	05/04/2012	1	1
M/1609/13/FUL	Thrandeston	Barns at Abbey Farm Great Green	10/06/2014	1	1
M/1009/09/FUL	Thurston	Land at 13 School Lane	14/01/2010	2	1
M/2026/13/FUL	Thurston	Land at Cedars Close	19/11/2013	1	1
M/2613/11/OUT	Thurston	Thurston Granary Station Hill	19/05/2015	97	97
M/2630/14/FUL	Thurston	Land at Cedars Close	09/06/2015	3	3
M/2634/15/FUL	Thurston	Sunnyholme, Station Hill	22/09/2015	1	1
M/2716/13/FUL	Thurston	Tinkerbells Day Nursery ( South East ), 64 Barton Road	19/03/2014	1	1
M/3367/12/FUL	Thurston	Land adjoining Thedwastre Place, Station Hill	21/12/2012	3	3
M/0933/16/OUT	Thurston	Popples Barrells Road	30/09/2016	1	1
M/1166/16/FUL	Thurston	Land adjoining 3 Station Hill	12/05/2016	1	1
M/3843/16/FUL	Thurston	Land adjacent to the Firs Church Road	20/09/2016	1	1



M/4260/16/FUL	Thurston	The Hollies Church Road	10/03/2017	1	1
M/4471/16/PRN	Thurston	Harveys Garden Plants Great Green	23/12/2016	2	2
M/4800/16/FUL	Thurston	Plancheway Hollow Lane	26/01/2017	0	0
M/0070/15/FUL	Tostock	Foresters, New Road	11/05/2015	1	1
M/4260/15/PRN	Tostock	Woodend Green Farm Thurston (in parish of Tostock)	11/02/2016	2	2
M/4451/16/FUL	Tostock	Beech Stud Elmswell Park	13/03/2017	2	2
M/0314/14/FUL	Walsham le Willows	Solcotts and Solcotts Barn The Street (2084/13 Allowed at Appeal on 9.9.14)	31/03/2014	1	1
M/0775/12/FUL	Walsham le Willows	Land adjacent to East Cottage, Badwell Road	04/05/2012	1	1
M/1036/13/FUL	Walsham le Willows	Unused shop building at Elm Drive, Finningham Road	27/03/2014	3	3
M/1613/15/FUL	Walsham le Willows	Willow Tree Farm Palmer Street	26/10/2015	1	1
M/1714/15/FUL	Walsham le Willows	(Plot 4), Elmside Lea Finningham Road	09/07/2015	1	1
M/2293/15/FUL	Walsham le Willows	Land adjacent to The Elms Badwell Road	11/09/2015	1	1
M/3352/16/FUL	Walsham le Willows	Wattisfield Wines The Street	20/10/2016	1	1
M/3622/15/FUL	Walsham le Willows	Land to rear of 1 and 2 Upper Meadow	07/04/2016	3	3
M/3940/15/FUL	Walsham le Willows	Harts Hall Farm Crownland Road	21/07/2016	0	0
M/1688/13/FUL	Wattisfield	Land at south west side of Walsham Road. (House for key worker in relation to Equestrian business).	25/03/2014	1	1
M/3674/16/PRN	Wattisfield	Honey Pot Farm (formerly The B Hive), Honey Pot Lane	04/11/2016	1	1

M/1512/12/FUL	Westhorpe	Botany Farm Church Road	03/07/2012	0	0
M/0500/14/FUL	Wetherden	Stoakes and Lime Tree Cottages Church Street	14/04/2014	-1	-1
M/1836/14/FUL	Wetherden	Botany Bay Bungalow Grove Lane	10/11/2014	0	0
M/3005/16/FUL	Wetherden	Grange Farm Kates Lane	18/11/2016	2	2
M/4114/16/FUL	Wetherden	Little London Farm Elmswell Road	10/01/2017	1	1
M/0470/15/FUL	Wetheringsett cum Brockford	Land west of Station View Hall Lane	01/06/2015	1	1
M/1767/15/FUL	Wetheringsett cum Brockford	Meadow Farm Blacksmiths Green	02/12/2015	1	1
M/3974/14/FUL	Wetheringsett cum Brockford	Low Road Farm Mendlesham Road	12/02/2015	0	0
M/2784/16/FUL	Wetheringsett cum Brockford	Land to the east of Park Hall Cottages (former Coal Yard) Wetherup Street	20/09/2016	2	2
M/2901/16/FUL	Wetheringsett cum Brockford	Hillside Hockey Hill	26/08/2016	3	3
M/4507/16/FUL	Wetheringsett cum Brockford	Land to rear of Wetheringsett House, Church Street	28/02/2017	1	1
M/0176/14/FUL	Weybread	Oak Farm Hoxne Road	22/12/2014	1	1
M/0177/14/FUL	Weybread	Oak Farm Hoxne Road	22/12/2014	1	1
M/0488/12/FUL	Weybread	Oak Farm Cottage Hoxne Road	24/04/2012	0	0
M/2526/09/FUL	Weybread	Rose Cottage Hoxne Road	02/10/2009	0	0
M/2982/15/FUL	Whitton	Whitton Park Retirement Home Thurleston Lane	08/04/2016	19	19
M/3969/14/FUL	Wickham Skeith	Hazelwood The Street	30/01/2015	0	0
M/0357/15/FUL	Wilby	Green Farm Wilby Green	30/03/2015	1	1
M/1651/15/PRN	Wilby	Rattlerow Farms Ltd. Manor Farm Wooten Green	25/06/2015	1	1

M/1895/10/FUL	Wilby	Land to west of Chestnut Lodge Farm	24/09/2010	1	1
M/3300/12/FUL	Wilby	Barn at Prospect House Farm Worlingworth Road	21/08/2008	1	1
M/0640/16/FUL	Wilby	Town Farm Stradbroke Road Brundish (in the parish of Wilby)	05/04/2016	1	1
M/0141/12/FUL	Willisham	1 Hall Cottages Main Road	18/07/2012	0	0
M/2844/12/FUL	Willisham	Willisham Hall Willisham Hall Road	31/10/2012	1	1
M/0195/13/FUL	Wingfield	The Gables Earsham Street	08/04/2013	1	1
M/1369/13/FUL	Wingfield	Abbey Farm Abbey Road	12/08/2010	4	4
M/1535/08/RES	Wingfield	Land adjacent to Glenadair Church Road	29/05/2008	1	1
M/4372/15/FUL	Wingfield	Castle Farm Vicarage Road	08/04/2016	3	3
M/0424/16/FUL	Winston	Bush Farm Barn Bakers Lane Winston Green	29/03/2016	1	1
M/0371/16/REM	Woolpit	Land at The Willows Old Stowmarket Road	24/03/2016	1	1
M/4405/15/FUL	Woolpit	Saltings Heath Road	15/03/2016	1	1
M/1163/16/FUL	Woolpit	Site adjacent to The Rectory, Church Street	04/05/2016	1	1
M/2060/16/FUL	Woolpit	Guiting House Wood Road Borley Green	20/08/2016	0	0
M/3490/16/PRN	Woolpit	Barn at Grassy Lane Farm Warren Lane	28/09/2016	1	1
M/3931/16/OUT	Woolpit	Melbury Green Road	24/02/2017	1	1
M/4079/16/FUL	Woolpit	Jumbana Masons Lane	28/11/2016	1	1
M/4750/16/PRN	Woolpit	Barns at Grassy Lane Farm Warren Lane	17/01/2017	2	2
M/0654/15/FUL	Worlingworth	Land at The Maltings Shop Street	25/08/2015	2	1

M/2144/15/FUL	Worlingworth	Land at The White Cottage Shop Street	24/11/2015	5	5
M/2411/14/FUL	Worlingworth	Springfield House Shop Street	27/02/2015	3	3
M/3307/11/FUL	Worlingworth	Land at Home Boundary Shop Street	24/11/2011	1	1
M/4133/15/PRN	Worlingworth	Yew Tree Farm buildings (in ownership of Poplar Farm) Fingal Street	19/01/2016	1	1
M/1715/16/FUL	Worlingworth	Land adjoining Mill Cottage (Land to the rear of the Mills), Mill Road	02/06/2016	3	3
M/3578/16/PRN	Worlingworth	Brick Barn, Moss Farm (Off Tannington Road)	26/10/2016	2	2
M/0739/14/FUL	Worlingworth	Land adj. Wheelwrights Church Street. Worlingworth, Woodbridge, IP13 7NT	16/05/2014	1	1
M/0212/15/FUL	Worham	Land adjacent The Old Queens, Long Green	11/02/2016	1	1
M/0893/15/OUT	Worham	Green Farmhouse (formerly Honeypot Farmhouse) Bury Road	26/11/2015	4	4
M/3202/15/FUL	Worham	North Cottage The Marsh	17/11/2015	1	1
M/3385/16/FUL	Worham	Dashes Farm Low Road	13/10/2016	2	2
M/3412/16/FUL	Wyverstone	Wyvern House Rectory Road	04/10/2016	1	2
M/2156/16/FUL	Yaxley	Bulls Hall Farm Ipswich Road	20/07/2016	1	1

\*Total number of dwellings permitted (net) represent the total number of dwellings approved minus the loss of one or more dwellings

\*\* Number of dwellings outstanding (net) represent the number of dwellings still outstanding minus the loss of one or more dwellings

## Appendix F – Discounted sites

An interactive online map tool has been produced showing all of the SHELAA sites (both potential and discounted). Printing facilities are also available through the online tool. To see the mapped locations of all the sites, please access this system through the Councils' websites at:

[www.babergh.gov.uk/jointlocalplan](http://www.babergh.gov.uk/jointlocalplan) and [www.midsuffolk.gov.uk/jointlocalplan](http://www.midsuffolk.gov.uk/jointlocalplan)

Parish / District / Site Ref	Location	Reason for discounting
Acton, (Babergh) SS0186	Land south of Barrow Hill, Acton,	No direct access from the site to the existing road network and limited possibilities to improve accessibility.
Acton, (Babergh) SS0962	Land at Sudbury Road	Over 50% of the site is at risk of surface water flooding (1 in 100 year flood events).
Akenham, (Mid Suffolk) SS0175	Land at Rise Hall, Ipswich	The site is poorly related to an existing settlement- in open countryside
Akenham, (Mid Suffolk) SS0580	Land east and west of Henley Road, Akenham, Ipswich	Site is poorly related to existing settlement and services.
Aldham, (Babergh) SS0259	Land west of Hadleigh Road,	Site is poorly related to the functional settlement - in open countryside
Assington, (Babergh) SS0459	Land to the south west of junction of A134 and Marshalls Green, Assington, Sudbury	The site is not well related to the existing settlement and is located within open countryside.
Bacton, (Mid Suffolk) SS0480	Land to the east of Rectory Road, Bacton	The site is located in the open countryside, remote from settlement, services and facilities
Bacton, (Mid Suffolk) SS0481	Land to the north of Shelley Way, Earls Green, Bacton	Site is removed from the functional settlement of Bacton - in open countryside
Bacton, (Mid Suffolk) SS0489	land west of Station Road	The site has poor access to services.
Bacton, (Mid Suffolk) SS0518	land south of Pretymen Avenue	Site is poorly related to the functional settlement
Bacton, (Mid Suffolk) SS0562	land south east of Shelley Way	Site is removed from the functional settlement - in open countryside
Bacton, (Mid Suffolk) SS0743	Land west of Mill Road, Jacksons Farm, Earl's Green, IP14 4SD	Site is located in the open countryside, detached from the settlement and has limited access to services.
Bacton, (Mid Suffolk) SS0837	Land west of Station Road,	Site is poorly related to the existing settlement pattern
Bacton, (Mid Suffolk)	Land south of Clay Lane,	The site is detached from the

Parish / District / Site Ref	Location	Reason for discounting
SS0951	Bacton	settlement with poor acces to services.
Badwell Ash, (Mid Suffolk) SS0020	Land south of The Broadway, Badwell Ash	The site is poorly related to services within the settlement.
Badwell Ash, (Mid Suffolk) SS0021	Land north of The Broadway, Badwell Ash	Whilst the site is within 800m to local services, the site has poor pedestrian access with limited opportunities for improvement.
Badwell Ash, (Mid Suffolk) SS0077	Land to the west of Richer Road, Badwell Ash	The site is poorly related to the existing settlement, and development would cause the settlement to encroach on the open countryside.
Badwell Ash, (Mid Suffolk) SS0078	Land to the south east of Hunston Road, Badwell Ash	The site is poorly related to the existing settlement, and development would cause encroachment into the open countryside.
Badwell Ash, (Mid Suffolk) SS0117	Land to the west of The Street	Local services and facilities cannot be accessed via a continuous footpath.
Badwell Ash, (Mid Suffolk) SS0929	Land adj to the Old Guildhall, The Street, Badwell Ash	The site is not suitable for development because of poor relation to the services.
Barham, (Mid Suffolk) SS0103	Land south east of Sandy Lane, Barham	Site is poorly related to services and facilities
Barham, (Mid Suffolk) SS0109	Land west of Norwich Road, Barham	50% of the site is located within Flood Zones 2 and 3. The site is poorly related to existing settlement and services.
Barham, (Mid Suffolk) SS0114	Land to west of Norwich Road, Barham	More than 50% of the site is located within Flood Zones 2/3.
Barking, (Mid Suffolk) SS0361	Land east of Barking Road, Willisham	Site is poorly related to the settlement - open countryside.
Barking, (Mid Suffolk) SS0494	land west of Barking Road	More than 50% of the site lies within Flood Zone 3.
Barking, (Mid Suffolk) SS0495	land north-east of junction of B1078 and Barking Road	Site is poorly related to the existing settlement.
Battisford, (Mid Suffolk) SS0359	Land to the east of Burnthouse Lane, Battisford	Site is poorly related to the existing settlement - in open countryside
Battisford, (Mid Suffolk) SS0641	land east of Mill Road and south of Straight Road, Battisford Tye	Site is poorly related to functional settlement, and suitable access cannot be achieved.
Baylham, (Mid Suffolk) SS0427	Land west of Lower Street, Baylham	Site is isolated from Baylham
Baylham, (Mid Suffolk) SS0767	land north of Glebe Close and west of Church Lane	Site is not deemed suitable for development as it is in an unsustainable location within

Parish / District / Site Ref	Location	Reason for discounting
		a Visually Important Open Space as demonstrated by a recent appeal decision (APP/W3520/W/16/3146040).
Baylham, (Mid Suffolk) SS0886	Land south of Upper Street, Lower Church Knoll, Baylham	Site is poorly related to the existing settlement - in open countryside
Baylham, (Mid Suffolk) SS0917	Land west of Lower Street	Site is isolated from Baylham
Bedfield, (Mid Suffolk) SS0405	Land south of Tannington Road, Long Green, Bedfield	The site is poorly related to the existing settlement pattern and services.
Bedfield, (Mid Suffolk) SS0406	Land north of Tannington Road, Long Green, Bedfield	The site has poor access to services and is poorly related to the existing settlement pattern - in open countryside.
Bedfield, (Mid Suffolk) SS0407	Land east of Southolt Road, Long Green, Bedfield	Site has poor access to services and is within Visually Important Open Space.
Bedingfield, (Mid Suffolk) SS0493	land south-west of Bedingfield Road	Site is isolated and located in the open countryside.
Bildeston, (Babergh) SS0190	Land to the east of High Street,	The area is on the prominent slope, development of this area would significantly change the townscape from the western aspect. The site also expands away from the existing settlement and lacks integration.
Bildeston, (Babergh) SS0213	Land north of Bildeston Road and west of High Street,	Significant surface water issues on-site
Bildeston, (Babergh) SS0228	Land between Church Road and Bildeston Road	This site is disconnected from the existing settlement by a river and flood zone area. As the area is on the brow of a hill and large in scale development of this area would be disproportionate and would significantly change the townscape from the south
Bildeston, (Babergh) SS0277	Land east of Rotheram Road, north of B1078	The area is on the brow of a hill and large in scale, development of this area would be disproportionate and would significantly change the townscape from the eastern aspect.
Bildeston, (Babergh) SS0454	Land to the south east of Brooksfield, Bildeston	Over 50% of site within flood zone 3 and affected by surface water flooding
Bildeston, (Babergh) SS0762	Land to the east of Hadleigh Road, Bildeston	The site is on a brow hill with a gradual gradient that slopes toward the main road,

Parish / District / Site Ref	Location	Reason for discounting
		development of this area would be disproportionate and would significantly change the townscape from the western aspect.
Bildeston, (Babergh) SS0763	Land south of B1078, Bildeston	Site is isolated and separated by employment land. This site is not in keeping with the settlement patten therefore creates a disjointed addition which would have a negative impact by significantly changing the townscape.
Botesdale, (Mid Suffolk) SS0115	Land to the east of Common Road, Botesdale	The site is poorly related to the existing settlement or services - in open countryside
Botesdale, (Mid Suffolk) SS0129	Land south of Back Hills, Botesdale	Development of the site would result in the loss of open space.
Botesdale, (Mid Suffolk) SS0352	Land to the south of Bridewell Lane,	Suitable access cannot be achieved, poor access to services and a disjointed extension to the settlement.
Botesdale, (Mid Suffolk) SS0701	Land to the east of Park View, Botesdale,	The site size falls below the SHELAA threshold
Boxford, (Babergh) SS0292	Land west of Sand Hill	Whilst the site is within 800m to local services, the site has poor pedestrian access with limited opportunities for improvement.
Boxford, (Babergh) SS0293	Land east of Sand Hill	Whilst the site is within 800m to local services, the site has poor pedestrian access with limited opportunities for improvement.
Boxford, (Babergh) SS0922	Land south of Hadleigh Road, Calais Street	Employment use of the land would not be compatible with adjoining land uses.
Bramford, (Mid Suffolk) SS0086	Land between B1067 and A14, Bramford Road, Bramford	The site is poorly related to the existing settlement of Bramford and is part of the remaining gap between Ipswich and Bramford.
Bramford, (Mid Suffolk) SS0478	Land east of The Street, Bramford	Based on the current built form of the settlement, the site is unsuitable. The site is currently neighbouring agricultural land on all sides. If the granted development to the south is carried out, under planning permission 2986/15, then the site would a



Parish / District / Site Ref	Location	Reason for discounting
Bramford, (Mid Suffolk) SS0636	Land between Bramford Road and the A14	The site is not well related to the existing settlement of Bramford and is part of the remaining gap between Ipswich and Bramford - which helps retain separate identities of the two places. Accessibility to local key services and facilities is also poor
Brantham, (Babergh) SS0210	Land to the south of Slough Road,	Poor relationship and access to existing services
Brome & Oakley, (Mid Suffolk) SS0542	Land to the south of the B118, Oakley	Oakley has no core services or facilities and would represent an unsustainable location for development
Brome & Oakley, (Mid Suffolk) SS0827	Land south of Rectory Road,	Site is poorly related to Brome - in open countryside.
Brome & Oakley, (Mid Suffolk) SS0862	Land west of Upper Oakley Road,	Site is removed from existing settlements and services - in open countryside
Brome & Oakley, (Mid Suffolk) SS1011	Land north of B1118, Oakley	Oakley has no core services or facilities and would represent an unsustainable location for development
Brome & Oakley, (Mid Suffolk) SS1012	Land to the south of B1118, Oakley	Oakley has no core services or facilities and would represent an unsustainable location for development
Burstall, (Babergh) SS0446	Land north east of Flowton Road, Burstall Hill, Burstall	Site is removed from the functional settlement - located in the open countryside.
Buxhall, (Mid Suffolk) SS0415	Land south of Kiln Lane, Buxhall	Site is poorly related to the settlement and services - in the open countryside.
Buxhall, (Mid Suffolk) SS0890	Land east of Mill Road, Buxhall	Site is poorly related to the functional settlement of Buxhall.
Capel St Mary, (Babergh) SS0225	Land north of Mill Hill	The site is not well related to the existing settlement and services - in open countryside. Flood Zone 3 cuts through middle of the site.
Capel St Mary, (Babergh) SS0908	Land north of Mill Hill,	The site is unsuitable due to the fact that it has poor pedestrian access with limited opportunities for improvement and that the site is disjointed from existing settlement.
Chelsworth, (Babergh) SS0688	Land east of Hall Road,	The site is not well related to the existing settlement. It is

Parish / District / Site Ref	Location	Reason for discounting
		located within open countryside and sensitive landscapes. It is also in proximity to statutory listed buildings and within the conservation area. There are no core services available within
Chilton, (Babergh) SS0249	The Hollies, Chilton Airfield, Waldringfield Road, Chilton, Sudbury, CO10 0RG	Development of the site would lead to coalescence of communities
Chilton, (Babergh) SS0592	Land to the north of Newton Road, Sudbury, CO10 0PZ	The site is not well related to the existing settlement. It is located within open countryside. There are no core services within 800 metres /10 minutes' walk from the site, and no possibilities to improve sustainable accessibility to and from the site.
Chilton, (Babergh) SS0932	Land to the north of Newton Road, Sudbury	The site is assessed as neither deliverable or developable as it is unsuitable for employment development given its location and access to transport.
Claydon, (Mid Suffolk) SS0118	Land south of Premier Inn, Paper Mill Lane	Site is poorly related to existing services and facilities.
Claydon, (Mid Suffolk) SS0375	Land south of Church Lane and east of Rowan Close, Claydon	Poor access to core services and facilities, and there is limited possibilities to improve sustainable accessibility to and from the site. There are also amenity issues due to the differences in ground levels with neighbouring sites. Therefore the site c
Cockfield, (Babergh) SS0248	Land at Howe Lane	The site is remote from the defined existing settlement boundary and is located within open countryside.
Cockfield, (Babergh) SS0355	Land west of A1141, Cross Green,	The site is remote from the defined existing settlement boundary and is located within open countryside.
Cockfield, (Babergh) SS0400	Land west of A1141, Cross Green	The site is remote from the defined existing settlement boundary and is located within open countryside.
Cockfield, (Babergh) SS0834	Land south of Howe Lane,	The site is remote from the defined existing settlement boundary and is located within

Parish / District / Site Ref	Location	Reason for discounting
		open countryside.
Cockfield, (Babergh) SS0923	Land west of A1141, Cross Green	The site is remote from the defined existing settlement boundary and is located within open countryside.
Cockfield, (Babergh) SS0931	Land to the south east of Old Hall Lane, Cross Green	Employment use of the land would not be compatible with adjoining land uses.
Cockfield, (Babergh) SS0947	Land east and west of Howe Lane, Cockfield	Although available and achievable with few constraints to development, this site is not suitable for employment development due to its location, lack of strategic road access and lack of labour/services. This site is unsuitable for development and unlike
Coddenham, (Mid Suffolk) SS0329	Land at Junction of A14/A140, part of Old Hall Estate, Coddenham	This requirement for wholesale tree removal on this site means it is not suitable for development and also unlikely to be achievable.
Coddenham, (Mid Suffolk) SS0632	Love Lane east of Broom Hill House	Proposed land use not considered within SHELAA, but to be considered further in Local Plan development.
Combs, (Mid Suffolk) SS0370	Land to the east of Bildeston Road, Combs	Site is poorly related to the existing settlement.
Combs, (Mid Suffolk) SS0691	Land north of Park Road, Combs	Suitable access cannot be achieved to the site
Combs, (Mid Suffolk) SS0694	Land south of Lindsey Way and Whatfield Way, Combs Ford	Site is in close proximity to a SSSI and County Wildlife Site, poorly related to functional settlement
Combs, (Mid Suffolk) SS1030	Land to the east of Tannery Road, Combs, Stowmarket	Site is poorly related to the functional settlement.
Copdock and Washbrook, (Babergh) SS0589	Land north of Roman Road, Copdock	The site is remote from the defined existing settlement boundary and is located within open countryside.
Copdock and Washbrook, (Babergh) SS0595	Land adjacent Lane Farm, west of Folly Lane, Copdock	The site is remote from the defined existing settlement boundary and is located within open countryside.
Copdock and Washbrook, (Babergh) SS0878	Land north of Roman Road, Copdock	The site is remote from the defined existing settlement boundary and is located within open countryside.
Creting St Mary, (Mid Suffolk)	Land between Jack's Green Road and A14, Creting St	Site is poorly related to the existing settlement pattern

Parish / District / Site Ref	Location	Reason for discounting
SS0009	Mary	
Creeting St Mary, (Mid Suffolk) SS0559	Land east of Flordon Road	Site is poorly related to the functional settlement
Creeting St Mary, (Mid Suffolk) SS0609	land east of Jack's Green Road and west of A14	Site is poorly related to the existing settlement
Creeting St Mary, (Mid Suffolk) SS0634	Land between Coddenham Road and A14, Creeting St Mary	Site is removed from the settlement.
Creeting St Mary, (Mid Suffolk) SS0798	Land east of Low Lane, Creeting St. Mary	Site is poorly related to the existing settlement pattern
Creeting St Mary, (Mid Suffolk) SS0813	Land west of St Mary's Road,	Development of the site would result in the loss of allotments.
Creeting St Mary, (Mid Suffolk) SS0851	Land west of All Saints Road, Creeting St Mary	Site is poorly related to the existing settlement pattern and is likely to harm the setting of a Grade II* listed church
Creeting St Peter, (Mid Suffolk) SS0498	land east of Pound Road	Site is poorly related to the existing settlement pattern
Crowfield, (Mid Suffolk) SS0594	Land to the west of Ipswich Road, Gosbeck,	This site in existing employment use (albeit with a low level of market attractiveness) but due to access and the shape of the site, the methodology assesses the site as unsuitable for employment use. The submission also seeks recognition of site as 'Rura
Crowfield, (Mid Suffolk) SS0660	Land to the south east of Debenham Road, Crowfield	Site is in the open countryside
Darmsden, (Mid Suffolk) SS0855	Land west of B1113, Darmsden	Proposed land use not considered within SHELAA, but to be considered further in Local Plan development.
Debenham, (Mid Suffolk) SS0031	Land to the north of Ipswich Road, Debenham	Insufficient safe access/relationship to services and facilities due to lack of connected footpath
Debenham, (Mid Suffolk) SS0268	Land east of Aspall Road	Insufficient safe access to services and facilities due to lack of connected footpath Insufficient safe access/relationship to services and facilities due to lack of connected footpath

Parish / District / Site Ref	Location	Reason for discounting
Debenham, (Mid Suffolk) SS0364	Land west of Priory Lane, Debenham	The site is no considered suitable for development due to no suitable access, poor relationship to existing pattern of settlement and loss of amenity space and mature woodland.
Debenham, (Mid Suffolk) SS0588	Land to the west of Aspoll Road, Debenham, Stowmarket, IP14 6JD	Site is poorly related to existing settlement and services/facilities with no safe accessible footpath route
Denham, (Mid Suffolk) SS0663	Land at Old Radar Site, east of Hoxne Road	Site is poorly related to the existing settlement
Denham, (Mid Suffolk) SS0894	Land west of Shingle Hill, Denham	Site is poorly related to the functional settlement, services and facilities
East Bergholt, (Babergh) SS0183	Land to the west of Woodgates Road	The site is not considered suitable for development due to unsatisfactory access to local services and facilities and site would be an unnatural and isolated extension to the locality.
East Bergholt, (Babergh) SS0239	Land at Manor Farm, south of Bentley Road, East End	The site is not well related to the existing settlement/facilities - in open countryside
East Bergholt, (Babergh) SS0432	Land south of Willets Pond, East Bergholt	Poorly related to local services, and site not suitable for large scale development - located within AONB.
East Bergholt, (Babergh) SS0585	Land to the north west side of Putticks Lane, East Bergholt	Inadequate suitable access to local services and isolated relation to main settlement form
East Bergholt, (Babergh) SS0829	Land south of Quintons Corner	Site is recognised as an important visual setting and green space area for the village and development would negatively impact upon adjacent listed buildings
Edwardstone, (Babergh) SS0888	Land to the east of Sherbourne Street, Edwardstone	Site is poorly related to functional settlements - in open countryside
Elmsett, (Babergh) SS0483	Garrads Lane, Elmsett	More than 50% identified within Surface water flood area
Elmsett, (Babergh) SS0713	Land to the north of Whatfield Road, Elmsett	It is disjointed and disproportionate and development of the site would have a detrimental impact on the existing settlement.
Elmsett, (Babergh)	Land between Whatfield	Disproportionate in scale for

Parish / District / Site Ref	Location	Reason for discounting
SS0715	Road and Hadleigh Road, Elmsett	the existing settlement and location.
Elmswell, (Mid Suffolk) SS0046	Land to the east of Blackbourne Road, Elmswell	Site is poorly related to the existing settlement.
Elmswell, (Mid Suffolk) SS0479	land to the east of Ashfield Road, Great Ashfield	Site is isolated - located in the open countryside
Elmswell, (Mid Suffolk) SS0662	Land to the west of former Bacon Factory, St. Edmunds Drive, Elmswell	Currently the site does not have an access and is poorly related to the existing settlement.
Elmswell, (Mid Suffolk) SS0766	land west of Spong Lane	In its current form access appears to the site appears to be unachievable, which also results in poor access to services. If this is overcome then the site may be deemed appropriate for development
Elmswell, (Mid Suffolk) SS0774	land east of Ashfield Road and north of Oak Lane	The site is removed from the functional settlement.
Elmswell, (Mid Suffolk) SS0779	land south of Church Road	The site is poorly related to the existing settlement
Elmswell, (Mid Suffolk) SS0915	Land east of Eastern Way,	Access cannot be achieved to the site
Eye, (Mid Suffolk) SS0015	Land to the north of Yaxley Road, Eye	Poorly related and detached from existing settlement pattern.
Eye, (Mid Suffolk) SS0016	Land at Eye Airfield, Langton Green	Poorly related and detached from existing settlement pattern if developed in isolation. Part of Eye Airfield regeneration area.
Eye, (Mid Suffolk) SS0056	Land between Brome Avenue and B1077, Langton Green, Eye	Poorly related to existing services and facilities as well as existing settlement pattern
Eye, (Mid Suffolk) SS0469	Land to the east of Brome Avenue, Eye	poorly related to services and facilities and isolated development from existing settlement pattern
Eye, (Mid Suffolk) SS0548	Land north and south of Castleton Way and west of Victoria Way, Eye	The site in isolation would be detached from existing facilities and services and current settlement pattern. It is also in an area identified as high landscape sensitivity value.
Eye, (Mid Suffolk) SS0614	land north of Castleton Way and north of Millfield	Site is isolated and not directly accessible to road network. Unsuitable safe access to local facilities. May have potential to come forward if a comprehensive scheme came forward for the whole area

Parish / District / Site Ref	Location	Reason for discounting
Eye, (Mid Suffolk) SS0615	land at allotments, north of Millfield	Site is an existing allotment area.
Eye, (Mid Suffolk) SS0626	land south of Pine Close and north of Wellington Road	Site is designated as a Visually Important Open Space to the settlement
Finningham, (Mid Suffolk) SS0804	Land west of Station Road,  IP14 4TH	isolated and no relationship to existing settlement patterns and services
Finningham, (Mid Suffolk) SS0845	Land east of Gislingham Road	Site isolated from main built form of the village and strong impact upon landscape and townscape
Finningham, (Mid Suffolk) SS0847	Land north of Wickham Road and west of railway line	Isolated and poor relationship to existing settlement area / services
Finningham, (Mid Suffolk) SS0848	land west of B1113 Walsham Road and north of Moon Lane	Site isolated and un-natural expansion to settlement area
Framsden, (Mid Suffolk) SS0700	Land to the north of The Street, Framsden, IP14 6HE	Site is poorly related to the settlement - in open countryside
Fressingfield, (Mid Suffolk) SS0058	Land between Oatfields and Stradbroke Road, Fressingfield	Development of the site would result in the loss of mature trees and woodland.
Fressingfield, (Mid Suffolk) SS0067	Land to the east of Harleston Hill, Fressingfield	Poor access to core services, and the site is poorly related to the existing settlement causing encroachment into the open countryside.
Fressingfield, (Mid Suffolk) SS0744	Land to the south of Laxfield Road, Fressingfield	Poor relation to the existing settlement pattern, and development of the site would extend the settlement into the open countryside.
Freston, (Babergh) SS0618	Land to the south of Freston Street, Freston, Ipswich, IP9 1AQ	The site is detached from the existing settlement boundaries. It is located within the countryside with only a few low residential units in proximity. The site is also remote from key services and facilities, with limited possibilities to improve access
Freston, (Babergh) SS0619	Land to the south of Freston Street, Freston, IP9 1AQ	The site is detached from the existing settlement boundaries. It is located within the countryside with only a few low residential units in proximity. The site is also remote from key services and facilities, with limited

Parish / District / Site Ref	Location	Reason for discounting
		possibilities to improve access
Gislingham, (Mid Suffolk) SS0808	Land south of Mill Street,	Site is detached from the functional settlement of Gislingham.
Glemsford, (Babergh) SS0757	Land adjacent to Schoolfield, Glemsford	The site is not suitable as it is a Locally Designated Green Space.
Great Ashfield, (Mid Suffolk) SS0704	Land to the east of Elmswell Road, Great Ashfield,	Site is poorly related to the functional settlement - located in the open countryside.
Great Ashfield, (Mid Suffolk) SS0789	land north of Norton Road	Site is poorly located to services and the settlement - in open countryside
Great Ashfield, (Mid Suffolk) SS0793	Land north of Richer Road and Long Thurlow Road	The site is poorly related to the existing settlement pattern. Development of the site would result in the loss of woodland.
Great Ashfield, (Mid Suffolk) SS0794	Land north of Long Thurlow Road	Site is poorly related to the existing settlement - in open countryside
Great Ashfield, (Mid Suffolk) SS0803	land east of Elmswell Road	Site is poorly related to the existing settlement pattern - in open countryside.
Great Blakenham, (Mid Suffolk) SS0381	Land north of Plummers Dell, Great Blakenham	Over 50% of the site is located within Flood Zones 2 and 3, which is as an absolute constraint, therefore this site is discounted from further assessment.
Great Blakenham, (Mid Suffolk) SS1009	Land north-east of the Village Hall, Great Blakenham	Over 50% of the site is located within Flood Zones 2 and 3, which is as an absolute constraint, therefore this site is discounted from further assessment.
Great Bricett, (Mid Suffolk) SS0613	land west of Pound Hill	Site is poorly related to the functional settlement - in open countryside
Great Finborough, (Mid Suffolk) SS0451	Land north of Buxhall Road	The site has poor access to services, and is poorly related to the existing settlement pattern.
Great Waldingfield, (Babergh) SS0195	Land to the north of Overing Avenue	No direct access from the site to the existing road network, as the site stands. If the site to the west was to be developed then access may be achievable as proposed in the submission.
Great Waldingfield, (Babergh) SS0197	Land to the south of Bantocks Road,	The site is not well related to the existing settlement and is located within open



Parish / District / Site Ref	Location	Reason for discounting
		countryside.
Great Waldingfield, (Babergh) SS0199	Land to the east of Valley Road,	The site is not well related to the existing settlement and is located within open countryside.
Great Waldingfield, (Babergh) SS0946	Land east of Lavenham Road, Great Waldingfield	The site is unsuitable given location remote from strategic transport network and poor market attractiveness based on location and lack of other employment sites in the vicinity. The site is assessed as neither deliverable or developable as it is unsuitable
Hadleigh, (Babergh) SS0192	Land to north of Coram Street	The site expands away from the existing settlement and lacks integration. It creates a disjointed addition which would have a negative impact by significantly changing the townscape.
Hadleigh, (Babergh) SS1006	Babergh District Council car park, Corks Lane, Hadleigh	More than 50% within Flood zone 3. Allotments identified on site
Hadleigh, (Babergh) SS1007	Babergh District Council grounds, Corks Lane, Hadleigh	More than 50% within Flood zone 3. The site is identified as locally designated green space.
Harleston, (Mid Suffolk) SS0362	Land to the east of Haughley Road, Harleston	Site is poorly related to the functional settlement.
Haughley, (Mid Suffolk) SS0004	Land to the south of Bacton Road, Haughley	Site is not suitable for development due to its detached location and poor connectivity from the existing settlement.
Haughley, (Mid Suffolk) SS0540	Land north of Station Road, Haughley,	The site is poorly related to existing settlement and would create a negative, disjointed addition to the Haughley settlement pattern
Haughley, (Mid Suffolk) SS0836	land north of Turner Lane	The site is poorly related to existing settlement and would create a negative, disjointed addition to the Haughley settlement pattern.
Haughley, (Mid Suffolk) SS0838	Land north of Turner Lane	The site is poorly related to existing settlement and would create a negative, disjointed addition to the Haughley settlement pattern.
Haughley, (Mid Suffolk) SS0840	land north of Mill Fields	Although the site adjoins the settlement boundary to the south, development of the site

Parish / District / Site Ref	Location	Reason for discounting
		would create a disjointed addition which may have a negative impact on the townscape and compatibility with neighbouring uses.
Haughley, (Mid Suffolk) SS0841	land north of Mill Fields	Although the site adjoins the settlement boundary to the south, development of the site would create a disjointed addition which may have a negative impact on the townscape and compatibility with neighbouring uses.
Haughley, (Mid Suffolk) SS0885	Land north of A14 and south of Tot Hill, Haughley	The site is assessed as neither deliverable or developable as it is unsuitable for employment development.
Henley, (Mid Suffolk) SS0173	Land to the north of Mill Lane, Henley	The site is poorly related to the existing settlement pattern.
Henley, (Mid Suffolk) SS0831	land north of Church Meadows	Should suitable access be created then the site may be deemed suitable for development taking into account identified constraints.
Henley, (Mid Suffolk) SS0832	land west of Main Road	Site is poorly related to the existing settlement pattern
Hinderclay, (Mid Suffolk) SS0161	Land south of The Street, Hinderclay	The site has a poor relationship to the settlement - in open countryside
Hinderclay, (Mid Suffolk) SS0833	Land south of The Street	Site is within Visually Important Open Space
Hinderclay, (Mid Suffolk) SS0905	Land north of Cowfen Lane and east of Bells Corner	Development would result in the loss of mature trees
Hintlesham, (Babergh) SS0178	Land north of George Street, Hintlesham	The site is not well related to the existing settlement - in open countryside
Hintlesham, (Babergh) SS0241	Land north of George Street, Hintlesham	The site is poorly related to the existing settlement - in open countryside
Hintlesham, (Babergh) SS0254	Land to the east of Clay Hill	The site is poorly related to the existing settlement - in open countryside
Hintlesham, (Babergh) SS0390	Land west of Priory Road, Hintlesham	Site is poorly related to the functional settlement of Hintlesham - in open countryside
Hintlesham, (Babergh) SS0435	Land north of A1071, Hintlesham	Site is removed from the functional settlement of Hintlesham - in open countryside
Hintlesham, (Babergh) SS0517	Land to the south east of Duke Street,	Site is poorly related to the functional settlement and

Parish / District / Site Ref	Location	Reason for discounting
	Hintlesham	services.
Hintlesham, (Babergh) SS0639	Land to the north of George Street, Hintlesham	The site lies within an Area of Visual Amenity.
Hintlesham, (Babergh) SS0883	Land to the south west of St. Nicholas Close, Hintlesham	Site lies within Cordon Sanitaire
Holbrook, (Babergh) SS0216	Land south of Woodlands Road	The access to the site currently appears to be unachievable
Horham, (Mid Suffolk) SS0371	Land north of Church Farm Close, The Street, Horham	Suitable access cannot be achieved to the site, which is poorly related to functional settlement and has a poor connection to wider transport network
Horham, (Mid Suffolk) SS0467	land north of Horham Road	Horham has a poor relationship to the wider transport network, site is poorly related to the existing settlement pattern.
Horham, (Mid Suffolk) SS0470	land north-west of Redlingfield Road	Horham has a poor relationship with the wider transport network. Site is poorly related to the functional settlement.
Horham, (Mid Suffolk) SS0608	land west of Worlingworth Road and north west of Chapel Lane	Site is removed from the functional settlement of Horham - in open countryside.
Hoxne, (Mid Suffolk) SS0043	Land to the south of Nuttery Vale, Hoxne	Whilst a primary school is located within 700m of the site, the site is poorly served by footpaths and there appears to be limited opportunities for improvements.
Hoxne, (Mid Suffolk) SS0044	Land to the south of Cross Street, Hoxne	All of the site is within general amenity space.
Hoxne, (Mid Suffolk) SS0045	Land to the west of Denham Low Road, Hoxne	Development of the site would result in the loss of open space (general amenity).
Hoxne, (Mid Suffolk) SS0059	Land to the east of B118, Hoxne	The site does not have suitable access, has poor access to services and is poorly related to the existing settlement.
Hoxne, (Mid Suffolk) SS0060	Land west of Whittons Lane, Hoxne	The site is poorly related to the existing settlement.
Hoxne, (Mid Suffolk) SS0565	land south of Green Street (B1118), Hoxne	Site is poorly related to the existing settlement pattern - in open countryside
Hoxne, (Mid Suffolk) SS0730	Land to the north of Chickering Road, Hoxne	Development of the site would result in a negative impact upon the setting of a listed

Parish / District / Site Ref	Location	Reason for discounting
		building, and the site is poorly related to the existing settlement.
Kersey, (Babergh) SS0600	Land to the north of Water Lane, Kersey, IP7 6EJ	Site is poorly related to the functional settlement - in open countryside.
Kersey, (Babergh) SS0601	Land to the west of Cherry Hill, Kersey	Site is poorly related to the functional settlement - in open countryside.
Kersey, (Babergh) SS0602	Land to the north of The Row, Kersey,	Site is poorly related to the functional settlement - in open countryside
Kersey, (Babergh) SS0604	Land to the west of Church Hill and south of Mill Lane, Kersey	Site is poorly related to the functional settlement - in open countryside
Kersey, (Babergh) SS0870	Land to the west of The Street, Kersey	Development of the site would cause significant harm to heritage assets as the site lies within the curtilage of a Grade II* listed building within the Kersey Conservation Area.
Lavenham, (Babergh) SS0556	Land to the east of Lower Road	As the site stand currently, due to the constraint of access to local services and facilities by sustainable means of travel such as walk or cycle, and the lack of potential to enhance sustainable accessibility between the site on Lower Road and Water Str
Lavenham, (Babergh) SS0936	Land to the east of Lower Road	As the site stand currently, due to the constraint of access to local services and facilities by sustainable means of travel such as walk or cycle, and the lack of potential to enhance sustainable accessibility between the site on Lower Road and Water Str
Lawshall, (Babergh) SS0927	Land west of Bury Road	Employment use of the land would not be compatible with adjoining land uses.
Laxfield, (Mid Suffolk) SS0026	Land to the south east of Bickers Hill, Laxfield	Site lies within a County Wildlife Site, and has poor pedestrian access to services.
Laxfield, (Mid Suffolk) SS0048	Land to the west of Bickers Hill Road, Laxfield	Whilst some services are located within 800m of the site, there appears to be limited opportunities to make

Parish / District / Site Ref	Location	Reason for discounting
		these services accessible via foot. The site is poorly related to the existing settlement.
Laxfield, (Mid Suffolk) SS0082	Land east of Bickers Hill Road, Laxfield	The site is not well related to the existing settlement or services - in open countryside
Laxfield, (Mid Suffolk) SS0707	Land to the west of Bickers Hill Road, Laxfield	Site is poorly related to existing settlement pattern and services.
Leavenheath, (Babergh) SS0238	Land south of Plough Lane, Leavenheath	The site is not well related to the existing settlement and is located within open countryside.
Leavenheath, (Babergh) SS0394	Land to the east of Oaklands, Leavenheath	No direct access from the site to the existing road network and limited possibilities to improve accessibility.
Little Blakenham, (Mid Suffolk) SS0777	Land east of Bramford Road	Site is isolated and removed from the functional settlements of Little Blakenham and Great Blakenham
Long Melford, (Babergh) SS0188	Land south of Bull Lane, Long Melford	This site is disconnected from existing residential settlement.
Long Melford, (Babergh) SS0409	Land east of High Street, Long Melford	This site creates a negative impact on the townscape and has issues regarding compatibility.
Long Melford, (Babergh) SS0557	Land north of Mills Lane, Long Melford, CO10 0EQ	This site is set in open countryside and is not attached to any townscape or near any services and facilities
Long Melford, (Babergh) SS0560	Land south of Bull Lane, Long Melford, CO10 0BQ	Site is in open countryside, separated from the townscape by a County Wildlife and Local nature Reserve walkand would have negative visual impact
Long Melford, (Babergh) SS0561	Land between High Street and A134	The site is not in keeping with the settlement pattern and creates an disjointed addition and therefore would have a negative impact on the townscape and have issues regarding compatibility.
Long Melford, (Babergh) SS0563	land east of High Street & Harefield Rd and west of A134, Long Melford	Development on this site would have a significant detrimental impact on the heritage asset of Melford Hall. The site is not in keeping with the settlement patten and

Parish / District / Site Ref	Location	Reason for discounting
		creates an disjointed addition and therefore would have a negative impact on the townscape
Long Melford, (Babergh) SS0564	Land to the east and west of Aveley Lane, Long Melford	Development would significantly change the townscape, have potential negative impact on heritage assets and there are issues regarding compatability with neighbouring uses.
Long Melford, (Babergh) SS0812	Land east of the B1064, Long Melford, CO10 9HW	This site is very large, set in open countryside and a majority of it is separated from the existing settlement by a County Wildlife walk. This creates a disjointed addition and therefore would have a negative impact on the townscape.
Long Melford, (Babergh) SS0935	Land between High Street and A134	The site is not in keeping with the settlement pattern and creates an disjointed addition and therefore would have a negative impact on the townscape and have issues regarding compatibility.
Long Melford, (Babergh) SS0967	Land off Sudbury Road, Long Melford	The site is not well related to the existing settlement. It is located within open countryside and in proximity to statutory listed buildings. The entrance of the site and approximately 1/3 of the developable area of the site is located within flood zon
Mendham, (Mid Suffolk) SS0607	land south of B1123 Withersdale Street and west of Pegg's Hill	Lack of road frontage and incompatible with adjoining uses.
Mendlesham, (Mid Suffolk) SS0035	land north of Brockford Road	Site is within a Visually Important Open Space (VIOS) and Local Green Space as allocated within the Mendlesham Neighbourhood Plan
Mendlesham, (Mid Suffolk) SS0555	land east of Old Station Road	Site is poorly related to the existing settlement
Mendlesham, (Mid Suffolk) SS0579	Land to the east of Oak Farm Lane Mendlesham,	Site is poorly related to the existing settlement pattern
Mendlesham, (Mid Suffolk) SS0784	Land north of Brockford Road, Mendlesham,	The site is poorly related to the existing settlement pattern.

Parish / District / Site Ref	Location	Reason for discounting
Mendlesham, (Mid Suffolk) SS0953	Land to the west of Norwich Road, Mendlesham	Site is removed from the functional settlement of Mendlesham - in open countryside
Mendlesham, (Mid Suffolk) SS1015	Land between Mill Road and Old Station Road, Mendlesham,	Site is detached from the settlement boundary and poorly related to the functional settlement of Mendlesham
Mickfield, (Mid Suffolk) SS0535	Land to the south of Debenham Road, Stowmarket,	disproportionate scale and pattern of growth to existing community and strong likely impact upon adjacent heritage asset (village church)
Mickfield, (Mid Suffolk) SS0605	land west of Wetheringsett Road	This site is unsuitable for employment development, however the submission does not propose employment use on this site.
Mickfield, (Mid Suffolk) SS0684	land south of Debenham Road and east of junction with Scott's Hill	Disproportionate scale and pattern of growth to existing community. Village very limited in local facilities.
Mickfield, (Mid Suffolk) SS0687	land east of Scott's Hill/Stonham Road and south of Debenham Road junction	open landscape context and scale of development disproportionate to village
Mickfield, (Mid Suffolk) SS0802	Land west of Wetheringsett Road	very rural context and would promote linear development from the village
Mickfield, (Mid Suffolk) SS0854	Land north of Debenham Road, Mickfield	disconnected from existing settlement pattern and identity
Monk Soham, (Mid Suffolk) SS0378	Land east of Bedfield Road, Monk Soham	Site is removed from the functional settlement of Monk Soham and Bedfield - in open countryside
Monks Eleigh, (Babergh) SS0244	Monks Eleigh Primary School, Church Field, Monks Eleigh, Ipswich, IP7 7JH	Sites lies within an area of visual and/or recreational amenity.
Monks Eleigh, (Babergh) SS0505	Land north of Church Field, Monks Eleigh,	Site is listed as amenity space
Monks Eleigh, (Babergh) SS0666	Land to the west of Lindsey Road, Monks Eleigh, IP7 7BB	This site is unsuited to employment use due to poor local access to the site and poor access to wider transport networks, public transport as well as local services/amenities.
Monks Eleigh, (Babergh) SS0943	Land at Monks Eleigh Primary School, Church Field, Monks Eleigh	Sites lies within an area of visual and/or recreational amenity. Employment use of the land would also not be compatible with adjoining land uses.
Nayland, (Babergh)	Land to the north east of	Whilst the site is within 800m

Parish / District / Site Ref	Location	Reason for discounting
SS0657	Gravel Hill,	to local services, the site is unsuitable due to the lack of potential to enhance sustainable accessibility to the key local services, by making the footpaths continuous from the site to the services. The proposal to develop
Nayland, (Babergh) SS0866	Land south east of Harpers Hill, Nayland	Whilst the site is within 800m to local services, the site has poor pedestrian access with limited opportunities for improvement.
Needham Market, (Mid Suffolk) SS0318	Land north-west of Platten Close	The whole of the site lies within a Visually Important Open Space.
Needham Market, (Mid Suffolk) SS0501	land east of B1078 Barking Road	Site is poorly related to the functional settlement - in open countryside, with an unacceptable access for development
Needham Market, (Mid Suffolk) SS0758	Land south west of Ipswich Road, Needham Market, IP6 8DJ	The site is not suitable for development due to its detached location from existing settlement.
Needham Market, (Mid Suffolk) SS0941	Land at Needham Market Middle School, School Street, Needham Market	The site is situated within the urban setting of Needham Market, however a Visually Important Open Space is within the site area, covering over 50% of the site. Development of the site would result in the loss of open space. The site is also incompatible
Newton, (Babergh) SS0240	Land south of Sudbury Road, Newton	Site is poorly related to the functional settlement
Newton, (Babergh) SS0484	Land to the east of Rectory Road, Newton	Site is poorly related to the functional settlement of Newton and its services.
Norton, (Mid Suffolk) SS0001	Land to the south of Ashfield Road, Little Green, Norton, IP31 3NN	Site is poorly related to services and facilities.
Norton, (Mid Suffolk) SS0105	Land between Ixworth Road and Hawes Lane, Norton	The site is poorly related to the existing settlement pattern.
Norton, (Mid Suffolk) SS0126	Land north of Ashfield Road, Norton	Development of the site would extend the settlement into the open countryside
Norton, (Mid Suffolk) SS0170	Land west of Ixworth Road, Norton	Site is poorly related to services and the functional settlement of Norton



Parish / District / Site Ref	Location	Reason for discounting
Norton, (Mid Suffolk) SS0419	Land north of Ashfield Road, Little Green, Norton	Site has poor access to services.
Norton, (Mid Suffolk) SS0420	Land north of Ashfield Road, Norton Little Green	Site is poorly related to the settlement and services.
Norton, (Mid Suffolk) SS0421	Land south-east of Ashfield Road, Norton Little Green	Site has poor access to services.
Norton, (Mid Suffolk) SS0431	land west of Ixworth Road	The site is poorly related to the existing settlement pattern
Norton, (Mid Suffolk) SS0472	Land south of Ashfield Road, Norton	Poorly related to the functional settlement and services.
Norton, (Mid Suffolk) SS0611	land east of Ixworth Road	Site is poorly related to services and facilities
Norton, (Mid Suffolk) SS0759	Land south of Ashfield Road, Norton Little Green,	Site is poorly related to services, and development of the site would cause encroachment into the countryside.
Norton, (Mid Suffolk) SS0761	Land to the south west of Hardings Lane, Norton Little Green,	The site is isolated from services - in open countryside
Norton, (Mid Suffolk) SS0957	Land to the south of Ashfield Road, Norton	Development of the site would extend the settlement into the open countryside
Occold, (Mid Suffolk) SS0169	Land at Church Farm, Occold	Suitable access cannot be achieved to the site.
Offton, (Mid Suffolk) SS0160	Land off Bildeston Road/Castle Road, Offton	The site is poorly related to the settlement.
Offton, (Mid Suffolk) SS0525	land south of Bildeston Road	Development of the site would harm the setting of a Grade I listed church.
Old Newton, (Mid Suffolk) SS0153	Land north of Station Road, Old Newton	Site is poorly related to the functional settlement - in open countryside
Old Newton, (Mid Suffolk) SS0388	Land west of Stowmarket Road, Old Newton	The site is poorly related to the existing settlement.
Old Newton, (Mid Suffolk) SS1000	Land to the north of Stowmarket Road	The site is poorly related to the existing settlement pattern.
Onehouse, (Mid Suffolk) SS0156	Land south of Finborough Road,	The site has poor access to existing settlement and services.
Onehouse, (Mid Suffolk) SS0339	Land to the west of Starhouse Lane, Onehouse,	Site is removed from the functional settlement of Onehouse and its services.
Onehouse, (Mid Suffolk) SS0341	Land west of Starhouse Lane, Onehouse,	Site is removed from the functional settlement of Onehouse with insufficient access.
Onehouse, (Mid Suffolk) SS0342	Land south of Forest Road,	Site is poorly related to the functional settlement - located in the open countryside

Parish / District / Site Ref	Location	Reason for discounting
Onehouse, (Mid Suffolk) SS0349	Land west of Starhouse Lane,	Site is poorly related to the functional settlement of Onehouse - in open countryside.
Onehouse, (Mid Suffolk) SS0356	Land to the west of Starhouse Lane,	Site is poorly related to the functional settlements of Onehouse and Stowmarket - in open countryside
Onehouse, (Mid Suffolk) SS0383	Land west of Starhouse Lane, Onehouse	Site is poorly related to any existing settlement and services - in open countryside
Onehouse, (Mid Suffolk) SS0790	Land north of Forest Road,	Site is poorly related to an existing settlement and development of the site could lead to a coalescence of settlements when considered with Chilton Leys Allocation
Palgrave, (Mid Suffolk) SS0412	Land south of Upper Rose Lane, Palgrave	Site is poorly related to the functional settlement and would extend the settlement into the open countryside / towards Diss.
Palgrave, (Mid Suffolk) SS0693	land east of Crossing Road	Site is removed from the functional settlement - in open countryside
Palgrave, (Mid Suffolk) SS0734	Land to the north of Lion Road, Palgrave	Site is poorly related to the functional settlement.
Palgrave, (Mid Suffolk) SS0920	Land south of Upper Rose Lane	Site is poorly related to the functional settlement and would extend the settlement into the open countryside / towards Diss.
Pettaugh, (Mid Suffolk) SS0158	Land south of A1120, Pettaugh	The site is poorly related to the existing settlement pattern
Pettaugh, (Mid Suffolk) SS0159	Land east of Debenham Road and north of The Lentins Close, The Low Meadows, Pettaugh	More than 50% of the site is within Flood Zone 3
Pettaugh, (Mid Suffolk) SS0338	Land north of Framsdan Road, Pettaugh,	Site is isolated and located in the open countryside.
Pinewood, (Babergh) SS0658	Land north of Grove Hill and Grove Walk, Ipswich, IP8 3LL	50% of site within floodzone 3
Polstead, (Babergh) SS0444	land to the east of A1071, Bower House Tye, Polstead	The site is detached from the existing settlements. It is located within open countryside with only a few low residential units in proximity. The site is also remote from key services and facilities, with limited

Parish / District / Site Ref	Location	Reason for discounting
		possibilities to improve accessibility.
Polstead, (Babergh) SS0460	Land to the west of A1071 (adjacent to Brewers Arms P.H.), Bower House Tye, Polstead	The site is detached from the existing settlements. It is located within open countryside with only a few low residential units in proximity and a public house. The site is also remote from key services and facilities, with limited possibilities to impr
Polstead, (Babergh) SS0635	Land west of Stackwood Road, Polstead CO6 5BA	The site is detached from the existing settlement. It is located within open countryside with only a few low residential units in proximity. The site is also remote from key services and facilities, with limited possibilities to improve accessibility.
Rattlesden, (Mid Suffolk) SS0018	Land to the south of Felsham Road, Rattlesden	The site has a poor relation to existing services with limited opportunities for improvements.
Rattlesden, (Mid Suffolk) SS0358	Land north of Top Road, Rattlesden	The site is poorly related to the existing settlement and services.
Rattlesden, (Mid Suffolk) SS0500	land east of Mitchery Lane	Poor access to services, and poor relation to the functional settlement of Rattlesden
Rattlesden, (Mid Suffolk) SS0504	land south of Top Road and west of Mitchery Lane	The site is poorly related to the functional settlement of Rattlesden
Rattlesden, (Mid Suffolk) SS0506	land north of Top Road and west of Rising Sun Hill	The site is poorly related to the functional settlement of Rattlesden.
Raydon, (Babergh) SS0234	Land south of Woodland Road, and east of The Street	Access cannot be achieved to the site.
Rickingham, (Mid Suffolk) SS0013	Land to the south of Bury Road, Rickingham	A significant part of the site is located in Flood Zone 3
Rickingham, (Mid Suffolk) SS0030	Land between Rectory Hill and Water Lane, Rickingham	Site has poor access to services, with limited opportunities for improvements.
Ringshall, (Mid Suffolk) SS0572	land south of B1078 opposite junction with Lower Farm Road	Site is poorly related to the functional settlement - in open countryside.
Rishangles, (Mid Suffolk) SS0645	land west of Eye Road (B1077), IP23 7LA	Site is in the open countryside
Rishangles, (Mid Suffolk) SS0648	Land to the east of Eye Road (B1077) at	Site is isolated - in open countryside

Parish / District / Site Ref	Location	Reason for discounting
	Rishangles Hall, IP23 7LA	
Shotley, (Babergh) SS0209	Land south of Kingsland	The site is poorly related to the existing settlement- in open countryside
Shotley, (Babergh) SS0229	Land to the east of The Street,	Site is within AONB
Somersham, (Mid Suffolk) SS0116	Land south east of Flowton Road, Somersham	Whilst some services are located within 800m, they are currently poorly accessed by foot with limited opportunities for footpath improvements.
Somersham, (Mid Suffolk) SS0417	Land north of Offton Road, Somersham	Although available and achievable, this site is not suitable for employment development. However, the proposals put forward for the site in the submission indicate the owners are not seeking to promote this land for employment uses.
Somersham, (Mid Suffolk) SS0438	land West of Mill Lane, south of Allotments	Development of the whole site would not be in keeping with the settlement pattern.
Somersham, (Mid Suffolk) SS0665	Land to the west of Mill Lane, Somersham	The site has no access, has poor access to services and is poorly related to the existing settlement pattern.
Southolt, (Mid Suffolk) SS0350	land east of Park Road,	Site is located in the open countryside
Southolt, (Mid Suffolk) SS0351	Land north of Park Road,	Site is located in the open countryside
Sproughton, (Babergh) SS0206	Land east of Church Lane	More than 50% of site within Flood Zone 2
Sproughton, (Babergh) SS0224	Land east of B113	The site is detached from existing settlement and not well related to any core services or facilities
Sproughton, (Babergh) SS0725	Land west of Church Lane, Sproughton	The site is detached from existing settlement and not well related to any core services or facilities
Sproughton, (Babergh) SS0740	Land north of Prync's Lodge, B1113	This site is not in keeping with the settlement patten and creates a disconnected addition and therefore would have a negative impact on the townscape and have issues regarding compatibility.
Sproughton, (Mid Suffolk) SS0775	Sproughton Wharf, Sproughton Road	60% of the site is within a Flood Zone 2/3 zone
Sproughton, (Babergh) SS0954	Land to the west of Hadleigh Road	This site is disconnected from any exisiting residential settlement, therefore there are

Parish / District / Site Ref	Location	Reason for discounting
		issues regarding compatibility. May only be considered in connection with SS0191
Stanstead, (Babergh) SS0189	Land north of Lower Street, Stanstead	The site is disjointed and disproportionate from the existing settlement. The site is also adjacent to a Site of Special Scientific Interest and Ancient Woodland, and therefore development of the site may have a detrimental impact on the sensitive landscape
Stoke Ash, (Mid Suffolk) SS0718	Land to the east of Roman Way and north of Huggins Lane, Stoke Ash	Site is poorly related to a functional settlements and core services, and development of the site would result in an unsustainable form of development.
Stoke Ash, (Mid Suffolk) SS0720	Land to the north of Roman Way, Stoke Ash	Site is poorly related to a functional settlements and core services, and development of the site would result in an unsustainable form of development.
Stoke Ash, (Mid Suffolk) SS0722	Land to the east of Roman Way, Stoke Ash	Site is poorly related to a functional settlements and core services, and development of the site would result in an unsustainable form of development.
Stoke Ash, (Mid Suffolk) SS0723	Land to the west of The Street, Stoke Ash	Site is poorly related to a functional settlements and core services, and development of the site would result in an unsustainable form of development.
Stoke Ash, (Mid Suffolk) SS0724	Land to the east of The Street, Stoke Ash	Site is poorly related to a functional settlements and core services, and development of the site would result in an unsustainable form of development.
Stoke Ash, (Mid Suffolk) SS0746	Land to the west of Roman Way, Stoke Ash, IP23 7ET	Site is poorly related to the existing settlement pattern.
Stoke by Nayland, (Babergh) SS0709	Land to the south of Butt Road, Stoke-by-Nayland	site identified as designated open space
Stonham Aspal, (Mid Suffolk) SS0133	Land north of The Street, Stonham Aspal	Suitable access cannot be achieved to the site, which is not well related to the existing

Parish / District / Site Ref	Location	Reason for discounting
		settlement.
Stonham Aspal, (Mid Suffolk) SS0139	Land west of Crowfield Road, Stonham Aspal	The site is not well related to the existing settlement - in open countryside
Stonham Aspal, (Mid Suffolk) SS0140	Land south of Stowmarket Road, Stonham Aspal	The site is not well related to the existing settlement- in open countryside
Stonham Aspal, (Mid Suffolk) SS0141	Land south of The Street, Stonham Aspal	Development of the site would result in the loss of open space. If alternative playing field provision were to be provided within the settlement, the site may be suitable for development, taking identified constraints into consideration.
Stonham Aspal, (Mid Suffolk) SS0529	land north of The Street,	Site is poorly related to the existing settlement
Stonham Parva, (Mid Suffolk) SS0577	land west of Norwich Road, Little Stonham,	Site is below SHELAA threshold, as it cannot provide five dwellings.
Stonham Parva, (Mid Suffolk) SS0702	Land to the north of Church Lane, Little Stonham, IP14 5JN	Development of the site would result in the loss of Visually Important Open Space, and playing fields
Stowlangtoft, (Mid Suffolk) SS0423	Land north of The Street, Stowlangtoft	Site is poorly related to the settlement - in open countryside
Stowmarket, (Mid Suffolk) SS0062	Land south of Finborough Road, Stowmarket	The site is not deemed suitable for development due to poor access to services.
Stowmarket, (Mid Suffolk) SS0064	Land south of Gun Cotton Way, Stowmarket	Site is in close proximity to a large sewage works
Stowmarket, (Mid Suffolk) SS0138	Land south west of Needham Road, Stowmarket	The site is poorly related to the existing settlement pattern.
Stowmarket, (Mid Suffolk) SS0155	Land south of Takers Lane, Stowmarket	A significant part of the site is located in Flood Zone 3
Stowmarket, (Mid Suffolk) SS0335	Site 3D West, Cedars Park, Gun Cotton Way, Stowmarket	The site is located in a strong location with good strategic and public transport access, but is assessed as unsuitable because it falls within a County Wildlife Site. However marketing on the site has been unsuccessful for employment use and demand has b
Stowmarket, (Mid Suffolk) SS0650	Land south of Gun Cotton Way, Stowmarket	Site is in close proximity to a large sewage works and is within a County Wildlife Site
Stowmarket, (Mid Suffolk)	Land south of Gun Cotton	Site is in close proximity to a

Parish / District / Site Ref	Location	Reason for discounting
SS0651	Way, Stowmarket,	large sewage works.
Stowmarket, (Mid Suffolk) SS0680	Land north east of Tot Hill, Stowmarket	The site is removed from the functional settlement of Stowmarket
Stowmarket, (Mid Suffolk) SS0699	Land to the north west of Elizabeth Way, Stowmarket,	In its current format suitable access cannot be achieved. If sufficient access were to be achieved then this site may be suitable for development, taking identified constraints into consideration.
Stowmarket, (Mid Suffolk) SS0712	Land to the east of Bury Road, Stowmarket, IP14 1JQ	In excess of 50% of the site is within Flood Zone 2/3.
Stowmarket, (Mid Suffolk) SS0751	Curwen Road (Garages), Stowmarket	Site is below the SHELAA threshold.
Stowmarket, (Mid Suffolk) SS0755	Land south of Gun Cotton Way, Stowmarket	Site is in close proximity to a large sewage works
Stowmarket, (Mid Suffolk) SS0940	Land at Stowmarket Middle School, Walnut Tree Walk	Neighbouring uses of the land is largely residential, with playing fields. The site would seem appropriate for residential development, however not for employment use.
Stowmarket, (Mid Suffolk) SS1039	Land to the south of Poplar Hill, Stowmarket	Development of the site would result in the loss of open space as allocated in the Stowmarket Area Action Plan.
Stowupland, (Mid Suffolk) SS0142	Land between Mill Street and A1120, Stowupland	Site is poorly related to the functional settlement and services.
Stowupland, (Mid Suffolk) SS0143	Land east and south of A1120/Church Road, Stowupland	The site is not well related to the existing settlement, and has poor access to services with limited opportunities for improvements
Stowupland, (Mid Suffolk) SS0148	Land to the east of Rendalls Lane, Stowupland	The site is not well related to the existing settlement and services - in open countryside
Stowupland, (Mid Suffolk) SS0150	Land south of Church Road, Stowupland	The site is poorly well related to the existing settlement- in open countryside
Stowupland, (Mid Suffolk) SS0152	Land south west of Rendall Lane, Stowupland	The site is not well related to the existing settlement and services - in open countryside
Stowupland, (Mid Suffolk) SS0374	Land south of Stowmarket Road, Stowupland	The site is poorly related to the existing pattern of development in the settlement.

Parish / District / Site Ref	Location	Reason for discounting
Stowupland, (Mid Suffolk) SS0386	Land south of Church Road	Poor relation to the existing pattern of the settlement.
Stowupland, (Mid Suffolk) SS0769	Land south of Stowmarket Road / West of Mill Street, Stowupland	The site is not well related to the existing settlement, and would result in the loss of allotments without adequate replacement space being provided.
Stowupland, (Mid Suffolk) SS0959	Land to the south of B115, Stowupland	Poor relation to existing settlement, and potential to create a coalescence of settlements.
Stratford St Mary, (Babergh) SS0456	land to the east of The Row, Stratford St Mary	Majority of the site is within a Flood Zone 2.
Stutton, (Babergh) SS0235	Land north of Manningtree Road, Stutton	Over 50% of site identified as designated open space
Stutton, (Babergh) SS0581	Land north of Manningtree Road, Stutton	Site identified in designated open space
Sudbury, (Babergh) SS0187	Land between Valley Road and A134, Sudbury	Site is poorly related to the existing settlement and services.
Sudbury, (Babergh) SS0586	Land south of A134 and north west of Clermont Avenue, Sudbury	Site in close proximity to listed buildings, including a Grade II* listed chapel (St Bartholomew's Chapel) and Grade II listed farmhouse (St Bartholomew's Priory Farmhouse). There was also the Barn at St Bartholomew's Farm, which was Grade II*, however t
Sudbury, (Babergh) SS0653	Highbury and Highgrove Sandy Lane	Whilst the site is within 800m to local services, the site has poor pedestrian access with limited opportunities for improvement.
Sudbury, (Babergh) SS0925	Land between Valley Road and A134	The site is assessed as neither deliverable or developable as it is unsuitable for employment development.
Sudbury, (Babergh) SS1003	Land adj to St Mary's Church, Sudbury	Site previously identified in 2006 Local Plan (policy CP02) for cemetery. Proposed land use not considered within SHELAA, but to be considered further in Local Plan development.
Tattingstone, (Babergh) SS0336	Folly Farm, Tattingstone, Ipswich	Due to current and historic landfilling at the site (and its use as a quarry) this site is



Parish / District / Site Ref	Location	Reason for discounting
		unsuitable and unachievable for employment development.
Thorndon, (Mid Suffolk) SS0453	Land north of Stoke Road and west of Clint Road	Part of the site is within a Visually Important Open Space and playing field.
Thurston, (Mid Suffolk) SS0007	Land to the south of Barrells Road, Thurston	The site is poorly related to the existing settlement - in open countryside
Thurston, (Mid Suffolk) SS0008	Land to the south of Barrells Road, Thurston	The site is not considered appropriate for 40 - 50 dwellings. The adjoining residential properties are low density linear along the road. The configuration of the site with the proposed development would be out of context to the adjoining properties.
Thurston, (Mid Suffolk) SS0023	Land south west of Thurston Road, Thurston	Although Thurston is a Key Service Centre providing a good level of local services, the fact that there are no core services within 800 metres of the site renders the site unsuitable.
Thurston, (Mid Suffolk) SS0066	Land to the north of Thurston Road, Thurston	The site is not well related to the existing settlement- in open countryside.
Thurston, (Mid Suffolk) SS0089	Land south of Railway, west of Church Road, Thurston	No potential site access identified therefore site is not well related to the services within the existing settlement.
Thurston, (Mid Suffolk) SS0106	Land to the east of Church Road, Thurston	The site is poorly related to the existing settlement.
Thurston, (Mid Suffolk) SS0363	Land south of Pepper Lane, Thurston	The site is not well related to the existing settlement with poor access to core services and facilities.
Thurston, (Mid Suffolk) SS0414	Land to the north of Pakenham Road, Thurston	Due to the major constraint of access to local services and facilities by sustainable means of travel such as walk or cycle, and the lack of potential to enhance sustainable accessibility along Pakenham Road and Church Road, the site is unsuitable. The
Thurston, (Mid Suffolk) SS0425	Land to the east of Church Hill and south of Orchard Lane, Thurston	This site is disconnected from existing residential settlement.
Thurston, (Mid Suffolk) SS0426	Land south of Orchard Lane, Thurston	This site is disconnected from existing residential

Parish / District / Site Ref	Location	Reason for discounting
		settlement.
Thurston, (Mid Suffolk) SS0445	Land south of Great Green and east of Oak Road	The site is unsuitable as there are no core services within 800 metres /10 minutes walk from the site, and no possibilities to improve sustainable accessibility. The site is also disjointed from the existing settlement boundary.
Thurston, (Mid Suffolk) SS0448	Land west of Barrell's Road and south of Stoney Lane, Thurston	Whilst the site is within 800m to local services and facilities, the site has poor pedestrian access, with limited opportunities for improvement.
Thurston, (Mid Suffolk) SS0765	Land to the west of Church Road, Thurston	Whilst the site is within 800m to local services and facilities, the site has poor pedestrian access under the railway bridge, on Church Road, with limited opportunities for improvement.
Thurston, (Mid Suffolk) SS0911	Land north of Stoney Lane,	The site is poorly related to the existing settlement. Development of the site would have a detrimental impact on the townscape which could not be mitigated. In terms of sustainable access to core local services, there are no current footpaths along Sto
Thurston, (Mid Suffolk) SS0912	Land east of Church road and south of Norton Road,	The site is poorly related to the existing settlement. Development of the site would have a detrimental impact on the townscape which could not be mitigated. In terms of sustainable access to core local services, there are no continuous footpaths along
Thwaite, (Mid Suffolk) SS0379	Land east of Norwich Road, Thwaite	an unsustainable and isolated location creating additional ribbon development
Thwaite, (Mid Suffolk) SS0760	Land to the south of Wickham Road and west of Church Lane	site would promote extensive ribbon development along Wickham Road
Thwaite, (Mid Suffolk) SS0780	Land to the east of A140 junction with Wickham Road, Thwaite	an unsustainable and isolated location detached from settlement core area west of A140
Thwaite, (Mid Suffolk) SS0786	Land to the south of Wickham Road and west of A140	disconnected and disproportionate to existing settlement area

Parish / District / Site Ref	Location	Reason for discounting
Tostock, (Mid Suffolk) SS0397	Land south of New Road and north of A14, Tostock	Site is removed from the functional settlement and isolated.
Tostock, (Mid Suffolk) SS0554	Land east of Norton Road, Tostock, Bury St Edmunds	All of the site is within a Visually Important Open Space.
Tostock, (Mid Suffolk) SS1017	Land to the north of Church Road, Tostock	Site is poorly related to the existing settlement - in open countryside
Walsham-le-Willows, (Mid Suffolk) SS0858	Land north of Finningham Road, Walsham-Le-Willows	Site is not deemed suitable as over 50% of the site is within a Flood Zone 3 area.
Washbrook, (Babergh) SS0824	Land south of Wenham Road and west of Folly Lane	Predicted surface water flooding affects over 50% of the site.
Wattisfield, (Mid Suffolk) SS0111	Land east of Casons Farm, Wattisfield	Site is poorly related to the existing settlement - in open countryside
Wattisfield, (Mid Suffolk) SS0112	Land east of Walsham Road, Wattisfield	Site is poorly related to the functional settlement - in open countryside
Wattisfield, (Mid Suffolk) SS0638	land west of Walsham Road	Site is poorly related to the existing settlement and services - in open countryside
Wattisfield, (Mid Suffolk) SS0805	Land east of Walsham Road	Site is poorly related to settlements - in open countryside.
Wetherden, (Mid Suffolk) SS0429	Land south of Base Green and north of railway line	Site is removed from the settlement and services - in open countryside.
Wetherden, (Mid Suffolk) SS0485	land north of Park View	The site is poorly related to the existing settlement.
Wetherden, (Mid Suffolk) SS0527	Land at Base Green, Wetherden	Site is removed from the functional settlement of Wetherden - in open countryside.
Wetherden, (Mid Suffolk) SS0671	land west of Park Road,	Development of the site would result in the loss of allotments.
Wetherden, (Mid Suffolk) SS0797	Land to the west of Elmswell Road, Wetherden	Suitable access cannot be achieved for the site
Wetheringsett, (Mid Suffolk) SS0398	Land east of Hockey Hill, Wetheringsett	Suitable access cannot be achieved
Wetheringsett, (Mid Suffolk) SS0399	Land west of Station Road, Wetheringsett	Site is located in the open countryside - removed from the functional settlement of Wetheringsett
Wetheringsett, (Mid Suffolk) SS0625	Land to the west of Hockey Hill, Wetheringsett IP14 5PN	Site is poorly related to the settlement pattern.
Wetheringsett, (Mid Suffolk) SS0627	Land to the north of Kanves Green, Brockford Green,	Site is located in the open countryside and is removed from services and facilities

Parish / District / Site Ref	Location	Reason for discounting
	IP14 5NL	
Wetheringsett, (Mid Suffolk) SS0629	Land to the west of Church Street, Wetheringsett, IP14 5PH	More than 50% of the site is within Flood Zone 2/3
Whatfield, (Babergh) SS0422	Land south of Whatfield Road, Whatfield	The site is set within open countryside
Whatfield, (Babergh) SS0677	Land to the north west of Naughton Road, Whatfield	This site is not in keeping with the settlement patten and creates an disjointed addition and therefore would have a negative impact on the townscape and have issues regarding compatibility.
Wherstead, (Babergh) SS0193	Land between the A14, A137 and the Street,	Development of this site would be disproportionate and out of keeping with the existing isolated dwellings and small clusters of housing.
Wherstead, (Babergh) SS0621	Land between the A137, The Street and Vicarage Lane, Wherstead, IP9 2AH	The site is set within the countryside. Development of this site would be disproportionate and out of keeping with the existing isolated dwellings and small clusters of housing.
Whitton, (Mid Suffolk) SS0033	Land west of Old Norwich Road, Whitton	The site is not well related to an existing settlement - in open countryside, remote from services
Wickham Skeith, (Mid Suffolk) SS0373	Land east of Grange Road, Wickham Skeith	Site is located in the open countryside.
Wickham Skeith, (Mid Suffolk) SS0703	Land to the east of The Broadway, Wickham Skeith, IP23 8LZ	Site is poorly related to the existing settlement pattern
Wilby, (Mid Suffolk) SS0676	Land east of B1118	Site is poorly related to the settlement - in open countryside
Willisham, (Mid Suffolk) SS0377	Land west of Barking Road, Willisham	Site is isloated from the settlement, services and facilities
Woolpit, (Mid Suffolk) SS0005	Land to the west of Heath Road, Woolpit	The site is poorly related to the settlement and services.
Woolpit, (Mid Suffolk) SS0461	Land north of Warren Lane, Woolpit	The site is also remote from key services and facilities, with limited possibilities to improve accessibility. Therefore the site could not be considered to be in a suitable or sustainable location.

Parish / District / Site Ref	Location	Reason for discounting
Woolpit, (Mid Suffolk) SS0822	Land south of Old Stowmarket Road, Woolpit	No major constraints identified, but site not suitable for residential development as it is isolated from existing development.
Woolpit, (Mid Suffolk) SS0823	Land to the north-east of Heath Road, Heath Road Woolpit	Site is isolated from existing settlement and has no direct access.
Woolpit, (Mid Suffolk) SS0846	Land off Green Road, Woolpit	No major constraints identified, but site not suitable for residential development as it is isolated from existing development.
Woolverstone, (Babergh) SS0202	Land north of B1456	The sensitivity of the landscapes identified is such that development of the site is likely to have a detrimental impact which could not be mitigated.
Woolverstone, (Babergh) SS0538	Land north of B1456 Main Road, Woolverstone	The sensitivity of the landscapes identified is such that development of the site is likely to have a detrimental impact which could not be mitigated.
Woolverstone, (Babergh) SS0686	White House Farm, Harkstead Lane Woolverstone	The site is detached from the existing settlement boundaries. It is located within the countryside with only a few low residential units in proximity. The site is also remote from key services and facilities, with limited possibilities to improve access
Worlingworth, (Mid Suffolk) SS0514	land east of Fingal Street	Site is poorly related to the existing settlement - in open countryside.
Wortham, (Mid Suffolk) SS0733	Land to the west of Church Road, Wortham	Poorly related to existing settlement area and pattern
Wyverstone, (Mid Suffolk) SS0128	Land south of the Laurels, The Street, Wyverstone	The site has a poor relationship to services.
Wyverstone, (Mid Suffolk) SS0464	Land south of Badwell Road, Wyverstone	Site is within open countryside, remote from settlement, services and facilities.
Wyverstone, (Mid Suffolk) SS0474	Land to the north of Westhorpe Road, Wyverstone,	Development of the site would cause encroachment into the open countryside.
Wyverstone, (Mid Suffolk) SS0477	land north of College Road, Wyverstone,	Site is removed from the functional settlement, services and facilities - in open

Parish / District / Site Ref	Location	Reason for discounting
		countryside.
Wyverstone, (Mid Suffolk) SS0482	Land to the north of Rectory Road, Wyverstone	Site is removed from the functional settlement - in open countryside
Wyverstone, (Mid Suffolk) SS0732	North of Rectory Road	Development would result in the loss of open space which currently cannot be replaced locally
Wyverstone, (Mid Suffolk) SS0738	Land north of Rectory Road, Wyverstone	The site is detached from the functional settlement of Wyverstone
Wyverstone, (Mid Suffolk) SS0857	Land east of Wetherden Road	The site is poorly related to the settlement of Wyverstone and its services.
Wyverstone, (Mid Suffolk) SS0938	Land at Bacton Middle School, Wyverstone Road, Bacton	Although there are few constraints on site, issues with the remote location of the site including access mean this site is not suitable for employment development. For any redevelopment, the site is not available until approved by SoS for disposal.