

# Babergh and Mid Suffolk Joint Strategic Housing Land Availability Assessment (SHLAA)

May 2016

# DRAFT





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## Introduction

The Strategic Housing Land Availability Assessment (SHLAA) is an assessment of the amount of land that is available to meet an area's housing needs. As set out in the National Planning Policy Framework (2012) local authorities are required to prepare SHLAAs to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need.

***It should be noted that this study is a technical assessment of land availability, and does not allocate land for development, nor does it influence the likelihood of gaining planning permission for a particular site.***

This SHLAA covers the period from 2015 to 2031 and identifies potential deliverable and developable sites as defined in the NPPF:

### **Deliverable sites:**

*To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.*

*Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented 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 (NPPF, footnote 11).*

### **Developable sites:**

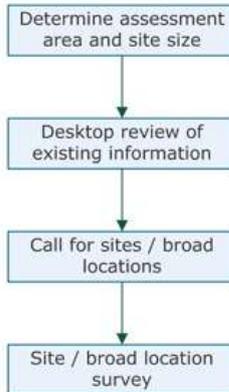
*To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (NPPF, footnote 12).*

The SHLAA follows the stages of the methodology as set out in the National Planning Practice Guidance (see diagram below). The Guidance suggests that these stages should be followed in order to lead to a robust assessment of land availability. It states that regard should be had to the guidance, however where this is departed from, reasons should be provided to justify the change.

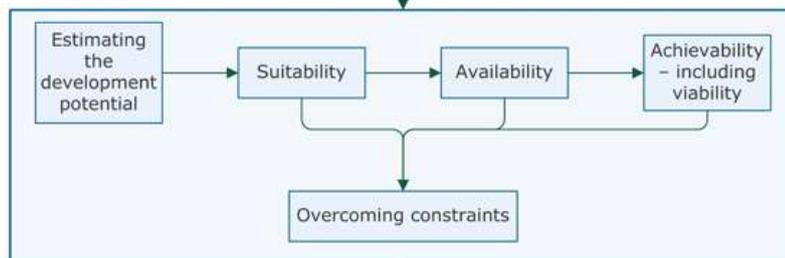
Although the guidance suggests an assessment of employment land should be undertaken concurrently with housing land availability, this document focuses solely upon housing land availability. However, Babergh and Mid Suffolk District Councils have commissioned an Employment Land Review (ELR) due to be completed by the end of 2015. At that stage, with the results of the ELR available, the Councils will consider potential for employment land availability.

## SHLAA Process

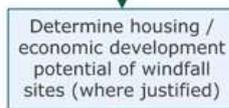
### Stage 1- Site / broad location identification



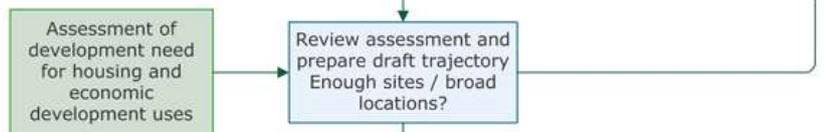
### Stage 2 - Site / broad location assessment



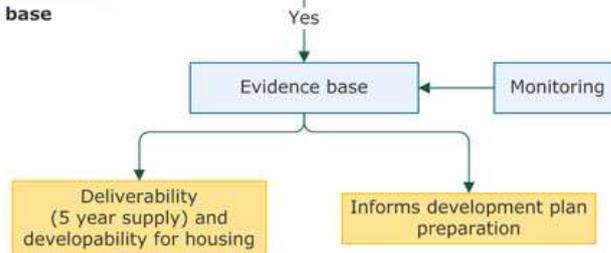
### Stage 3 - Windfall assessment



### Stage 4 - Assessment review



### Stage 5 - Final evidence base



Source: National Planning Practice Guidance

## Methodology

### Site and broad location identification

#### Assessment Area

The assessment identifies potential housing land within the administrative boundary of Babergh District and Mid Suffolk District (see map below). Babergh and Mid Suffolk are preparing a number of joint local planning documents; therefore it is appropriate to align the SHLAA to cover the two district boundaries, which will provide a key piece of evidence for the Joint Strategic Site Allocations Document.

Sites will only be included which are considered of strategic importance and these have potential to be forthcoming in towns and villages. It is considered that strategic sites will not be appropriate for SHLAA purposes in countryside locations. Policy flexibility and exceptions in the NPPF would allow for these to be considered if they are considered sustainable and acceptable in planning terms.



#### Site threshold

The site size threshold for sites to be considered as part of the SHLAA is approximately 2 hectares.

While this is a higher threshold than the planning practice guidance suggests, in the two rural districts, it is considered to be a suitably proportionate approach. The 2 ha threshold enables assessment of the larger sites in detail which are potential candidates

for allocation and strategic to both districts, rather than assess all small sites (which will form the basis of windfall calculation and/ or delivered through the rural growth and development policy framework). Through the local development plan policy in Babergh and a likely similar approach to be developed for Mid Suffolk, there is flexibility in accommodating rural growth which means that smaller sites can come forward as windfall growth.

Sites of 10 or more dwellings are identified annually through the five year housing land supply assessment. However for the purposes of the SHLAA, only sites at the stated threshold will be assessed as either deliverable or developable.

### **Desktop Review**

Through the desktop review sites have been identified from the following sources:

#### *Sites within the planning process:*

- Planning permissions which are not yet started or those that have stalled
- Site Allocations (identified in the Local Plan and Core Strategy)

#### *Sites not yet in the planning process:*

- Publically owned sites being promoted for development
- Privately owned sites being promoted for development
- Other sites identified by the Council (not currently being promoted for development).

### **Call for sites**

The Council undertook a call for sites exercise in 2014 in order to allow opportunities for new sites to be submitted. As a number of years have passed since the last call for sites was undertaken, previous sites which meet the criteria were also required to be resubmitted to ensure that information is up to date, and considered for early delivery if there is suitable confirmation that the sites are still available.

### **Survey of sites**

Once collated, all potential sites were recorded in a database, with site information and plotted on GIS. At this initial stage, sites were excluded which:

- Fall beneath the SHLAA site size threshold
- Are located in the open countryside/poorly related to any existing settlement
- Are located in Flood Zone 3a/3b
- Are located on a Natura 2000 site: SSSI, SAC, SPA

- Are located in the Suffolk Coast and Heaths AONB.

All other collated sites have been taken forward and assessed as set out in the following section.

## **Site and broad location assessment**

### **Development potential**

The call for sites provided the opportunity to gather information on site proposals including an indication of the proposed density for the site. In order to estimate development potential, a view has been taken on an appropriate site density based on the information provided, the location of the site and other relevant information available, including past density rates, where applicable.

The calculated density estimates of dwelling capacity is indicative only and based on the potential capacity of the entire site area (as submitted or identified). They are useful for the SHLAA estimations, but should not be relied upon for more detailed site assessments such as consideration of planning applications.

### **Suitability**

Sites that are allocated or have planning permission will generally be considered suitable unless there is evidence to suggest that a constraint renders the site unsuitable.

Each site has been considered against the information provided through the call for sites assessment. While a number of constraints may be identified, these can sometimes be overcome for example a reduction in the practical area for development; therefore the assessment considers each site individually, based upon the best available evidence at the time. Where there is a major constraint and it is considered that this cannot be overcome, the sites will be considered as unsuitable.

The desktop assessment used to assess the suitability of sites is set out in Appendix 1.

### **Availability**

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.

Evidence has been sought on the ownership of the sites, including Land Registry Title Deeds.

Further advice has been taken based on the information set out in the call for sites form, as to when the site could become available for development. 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.

The information on availability will be further informed following consultation and analysis of infrastructure and other capacity.

### **Achievability including viability**

A site is considered achievable when, in line with the NPPG, 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 and this is considered on a site by site basis, taking into account any known likely abnormal costs associated with the site.

The call for sites has also provided the opportunity to gather information on the likely build out rate of sites. In order to estimate the delivery rate of a particular site, a view is taken based on the information provided, and by using information on past delivery rates, where applicable.

### **Windfall**

As set out in the NPPF local authorities may make allowance for windfall in the five year supply where there is compelling evidence that sites have consistently become available and will continue to provide a reliable source of supply.

The NPPG guidance also states that broad locations can be identified in years 6-15 which could include windfall allowance based on the geographical area, using the same criteria as set out in the NPPF.

This assessment therefore includes a figure for windfall as set out in the housing trajectories for both Babergh and Mid Suffolk (80 dwellings per year for both Mid Suffolk and Babergh districts respectively).

### **Review of assessment and final evidence base**

Following assessment of the development potential of sites an indicative trajectory has been produced. Should insufficient sites be available to meet the identified total housing need, further consideration will be made to reviewing broad locations for housing and reviewing constrained sites.

The outputs includes a trajectory for 2014 – 2031 showing sites which are deliverable and/or developable in each location. A summary of each site assessment is produced, along with settlement maps.

SHLAA DESKTOP ASSESSMENTS				
Criteria	Criteria Details	Assessment outcome	Further Advice/Consultation required?	Guidance notes for Assessment
<b>ASSESSMENT OF SUITABILITY- INITIAL EXCLUSIONS</b>				
Site Ref				
Site size				under 2 ha with no potential to expand boundary=exclude, over 2h or under but with potential to expand boundary= include
Site has planning permission/allocated?				record if site has planning permission, is allocated or if planning permission has lapsed. Also record any planning history. If site has pp or allocation no need to assess further- the suitability of the site was established at this stage. If the site has lapsed- suitability needs to be reviewed
Flood Zone				whole or majority of site in flood zone 3= exclude. Part of site in flood zone 3=major constraint. Small area in flood zone 3=minor constraint
Relationship to settlement and services?				where site is well related to but not within the functional settlement = minor constraint. Where site is within open countryside, remote from development and not related to any settlement/services = exclude
Is the site located on an area of designated environmental sensitivity? Eg. SSSI, SAC, RAMSAR, SPA, CWS, LNR				yes= exclude
Site located in the Suffolk Coast and Heaths AONB?				yes= exclude
Site Excluded?				state reason for exclusion under Assessment Outcome
<b>FURTHER SUITABILITY ASSESSMENT</b>				
Site within Mineral safegaurd area?				No= unconstrained. Part of site within MSA= minor constraint. Full extent of site within MSA= major constraint
Site within designated landscape area?				Yes= minor constraint. No= unconstrained
Site likely to impact upon Natura 2000 sites?				Is the site within 20km of a designated site. Yes= likely to require HRA work. Beyond 20km= potentially ok
Is the site within or adjoining a conservation area?				Yes= minor constraint. No= unconstrained
Is the site on or adjacent to any heritage assets?				If listed building or ancient monument on site= major constraint; adjacent= minor constraint
Can access be achieved to the site?				Yes= unconstrained- state which road access can be achieved from. No= major constraint if access appears unachievble.
Is there a continuous footpath into the existing settlement?				Yes= unconstrained. No= minor constraint
Access to services				No services (including GP surgery, post office or primary school) in settlement= major constraint. Services within 400-800m of site = unconstrained. Services between 800-1200m from site = minor constraint. Use distances quoted in Babergh CS11 SPD for accessibility- 400m- desirable, 800m- acceptable, 1200 metres- preferred maximum (DfT Local Transport Note 1/04)
Agricultural land classification				Grade 3= unconstrained. Grade 2= minor constraint. Grade 1= major constraint
Sewerage capacity				would require consultation?
Site considered suitable for development?				If there are major constraints identified above which cannot be overcome- site is considered unsuitable. State these constraints under assessment outcome

## SHLAA estimated supply summary

The following tables set out land supply estimates for the areas where there is identified theoretical potential for development. NB - the following assessment summary tables are indicative only and dwellings per ha (dpha) based upon calculations of the entire site area.

### Babergh District

Parish by parish breakdown in Babergh (rounded)

Note: Dwellings with PP refer to the amount of dwellings with approved planning permission, but development has not yet started or is under construction.

Parish	Dwellings with PP (as at 01/04/15)	25 dpha	40 dpha	50 dpha	Estimated yield (dwellings)
Bildeston	17	440	700	880	170
Boxford	23	90	140	180	60
Brantham	9	730	1,170	1,460	600
Bures St Mary	10	110	180	230	50
Capel St Mary	21	1,240	1,990	2,490	820
Chelmondiston	3	50	80	110	20
Copdock/Washbrook	6	1,200	1,930	2,420	1,120
East Bergholt	15	1,320	2,110	2,640	590
Elmsett	5	240	380	470	100
Glemsford	30	910	1,450	1,810	350
Sudbury/Great Cornard	322	2,930	4,690	5,870	1,740
Great Waldingfield	4	850	1,360	1,700	360
Hadleigh	32	1,600	2,560	3,200	980
Hintlesham	-	60	100	120	30
Holbrook	6	150	250	300	90
Lavenham	56	1,230	1,980	2,470	330
Long Melford	19	80	120	160	80
Pinewood	0	140	230	290	220
Shotley	13	80	120	150	80
Sproughton	62	1,250	2,000	2,500	580
Wherstead	-	110	170	210	80
<b>TOTAL</b>	-	<b>14,810</b>	<b>23,710</b>	<b>29,660</b>	<b>8,450</b>

Functional cluster breakdown in Babergh\* (rounded)

\* Some parishes appear in more than one functional cluster.

Babergh functional cluster	Dwellings with PP (as at 01/04/15)	25 dpha	40 dpha	50 dpha	Estimated yield (dwellings)
Bildeston	47	440	700	880	170
Boxford	71	90	140	180	60
Bures	24	110	180	230	50
Capel St Mary	36	2,440	3,920	4,910	1,940
East Bergholt	44	2,050	3,280	4,100	1,190
Glemsford	37	910	1,450	1,810	350
Hadleigh	76	1,900	3,040	3,790	1110
Holbrook	33	390	620	770	270
Ipswich	82	2,760	4,430	5,540	2,030
Lavenham	73	1,230	1,980	2,470	330
Long Melford	36	930	1,480	1,860	440
Nayland	27	-	-	-	-
Sudbury/Great Cornard	335	3,780	6,050	7,570	2,100

Sites which are existing formal allocations in Babergh include:

SHLAA Ref	Parish	Address	Potential dwellings	Notes
SUD02	Chilton	(Policy CS4) Chilton Woods strategic land allocation	1,050	
HAD02	Hadleigh	(Policy CS6) land north east of Frog Hall Lane	250	
BIF01	Sproughton	(Policy CS7) land at Poplar Lane	350	Current planning app (Ref B/15/00993)
BRAN04	Brantham	(Policy CS10) land at Brantham Industrial Estate	300	Current planning app (Ref B15/00263)

Indicative SHLAA supply trajectory in Babergh

Estimated yield years 0 – 5 (dwellings)	Estimated yield years 6 – 15 (dwellings)
4,230	4,220

As at April 2015, there are approximately 800 dwellings with outstanding planning permission (not started or under construction) across the whole Babergh district. Please see the Annual Monitoring Report available on the Council website for further information.

## Mid Suffolk District

The following tables set out land supply estimates for the areas where there is identified theoretical potential for development. NB - the following assessment summary tables are indicative only and dwellings per ha (dpha) based upon calculations of the entire site area.

Parish by parish breakdown in Mid Suffolk (rounded)

Note: Dwellings with PP refer to the amount of dwellings with approved planning permission, but development has not yet started or is under construction.

Parish	Dwellings with PP (as at 01/04/15)	25 dpha	40dpha	50dpha	Estimated yield (dwellings)
Bacton	9	490	780	970	400
Barham	5	1,130	1800	2,250	1,080
Botesdale / Rickingham	11	820	1,380	1,730	320
Debenham	21	100	560	730	250
Elmswell	200	1,730	2,770	3,470	800
Eye	9	1,350	2,160	2,700	560
Fressingfield	7	350	560	700	270
Gislingham	25	80	130	170	50
Haughley	27	200	310	390	100
Laxfield	9	170	280	350	40
Mendlesham	17	130	200	260	120
Needham Market	11	840	1,350	1,690	1,140
Somersham	1	50	80	100	40
Stowmarket	201	2,850	4,570	5,720	2,980
Stowupland	3	340	540	670	210
Stradbroke	14	360	580	720	300
Thurston	17	970	1550	1,940	740
Woolpit	58	700	1,130	1,410	480
Wyverstone	1	110	180	220	60
<b>TOTAL</b>	-	<b>12,770</b>	<b>20,910</b>	<b>26,190</b>	<b>9,940</b>

Functional cluster breakdown in Mid Suffolk (rounded)

Mid Suffolk functional cluster	Dwellings with PP (as at 01/04/15)	25 dpha	40dpha	50dpha	Estimated yield (dwellings)
Stowmarket	256	3,390	5,420	6,780	3,290
Needham Market	51	890	1,430	1,790	1,180
Eye	49	1,350	2,160	2,700	560
Gipping Valley	266	1,130	1,800	2,250	1,080
Debenham	74	100	560	730	250
Thurston	26	970	1550	1,940	740
Bacton and Mendlesham	68	810	1290	1,620	630
Stradbroke and Fressingfield	43	710	1,140	1,420	570
Elmswell	240	1,730	2,770	3,470	800
Woolpit	64	700	1,130	1,410	480
Botesdale and Rickinghall	13	820	1,380	1,730	320
Framlingham	-	170	280	350	40

Sites which are existing formal allocations in Mid Suffolk

SHLAA Ref	Parish	Address	Potential dwellings	Notes
STOW02	Stowmarket	(Policy 6.5) Land at Chilton Leys	1,000	
STOW3a / STOW3b	Stowmarket	(Policy 6.13) land at Ashes Farm	400	
STOW08	Stowmarket	(Policy 6.5) Land at Union Road	400	Allocated as a reserve site
STOW04	Stowmarket	(Policy 6.20) land at Farriers Road and Poplar Hill	125	

Indicative SHLAA supply trajectory in Mid Suffolk

Estimated yield years 0 – 5 (dwellings)	Estimated yield years 6 – 15 (dwellings)
6,900	3,040

As at April 2015, there are approximately 1,200 dwellings with outstanding planning permission (not started or under construction) across the whole Mid Suffolk district. Please see the Annual Monitoring Report available on the Council website for further information.

## Appendix 1 – Map of SHLAA area



## Appendix 2 – Schedule of rejected SHLAA sites

### Babergh

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
ACT01	Acton (Babergh)	6.3	Land at Barrow Hill, Acton, Suffolk	Poorly related to the settlement & services
ALD01	Aldham (Babergh)	2.2	Land fronting The street Aldham	Site is inadequately related to services & disproportionate in size for location. May have potential for smaller development of an appropriate scale for location.
ALD02	Aldham (Babergh)	3.15	Land fronting The street Aldham	Site is inadequately related to services & disproportionate in size for location. May have potential for smaller development of an appropriate scale for location.
ALD03	Aldham (Babergh)	5.35	Land fronting The street Aldham	This site is ALD01 and ALD02 added together- these have been assessed individually
BIL01	Bildeston (Babergh)	8.2	Church Farm, south of Church Road	Major constraints identified on site: Flood zone 3 along the east and cordon sanitaire in the south.
BIL03	Bildeston (Babergh)	2.4	Former Brook Farm Garage	Only the eastern part of the site could be developed. Site within flood zone 3.
BRAN02	Brantham (Babergh)	3	Land to the south of Slough Road (closest post code CO11 1NS)	Site is isolated and separated from the settlement with potential for coalescence between East End and Brantham.
CAP03	Capel St Mary (Babergh)	2	Capel Organic Mushrooms, Mill Hill, IP9 2LA	Poorly related to the settlement, services and facilities. Site within flood zone 3.
CAP04	Capel St Mary (Babergh)	18	Capel Grove, London Road	Access appears unachievable/ Inadequate access, poorly related to and not within the functional settlement.
COC01	Cockfield (Babergh)	19.1	Land at Howe Lane	Site is remote from the settlement, services and facilities.
COP01	Copdock (Babergh)	1.7	Land at Copdock	Site is remote from the settlement, services & facilities.

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
COP02	Copdock (Babergh)	1.25	Land south of Boss Hoggs Café, London Road	Site within floodzone 3 and poorly related to settlement, services & facilities.
EBER06	East Bergholt (Babergh)	1.2	Manor Farm, East End	Poorly related to the settlement & services Site below strategic consideration threshold
EBER05	East Bergholt (Babergh)	2.0	Woodgate Road	Remote from the settlement and poorly related to services and facilities.
ELMT02	Elmsett (Babergh)	1.74	Land to the north of the Street	Remote from the settlement and poorly related to services and facilities. (NB - Site size below threshold).
GWAL06	Great Waldingfield (Babergh)	2.6	Part of Field 4486	Remote from the settlement and poorly related to services and facilities.
GWAL04	Great Waldingfield (Babergh)	3.2	Part of field 6599	Remote from the settlement and poorly related to services and facilities.
GWAL02	Great Waldingfield (Babergh)	2.3	Part of Field 9553	Remote from the settlement and poorly related to services and facilities.
HINT04	Hintlesham (Babergh)	3.3	Land at Nightingales, Clay Hill	Remote from the settlement and poorly related to services and facilities.
HINT01	Hintlesham (Babergh)	2	George St., Land West of Rose Cottage	Remote from the settlement and poorly related to services and facilities.
HINT03	Hintlesham (Babergh)	3.65	Land off George Street	Remote from the settlement and poorly related to services and facilities.
HIT01	Hitcham (Babergh)	2.1	Land at Lower Farm	Site is inadequately related to services, facilities & is disproportionate in size for location. May have potential for smaller development of an appropriate scale for location.
HOL02	Holbrook (Babergh)	4	Land To the south of Woodlands Road (Post code next to site IP9 2PS)	Poorly related to services and facilities. No reasonable access available.
LAW01	Lawshall (Babergh)	3.2	Land west of Bury Road	Remote from development and not related to settlement, services and facilities.
LMEL01	Long Melford (Babergh)	2.8	Bull Lane, Long Melford	Remote from development and not related to settlement,

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
				services & facilities.
LEA02	Leavenheath (Babergh)	2.3	Orchard Farm, Locks Lane	Open countryside, remote from settlement, services and facilities
MELE01	Monks Eleigh (Babergh)	0.7	Monks Eleigh Primary School, Church Field, Monks Eleigh, Ipswich, IP7 7JH	Below size threshold without reasonable prospect for expansion
NEW01	Newton (Babergh)	2.1	Red House Farm, Newton	Open countryside, remote from settlement, services and facilities.
NEW02	Newton (Babergh)	7.5	Land between Sudbury Road and Church Road	Poor relationship to services and facilities
PINE03	Pinewood (Babergh)	4.9	Land at Thorrington Hall	Site within County Wildlife Site
POL01	Polstead (Babergh)	2.1	Land at Brewery Farm, Bower House Tye, Polstead	Site is within open countryside, remote from settlement, services and facilities.
RAY01	Raydon (Babergh)	3.7	Land off Woodland Road	Poorly related to settlement pattern.
SHI01	Shimpling (Babergh)	2.5	Land between Tolcalne and Shimpling House	Poor relationship to services and facilities
SHO04	Shotley (Babergh)	4.3	Land Close to Rose Farm	Remote from development and not related to any settlement/ services
SHO05	Shotley (Babergh)	5.6	Land close to Rose Farm	Site within AONB.
SPR03	Sproughton (Babergh)	3.15	Land off Church Lane	Large section of site within Flood Zone 2 & 3.
SPR01	Sproughton (Babergh)	3.8	Garden to Sproughton House	Remote site, not related to any functional settlement, services and facilities.
STA01	Stanstead (Babergh)	2.1	Sparrows Hall, Lower Street	Site is within open countryside, poorly related to any settlement, services and facilities, set behind established development
LEA01	Stoke By Nayland (Babergh)	5	Pough Lane CO6 4PH	Site is within open countryside, remote from settlement and not related services and facilities
STU01	Stutton (Babergh)	4.02	Land in The Street	Site is within open countryside, remote from services and facilities
STU02	Stutton (Babergh)	2	Land off Church Rd, Stutton, Nr Ipswich, IP9 2SQ	Site is within AONB area.
SUD01	Sudbury	2.4	Sudbury Garden Centre	Poorly related to local

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
	(Babergh)		and nursery	services and facilities.
SUD04	Sudbury (Babergh)	25.6	Land to the north of Sudbury Bypass (A134)	Open countryside, remote from settlement, services and facilities
SUD05	Sudbury (Babergh)	10.4	Land to the north of Sudbury Bypass (A134)	Open countryside, remote from settlement, services and facilities
CHI01	Sudbury (Babergh)	12.7	The Hollies, Chilton Airfield, Waldringfield Road	Open countryside, remote from settlement, services and facilities
WHA01	Whatfield (Babergh)	3.4	Land adjacent Wheatfield	Site is inadequately related to services, facilities & is disproportionate in size for location.
WHE01	Wherstead (Babergh)	3.3	Land between the A14, A137 and the Street,	Range of complex development constraints, including a very poor road access and indquate access to services and facilities as well as the potential negative impact(s) on listed buildings.
WOO03	Woolverstone (Babergh)	2.1	Glebe Field, Main Road	Site is inadequately related to services, facilities & is disproportionate in size for location.
WOO02	Woolverstone (Babergh)	4.8	Land fronting and to the south of B1456 Main Road (post code close to site IP9 1AJ	Site is inadequately related to services, facilities & is disproportionate in size for location.
WOO01	Woolverstone (Babergh)	1.7	Land fronting B1456 Main Road	Site is located in AONB.

## Mid Suffolk

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
AKE01	Akenham/ Whitton (Mid Suffolk)	71	Land at Rise Hall, Ipswich	Poor relationship to existing settlement, services and facilities.
BADW04	Badwell Ash (Mid Suffolk)	2.2	Land off Richer Road, Badwell Ash	Site is poorly related to existing settlement, services and facilities.
BADW01	Badwell Ash (Mid Suffolk)	2.1	Land south of The Broadway, Badwell Ash	Site is poorly related to existing settlement, services and facilities.
BADW05	Badwell Ash (Mid Suffolk)	3.5	Land off Hunston Road, Badwell Ash	Site is poorly related to existing settlement, services and facilities.
BADW03	Badwell Ash (Mid Suffolk)	1.4	Warren Farm, The Stables, Badwell Ash	Site is below threshold for the SHLAA.
BADW02	Badwell Ash (Mid Suffolk)	2	Land north of The Broadway, Badwell Ash	Site is poorly related to existing settlement, services and facilities.
BADW06	Badwell Ash (Mid Suffolk)	2.2	Land adj to the Old Guildhall, The Street, Badwell Ash	Site is poorly related to existing settlement, services and facilities.
BAR05	Barham (Mid Suffolk)	1.4	Honeymoon Cottages, Norwich Road, Barham	Site is poorly related to existing settlement, services and facilities.
BAR02	Barham (Mid Suffolk)	2.58	Land adj De Saumarez Drive, Barham	Site is poorly related to services and facilities.
BAR03	Barham (Mid Suffolk)	9.7	Land west of Norwich Road, Barham	Site is poorly related to services and facilities.
BAR01	Barham (Mid Suffolk)	1.77	Land south east of Sandy Lane, Barham	Site is poorly related services and facilities.
BAR04	Barham and Coddendam (Mid Suffolk)	7.35	Land to west of Norwich Road, Barham	Site is poorly related to services and facilities.
BEY01	Beyton (Mid Suffolk)	12.3 8	Beyton Grange, The Green, Beyton	Site is poorly related to services and facilities.
BOT/RIC0 4	Botesdale (Mid Suffolk)	2.2	Botesdale Green, Common Road, Botesdale	Site is poorly related to existing settlement, services and facilities.
BRAM02	Bramford (Mid Suffolk)	11.1	The Gables, Bramford Road, Bramford	Site is poorly related to existing settlement, services and facilities.
CLA01	Claydon (Mid Suffolk)	5.48	Land west of The Slade	Site is poorly related to services and facilities.
CLA05	Claydon (Mid Suffolk)	0.95	Land off Old Ipswich Road, Claydon	Site is below SHLAA threshold
CLA06	Claydon (Mid Suffolk)	3.75	Land at Claydon Hill	Access appears unachievable/ Inadequate access and substantial landscape constraints

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
CLAY07	Claydon (Mid Suffolk)	4.24	Land east of Fir Tree Lane	Access appears unachievable/ Inadequate access and substantial landscape constraints
CLA04	Claydon (Mid Suffolk)	4.26	Land south of Premier Inn, Paper Mill Lane	Site is located in Flood Zone 3
CLA02	Claydon (Mid Suffolk)	1.1	Land west of The Slade, Claydon (site 2)	Site is under threshold with little opportunity to expand boundary
STOW13	Combs (Mid Suffolk)	6.9	Land south of Lindsey Way, Stowmarket	Site is adjacent to a SSSI
CREE02	Creeting St Mary (Mid Suffolk)	5.4	Land at Jacks Green Road, Creeting St Mary	Site is poorly related to existing settlement, services and facilities.
CREE03	Creeting St Mary (Mid Suffolk)	2.4	Land adjoining Jacks Green Road, Creeting St Mary	Significant area of the site lies within Flood Zone 3; site is also poorly related to services and facilities
CREE01	Creeting St Mary (Mid Suffolk)	3	Flordon Road, Creeting St Mary	Site is poorly related to services and facilities.
SEARL01	Earl Stonham (Mid Suffolk)	2.1	Land east of Angel Hill, Earl Stonham	Poor relationship to settlement, services and facilities.
ELM02	Elmswell (Mid Suffolk)	11	Land to east of Blackbourne Road	Access appears unachievable/ Inadequate access.
ELM05	Elmswell (Mid Suffolk)	5.4	Land south of Wetherden Road, Elmswell (site 2)	Access appears to be unachievable without the development of ELM04.
ELM10	Elmswell (Mid Suffolk)	1.7	Land east of Borley Crescent, Elmswell	Site is below threshold of 2ha, but is adjacent to ELM02 and will be considered as part of a larger site.
EYE02	Eye (Mid Suffolk)	2.7	Yaxley Road, Eye	Poor relationship to existing settlement, services and facilities.
EYE03	Eye (Mid Suffolk)	13.8	Eye Airfield, Langton Green	Poor relationship to existing settlement, services and facilities.
EYE04	Eye (Mid Suffolk)	2.6	Land adjacent Brome Avenue	Poor relationship to existing settlement, services and facilities.
FRES02	Fressingfield (Mid Suffolk)	1.1	Site adj. to Primary School playingfield	Site is below threshold for the SHLAA.
FRES03	Fressingfield (Mid Suffolk)	1.2	Land to the east of Harleston Hill, Fressingfield	Poor relationship to existing settlement, services and facilities.
FRES06	Fressingfield	1.1	Land adjacent to and	Site is under 2ha threshold

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
	(Mid Suffolk)		part of Post Mill Lane, Fressingfield	with little opportunity to expand- exclude
GRB01	Great Blakenham (Mid Suffolk)	5.4	Land off Stowmarket Road, Great Blakenham	Poor relationship to services and facilities.
GRB03	Great Blakenham (Mid Suffolk)	12.06	Land to the rear of Tollgate Farm, Great Blakenham	Poor relationship to services and facilities.
GRB04	Great Blakenham (Mid Suffolk)	1.36	Sackers, Gipping Road, Great Blakenham	Site is below SHLAA threshold with little opportunity to expand boundary.
STOW18	Haughley (Mid Suffolk)	5.8	Land adj Woodside Farm, Haughley	Poor relationship to existing settlement.
HAU02	Haughley (Mid Suffolk)	5.1	Land at Firs Farm, Fishponds Way, Haughley	Poor relationship to existing settlement, services and facilities.
HAU03	Haughley (Mid Suffolk)	8	Land adjoining Fishponds Way, Haughley	Poor relationship to existing settlement, services and facilities.
HEN01	Henley (Mid Suffolk)	3.7	Land off Ashbocking Road, Henley	Poor relationship to services and facilities..
HEN02	Henley (Mid Suffolk)	2.2	Land adj Henley Community Centre, Henley	Poor relationship to services and facilities.
HEN03	Henley (Mid Suffolk)	8.4	Land along Mill Lane, Henley	Poor relationship to services and facilities.
HIND02	Hinderclay (Mid Suffolk)	4.6	Mill Farm, Hinderclay	Poor relationship to services and facilities.
HIND01	Hinderclay (Mid Suffolk)	1.2	Land adj Hinderclay Church, Bells Lane, Hinderclay	Site is below SHLAA threshold.
HOX02	Hoxne (Mid Suffolk)	1.2	Land at Daganya Farm, Nuttery Vale, Hoxne	Site of this size is considered disproportionate and unsuitable in Hoxne which has a lack of services and facilities.
HOX03	Hoxne (Mid Suffolk)	2.7	Land at Cross Street, Hoxne	Site of this size is considered disproportionate and unsuitable in Hoxne which has a lack of services and facilities..
HOX04	Hoxne (Mid Suffolk)	0.8	Land adj Recreation Ground, Hoxne	Site is below threshold for the SHLAA with little potential to expand boundary.
HOX05	Hoxne (Mid Suffolk)	7.7	Land rear of Abbey Terrace, Hoxne	Poor relationship to existing settlement, services and facilities.
HOX01	Hoxne (Mid Suffolk)	2.7	The Pipeworks, Eye Road, Hoxne	Located on SSSI.
HOX06	Hoxne (Mid Suffolk)	6.2	Land west of Whittons Lane, Hoxne	Poor relationship to existing settlement, services and

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
				facilities.
KEN01	Kenton (Mid Suffolk)	6.9	Land in Kenton Street, Kenton	Poor relationship to services and facilities.
LAX02	Laxfield (Mid Suffolk)	1.2	Land adjoining Bickers Hill Road, Laxfield	Poor relationship to existing settlement, services and facilities.
LAX04	Laxfield (Mid Suffolk)	2.1	Land at Corner Farm, Bickers Hill Road, Laxfield	Poor relationship to existing settlement, services and facilities.
LAX05	Laxfield (Mid Suffolk)	2.2	Site southwest of Station Road	Poor relationship to existing settlement, services and facilities.
LTHUR01	Long Thurlow (Mid Suffolk)	2.2	Land adj Thurlow Road, Long Thurlow	Poor relationship to services and facilities.
MEND02	Mendlesham (Mid Suffolk)	13.2	Land east of Mendlesham	Poor relationship to existing settlement, services and facilities.
MEND01	Mendlesham (Mid Suffolk)	1.8	Land adj Brockford Road/Church Road, Mendlesham	Poor relationship to existing settlement, services and facilities.
MEND04	Mendlesham (Mid Suffolk)	5.3	Land south east of Old Station Road, Mendlesham	Poor relationship to existing settlement, services and facilities.
MIC01	Mickfield (Mid Suffolk)	3.1	The Poplars, Wetheringsett Road, Mickfield	Poor relationship to services and facilities.
MIC03	Mickfield (Mid Suffolk)	2	Land south of Debenham Road, Mickfield	Poor relationship to services and facilities.
MIC02	Mickfield (Mid Suffolk)	2.5	Land east of Scotts Hill, Mickfield	Poor relationship to services and facilities.
NOR04	Norton (Mid Suffolk)	0.5	Norton Field, land east of Ixworth Road, Norton	Poor relationship to existing settlement, services and facilities.
NOR01	Norton (Mid Suffolk)	2.11	Pine Trees, Ashfield Road, Little Green, Norton	Poor relationship to existing settlement, services and facilities.
NOR03	Norton (Mid Suffolk)	2.1	Land at Ashfield Road, Norton	Poor relationship to services and facilities.
NOR02	Norton (Mid Suffolk)	8.3	Land at Ixworth Road and Hawes Lane, Norton	Poor relationship to services and facilities.
OCC01	Occold (Mid Suffolk)	2.8	Land at Church Farm, Occold	Poor relationship to services and facilities.
OFF01	Offton (Mid Suffolk)	2.6	Land off Bildeston Road/Castle Road, Offton	Poor relationship to services and facilities.
OLDN01	Old Newton (Mid Suffolk)	2.6	Land rear of Falconer Avenue, Old Newton	Poor relationship to existing settlement, services and facilities.
OLDN02	Old Newton (Mid Suffolk)	3.1	Land adj Greenacres, Stowmarket Road, Old	Poor relationship to existing settlement, services and

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
			Newton	facilities.
OLDN03	Old Newton (Mid Suffolk)	2.6	Land at Station Road, Old Newton	Poor relationship to existing settlement, services and facilities.
STOW17	Onehouse (Mid Suffolk)	7.5	Land at Finborough Road/Starhouse Lane	Poor relationship to existing settlement, services and facilities.
STOW16	Onehouse (Mid Suffolk)	2.5	Land off Finborough Road, Stowmarket	Poor relationship to settlement, services and facilities.
PAL03	Palgrave (Mid Suffolk)	1.05	Priory Road, Palgrave	Site below SHLAA threshold
PAL01	Palgrave (Mid Suffolk)	2.66	Land off Upper Rose Lane, Palgrave	Poor relationship to services and facilities.
PAL02	Palgrave (Mid Suffolk)	0.98	Land off Lion Road, Palgrave	Site below SHLAA threshold
PET02	Pettaugh (Mid Suffolk)	2.1	The Low Meadows, Pettaugh	Majority of site in Flood Zone 3
PET01	Pettaugh (Mid Suffolk)	2.3	Moat Grove Farm, Pettaugh	Poor relationship to services and facilities.
RATT01	Rattlesden (Mid Suffolk)	4.3	Land adj Windyridge Rise and Roman Rise, Rattlesden	Poor relationship to existing settlement, services and facilities.
RATT02	Rattlesden (Mid Suffolk)	3.4	Land adj Felsham Road	Poor relationship to existing settlement, services and facilities. Substantial landscape constraints.
RATT03	Rattlesden (Mid Suffolk)	10.2	Land between Rising Sun Hill and Workhouse Lane	Substantial landscape and historic asset constraints
RATT04	Rattlesden (Mid Suffolk)	4.5	Land nr. High Street and Mill Hill	Poor relationship to existing settlement, services and facilities. Substantial landscape constraints.
RED01	Redgrave (Mid Suffolk)	4	Land at Hall Lane, Redgrave	Poor relationship to services and facilities.
BOT/RIC07	Rickingham (Mid Suffolk)	4.36	Land at Rectory Hill, Rickingham	Poor relationship to existing settlement, services and facilities.
BOT/RIC06	Rickingham (Mid Suffolk)	5.12	Land off Bury Road, Rickingham	Majority of site in flood zone 3
SOM01	Somersham (Mid Suffolk)	2.4	Land south east of Flowton Road, Somersham	Access road is not considered suitable for a site of this size
STONA01	Stonham Aspal (Mid Suffolk)	2.9	Land behind Quoits Meadow, Stonham Aspal	Poor relationship to services and facilities.
STONA04	Stonham Aspal (Mid Suffolk)	2.2	Land south of The Street, Stonham Aspal	Poor relationship to services and facilities.
STONA03	Stonham Aspal (Mid Suffolk)	4.4	Land north west of Stonham Aspal	Poor relationship to services and facilities.
STONA02	Stonham Aspal	2.1	Land west of Crowfield	Poor relationship to services

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
	(Mid Suffolk)		Road, Stonham Aspal	and facilities.
STONP01	Stonham Parva (Mid Suffolk)	1.5	Land to east and south of Camelia Cottage, Stonham Parva	Poor relationship to settlement, services and facilities.
STOW15	Stowmarket (Mid Suffolk)	3.4	Land at Takers Lane, Stowmarket	Over half of site within flood zone 3
STOW14	Stowmarket (Mid Suffolk)	12.2	Land south west of Needham Road, Stowmarket	Poor relationship to existing settlement, services and facilities.
STOW12	Stowmarket (Mid Suffolk)	1	Stowmarket Middle School, Walnut Tree Walk, Stowmarket	site is under threshold with no potential to expand
STOW11	Stowmarket (Mid Suffolk)	0.34	Wade House, Violet Hill Road, Stowmarket	site is under threshold with no potential to expand
STOW10	Stowmarket (Mid Suffolk)	2.8	Cedars Park Business Park, Gun Cotton Way	Proximity to existing large sewerage works and cordon sanitaire
STO01	Stowupland (Mid Suffolk)	10.9	Land north of Church Road	Site unsuitable for development due to landscape sensitivities and potential impact on neighbouring heritage assets
STO06	Stowupland (Mid Suffolk)	12.1	Rendalls Lane, Stowupland	Poor relationship to existing settlement, services and facilities.
STO07	Stowupland (Mid Suffolk)	46.4	Land south of Church Road, Stowupland	Poor relationship to existing settlement, services and facilities.
STO09	Stowupland (Mid Suffolk)	16.8	Land west of Rendalls Lane, Stowupland	Poor relationship to existing settlement, services and facilities.
STO03	Stowupland (Mid Suffolk)	0.8	Land between Orchard House and Inglenook, Mill Street, Stowupland	Poor relationship with existing settlement, services and facilities.
STO04	Stowupland (Mid Suffolk)	1.6	Land east and south of A1120/Church Road, Stowupland	Poor relationship with existing settlement, services and facilities.
STO05	Stowupland (Mid Suffolk)	3.9	land between rear of Old Farm and the A14, Stowupland	Poor relationship with existing settlement, services and facilities.
STR03	Stradbroke (Mid Suffolk)	2.4	Land north of Mill Lane, Queen Street, Stradbroke	Poor relationship to existing settlement, services and facilities.
STR02	Stradbroke (Mid Suffolk)	2.1	Land to east of Queen Street, Stradbroke	Poor relationship to existing settlement, services and facilities.
THOR01	Thorndon (Mid Suffolk)	2.4	Land east of Fen View, Thorndon	Poor relationship to services and facilities.
THU11	Thurston (Mid Suffolk)	2.1	Land south of Railway, Thurston	Poor relationship to services and facilities.
THU06	Thurston (Mid Suffolk)	44.3	Land at Green Farm, Norton Road, Thurston	Flood Zone 3 runs through middle of site – the rest of the

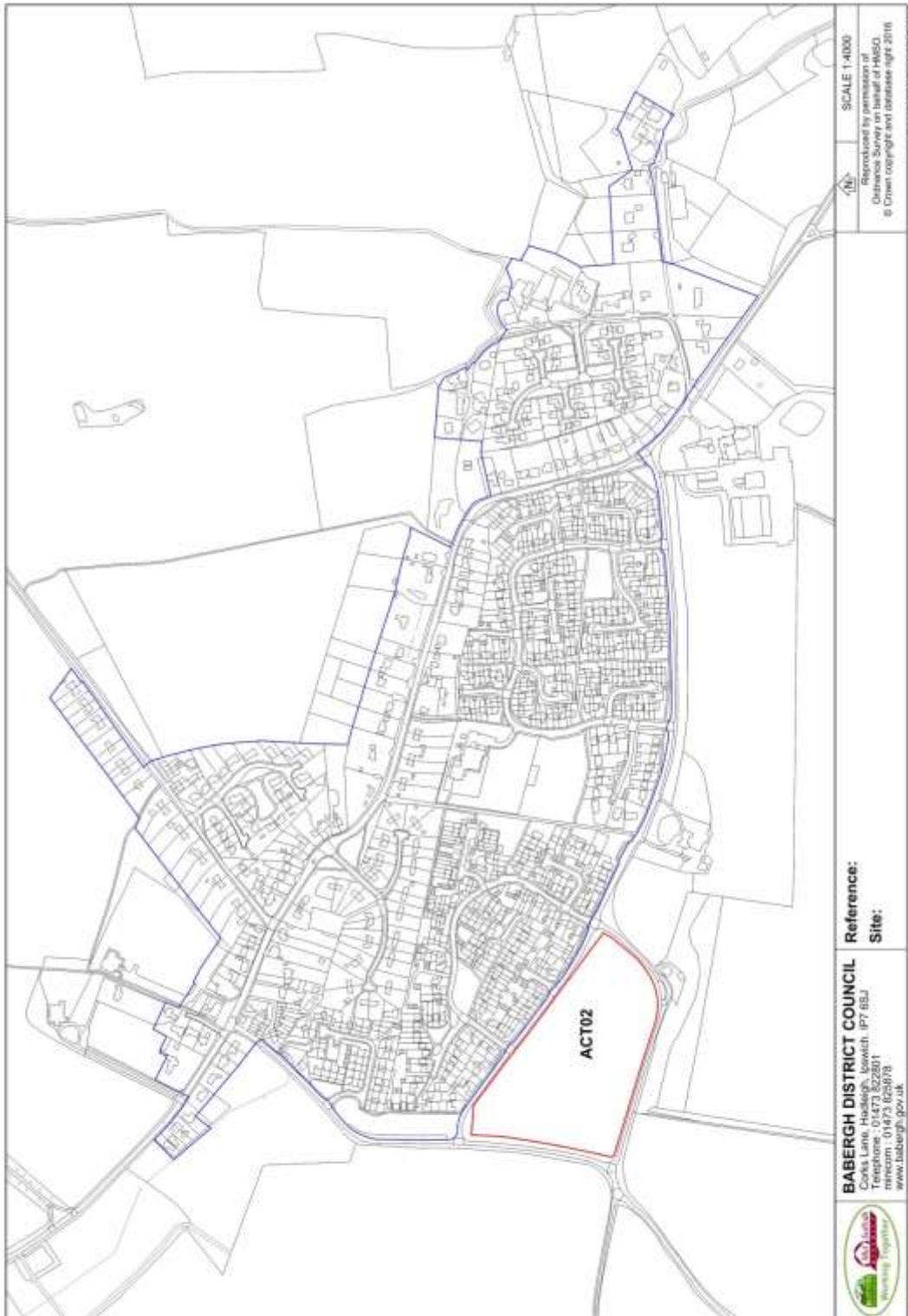
Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
				site is remote from the settlement, services and facilities.
THU05	Thurston (Mid Suffolk)	10.94	Land South West of Thurston Road, Thurston	Poor relationship to existing settlement, services and facilities.
THU12	Thurston (Mid Suffolk)	2	Stockhold Green, Thurston	Site is poorly related to services and facilities.
THU09	Thurston (Mid Suffolk)	13.8	Land at Thurston House, Thurston	Poor relationship to existing settlement, services and facilities.
THU03	Thurston (Mid Suffolk)	2.95	Land at Barrells Road, Thurston (site 2)	Poor relationship to existing settlement, services and facilities.
THUR07	Thurston (Mid Suffolk)	16.5	Land at Manor Farm, Norton Road	Poor relationship to existing settlement, services and facilities. Substantial landscape constraints.
THUR10	Thurston (Mid Suffolk)	8.7	Land south of Thurston Rugby Club	Poor relationship to existing settlement, services and facilities. Substantial landscape constraints.
THU13	Thurston (Mid Suffolk)	3.9	Land at the Firs, Church Road, Thurston	Poor relationship to existing settlement, services and facilities.
THU02	Thurston (Mid Suffolk)	2.1	Land at Barrells Road, Thurston (site 1)	Poor relationship to existing settlement, services and facilities.
TOS01	Tostock (Mid Suffolk)	3.7	Land between Flatts Lanes and Norton Road, Tostock	Poor relationship to services and facilities.
TOS02	Tostock (Mid Suffolk)	0.5	Land east of Norton Road, Tostock	Site is below threshold of 2ha but is adjacent to TOS01 and will be considered alongside this site
WAL01	Walsham Le Willows (Mid Suffolk)	1.6	Land adj The Woodlands, Walsham Le Willows	Site in Flood Zone 3
WAL02	Walsham Le Willows (Mid Suffolk)	2.7	Hyfields, Wattisfield Road, Walsham Le Willows	Poor relationship to existing settlement, services and facilities.
WAL03	Walsham Le Willows (Mid Suffolk)	2.7	Land north of Grove Road	Poor relationship to services and facilities
WAT01	Wattisfield (Mid Suffolk)	1	Land north of Cassons Farm, Walsham, Wattisfield	Site is within Flood Zone 3.
WAT02	Wattisfield (Mid Suffolk)	0.6	Land east of Casons Farm, Walsham, Wattisfield	Site size is below threshold with little scope to increase size
WAT03	Wattisfield (Mid Suffolk)	1.4	Land south of Casons Farm, Walsham,	Site size is below threshold with little scope to increase

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
			Wattisfield	size
WES01	Westhorpe (Mid Suffolk)	2.1	Land adj Church Road, Westhorpe	Poor relationship to settlement, services and facilities.
WEY01	Weybread (Mid Suffolk)	6.9	The Street, Weybread	Poor relationship to settlement, services and facilities.
WHIT01	Whitton (Mid Suffolk)	19.4	Land west of Old Norwich Road, Whitton	Poor relationship to settlement, services and facilities.
WOOL01	Woolpit (Mid Suffolk)	2.7	Heath Road, Woolpit	Poor relationship to existing settlement, services and facilities.
WOR01	Wortham (Mid Suffolk)	2	Land off Bury Road (A143), Wortham	Poor relationship to services and facilities.
WYV01	Wyverstone (Mid Suffolk)	2.9	Land south of the Laurels, The Street, Wyverstone	Poor relationship to services and facilities.
YAX01	Yaxley (Mid Suffolk)	1.2	Land off Old Ipswich Road, Yaxley	Site is below the SHLAA threshold.
YAX02	Yaxley (Mid Suffolk)	1.6	Land West of Old Ipswich Road, Yaxley	Site is below the SHLAA threshold.

## **Appendix 3 – SHLAA Potential Sites and Summary Assessment Sheets**

# Babergh SHLAA Summary Site Assessments

## Acton

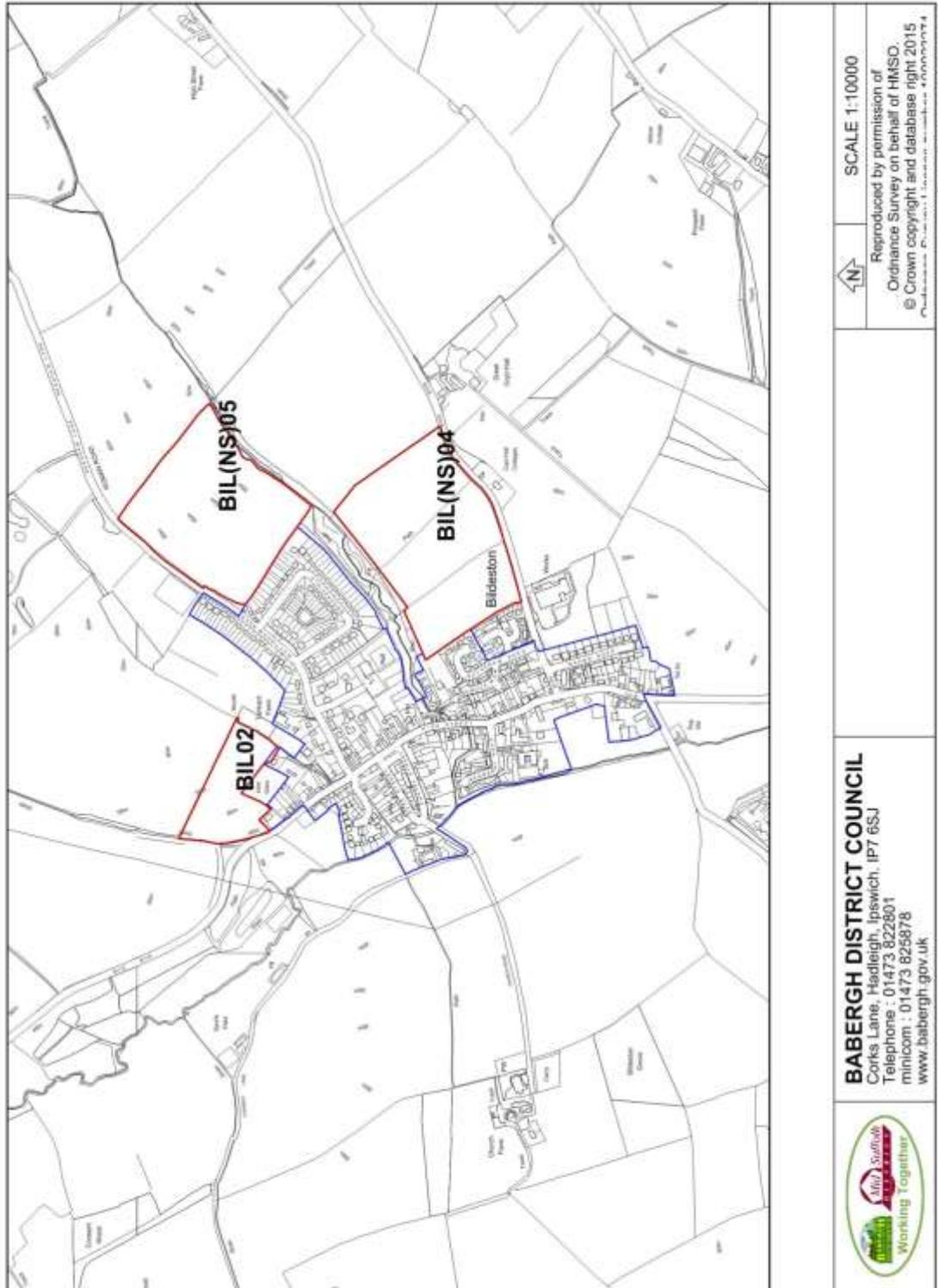


Sites with the potential to support development –  
(These are not formal allocations)

ACT02	Land at Tamage Road, Acton,
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Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ACT02	Acton (Babergh) (Hinterland Village)	Land at Tamage Road	3.6		
<b>Proposal</b>	Housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	90	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	144		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	180		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>90</b>				

# Bildeston



Sites with the potential to support development –

(These are not formal allocations)

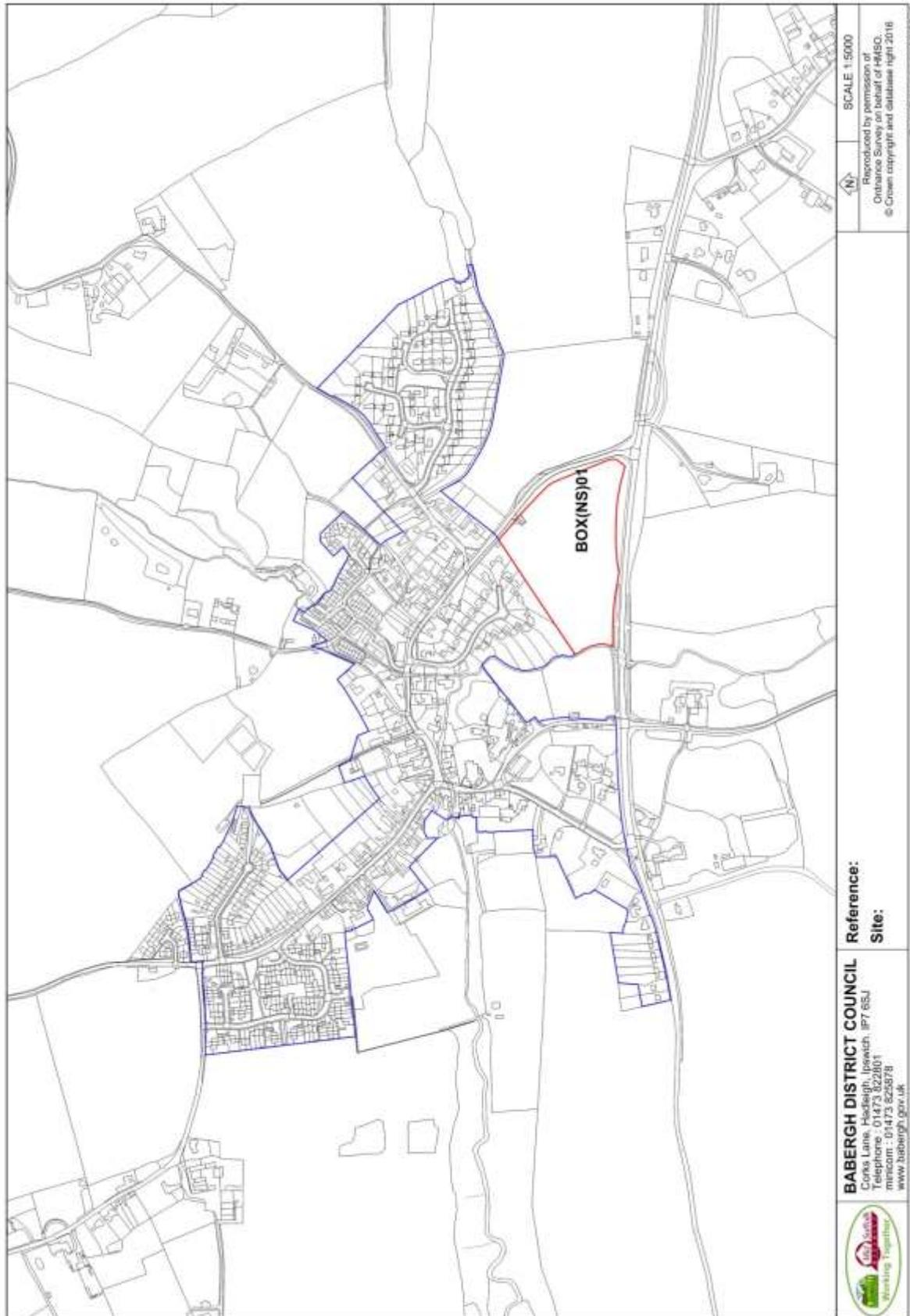
BIL02	Land at northern end of Bildeston, High Street,
BIL(NS)04	Land east of Rotheram Road, north of B1078
BIL(NS)05	Land north-east in Bildeston, south of Wattisham Road

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>BIL02</b>	<b>Bildeston (Babergh) (Core Village)</b>	Land at northern end of Bildeston, High Street,	2.8		
<b>Proposal</b>	Housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon listed buildings and conservation area					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted.					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	72	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	116		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	145		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along southern aspect is recommended. Estimated new net site area: 2 ha				
<b>Estimated yield (dwellings)</b>	<b>40</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>BIL(NS)04</b>	<b>Bildeston (Babergh) (Core Village)</b>	Land east of Rotheram Road, north of B1078	6		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required cordon sanitaire matters					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	150	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	240		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	300		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along western aspect adjoining existing settlement is recommended due to connectivity to the existing development. Estimated new net site area: 2ha				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
BIL(NS)05	Bildeston (Babergh) (Core Village)	Land north-east in Bildeston, south of Wattisham Road	8.6		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required landscape impact issues					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	215	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	344		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	430		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

# Boxford

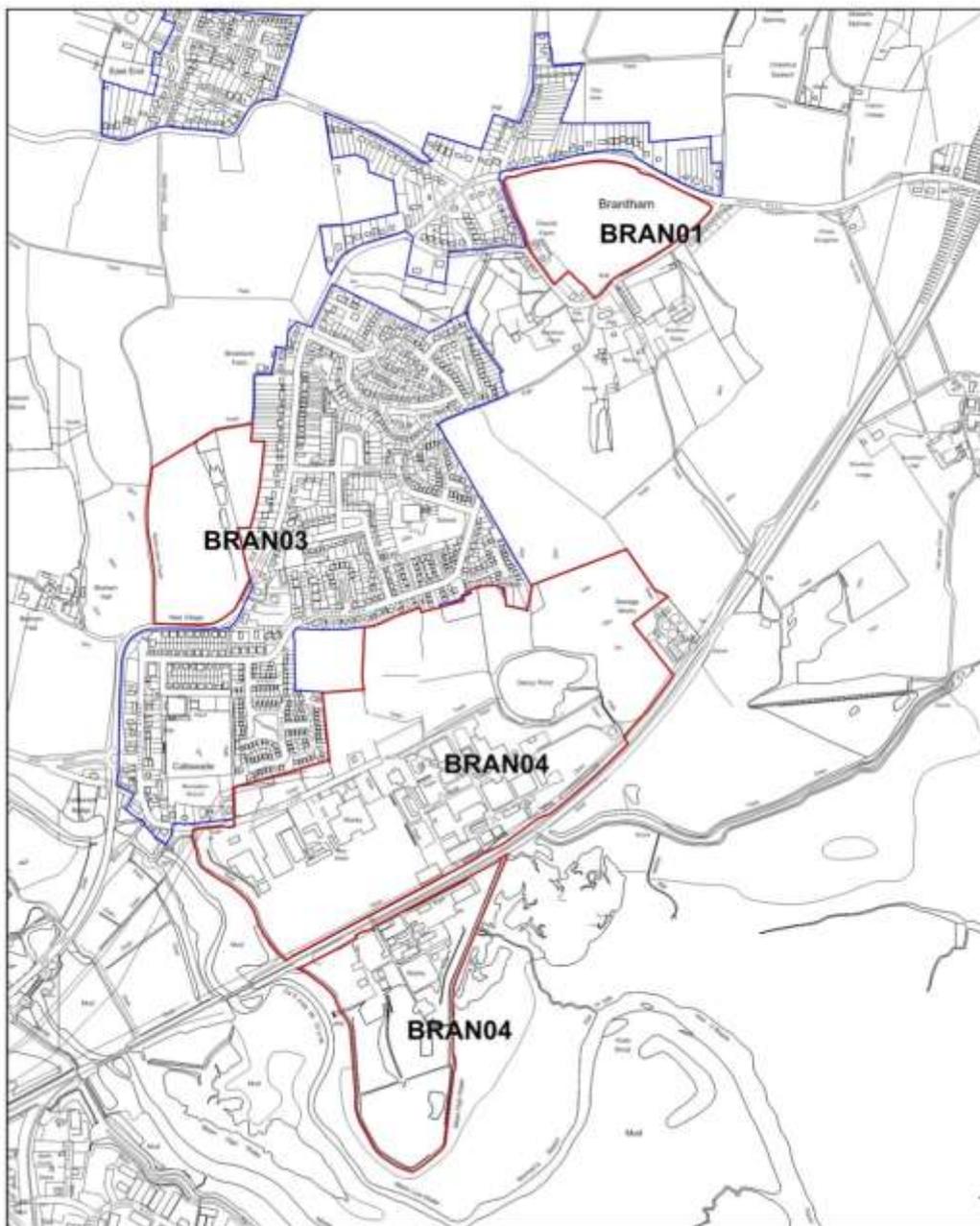


Sites with the potential to support development –  
(These are not formal allocations)

BOX(NS)01	Land west of Sand Hill
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Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
BOX(NS)01	Boxford (Babergh) (Core Village)	Land west of Sand Hill	3.5		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: landscape impacts flooding issues noise issues					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	87	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	140		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	175		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along north-eastern aspect is recommended in order to avoid disproportionate development to the existing settlement. Estimated new site area 2.5 ha.				
<b>Estimated yield (dwellings)</b>	<b>60</b>				

## Brantham



**Title:**  
**Reference:**  
**Site:**



**BABERGH DISTRICT COUNCIL**  
Corks Lane, Hadleigh, Ipswich, IP7 6SJ  
Telephone : 01473 822801  
Minicom : 01473 825878  
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Date Printed : 10/09/2015

Sites with the potential to support development –  
(These are not formal allocations)

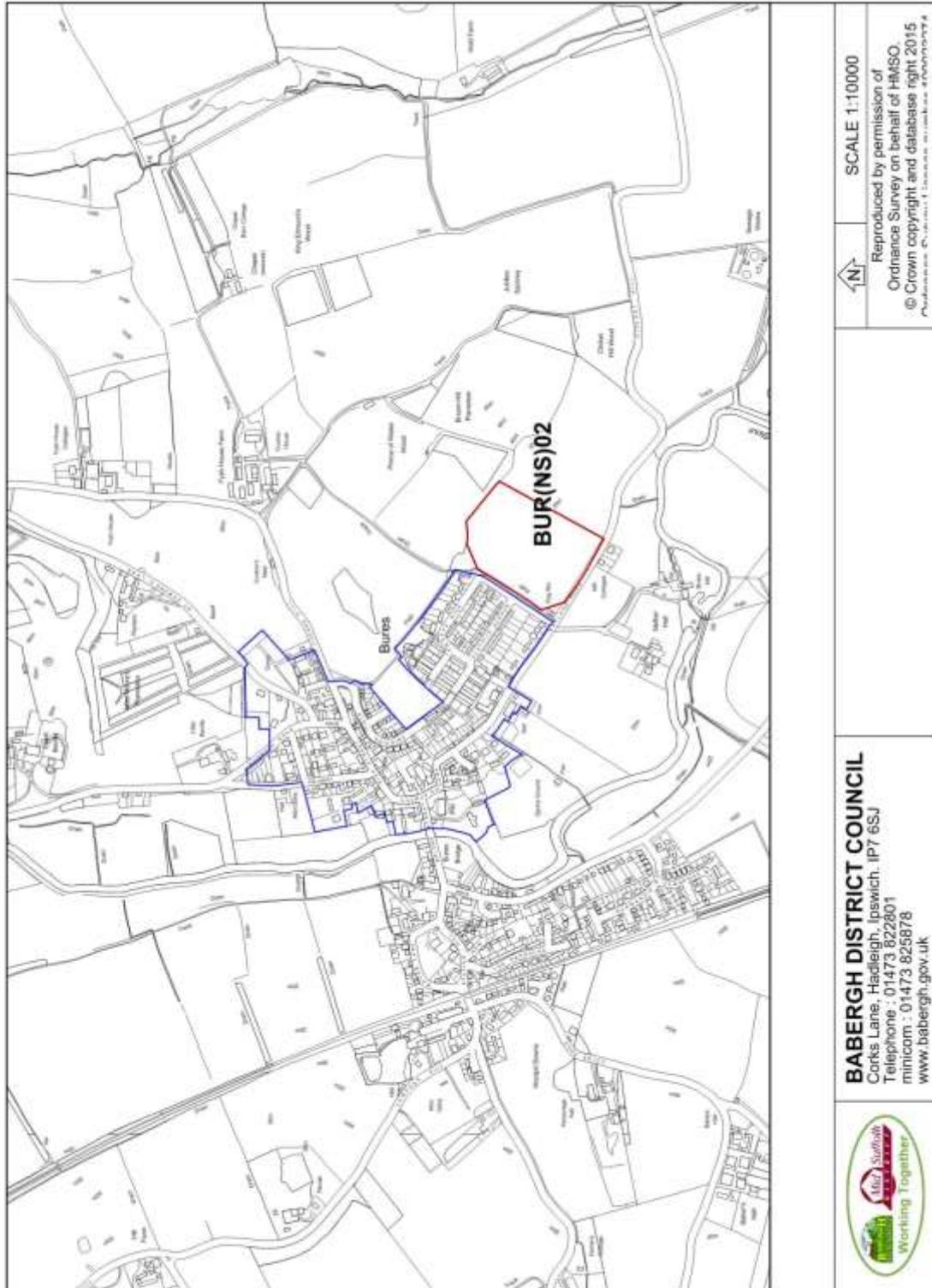
BRAN01	Pattles Field, Church farm, Church Lane,
BRAN03	Land at Brantham Hill
BRAN04	Land at Brantham Industrial Area

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
BRAN01	Brantham (Babergh) (Hinterland Village)	Pattles Field, Church farm, Church Lane,	8.1		
<b>Proposal</b>	housing, open space and other suitable community uses. Possible small supermarket, dependant upon discussions with the parish and district councils.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
There are two owners of the site (1 family) An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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 redevelopment would take 5 years at 36 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	202	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	324		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	405		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, but partial development is recommended. Taking into account the existing local allocation development along Ipswich Road (A137) would be suitable with the settlement pattern. Estimated new net site area: 2 ha				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>BRAN03</b>	<b>Brantham (Babergh) (Hinterland Village)</b>	Land at Brantham Hill	9.2		
<b>Proposal</b>	potential housing development site.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
<p>Site is potentially suitable, but the following constraints have been identified which would require further investigation:</p> <p>Scale of site- consider reducing size of site to be more in keeping with the existing settlement, and due to steep gradient</p> <p>Highways – regarding access, footpaths and infrastructure required</p>					
<b>Availability</b>					
<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 not been submitted</p>					
<b>Achievability</b>					
<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>					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	229	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	367		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	459		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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.				
<b>Estimated yield (dwellings)</b>	<b>200</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>BRAN04</b>	<b>Brantham (Babergh) (Core Village)</b>	Land at Brantham Industrial Area	12		
<b>Proposal</b>	Allocated site for regeneration objectives (Policy CS7)	<b>Current / previous land use</b>	Industrial		
<b>Suitability (Potentially)</b>					
The site has been allocated in the Core Strategy					
<b>Availability</b>					
The site has been allocated in the Core Strategy					
<b>Achievability</b>					
Known environmental sensitivity issues on the site. Delivery of approximately 300 dwellings anticipated within the medium to long term of the Plan period.					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	300	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	480		<b>5 – 10 yrs</b>	X
	<b>50 dph</b>	600		<b>10 – 15+ yrs</b>	X
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>350</b>				

# Bures St Mary

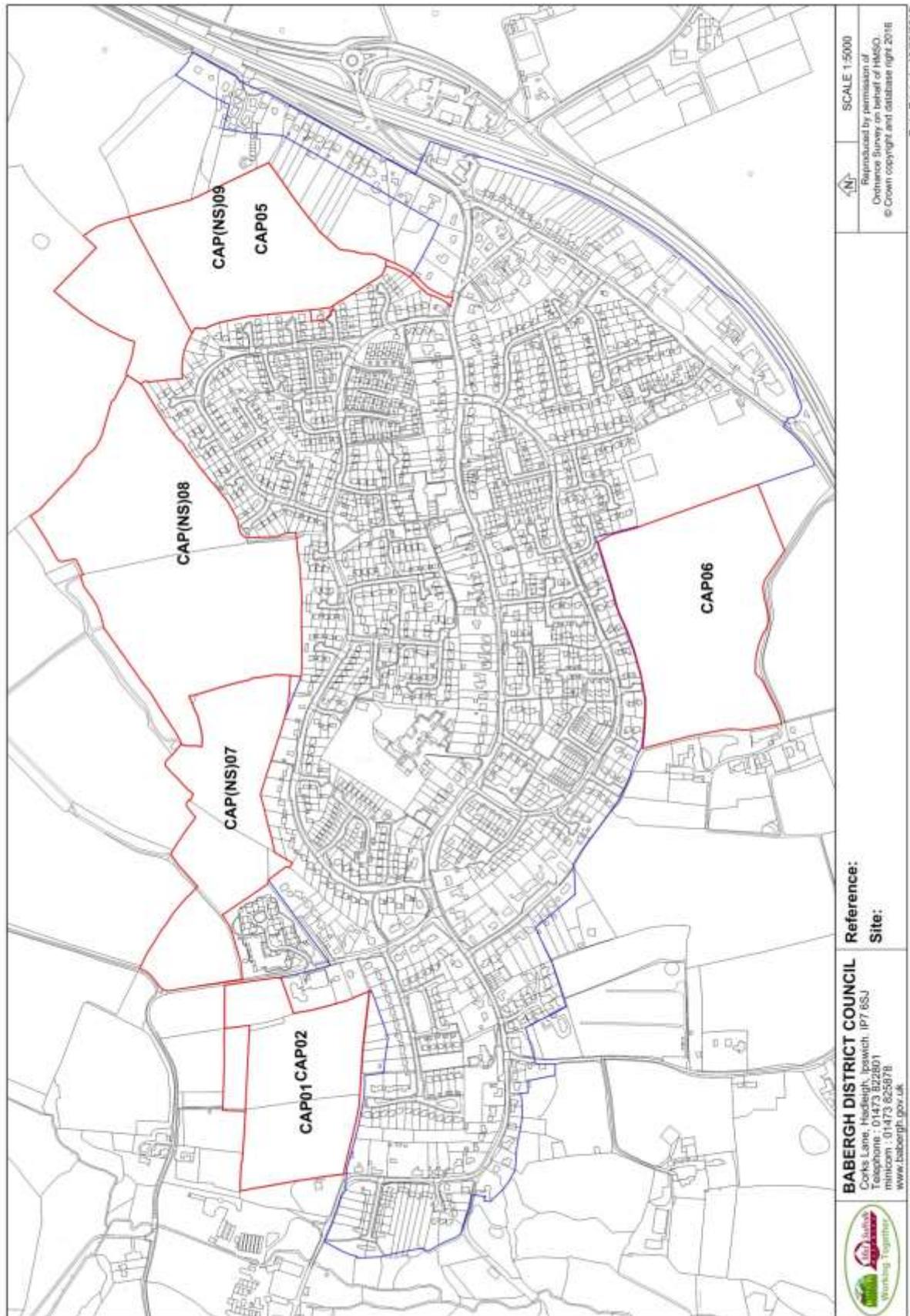


Sites with the potential to support development –  
(These are not formal allocations)

BUR(NS)02	Land north of Nayland Road
-----------	----------------------------

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
BUR(NS)02	Bures St Mary (Babergh) (Core Village)	Land north of Nayland Road	4.5		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: * landscape impact Highway acceptability.					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	112	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	180		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	225		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	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: 2 ha				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

# Capel St Mary



Sites with the potential to support development –  
(These are not formal allocations)

CAP01	Land off Days Road
CAP02	Land west of Days Road
CAP05	Land at Longfield Road
CAP06	Land to the north of Red Lane
CAP(NS)07	Land east of Days Road
CAP(NS)08	Land north-east of Longfield Road
CAP(NS)09	Land west of Longfield Road

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>CAP01</b>	<b>Capel St Mary (Babergh) (Core Village)</b>	Land off Days Road	5		
<b>Proposal</b>	mixed open market detached houses and single storey dwellings together with mix of affordable housing to meet local need.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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 listed building adjacent to south east boundary of site					
<b>Availability</b>					
The site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have not been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	127	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	204		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	255		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>CAP02</b>	<b>Capel St Mary (Babergh) (Core Village)</b>	Land west of Days Road	5.67		
<b>Proposal</b>	Approx. 100- 150 dwellings, together with associated open space	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
There are two owners of the site An agent has submitted the site on request of the landowners The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	141	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	226		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	283		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
CAP05	Capel St Mary (Babergh) (Core Village)	Land at Longfield Road	5.56		
<b>Proposal</b>	Housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted					
<b>Achievability</b>					
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 65 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	139	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	222.		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	278		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

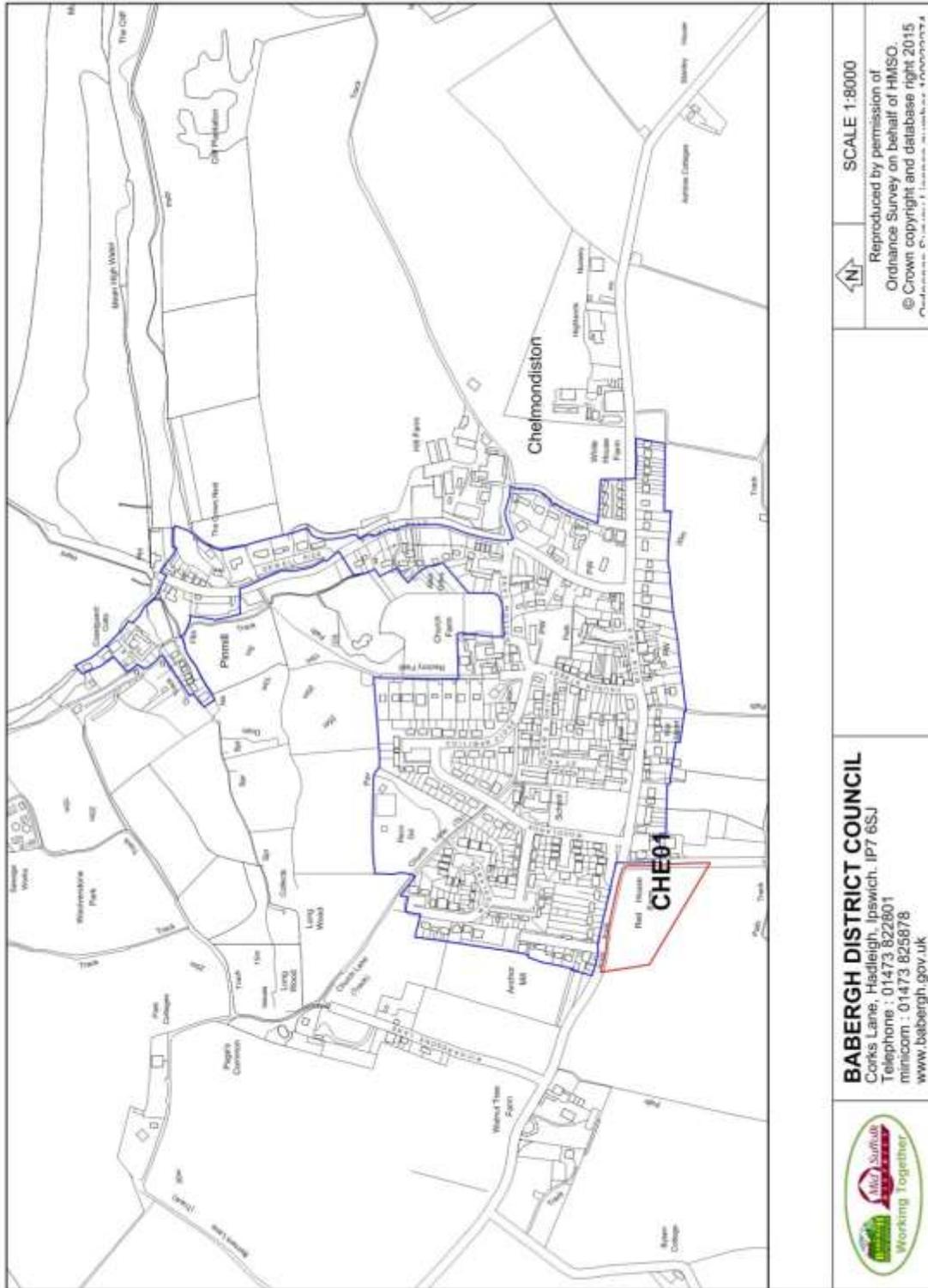
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>CAP06</b>	<b>Capel St Mary (Babergh) (Core Village)</b>	Land north of Red Lane	7.6		
<b>Proposal</b>	Potential housing allocation	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
<p>Site is potentially suitable, but the following considerations would require further investigation:  Highway – regarding access, footpaths and infrastructure required.  Scale of site- consider reducing size of site to be more in keeping with the existing settlement  Heritage assets adjacent the site</p>					
<b>Availability</b>					
<p>Site is in joint ownership  An agent has submitted the site on request of the landowner  The title deeds have not been submitted</p>					
<b>Achievability</b>					
<p>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</p>					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	190	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	304		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	380		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>190</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
CAP(NS)07	Capel St Mary (Babergh) (Core Village)	Land east of Days Road	6		
<b>Proposal</b>	Potential housing allocation	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: * Highway safety / access issues					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	147	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	236		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	295		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>140</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
CAP(NS)08	Capel St Mary (Babergh) (Core Village)	Land north-east of Longfield Road	11.6		
<b>Proposal</b>	Potential housing site allocation	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: * Impact of scale of growth on existing community					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	290	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	464		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	580		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>180</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>CAP(NS)09</b>	<b>Capel St Mary (Babergh) (Core Village)</b>	Land west of Longfield Road	8.4		
<b>Proposal</b>	Potential housing site allocation	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: * Highway safety / access issues					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	210	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	336		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	420		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	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: 3.5 ha				
<b>Estimated yield (dwellings)</b>	<b>80</b>				

# Chelmondiston




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**BABERGH DISTRICT COUNCIL**  
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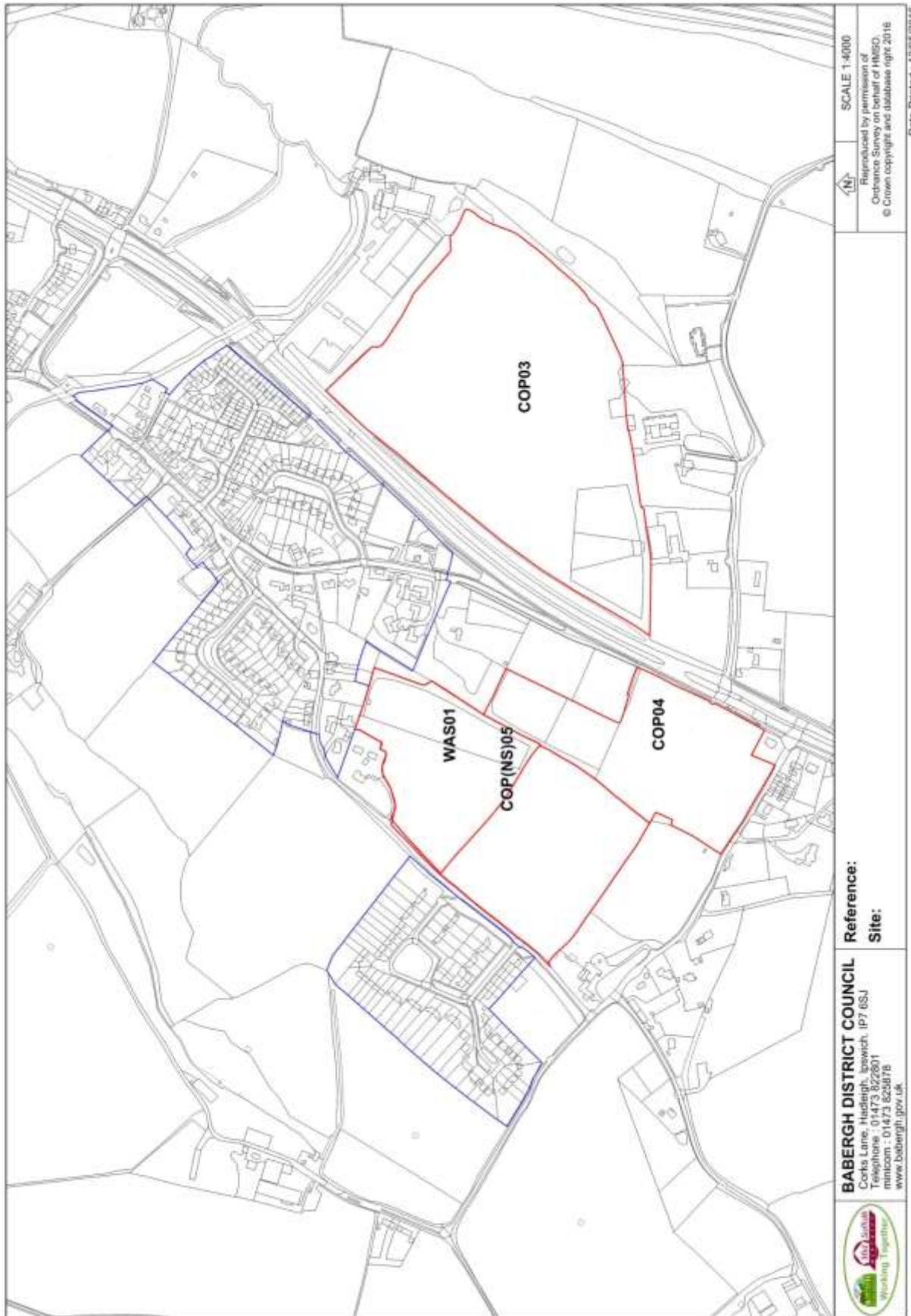
Date Printed : 20/06/2015

Sites with the potential to support development –  
(These are not formal allocations)

CHE01	Land fronting and to the south of B1456
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Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
CHE01	Chelmondiston (Babergh) (Hinterland Village)	Land fronting and to the south of B1456	1.9		
<b>Proposal</b>	Mixed open market detached houses and single storey dwellings together with mix of affordable housing to meet local need.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership- GW Stennett Ltd An agent has submitted the site on request of the landowner The title deeds have not been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	52	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	84		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	105		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>15</b>				

# Copdock (including Washbrook)



Sites with the potential to support development –

(These are not formal allocations)

COP03	Jubilee Meadow, Mill Lane, Copdock, Ipswich, IP8 3HU
COP04	Land at Elm lane, Copdock, Ipswich, IP8
COP(NS)05	Land south east of Back Lane
WAS01	Land adjoining Highfield Back Lane

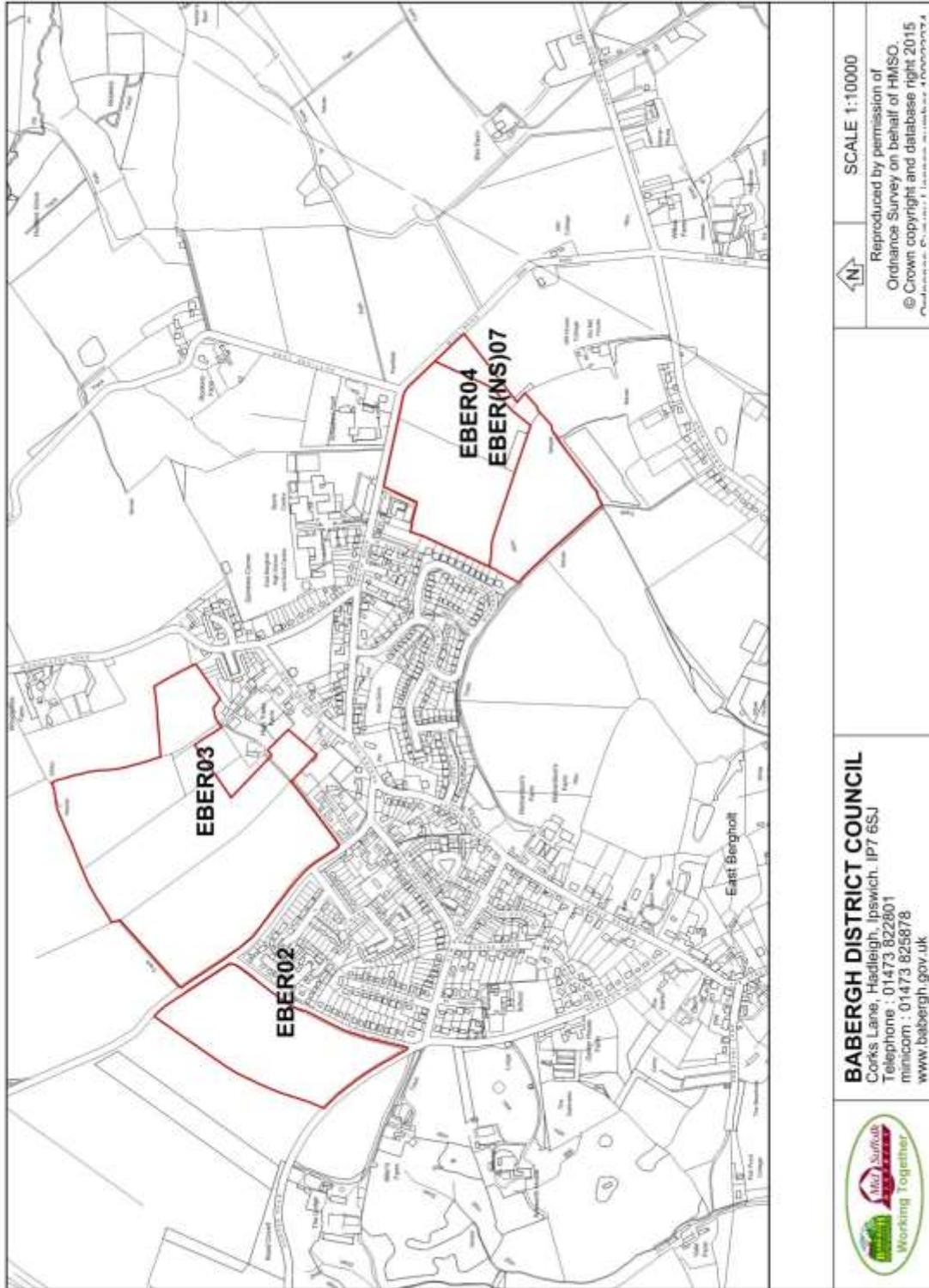
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
COP03	Copdock (Babergh) (Hinterland Village)	Jubilee Meadow, Mill Lane, Copdock, Ipswich, IP8 3HU	26		
<b>Proposal</b>	No preconceived ideas for mixes and types of development on this land. Open to all possibilities for development including residential, affordable and employment and will work with the local community.		<b>Current / previous land use</b> Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- listed buildings adjacent to south of the site Landscape- site is within Special Landscape Area & would change settlement pattern					
<b>Availability</b>					
Site is in single ownership The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	650	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	1040		<b>5 – 10 yrs</b>	x
	<b>50 dph</b>	1300		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>700</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
COP04	Copdock (Babergh) (Hinterland Village)	Land at Elm lane, Copdock, Ipswich, IP8	9.4		
<b>Proposal</b>	No preconceived ideas for mixes and types of development on this land. Open to all possibilities for development including residential, affordable and employment and will work with the local community.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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- listed buildings adjacent to south of the site Landscape- site is within Special Landscape Area					
<b>Availability</b>					
Site is in single ownership- The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	235	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	376		<b>5 – 10 yrs</b>	x
	<b>50 dph</b>	470		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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. Estimated new net site area: 4.5ha				
<b>Estimated yield (dwellings)</b>	<b>100</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
COP(NS)05	Copdock (Babergh) (Hinterland Village)	Land south east of Back Lane	10		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: * landscape impact * highways safety / access					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	250	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	400		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	500		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>250</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
WAS01	Washbrook (Babergh) (Hinterland Village)	Land adjoining Highfield Back Lane	2.9		
Proposal	Potential housing allocation site	Current / previous land use	Agricultural		
Suitability (Potentially)					
Site is potentially suitable, but the following constraint has been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required					
Availability					
There are four owners of the site The site has been submitted on behalf of the owners 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 estimates the likely build out rate at 30 units per annum					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	72	Delivery estimate	1-5 yrs	x
	40 dph	116		5 – 10 yrs	
	50 dph	145		10 – 15+ yrs	
Summary:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)	70				

# East Bergholt



Sites with the potential to support development –  
(These are not formal allocations)

EBER02	B1070 Junction with Hadleigh Road, East Bergholt
EBER03	High Trees Farm
EBER04	Opposite Junction of Putticks Lane, to B1070, next to GP surgery
EBER(NS)07	Land opposite junction for Putticks Lane, adjacent to the B1070

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
EBER02	East Bergholt (Babergh) (Core Village)	B1070 Junction with Hadleigh Road, East Bergholt	7.1		
<b>Proposal</b>	Aproximately 170 houses, could include commercial (B1)	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	282	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	452		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	565		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (south-eastern aspect of site) 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				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
EBER03	East Bergholt (Babergh) (Core Village)	High Trees Farm	19.9		
<b>Proposal</b>	Residential development comprising 50 affordable and 94 market homes (total 144)	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
<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>Scale of site- consider reducing size of site to be more in keeping with the existing settlement</p> <p>Landscape and settlement impact</p>					
<b>Availability</b>					
<p>Site is in single ownership</p> <p>An agent has submitted the site on request of the landowner and developer- who has option on the land</p> <p>The title deeds have not been submitted</p>					
<b>Achievability</b>					
<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, but states that this is subject to agreement of phasing with the council</p>					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	497	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	796		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	995		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	<p>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.</p> <p>Estimated new net site area: 6ha</p>				
<b>Estimated yield (dwellings)</b>	<b>140</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>EBER04</b>	<b>East Bergholt (Babergh) (Core Village)</b>	Opposite Junction of Putticks Lane, to B1070, next to GP surgery	8.2		
<b>Proposal</b>	aprox135 homes. Could include a new village shop and also possibility of a new nursery school and recreation facilities.		<b>Current / previous land use</b>		
Agriculture					
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	205	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	328		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	410		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>200</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
EBER(NS)07	East Bergholt (Babergh) (Core Village)	Land opposite junction for Putticks Lane, adjacent to the B1070	13.4		
<b>Proposal</b>	Potential housing site allocation	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: * Impact of scale of growth on existing community * Potential impact upon AONB					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	335	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	536		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	670		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	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 and to include buffer zone to AONB. Estimated new net site area: 8ha				
<b>Estimated yield (dwellings)</b>	<b>200</b>				



Sites with the potential to support development –  
(These are not formal allocations)

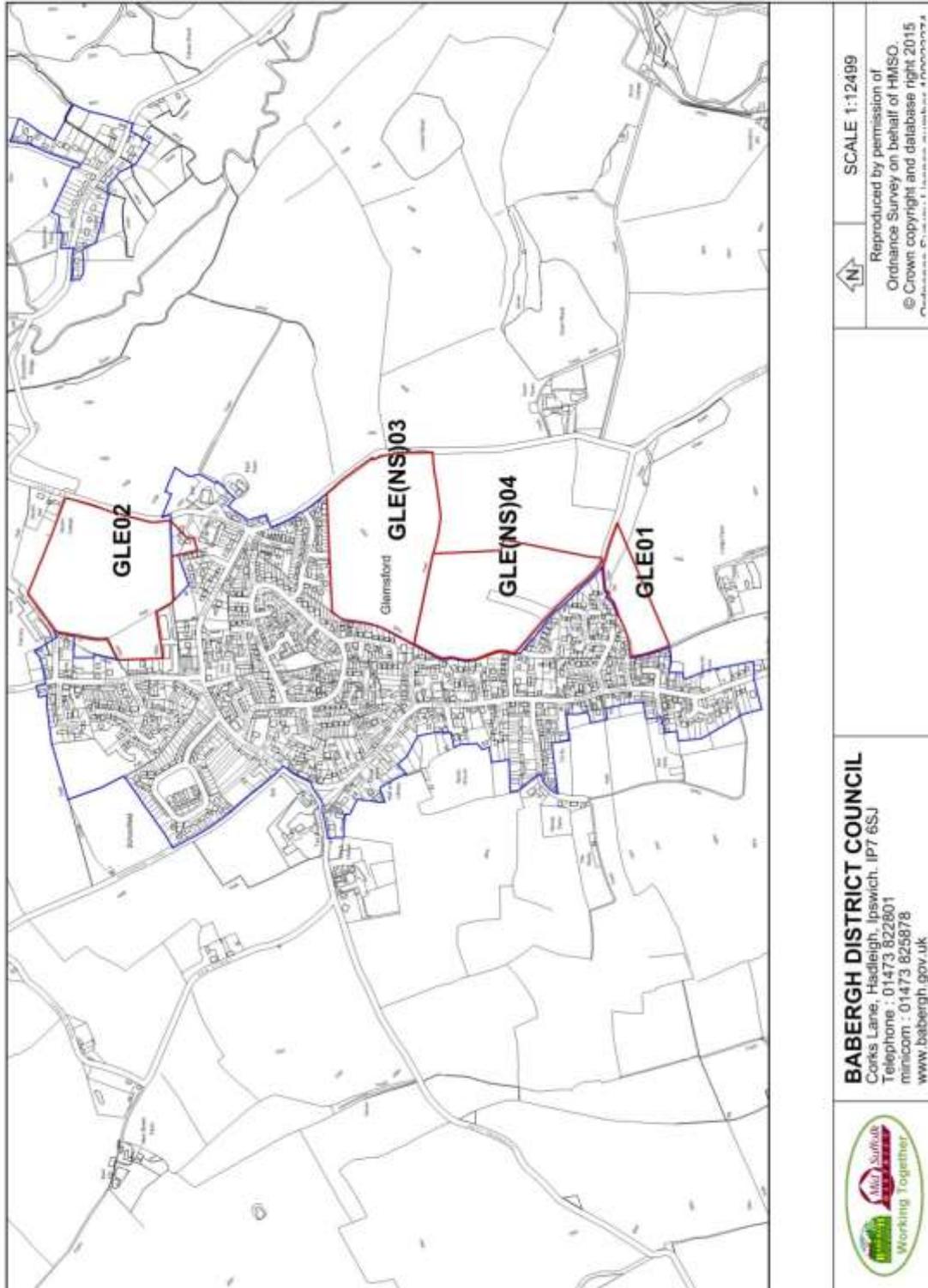
ELMT01	Hadleigh Road
ELMT03	Land off Whatfield Road
ELMT04	Land north east of Ipswich Road

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ELMT01	Elmsett (Babergh) (Hinterland Village)	Hadleigh Road	2.56		
<b>Proposal</b>	housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	64	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	102		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	128		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development along Hadleigh Road is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 1 ha				
<b>Estimated yield (dwellings)</b>	<b>15</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ELMT03	Elmsett (Babergh) (Hinterland Village)	Land off Whatfield Road	3.1		
<b>Proposal</b>	Proposed residential development. Mix to be determined, to provide open space and affordable housing.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	77	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	124		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	155		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development along Whatfield Road is recommended continuing linear pattern in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 0.5ha				
<b>Estimated yield (dwellings)</b>	<b>10</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ELMT04	Elmsett (Babergh) (Hinterland Village)	Land north east of Ipswich Road	3.8		
<b>Proposal</b>	housing allocation.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have not been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	95	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	152		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	190		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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: 2.5ha				
<b>Estimated yield (dwellings)</b>	<b>70</b>				

# Glemsford



**BABERGH DISTRICT COUNCIL**  
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Sites with the potential to support development –  
(These are not formal allocations)

GLE01	Land off George land and Flax Lane
GLE02	Land east of Brook Street and Chequers Lane
GLE(NS)03	Land south of Kings Road, west of Park Lane
GLE(NS)04	Land north of Flax Lane

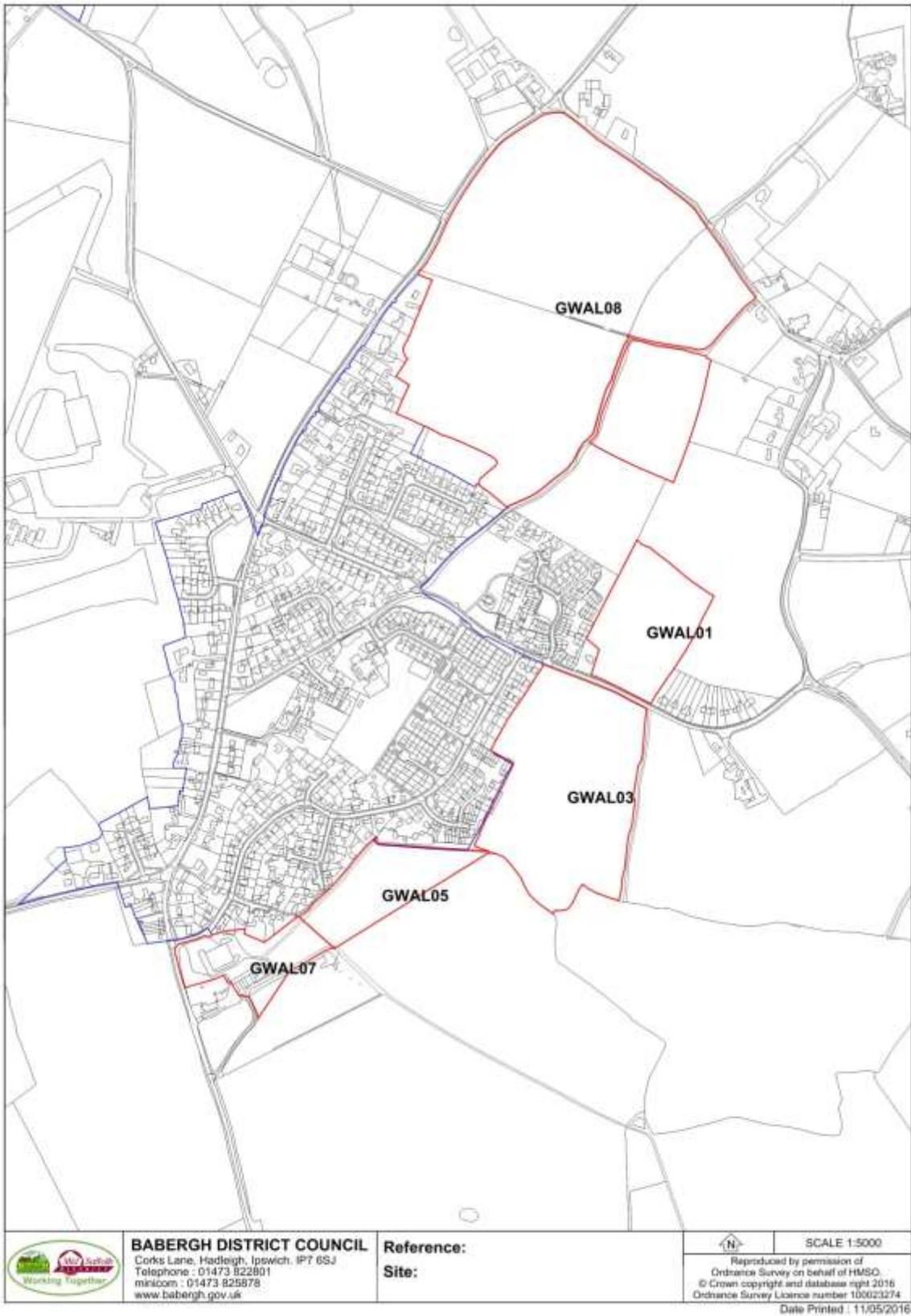
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
GLE01	Glemsford (Babergh) (Core Village)	Land off George land and Flax Lane	2.6		
<b>Proposal</b>	Indicative number of 60 dwellings	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability at this stage The submission estimates the likely build out rate at approx 25-30 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	50	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	80		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	100		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
GLE02	Glemsford (Babergh) (Core Village)	Land east of Brook Street and Chequers Lane	11.7		
<b>Proposal</b>	Housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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 within Special Landscape Area visual impact due to topography					
<b>Availability</b>					
No information on ownership has been provided					
<b>Achievability</b>					
No indication of likely timescales for development or build out rate has been provided					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	325	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	520		<b>5 – 10 yrs</b>	x
	<b>50 dph</b>	650		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>125</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
GLE(NS)03	Glensford (Babergh) (Core Village)	Land south of Kings Road, west of Park Lane	11		
<b>Proposal</b>	Potential housing site allocation	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Impact of scale of growth on existing community visual impact due to topography					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	285	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	456		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	570		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>100</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
GLE(NS)04	Glensford (Babergh) (Core Village)	Land north of Flax Lane	9		
<b>Proposal</b>	housing allocation	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Surface water flooding issues					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	245	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	392		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	490		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	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: 2.5ha				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

# Great Waldingfield



Sites with the potential to support development –  
(These are not formal allocations)

GWAL01	Part of field 9553
GWAL03	Part of field 8420
GWAL05	Part of field 6599
GWAL07	Land adjacent Whitehall Farm
GWAL08	Land at Lavenham Road

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
GWAL01	Great Waldingfield (Babergh) (Hinterland Village)	Part of field 9553	2.8		
<b>Proposal</b>	Mix of market and affordable housing, cross-section of types and sizes.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable for development.					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	74	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	112		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	140		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>70</b>				

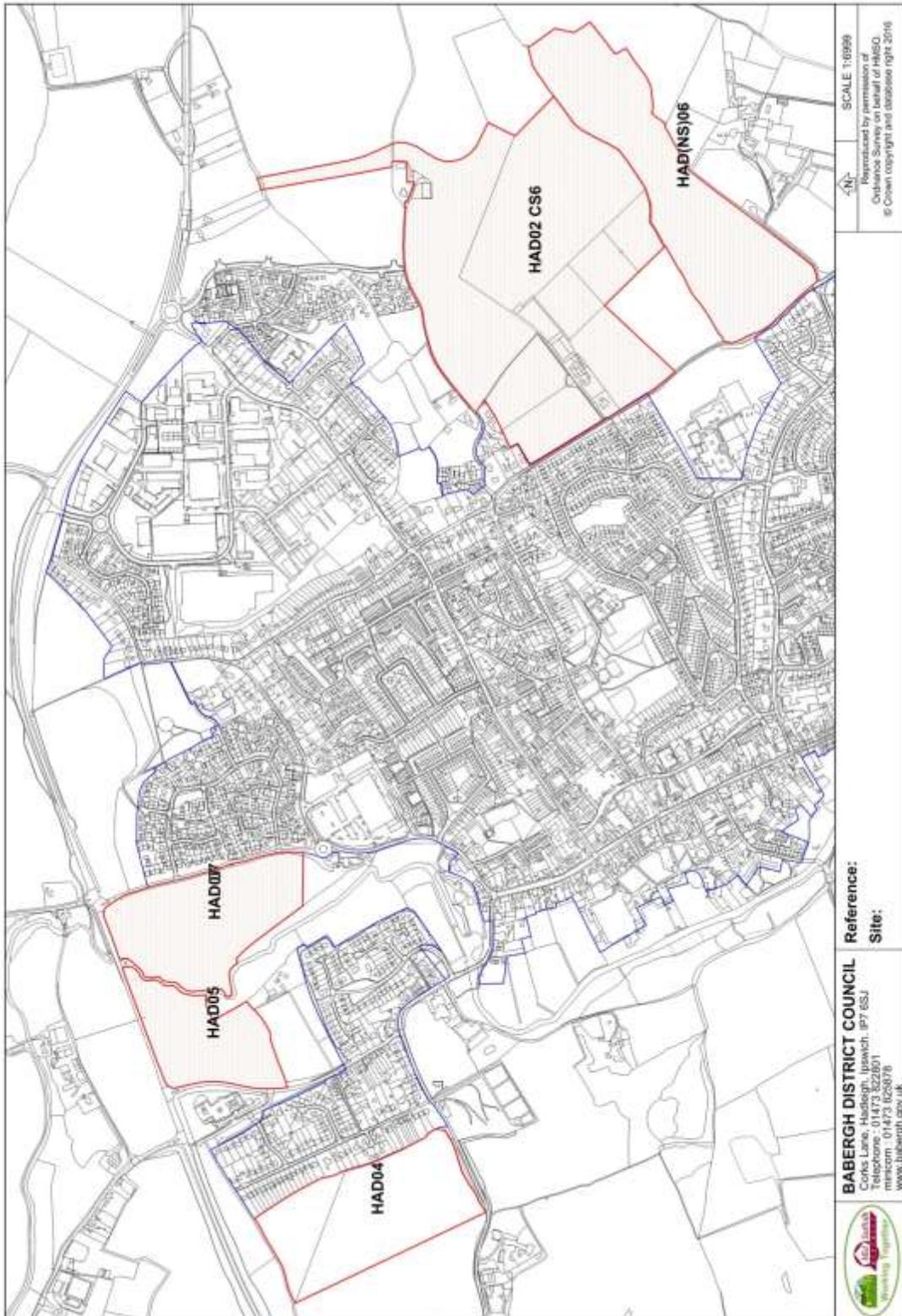
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
GWAL03	Great Waldingfield (Babergh) (Hinterland Village)	Part of field 8420	6.6		
<b>Proposal</b>	Mix of market and affordable housing, cross-section of types and sizes. Public open space (3.5 acres) envisaged.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	163	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	262		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	327		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
GWAL05	Great Waldingfield (Babergh) (Hinterland Village)	Part of field 6599	2.1		
<b>Proposal</b>	Mix of market and affordable housing, cross-section of types and sizes.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	53	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	84		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	106		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
GWAL07	Great Waldingfield (Babergh) (Hinterland Village)	Land adjacent Whitehall Farm	1.7		
<b>Proposal</b>	Mix of market and affordable housing, cross-section of types and sizes.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	50	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	80		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	100		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>40</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
GWAL08	Great Waldingfield (Babergh) (Hinterland Village)	Land at Lavenham Road	20.7		
<b>Proposal</b>	No preconceived ideas for mixes and types of development on this land. Open to all possibilities for development including residential, affordable and employment and will work with the local community	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in single ownershipThe title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	514	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	822		<b>5 – 10 yrs</b>	x
	<b>50 dph</b>	1028.		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>125</b>				

# Hadleigh





Sites with the potential to support development –  
(These are not formal allocations)

HAD02	Land north east of Frog Hall Lane
HAD03	Hook Lane
HAD04	Land to north of Friars Road
HAD05	Land at Aldham Mill Hill
HAD(NS)06	Land east of Frog Hall Lane and south of the High School playing field
HAD07	Land fronting Aldham Mill Hill

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
HAD02	Hadleigh (Babergh) (Town/Urban Area)	Land north east of Frog Hall Lane	8		
<b>Proposal</b>	approximately 250 dwellings (Policy CS6)	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
The site has been allocated in the Core Strategy					
<b>Availability</b>					
The site has been allocated in the Core Strategy					
<b>Achievability</b>					
Delivery of housing of approximately 80 units expected in 5 years, with the rest phased over the remainder of the Plan period.					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	200	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	320		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	400		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site has been allocated in the Core Strategy.				
<b>Estimated yield (dwellings)</b>	<b>250</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
HAD03	Hadleigh (Babergh) (Town/Urban Area)	Hook Lane	16.5		
<b>Proposal</b>	Mixed use.	<b>Current / previous land use</b>	Residential and Paddocks		
<b>Suitability (Potentially)</b>					
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 Wildlife- site adjoins a County Wildlife Site					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	412	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	660		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	825		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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: 5ha				
<b>Estimated yield (dwellings)</b>	<b>125</b>				

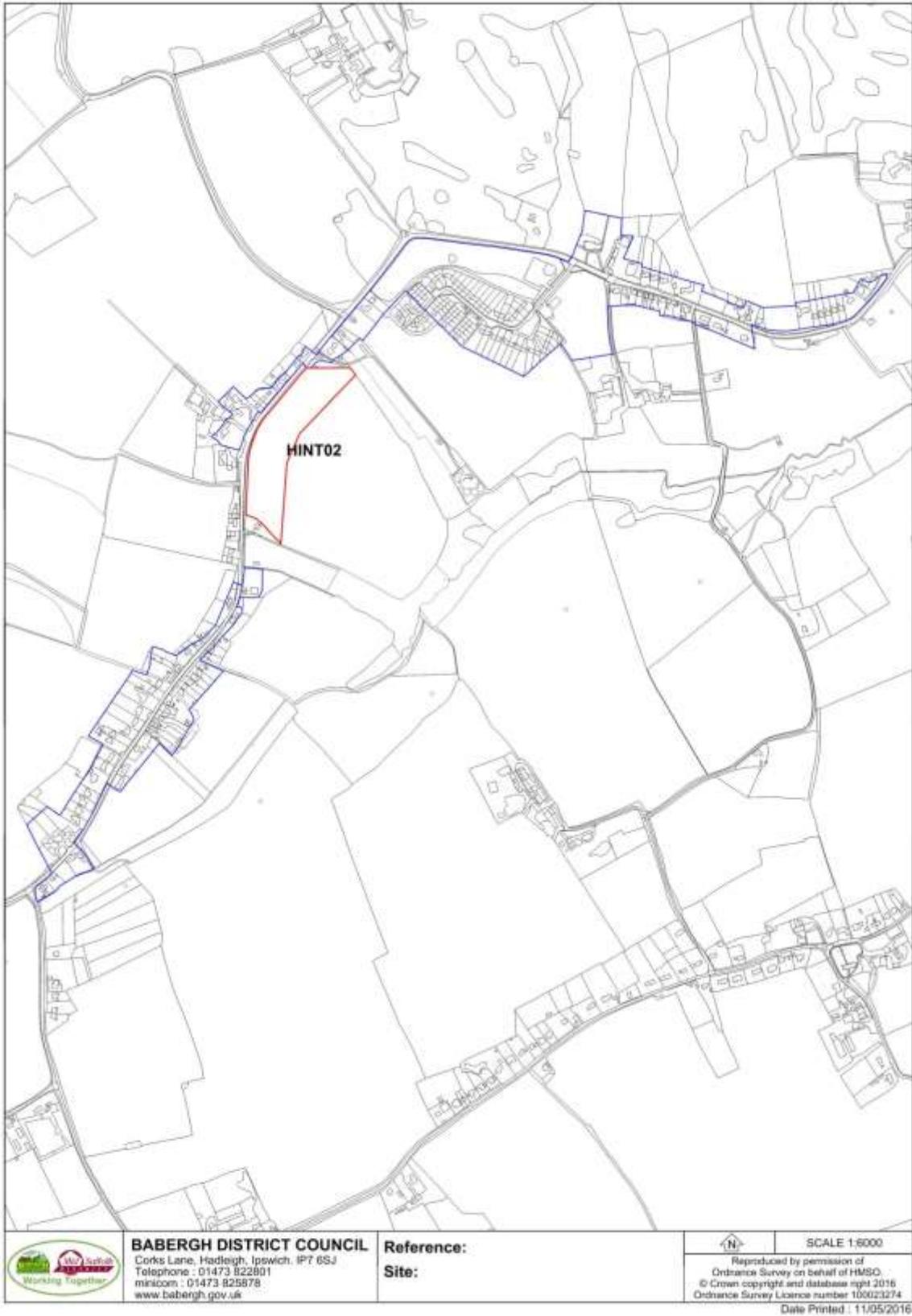
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
HAD04	Hadleigh (Babergh) (Town/Urban Area)	Land north of Friars Road	9.2		
<b>Proposal</b>	Residential and affordable housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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 estimate the likely build out rate					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	230	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	368		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	460		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>200</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
HAD05	Hadleigh (Babergh) (Town/Urban Area)	Land at Aldham Mill Hill	5.07		
<b>Proposal</b>	housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
No information on ownership has been provided					
<b>Achievability</b>					
No indication of likely timescales for development or build out rate has been provided					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	125	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	200		<b>5 – 10 yrs</b>	x
	<b>50 dph</b>	250		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (western aspect of site along Gallows Hill) is recommended Estimated new net site area: 1.5ha				
<b>Estimated yield (dwellings)</b>	<b>30</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
HAD(NS)06	Hadleigh (Babergh) (Town/Urban Area)	Land east of Frog Hall Lane and south of the High School playing field	12		
<b>Proposal</b>	housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape impact Impact upon character of area					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	318	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	508		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	635		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only sustainable if HAD02 comes forward and is developed.				
<b>Estimated yield (dwellings)</b>	<b>300</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
HAD07	Hadleigh (Babergh) (Town/Urban Area)	Land fronting Aldham Mill Hill	12.0		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape impact Part of the site is located in the flood risk zone 2 and 3, along the western boundary from the north to the south					
<b>Availability</b>					
Previous SHLAA potential site which has been re-assessed. Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	318	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	508		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	635		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (eastern aspect of site along Aldham Mill Hill) is recommended Estimated new net site area: 3ha				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

# Hintlesham

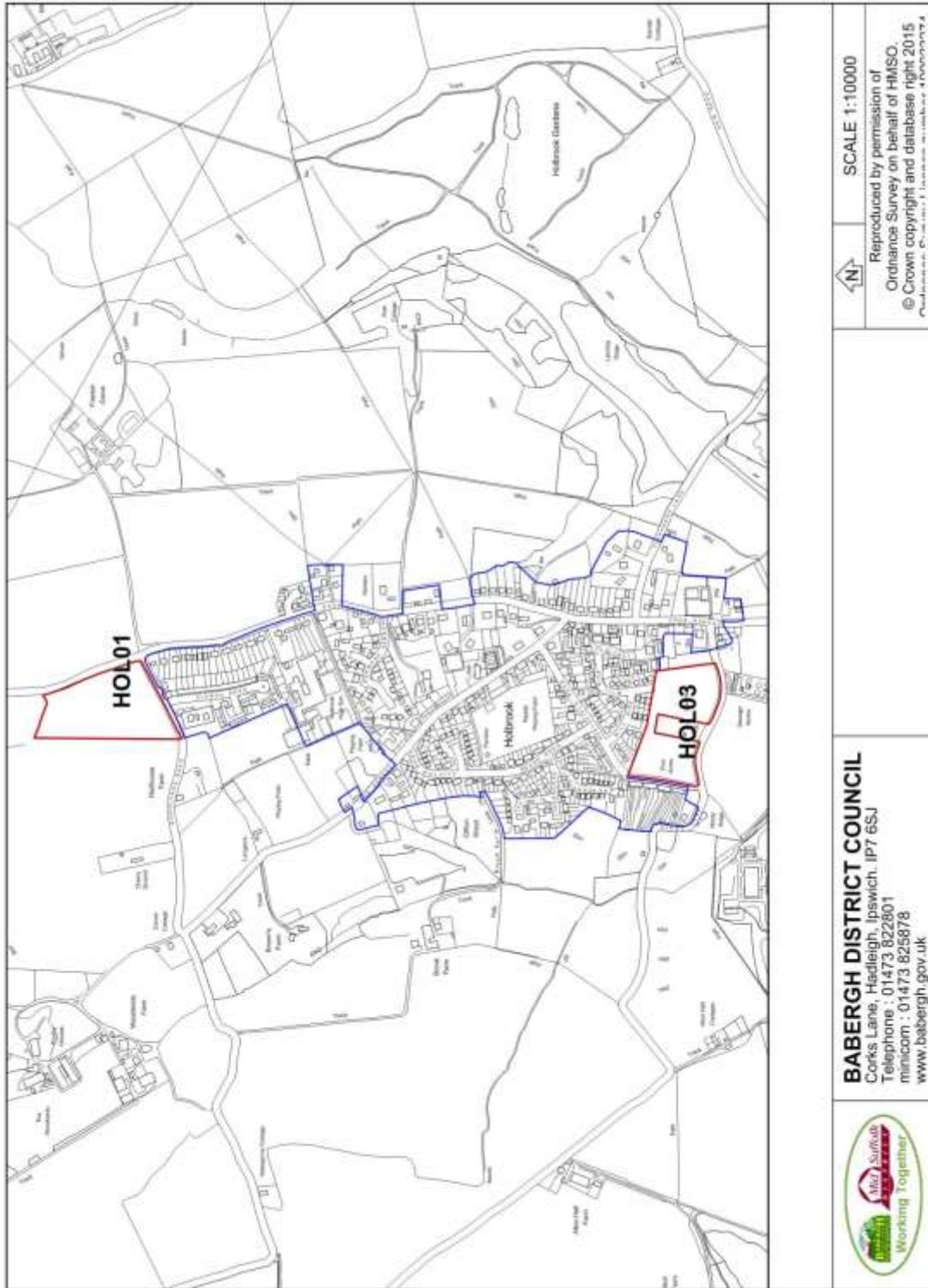


Sites with the potential to support development –  
(These are not formal allocations)

HINT02	Land east of Duke Street
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Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
HINT02	Hintlesham (Babergh) (Hinterland Village)	Land east of Duke Street	2.4		
<b>Proposal</b>	development available for housing and open space/local park	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Hintlesham has few facilities to support this size of site, however the site could have potential for a smaller development.					
<b>Availability</b>					
There are three owners of the site An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	60	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	96		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	120		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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.				
<b>Estimated yield (dwellings)</b>	<b>25</b>				

# Holbrook



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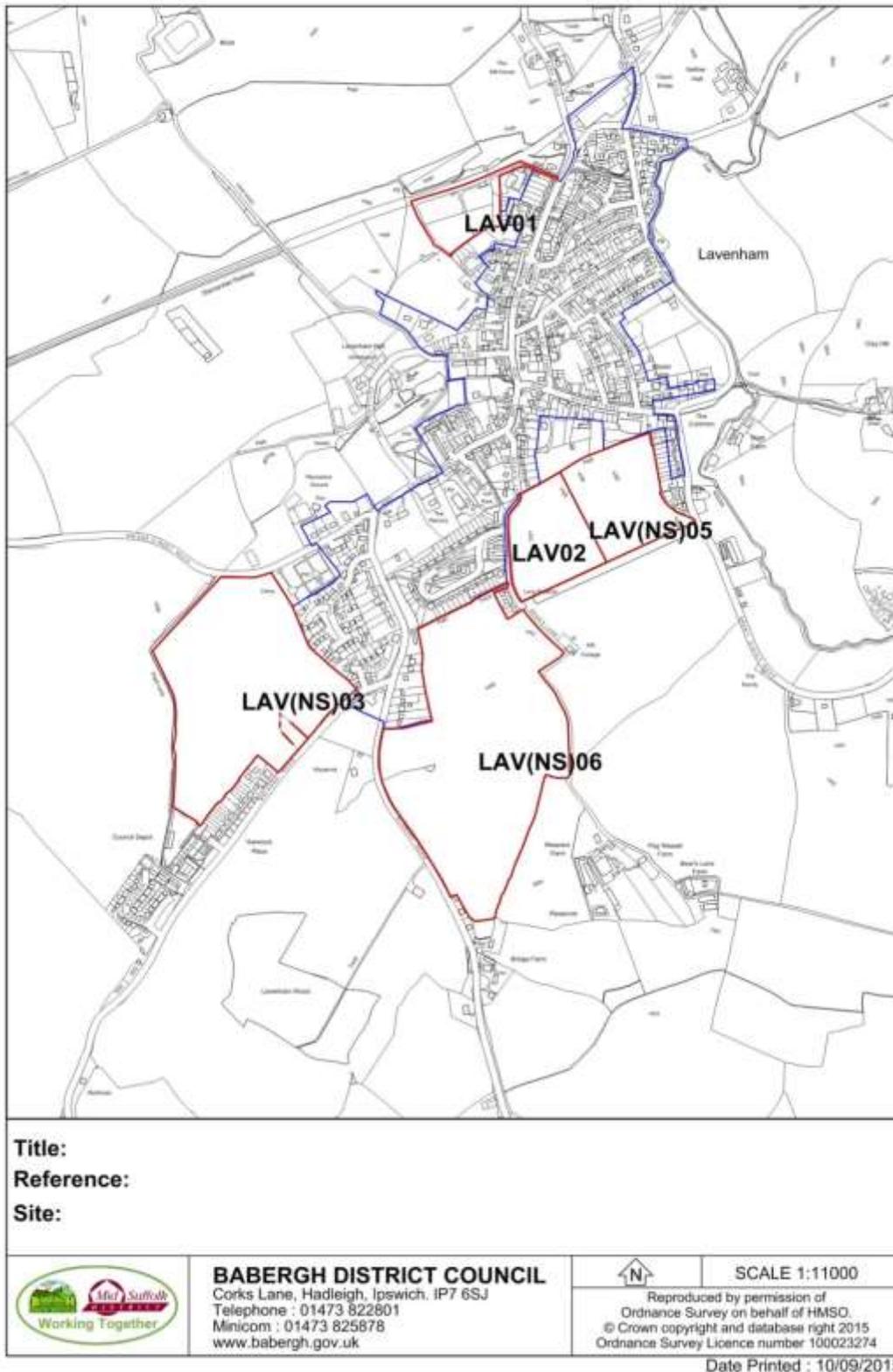
Sites with the potential to support development –  
(These are not formal allocations)

HOL01	Land fronting B1080 to the north of Woodlands Road
HOL03	Land at Hyams Lane

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
HOL01	Holbrook (Babergh) (Core Village)	Land fronting B1080 to the north of Woodlands Road	3.3		
<b>Proposal</b>	mixed open market detached houses and single storey dwellings together with mix of affordable housing to meet local need.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	87	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	140		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	175		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>30</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
HOL03	Holbrook (Babergh) (Core Village)	Land at Hyams Lane	2.65		
<b>Proposal</b>	Mix to be determined but could provide 2, 3 and 4 bedroom units.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	66	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	106		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	132		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>60</b>				

# Lavenham



Sites with the potential to support development –  
(These are not formal allocations)

LAV01	Land west of Deacons Close
LAV02	Land at Bear's Lane
LAV(NS)03	Land north west of Melford Road
LAV(NS)05	Land east of Bears Lane, west of A1141
LAV(NS)06	Land east of Sudbury Road, west of Bears Lane

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
LAV01	Lavenham (Babergh) (Core Village)	Land west of Deacons Close	2.3		
<b>Proposal</b>	A mix of dwellings sizes and types. A further area of approx 0.6 hectares will be provided as public open space.	<b>Current / previous land use</b>	paddocks		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
There are 4 site owners An agent has submitted the site on a property company					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	57.	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	92		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	115		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

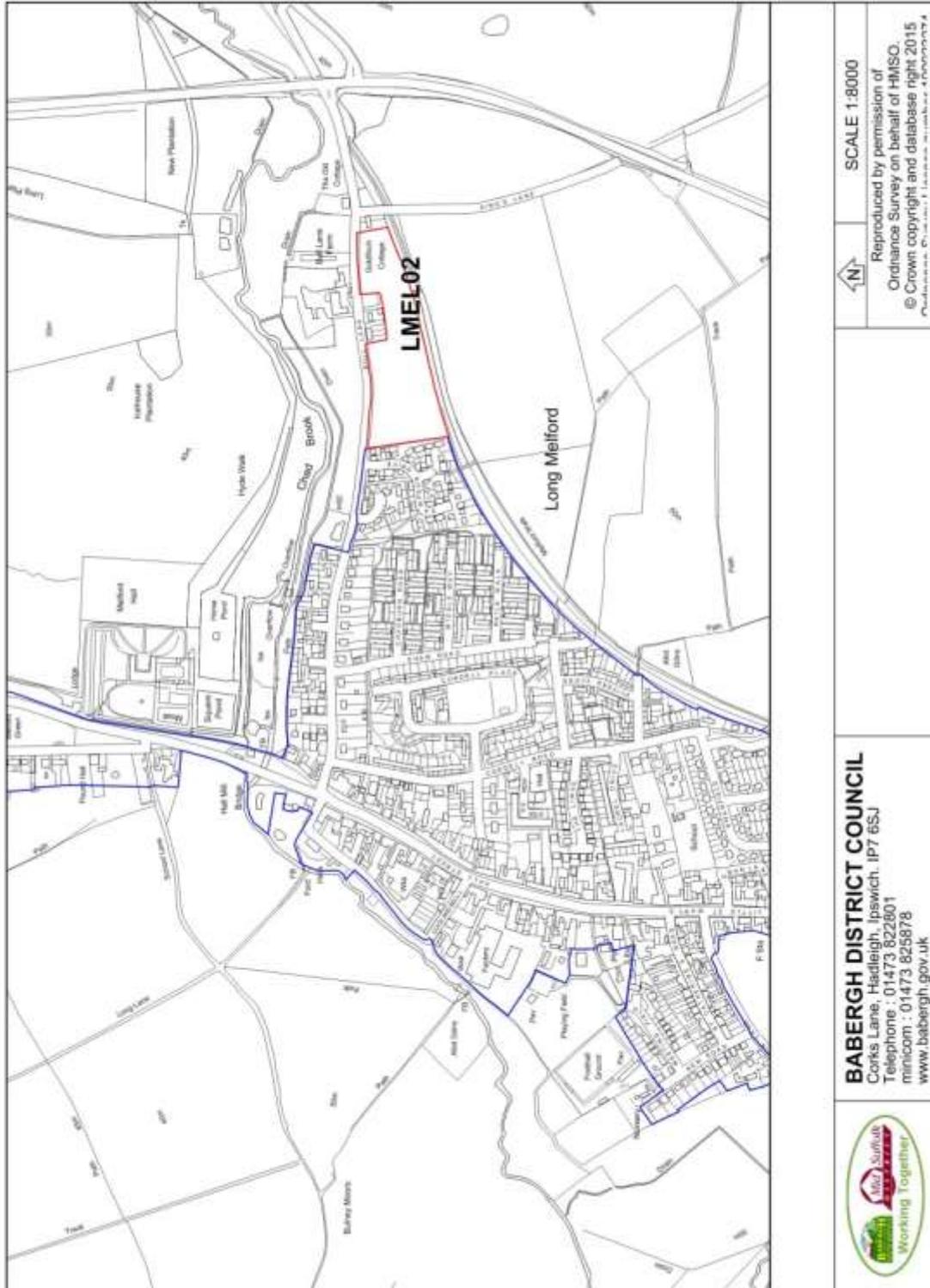
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
LAV02	Lavenham (Babergh) (Core Village)	Land at Bear's Lane	4.7		
<b>Proposal</b>	Residential with large areas of open space to include market and affordable housing. Mix of unit sizes in line with local community consultations and emerging neighbourhood plan (please refer to attached indicative scheme plans).	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
The site is in single ownership and the land is under option to a development company. An agent has submitted the site The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	117	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	188		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	235		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
LAV(NS)03	Lavenham (Babergh) (Core Village)	Land north west of Melford Road	5		
<b>Proposal</b>	Potential housing site allocation	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Impact of scale of growth on existing community					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	357	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	572		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	715		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (south-eastern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement and coalescence with nearby settlement to the south-west. Estimated new net site area: 3ha				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
LAV(NS)05	Lavenham (Babergh) (Core Village)	Land east of Bears Lane, west of A1141	8.6		
<b>Proposal</b>	Potential housing allocation	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Landscape impacts Conservation Area impacts					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	215	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	344		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	430		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (north-eastern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement and to limit visual intrusiveness. Estimated new net site area: 2ha				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
LAV(NS)06	Lavenham (Babergh) (Core Village)	Land east of Sudbury Road, west of Bears Lane	19.5		
<b>Proposal</b>	Potential housing allocation	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: landscape impacts listed building impacts Impact of scale of growth on existing community					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	487	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	780		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	975		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	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: 3ha				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

# Long Melford



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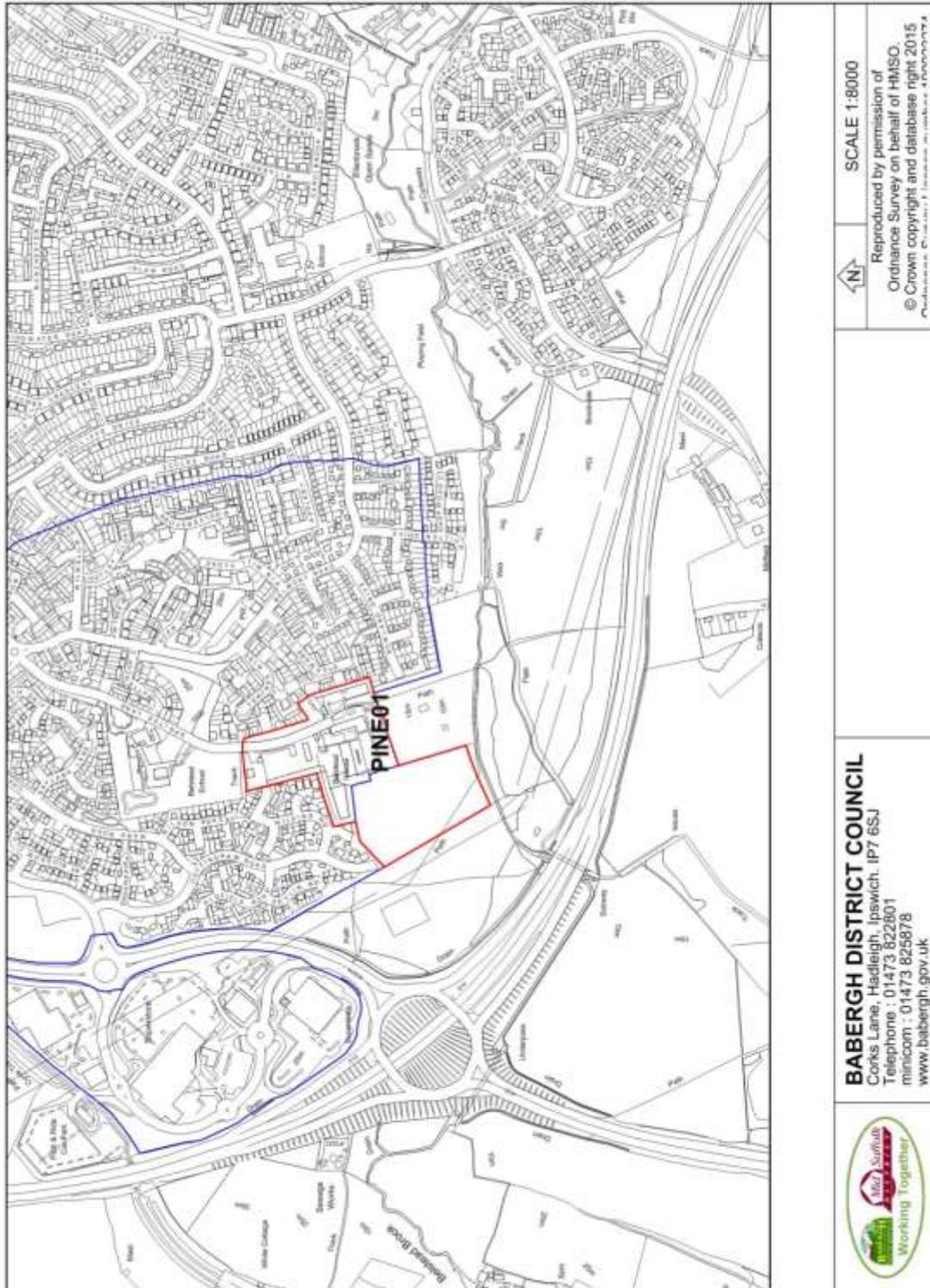
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Sites with the potential to support development –  
(These are not formal allocations)

LMEL02	Land south of Bull Lane
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Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
LMEL02	Long Melford (Babergh) (Core Village)	Land south of Bull Lane	3.1		
<b>Proposal</b>	Approx. 64 dwellings, together with associated open space	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	77	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	124		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	155		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

# Pinewood



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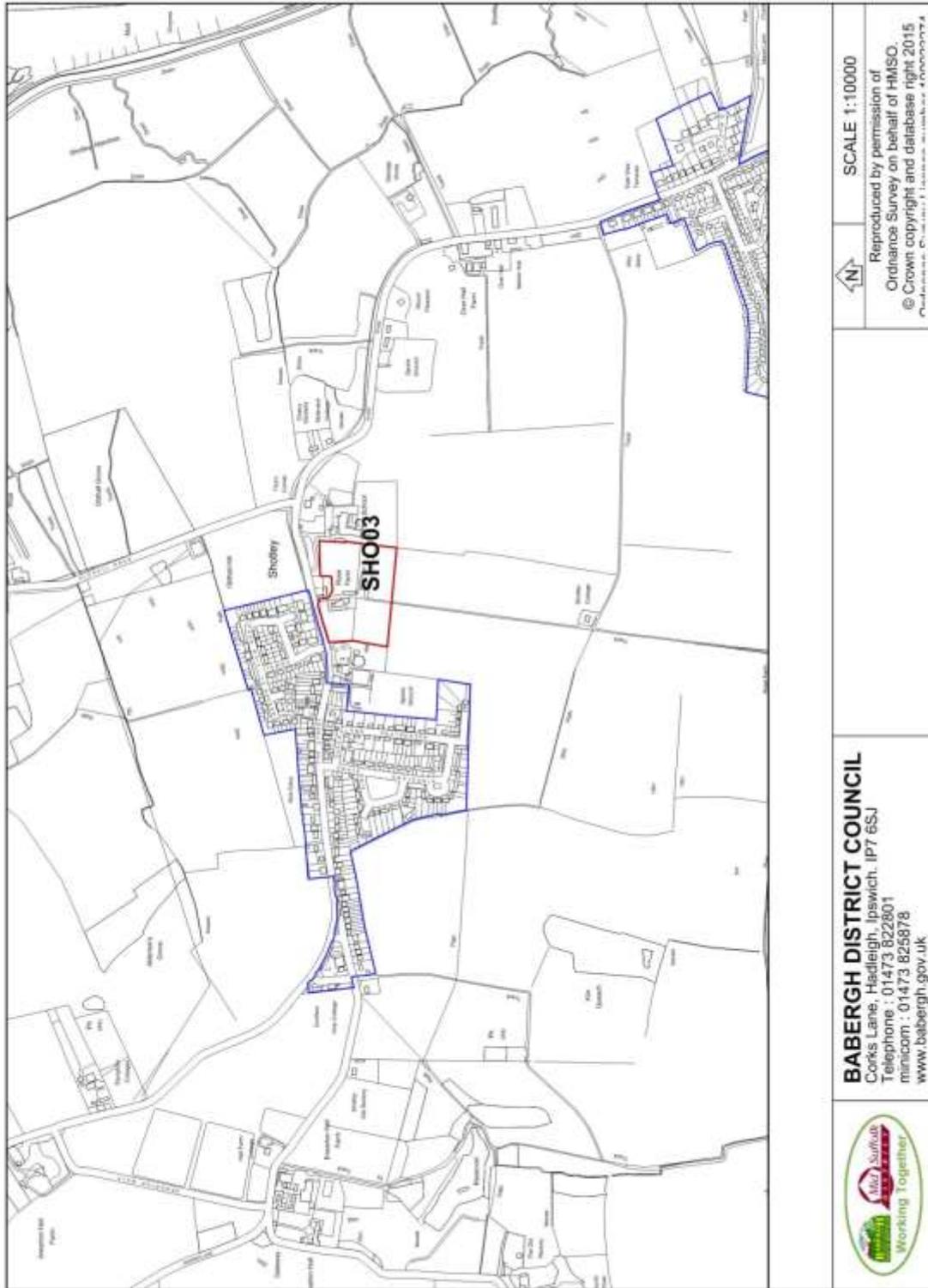


Sites with the potential to support development –  
(These are not formal allocations)

PINE01	Belstead House, Sprites Lane, Ipswich, IP8 3NA
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Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
PINE01	Pinewood (Babergh) (Town/Urban Area)	Belstead House, Sprites Lane, Ipswich, IP8 3NA	6		
Proposal	Housing (See 4667_PA-06 and 4667_Accommodation schedule)	Current / previous land use	Previously county education facility		
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
Availability					
Site is in single ownership- owned by a developer 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 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					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	142	Delivery estimate	1-5 yrs	x
	40 dph	228		5 – 10 yrs	
	50 dph	285		10 – 15+ yrs	
Summary:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)	220				

# Shotley

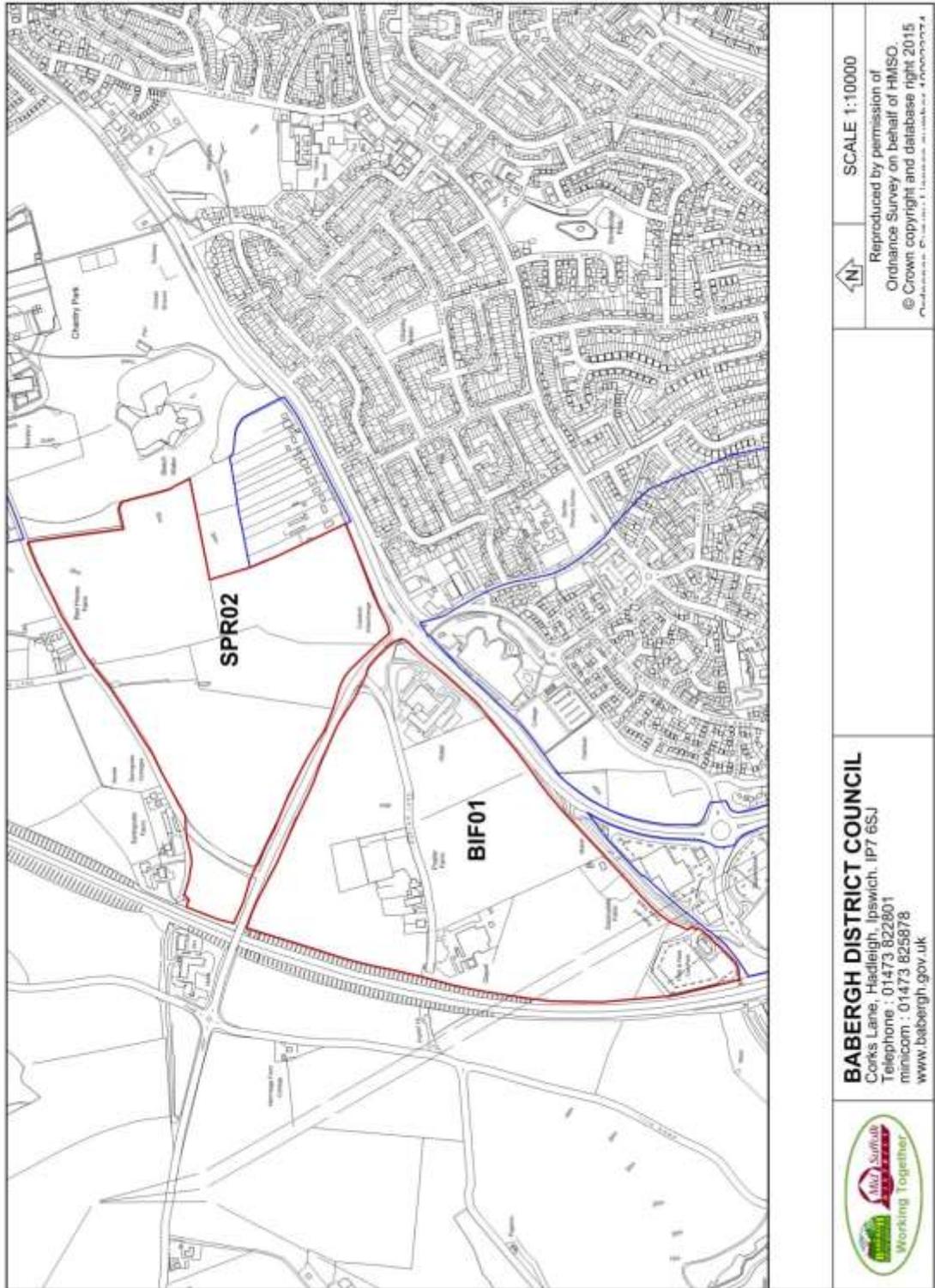


Sites with the potential to support development –  
(These are not formal allocations)

SH003	Land close to Rose Farm
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Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
SHO03	Shotley (Babergh) (Hinterland Village)	Land close to Rose Farm	3		
<b>Proposal</b>	Mixed open market detached houses and single storey dwellings together with mix of affordable housing to meet local need.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon listed building adjoining the northern boundary of site					
<b>Availability</b>					
The ownership of the site is unclear as the title deeds have not been submitted An agent has submitted the site					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	75	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	120		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	150		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

# Sproughton





Sites with the potential to support development –  
(These are not formal allocations)

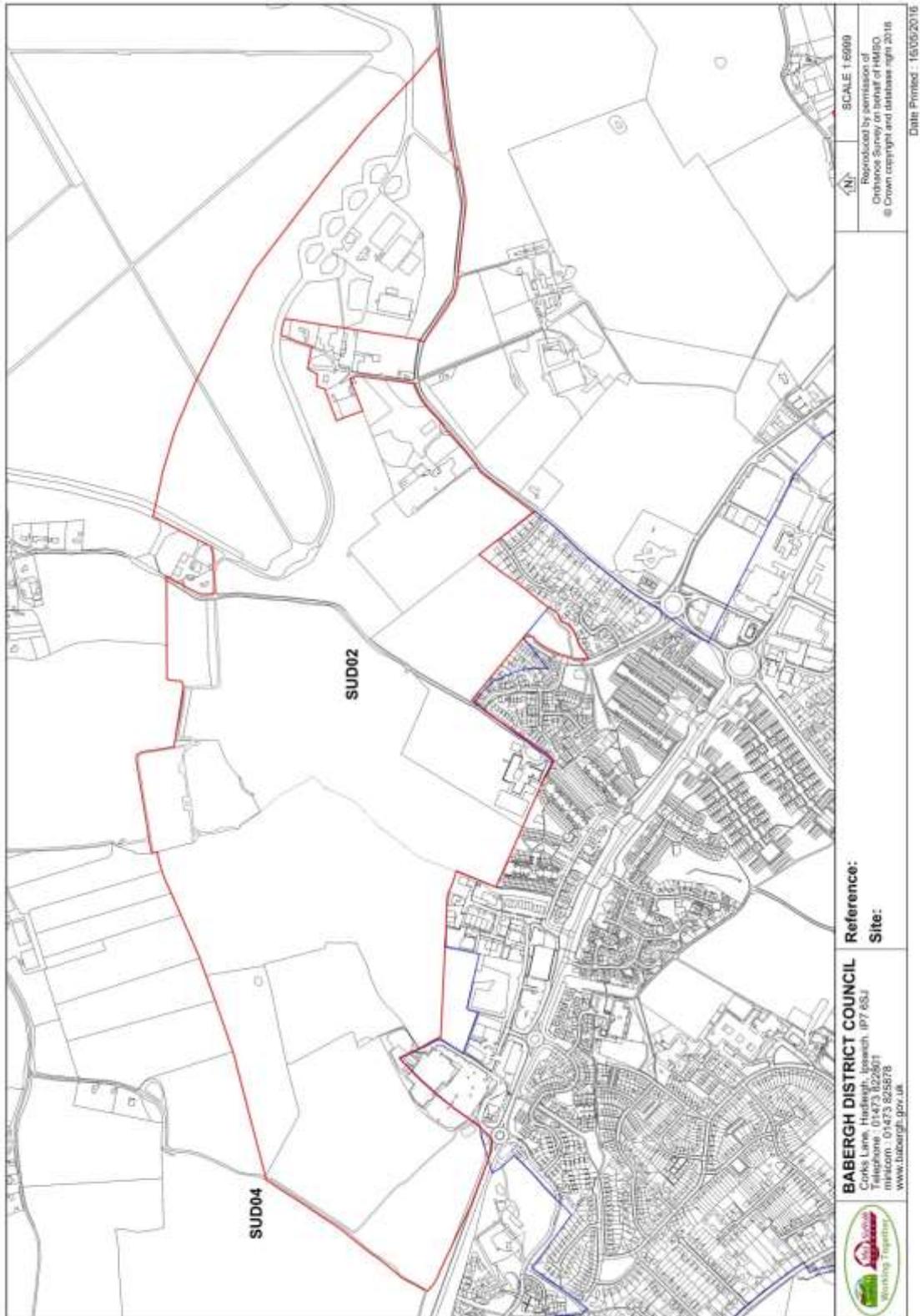
BIF01	Land at Poplar Lane
SPR02	Land between London Road and Hadleigh Road
SPR04	Land at Hope Farm

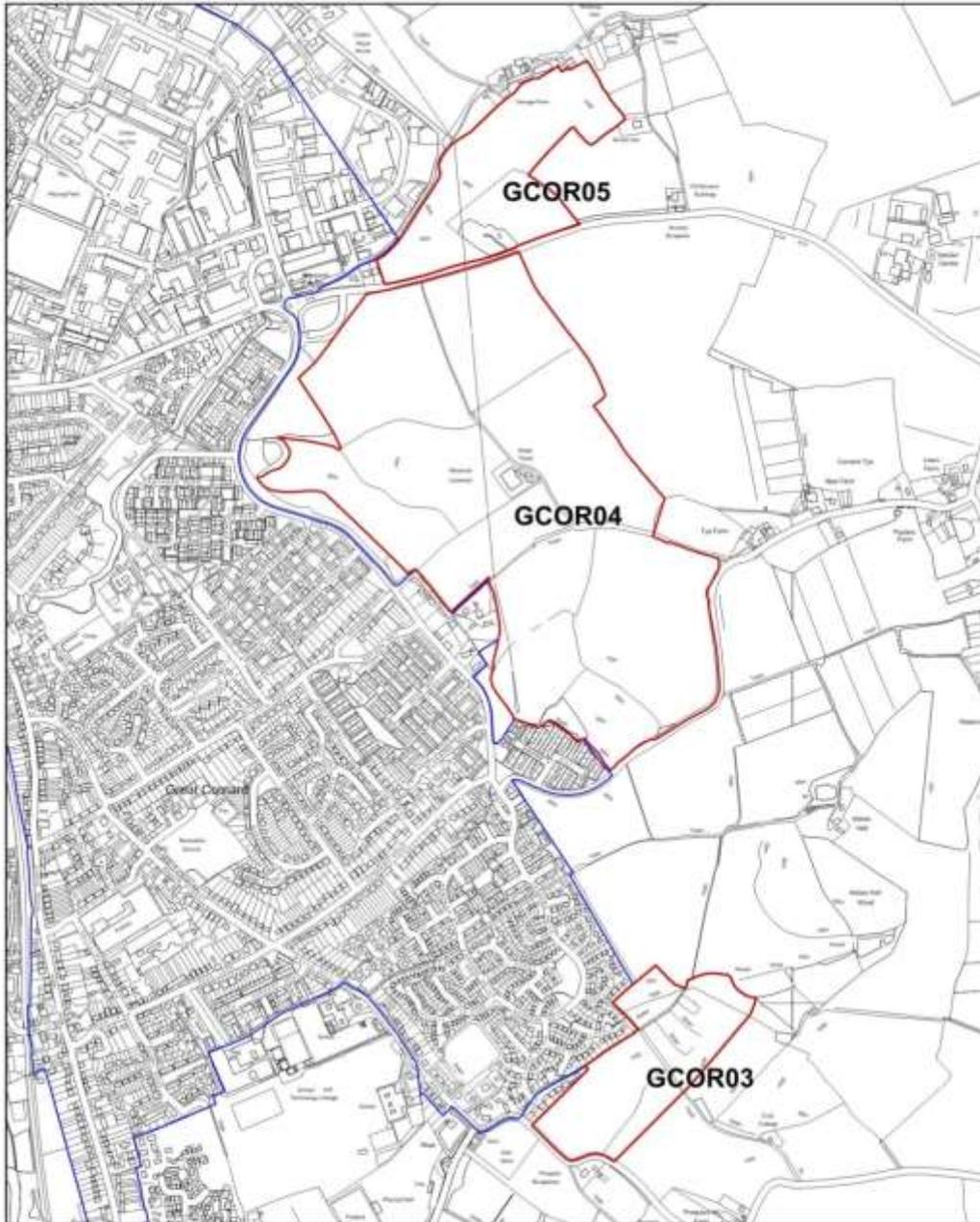
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
BIF01	Sproughton (Babergh) (Hinterland Village)	Land at Poplar Lane	12		
<b>Proposal</b>	Allocated site for approximately 250 dwellings (Policy CS7)		<b>Current / previous land use</b>		
Agricultural					
<b>Suitability (Potentially)</b>					
The site has been allocated in the Core Strategy					
<b>Availability</b>					
The site has been allocated in the Core Strategy					
<b>Achievability</b>					
Delivery of housing of approximately 120 units expected in 5 years, with the rest phased over the remainder of the Plan period.					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	300	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	480		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	600		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site has been allocated in the Core Strategy				
<b>Estimated yield (dwellings)</b>	<b>250</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
SPR02	Sproughton (Babergh) (Hinterland Village)	Land between London Road and Hadleigh Road	31.4		
<b>Proposal</b>	The site has the potential to deliver a comprehensive mixed-use scheme. The development would be residential-led, providing a mix of dwellings, including affordable housing, to reflect established local housing need.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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 Landscape- site is within Special Landscape Area Heritage- assets adjacent north and west of site					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
A legal restriction has been identified in that there is a covenant preventing the property being used for development however the submission states that the intention is to co-operate. There are no known abnormal costs which would affect viability The submission estimates the likely build out rate at 50 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	785	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	1256		<b>5 – 10 yrs</b>	x
	<b>50 dph</b>	1570		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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 for residential development: 10ha				
<b>Estimated yield (dwellings)</b>	<b>250</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
SPR04	Sproughton (Babergh) (Hinterland Village)	Land at Hope Farm	6.5		
<b>Proposal</b>	a full range of 2,3,4 bed residential houses for freehold ownership with affordable housing.If appropriate or requirement	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	163	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	261		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	327		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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: 3ha				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

# Sudbury (including Ballingdon, Chilton and Great Cornard)





**Title:**  
**Reference:**  
**Site:**



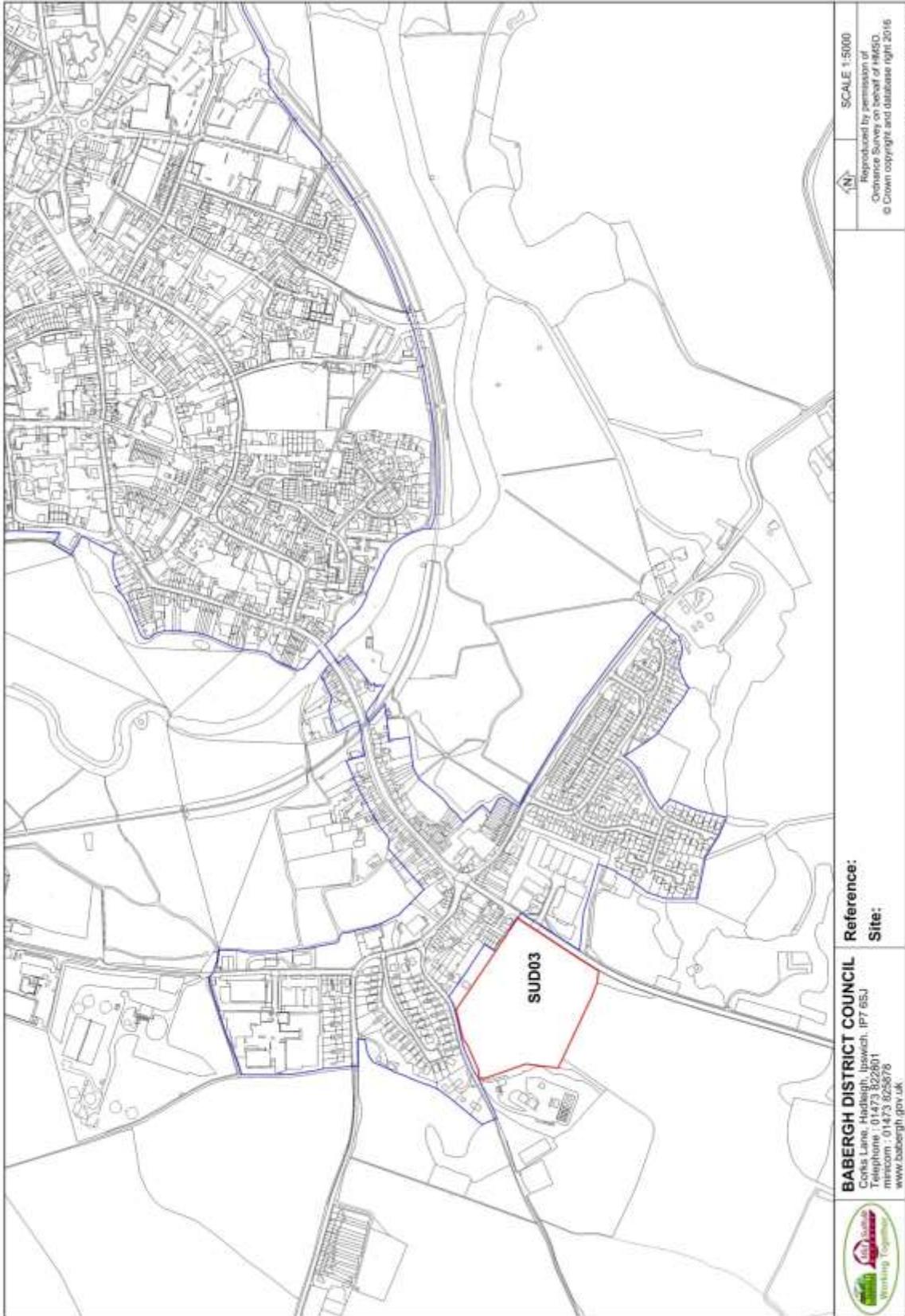
**BABERGH DISTRICT COUNCIL**  
 Corks Lane, Hadleigh, Ipswich, IP7 6SJ  
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 minicom : 01473 825878  
 www.babergh.gov.uk

**Reference:**  
**Site:**



Sites with the potential to support development –  
(These are not formal allocations)

SUD02	Land at Chilton Woods strategic allocation
SUD03	Land at Ballingdon Hill
GCOR03	Land adjoining Davidson Close and Chaplin Walk
GCOR04	Land at Tye Farm
GCOR05	Land at Newton Road, CO10 0PZ

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
SUD02	Sudbury (Babergh) (Town/Urban Area)	Land at Chilton Woods strategic allocation	33		
<b>Proposal</b>	Allocated site for approximately 1,050 dwellings (Policy CS4)		<b>Current / previous land use</b>		
Agricultural					
<b>Suitability (Potentially)</b>					
The site has been allocated in the Core Strategy					
<b>Availability</b>					
The site has been allocated in the Core Strategy					
<b>Achievability</b>					
Delivery of housing of approximately 150 units expected in 5 years, with the rest phased over the remainder of the Plan period.					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	825	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	1320		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	1650		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>1,050</b>				

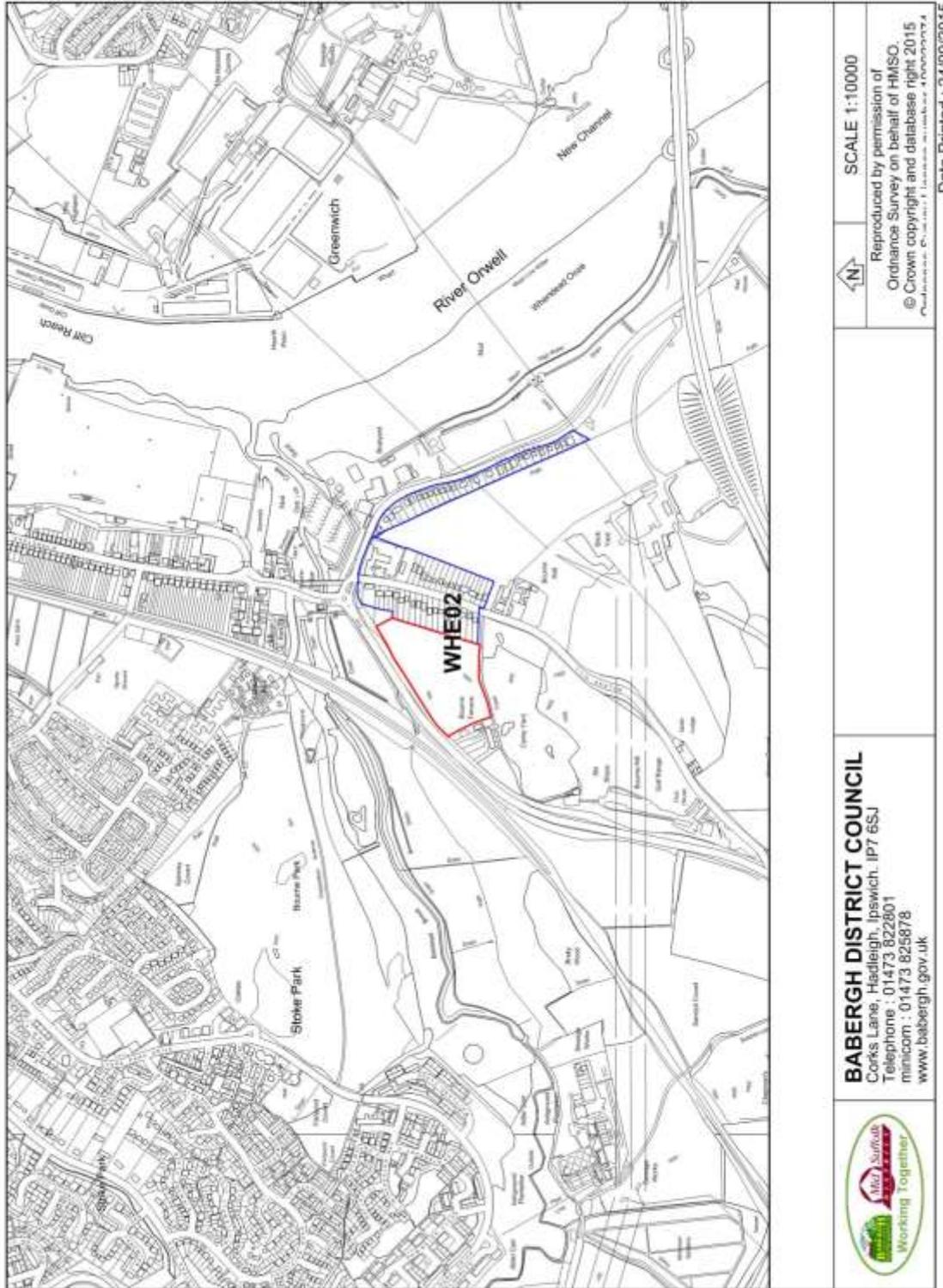
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
SUD03	Sudbury (Babergh) (Town/Urban Area)	Land at Ballingdon Hill	3.3		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape impact					
<b>Availability</b>					
Previous SHLAA potential site which has been re-assessed. Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	83	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	132		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	165		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
GCOR03	Great Cornard (Babergh) (Town/Urban Area)	Land adjoining Davidson Close and Chaplin Walk	9.5		
<b>Proposal</b>	Mixed development scheme with houses and bungalows. Ranging from starter homes to larger family homes, provision of affordable housing for rent and "stair-casing", together with provision for at least 5% self-build properties.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape issues					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	237	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	380		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	475		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (north-western aspect of site) is recommended. Estimated new net site area: 2.5ha				
<b>Estimated yield (dwellings)</b>	<b>60</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
GCOR04	Great Cornard (Babergh) (Town/Urban Area)	Land at Tye Farm	60		
<b>Proposal</b>	Housing allocation.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. The area is within the broad area identified in the Core Strategy for approximately 500 dwellings (Policy CS5)					
<b>Availability</b>					
There are three owners of the site An agent has submitted the site on request of the landowners The title deeds have been submitted					
<b>Achievability</b>					
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 Delivery of housing is expected beyond the first 5 years of the plan, but is dependent upon a review of progress upon delivery of policy CS4 (Chilton Woods allocation) in 2016.					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	1500	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	2400		<b>5 – 10 yrs</b>	x
	<b>50 dph</b>	3000		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>500</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
GCOR05	Great Cornard (Babergh) (Town/Urban Area)	Land at Newton Road, CO10 0PZ	11.5		
<b>Proposal</b>	No preconceived ideas for mixes and types of development on this land. Open to all possibilities for development including residential, affordable and employment.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	287	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	460		<b>5 – 10 yrs</b>	x
	<b>50 dph</b>	575		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

# Wherstead



	<p><b>BABERGH DISTRICT COUNCIL</b>          Corks Lane, Hadleigh, Ipswich, IP7 6SJ          Telephone : 01473 822801          minicom : 01473 825878          www.babergh.gov.uk</p>	<p>SCALE 1:10000          Reproduced by permission of          Ordnance Survey on behalf of HMSO          © Crown copyright and database right 2015  <small>Ordnance Survey is a registered trademark of Ordnance Survey</small></p>	<p>North Arrow</p>
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Date Printed : 24/09/2015

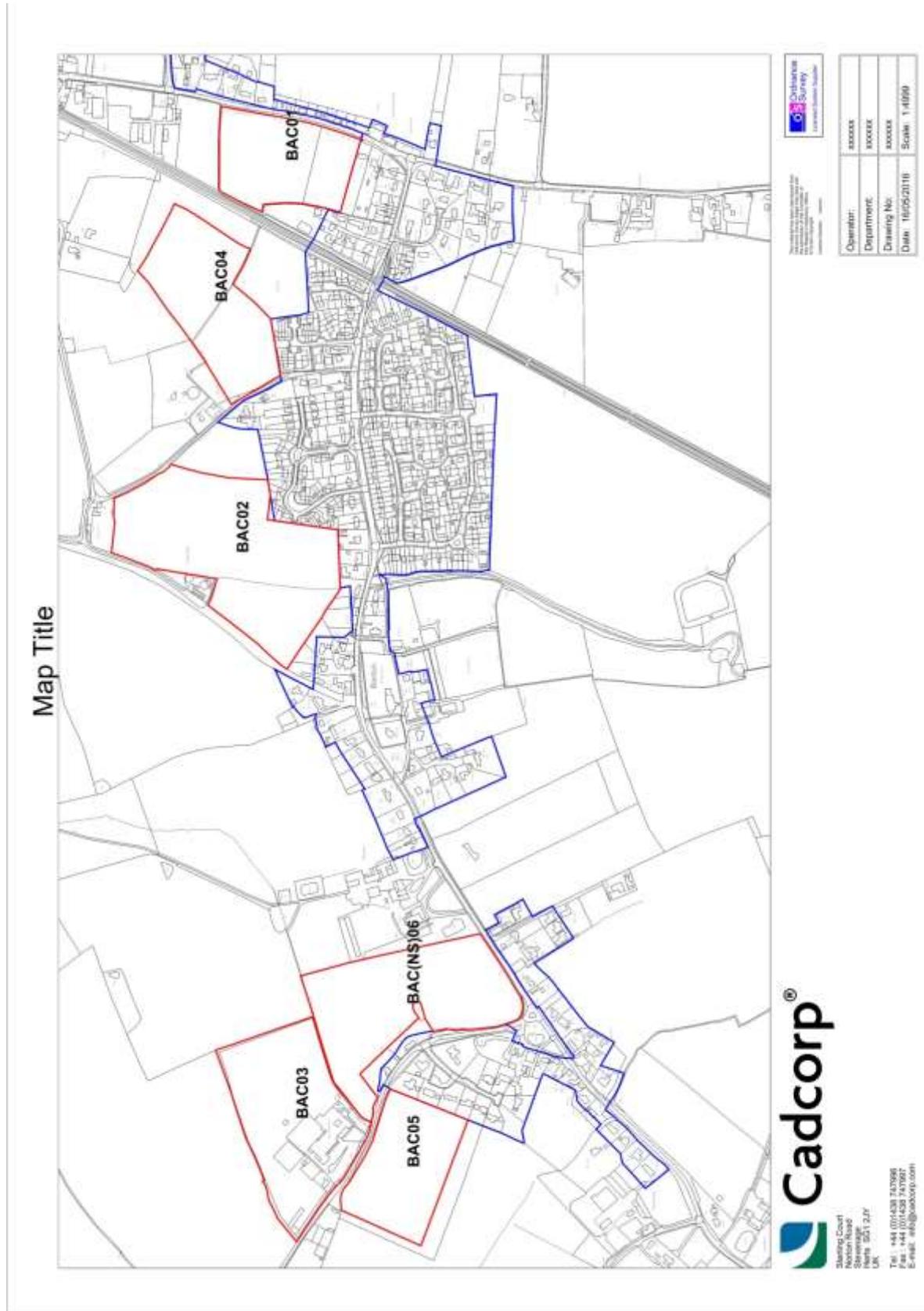
Sites with the potential to support development –  
(These are not formal allocations)

WHE02	Klondyke Field, west of Bourne Hill
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Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
WHE02	Wherstead (Babergh) (Town/Urban Area)	Klondyke Field, west of Bourne Hill	4.2		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape impact					
<b>Availability</b>					
Previous SHLAA potential site which has been re-assessed. Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	105	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	168		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	210		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Estimated new net site area: 3ha				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

# Mid Suffolk SHLAA Summary Site Assessments

## Bacton (including Wyverstone)



Sites with the potential to support development –  
(These are not formal allocations)

BAC01	Land on the west side of Broad Road, Bacton
BAC02	Land off Woodward Avenue and Turkey Hall Lane
BAC03	Bacton Middle School, Wyverstone Road, Bacton
BAC04	Land off Turkey Hall Lane
BAC05	Land at Wyverstone Road, Bacton
BAC(NS)06	Land on corner of Wyverstone Road/Church Road

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
BAC01	Bacton (Mid Suffolk) (Key Service Centre)	Land on the west side of Broad Road, Bacton	2.68		
<b>Proposal</b>	Mixture of Market and Affordable Housing.	<b>Current / previous land use</b>	Vacant Agriculture		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
An agent has submitted the site on request of four landowners The title deeds have been submitted The site is under option to a developer					
<b>Achievability</b>					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability Agent has estimated delivery rate at 25 per year over 2 years					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	67	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	108		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	135		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. There would be a need for a buffer area alongside the railway line and a footpath along the road frontage. Approx. net site area 2 ha				
<b>Estimated yield (dwellings)</b>	<b>40</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
BAC02	Bacton (Mid Suffolk) (Key Service Centre)	Land off Woodward Avenue and Turkey Hall Lane	6.08		
<b>Proposal</b>	Mixture of Market and Affordable Housing.	<b>Current / previous land use</b>	Agriculture		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	152	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	243		<b>5 – 10 yrs</b>	x
	<b>50 dph</b>	304		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>150</b>				

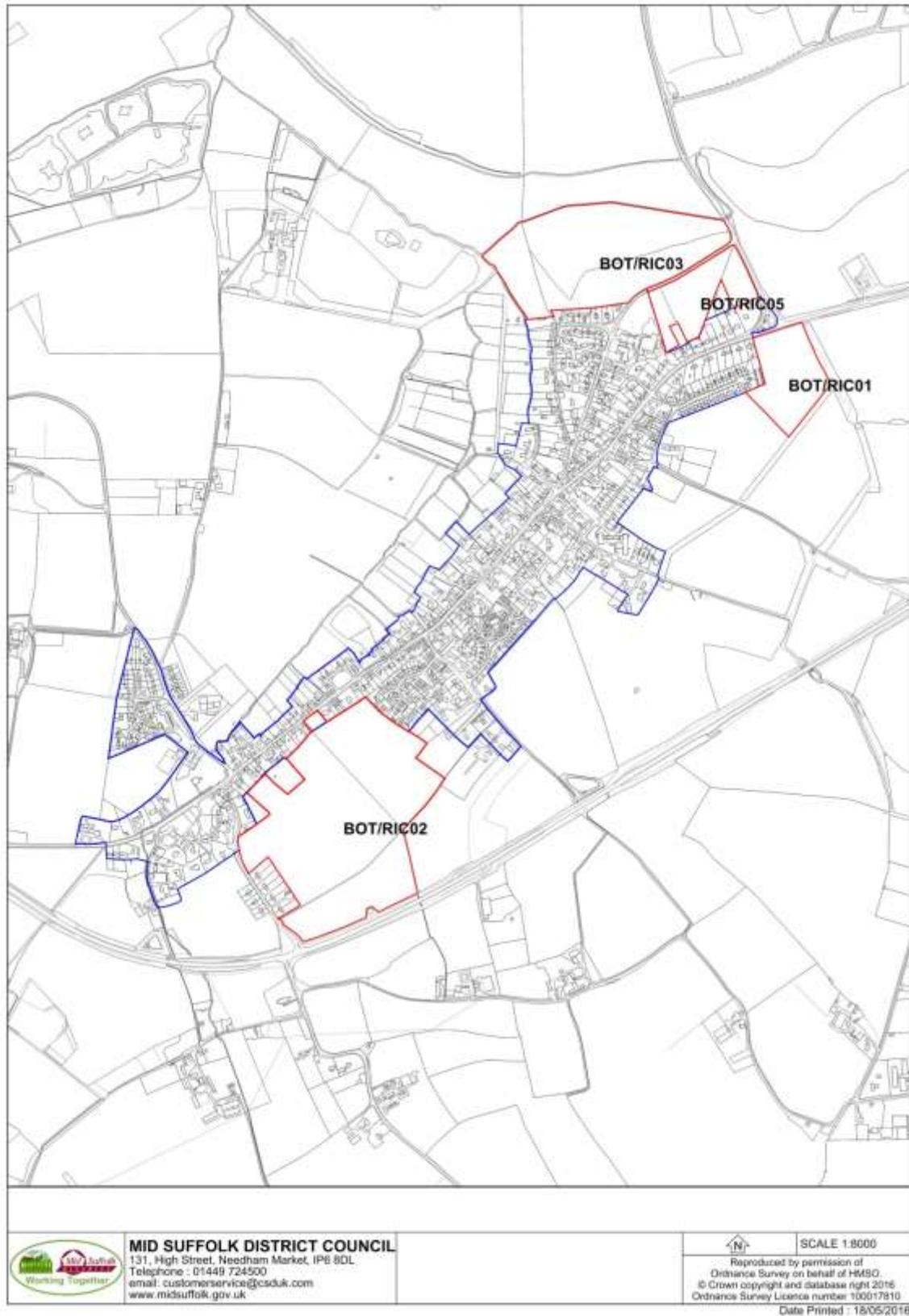
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
BAC03	Wyverstone (Mid Suffolk) (Key Service Centre)	Bacton Middle School, Wyverstone Road, Bacton	4.43		
<b>Proposal</b>	No preconceived ideas for mix and types of development. Open to all possibilities including residential, affordable and employment to meet the needs of the community	<b>Current / previous land use</b>	Middle School		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
The landowner has put the site forward The title deeds have been submitted					
<b>Achievability</b>					
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 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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	110	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	176		<b>5 – 10 yrs</b>	x
	<b>50 dph</b>	220		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>60</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
BAC04	Bacton (Mid Suffolk) (Key Service Centre)	Land off Turkey Hall Lane	3.4		
<b>Proposal</b>	Mixture of Market and Affordable Housing.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	85	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	136		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	170		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
BAC05	Bacton (Mid Suffolk) (Key Service Centre)	Land at Wyverstone Road, Bacton	2.7		
<b>Proposal</b>	The development would include a mix of dwellings including up to 35% affordable housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
The submission has been submitted on behalf a developer with land options. There are three owners of the site- title deeds have been submitted					
<b>Achievability</b>					
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 built out rate					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	67	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	108		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	135		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>60</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
BAC(NS)06	Bacton (Mid Suffolk) (Key Service Centre)	Land on corner of Wyverstone Road/Church Road	4.6		
Proposal	Potential housing allocation site	Current / previous land use	Agricultural		
Suitability (Potentially)					
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					
Information currently unknown on landowner(s) details or willingness					
Achievability					
No indication of likely timescales for development					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	115	Delivery estimate	1-5 yrs	
	40 dph	184		5 – 10 yrs	
	50 dph	230		10 – 15+ yrs	x
Summary:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)	100				

## Botesdale (including Rickingham)



Sites with the potential to support development –  
(These are not formal allocations)

BOT/RIC01	Land south of Diss Road/Park View, Botesdale
BOT/RIC02	Land at Rectory Hill and The Street, Rickinghall
BOT/RIC03	Land north of Back Hills Botesdale
BOT/RIC05	Land at Back hills Botesdale

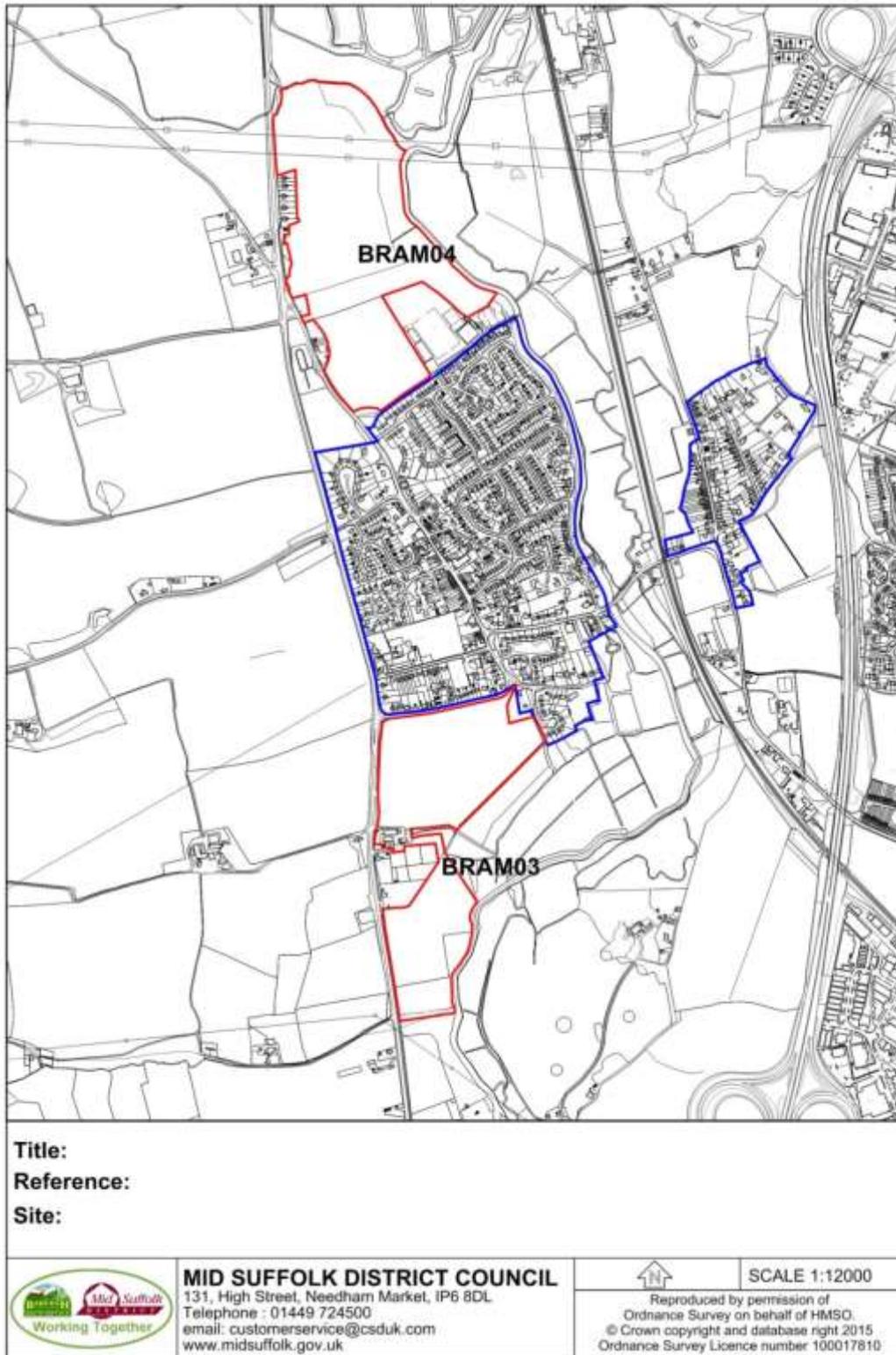
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>BOT/RIC01</b>	<b>Botesdale (Mid Suffolk) (Key Service Centre)</b>	Land south of Diss Road/Park View, Botesdale	3.14		
<b>Proposal</b>	Mix to reflect the locally identified need and character of the area. Likley mix: 70% 1-3 bed properties 30% 4-5 bed properties Including 35% affordable housing. These will be a mix of apartments, terraces, semi detached, detached houses	<b>Current / previous land use</b>	Arable land		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon listed building to north of the site					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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 build out rate at 25 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	79.	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	126		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	157		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Potential for limited development up to the line of settlement within the area surrounded by established hedgerows				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>BOT/RIC02</b>	<b>Rickingham (Mid Suffolk) (Key Service Centre)</b>	Land at Rectory Hill and The Street, Rickingham	17.4		
<b>Proposal</b>	No preconceived ideas for mix and types of development. Open to all possibilities including residential, affordable and employment to meet the needs of the community	<b>Current / previous land use</b>	Agriculture		
<b>Suitability (Potentially)</b>					
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 Minerals- site lies within Minerals Safeguard Area					
<b>Availability</b>					
Site is in single ownership The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	435	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	696		<b>5 – 10 yrs</b>	x
	<b>50 dph</b>	870		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. The entire site would be disproportionate to the settlement however partial development may be acceptable. Approx. net site area 4 ha				
<b>Estimated yield (dwellings)</b>	<b>100</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
BOT/RIC03	Rickinghall (Mid Suffolk) (Key Service Centre)	Land north of Back Hills, Botesdale	11		
<b>Proposal</b>	Residential and affordable housing with public open space area	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in single ownership The title deeds have been submitted					
<b>Achievability</b>					
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 build out rate at 30 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	275	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	440		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	550		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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.				
<b>Estimated yield (dwellings)</b>	<b>150</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>BOT/RIC05</b>	<b>Rickinghall (Mid Suffolk) (Key Service Centre)</b>	Land at Back Hills, Botesdale	3		
<b>Proposal</b>	Residential and affordable housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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 conservation area					
<b>Availability</b>					
Site is in single ownership The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	33	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	120		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	150		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>20</b>				

## Bramford



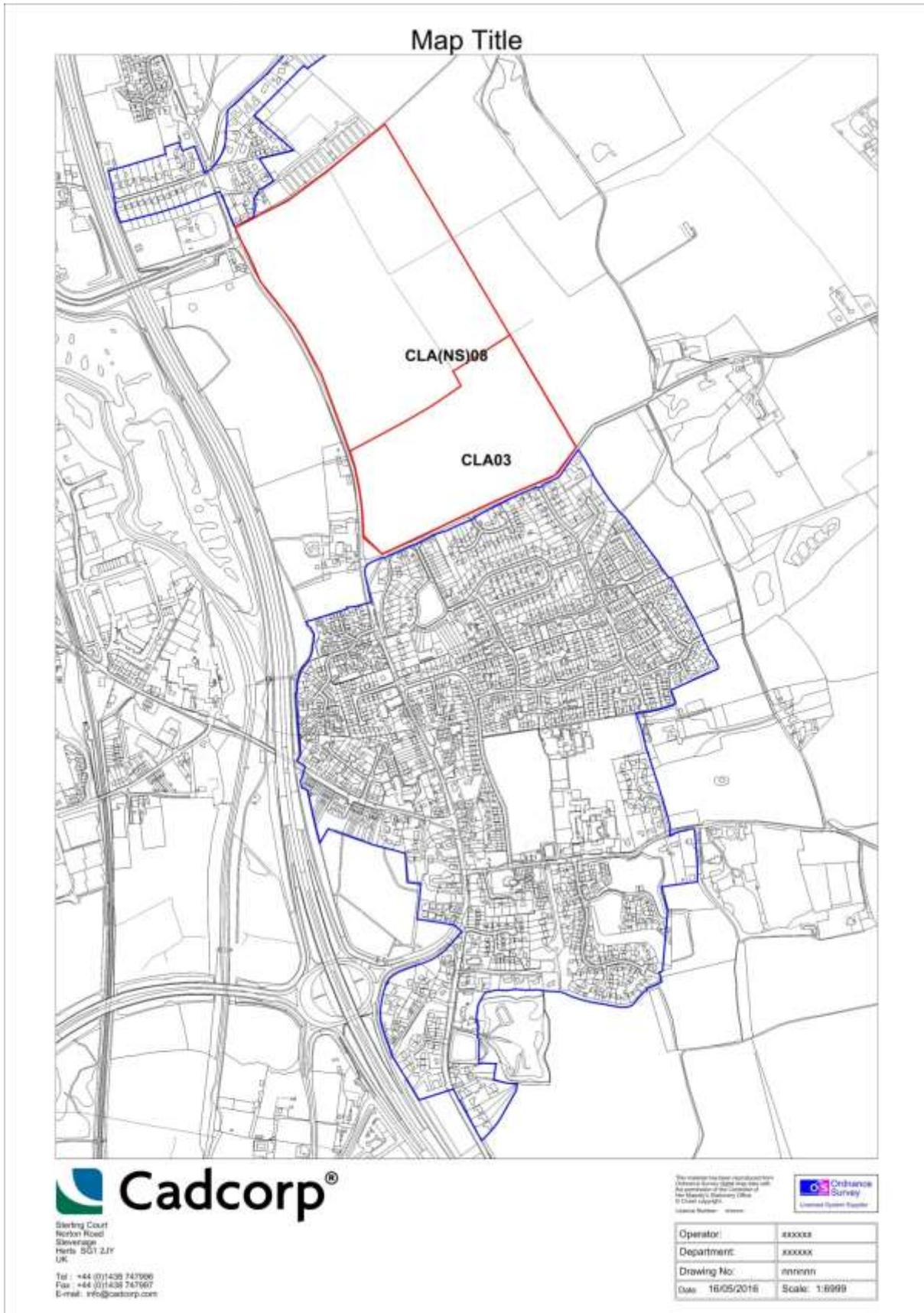
Sites with the potential to support development –  
(These are not formal allocations)

BRAM03	Land south of Fitzgerald Road, Bramford
BRAM04	Land east of The Street and north of Pound Lane, Bramford

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>BRAM03</b>	<b>Bramford (Mid Suffolk) (Key Service Centre)</b>	Land south of Fitzgerald Road, Bramford	15.7		
<b>Proposal</b>	The site would offer a range of dwelling types and sizes to meet the varying demands of the village. The large site size would enable the delivery of large areas of open space, alongside the associated parking and private amenity space.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
The south of the site is subject to flood zone 3 but there is a natural divide in the site above Runcton farm which 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, footpaths and infrastructure required					
<b>Availability</b>					
The site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	392	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	628		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	785		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development may be more acceptable to the northern area of the site due to flood constraints. Approx. net site area 5ha				
<b>Estimated yield (dwellings)</b>	<b>100</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>BRAM04</b>	<b>Bramford (Mid Suffolk) (Key Service Centre)</b>	Land east of The Street and north of Pound Lane, Bramford	21.7		
<b>Proposal</b>	up to 150 dwellings at 30dph	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
<p>The perimeter of the site is subject to flood zone 3, however part of the 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  Minerals- site lies within Minerals Safeguard Area  Highways – regarding access and infrastructure required</p>					
<b>Availability</b>					
<p>The site is in single ownership  An agent has submitted the site on request of the landowner  The title deeds have been submitted</p>					
<b>Achievability</b>					
<p>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</p>					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	543	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	868		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	1085		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development may be more acceptable to the southern area of the site.  Approx. net site area 10ha</p>				
<b>Estimated yield (dwellings)</b>	<b>250</b>				

# Claydon (including Barham)



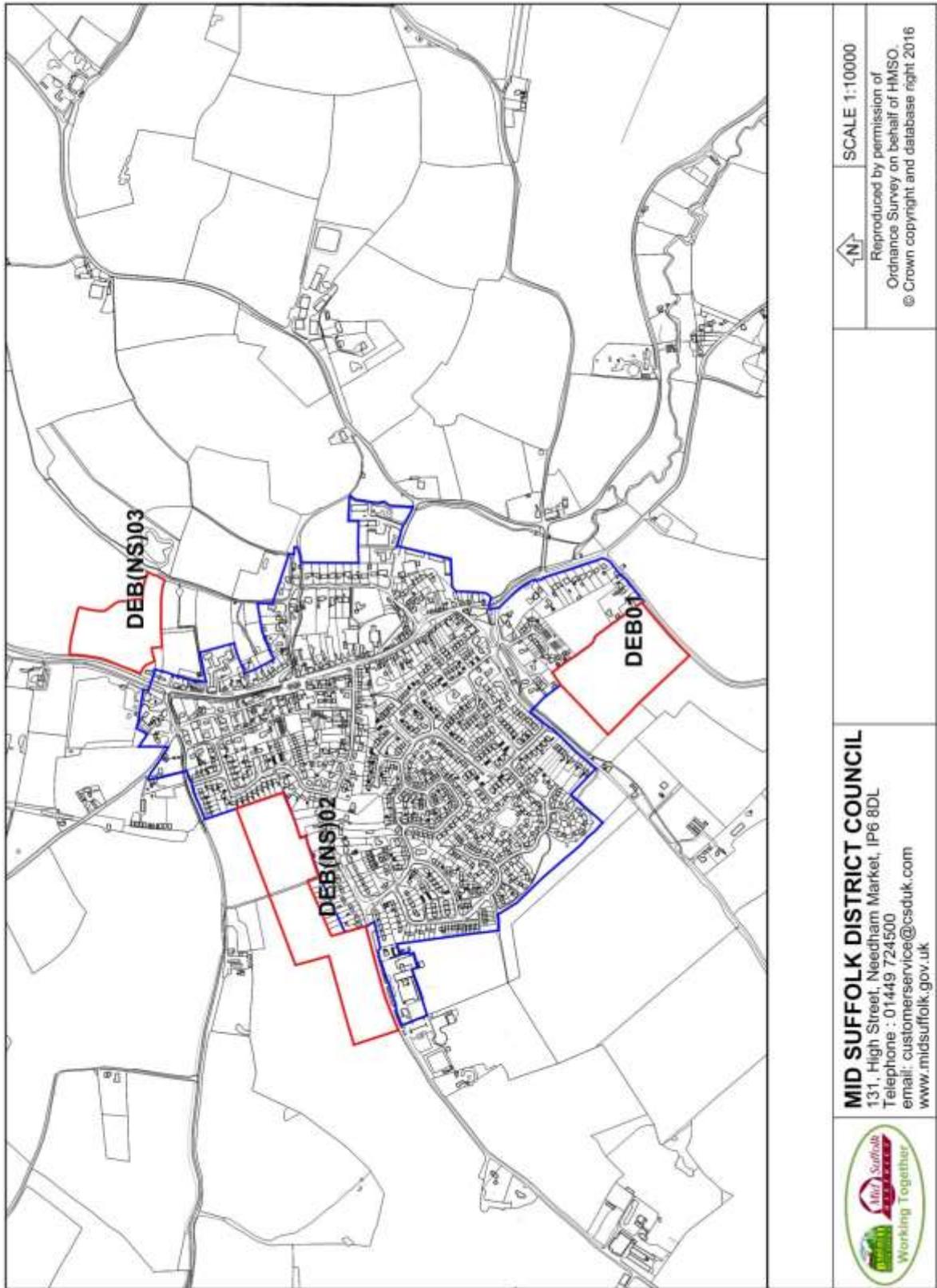
Sites with the potential to support development –  
(These are not formal allocations)

CLA03	Land adj Church Lane, Barham
CLA(NS)08	Land adj Church Lane, Barham

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
CLA03	Barham (Mid Suffolk) (Key Service Centre)	Land adj Church Lane, Barham	12		
<b>Proposal</b>	Mixture of residential and open space- assumed 60% net developable area with range of house sizes and types	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	300	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	480		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	600		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Site located within the Ipswich Policy Area. New net site area approx. 8 ha				
<b>Estimated yield (dwellings)</b>	<b>250</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
CLA(NS)08	Barham (Mid Suffolk) (Key Service Centre)	Land adj Church Lane, Barham	33		
<b>Proposal</b>	Mixture of residential and open space- assumed 60% net developable area with range of house sizes and types	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	825	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	1320		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	1650		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>825</b>				

# Debenham



	<b>MID SUFFOLK DISTRICT COUNCIL</b> 131, High Street, Needham Market, IP6 8DL Telephone : 01449 724500 email: customerservice@csduk.com www.midsuffolk.gov.uk
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Date Printed : 09/05/2016

Sites with the potential to support development –  
(These are not formal allocations)

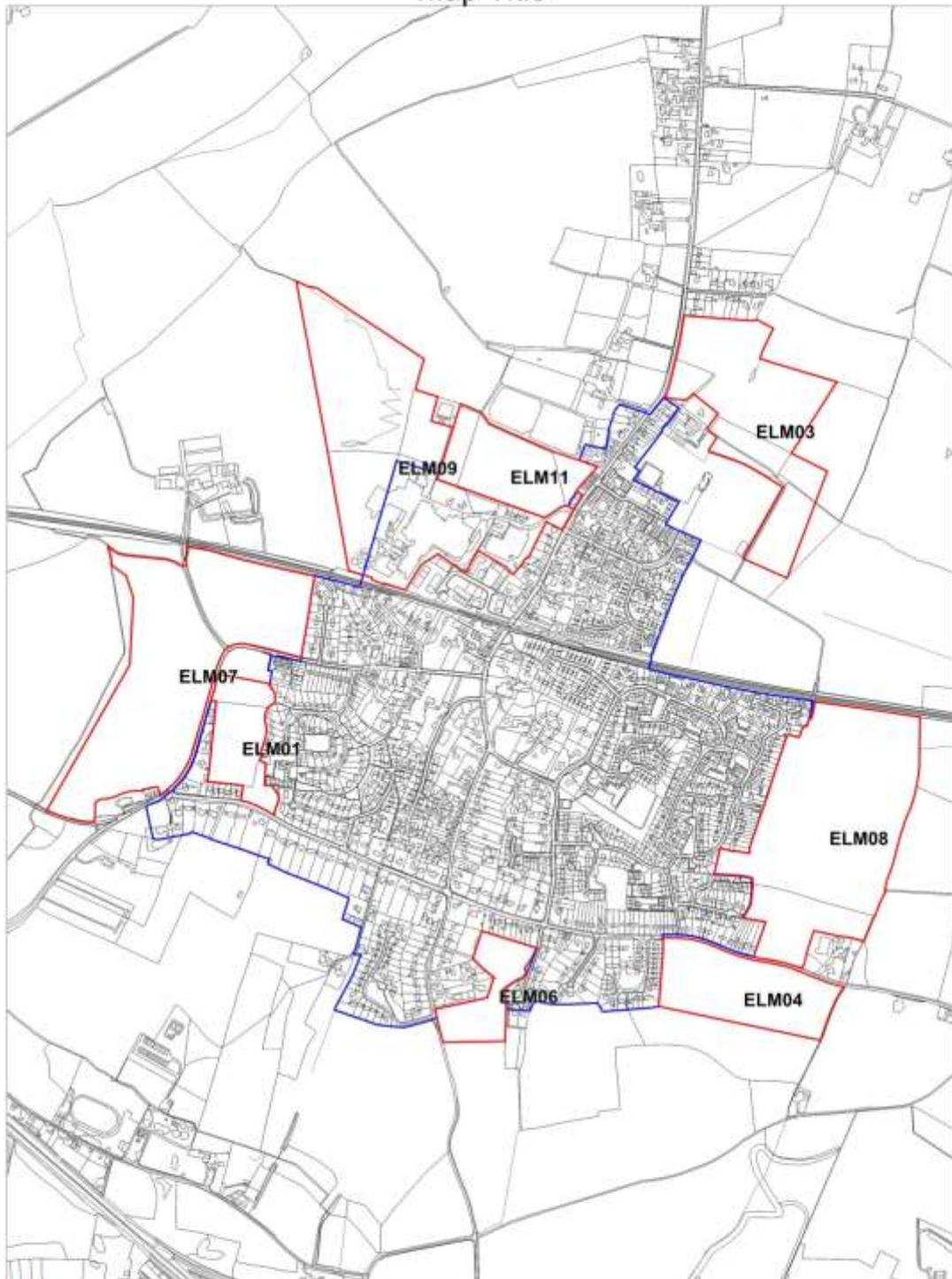
DEB01	Land off Ipswich Road
DEB(NS)02	Land to north of Gracechurch Street
DEB(NS)03	Land off Aspall Road (opposite primary school)

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
DEB01	Debenham (Mid Suffolk) (Key Service Centre)	Land off Ipswich Road	4		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership. The title deeds have not been submitted					
<b>Achievability</b>					
The submission estimates the likely build out rate at 20-25 units per annum Submission confirms that there are no legal restrictions on the land and no known abnormal costs which could affect availability.					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	100	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	160		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	200		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>100</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
DEB(NS)02	Debenham (Mid Suffolk) (Key Service Centre)	Land to north of Gracechurch Street	8		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	200	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	300		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	400		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration New net site area approx. 4 ha				
<b>Estimated yield (dwellings)</b>	<b>100</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
DEB(NS)03	Debenham (Mid Suffolk) (Key Service Centre)	Land off Aspall Road (opposite primary school)	2.5		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is located on the edge of the settlement on rising ground- potential impact upon the character and appearance of Debenham					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	62.	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	100		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	125		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Map Title



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Sites with the potential to support development –  
(These are not formal allocations)

ELM01	Land off Church Road/School Road, Elmswell
ELM03	Land to east of Ashfield Road, Elmswell
ELM04	Land south of Wetherden Road, Elmswell (site 1)
ELM06	Land off Cressmeadow Way & east of Warren Lane
ELM07	Land off School Road, Elmswell (2 sites each side of road)
ELM08	Land south of railway, north of Wetherden Road, Elmswell
ELM09	Former Grampion Factory
ELM11	Land adj Grampion Foods Factory, Elmswell

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ELM01	Elmswell (Mid Suffolk) (Key Service Centre)	Land off Church Road/School Road, Elmswell	2.9		
<b>Proposal</b>	Potential housing allocation.	<b>Current / previous land use</b>	Fallow land		
<b>Suitability (Potentially)</b>					
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, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership The title deeds have not been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	72	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	116		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	145		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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.				
<b>Estimated yield (dwellings)</b>	<b>60</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ELM03	Elmswell (Mid Suffolk) (Key Service Centre)	Land to east of Ashfield Road, Elmswell	9.3		
<b>Proposal</b>	Residential site of 100+ dwellings. Site for potential primary school relocation, as current school is at capacity. Area for medical centre and extension to Blackbourne Recreation Ground	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	232	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	372		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	465		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development proposed. New net site are approx. 1 ha.				
<b>Estimated yield (dwellings)</b>	<b>25</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ELM04	Elmswell (Mid Suffolk) (Key Service Centre)	Land south of Wetherden Road, Elmswell (site 1)	5.3		
<b>Proposal</b>	Residential to include a mix of house types, sizes, together with extensive open space and landscape features. Some light industry and employment uses similar to that existing in village could be provided.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	132	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	212		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	265		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development proposed. New net site are approx. 1 ha.				
<b>Estimated yield (dwellings)</b>	<b>25</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ELM06	Elmswell (Mid Suffolk) (Key Service Centre)	Land off Cressmeadow Way & east of Warren Lane	2.3		
<b>Proposal</b>	Residential housing including open space	<b>Current / previous land use</b>	Agriculture		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals – site lies within mineral safeguard area					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	58	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	92		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	115		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>58</b>				

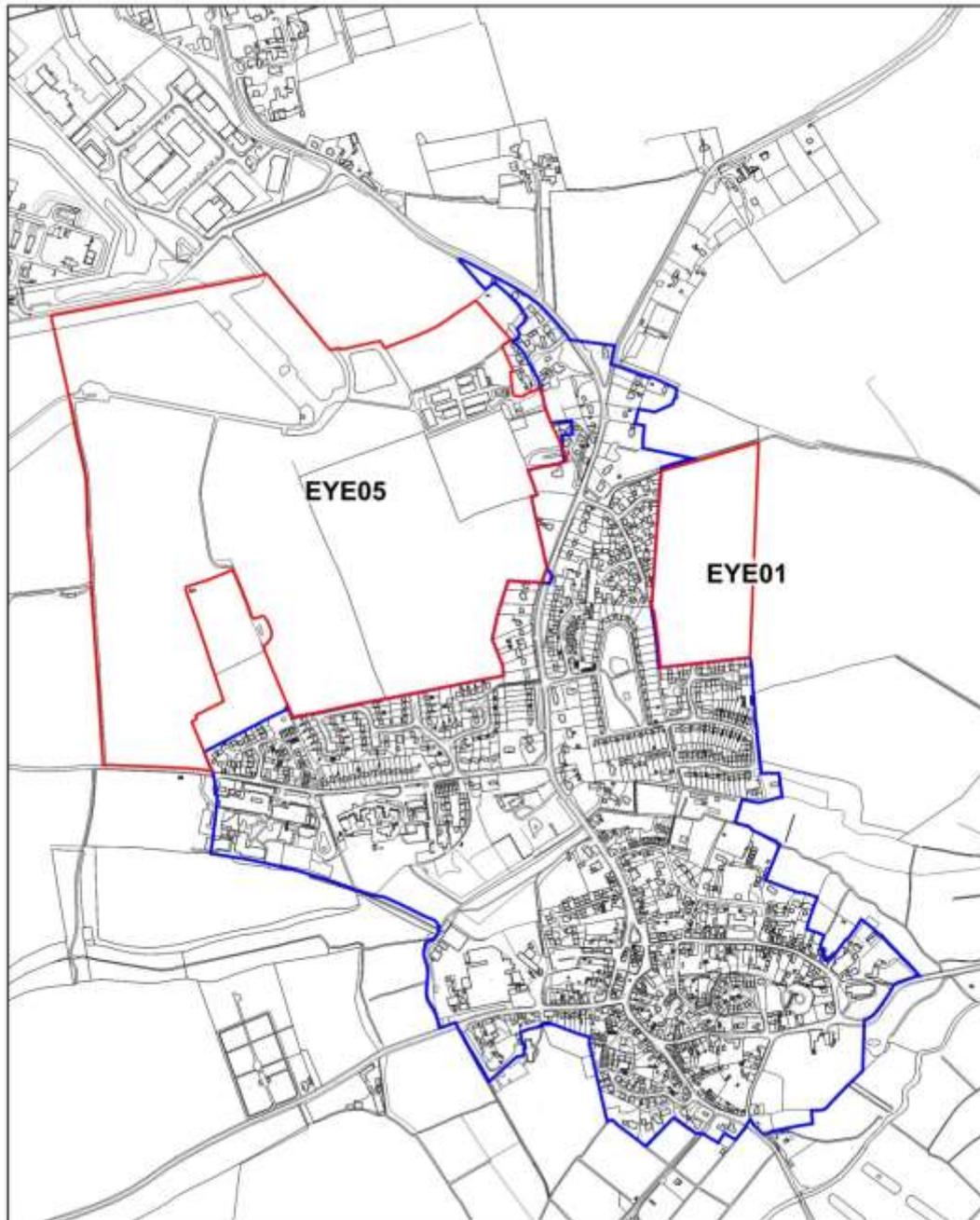
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ELM07	Elmswell (Mid Suffolk) (Key Service Centre)	Land off School Road, Elmswell (2 sites each side of road)	14.5		
<b>Proposal</b>	The site could provide approx. 250 dwellings. The site will include additional community facilities such as children's play area, sustainable connections to the wider area, new open space areas, two potential vehicular access points off School Road, SUDs	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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 Minerals- site lies within Minerals Safeguard Area					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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 35 units per annum with one developer or 65 units per annum with two developers.					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	362	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	580		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	725		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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.				
<b>Estimated yield (dwellings)</b>	<b>100</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ELM08	Elmswell (Mid Suffolk) (Key Service Centre)	Land south of railway, north of Wetherden Road, Elmswell	14.9		
<b>Proposal</b>	Residential to include a mix of house types, sizes, and affordability, together with extensive open space and landscape features. Some light industry and employment uses similar to that existing in village could be provided.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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 Minerals- part of site lies within Minerals Safeguard Area					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	372	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	596		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	745		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development adjoining Wetherden Road most appropriate.				
<b>Estimated yield (dwellings)</b>	<b>30</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ELM09	Elmswell (Mid Suffolk) (Key Service Centre)	Grampion Foods Factory, Elmswell	15.8		
<b>Proposal</b>	Residential and affordable housing	<b>Current / previous land use</b>	Former food factory		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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 20 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	395	<b>Delivery estimate</b>	<b>1-5 yrs</b>	X
	<b>40 dph</b>	632		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	790		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>400</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ELM11	Elmswell (Mid Suffolk) (Key Service Centre)	Land adj Grampion Foods Factory, Elmswell	4.3		
<b>Proposal</b>	The site has the capability of providing a range of dwellings, open space provision, and the associated private amenity space and parking. The precise position and density of that housing would be subject to a master-planning exercise.		<b>Current / previous land use</b>		
Agriculture					
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have been submitted					
<b>Achievability</b>					
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 20 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	107.	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	172		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	215		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended				
<b>Estimated yield (dwellings)</b>	<b>100</b>				

# Eye



**Title:**  
**Reference:**  
**Site:**



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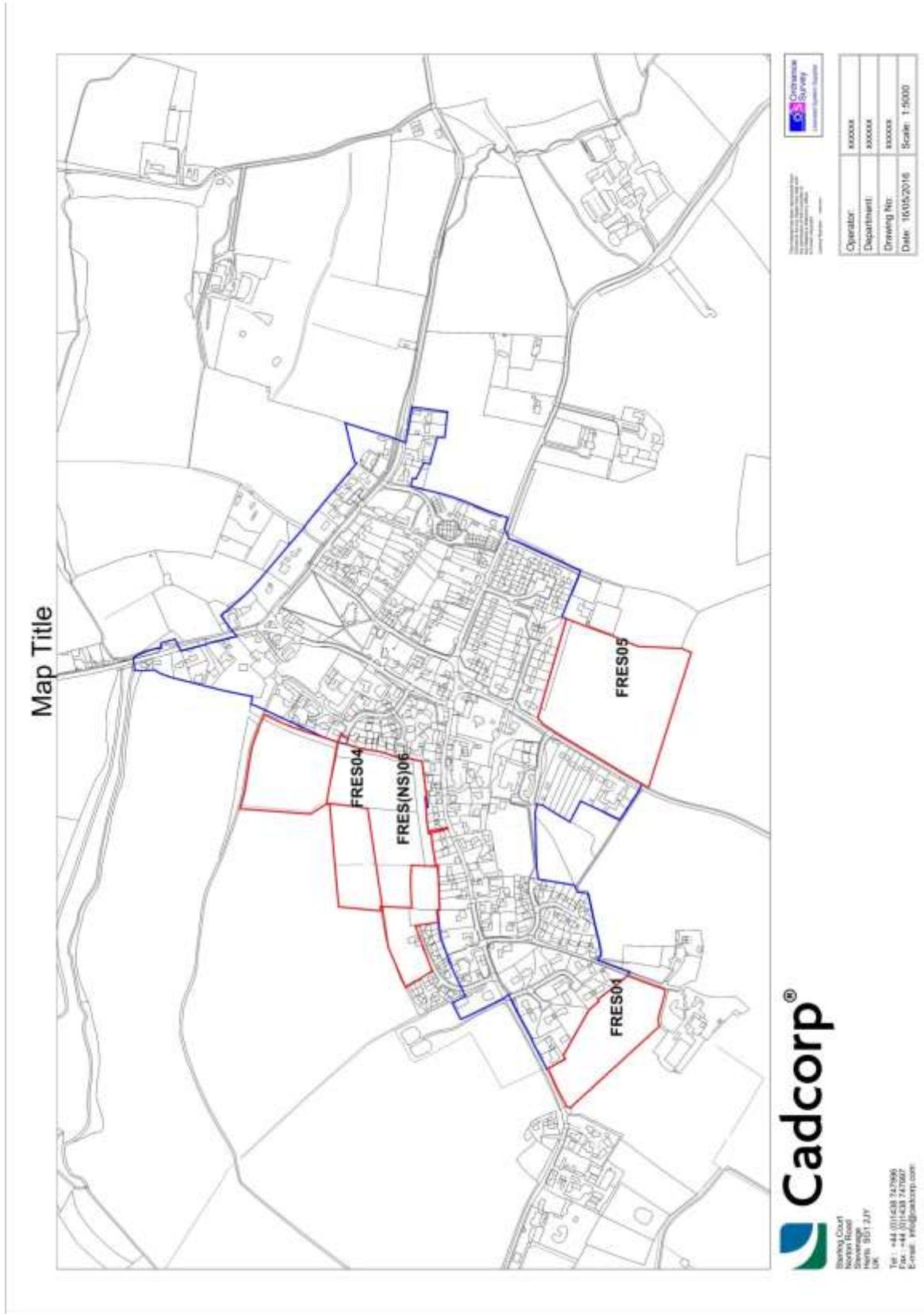
Sites with the potential to support development –

EYE01	Land off Victoria Hill, Eye
EYE05	Land to north of Castleton Way and west of Victoria Hill, Eye

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
EYE01	Eye (Mid Suffolk) (Town)	Land off Victoria Hill, Eye	5.7		
<b>Proposal</b>	housing allocation site.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	142	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	228		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	285		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development taking any constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>240</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
EYE05	Eye (Mid Suffolk) (Town)	Land to north of Castleton Way and west of Victoria Hill, Eye	48.2		
<b>Proposal</b>	Residential development	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
<p>Within broad location identified for growth in Core Strategy. 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>HSE consultation zone- for gas compressor station as shown in the Eye Planning Position Statement will also limit the area suitable for housing</p>					
<b>Availability</b>					
<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 not been submitted</p>					
<b>Achievability</b>					
<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 approx 50 units per annum</p>					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	1205	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	1928		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	2410		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	<p>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.</p> <p>Estimated new net site area:8 ha</p>				
<b>Estimated yield (dwellings)</b>	<b>320</b>				

# Fressingfield



Sites with the potential to support development –  
(These are not formal allocations)

FRES01	Land south of New Street, Fressingfield
FRES04	Land adjacent Brome Avenue
FRES05	Land off Stradbroke Road, Fressingfield
FRE(NS)06	Land off John Shepherd Road, Fressingfield

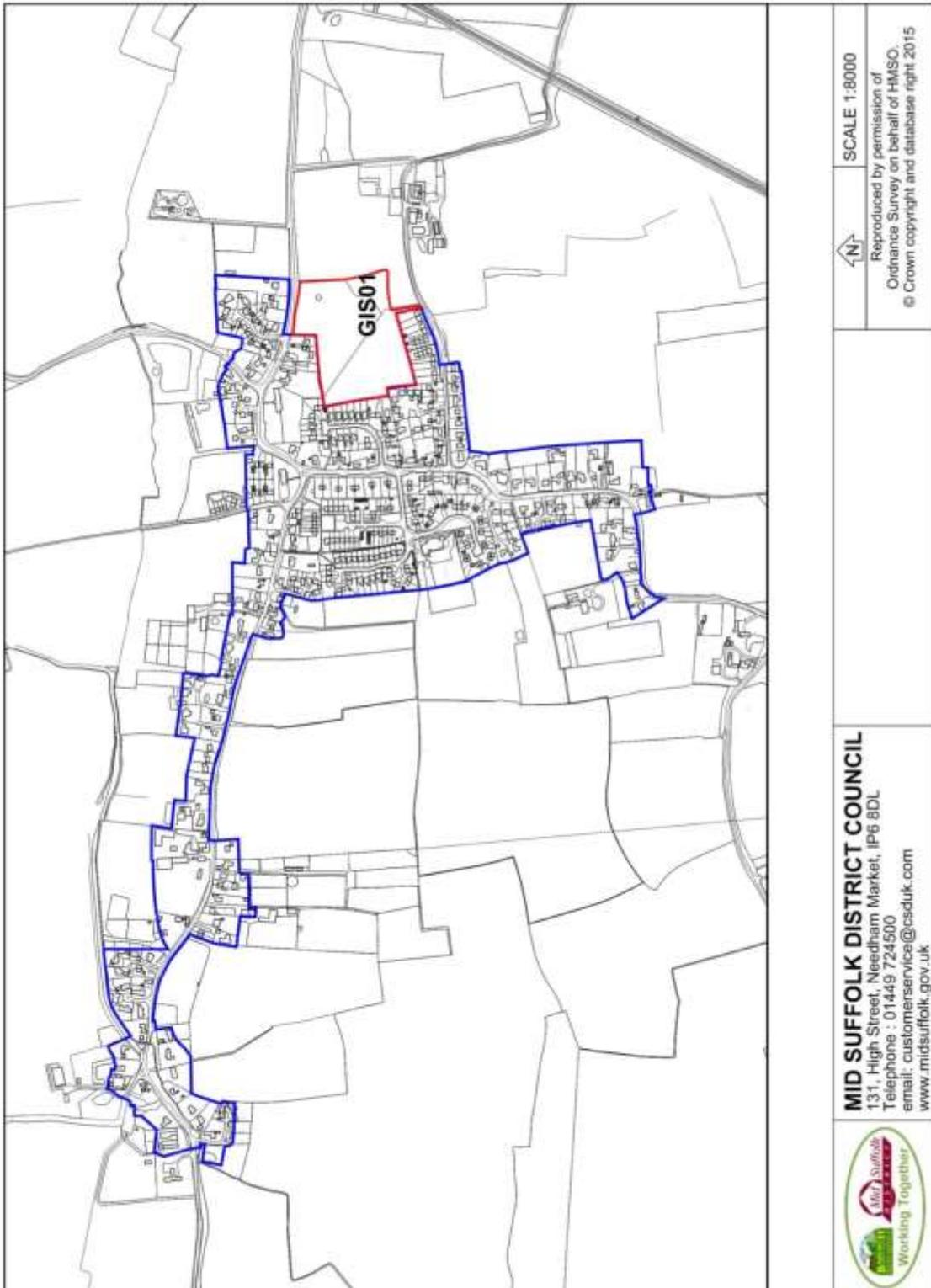
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
FRES01	Fressingfield (Mid Suffolk) (Primary Village)	Land south of New Street, Fressingfield	2		
<b>Proposal</b>	Residential and affordable housing	<b>Current / previous land use</b>	Pasture		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have been submitted					
<b>Achievability</b>					
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 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	50	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	80		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	100		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development taking any constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
FRES04	Fressingfield (Mid Suffolk) (Primary Village)	Land off John Shepherd Road	5		
<b>Proposal</b>	Full range of freehold market and affordable housing Elderly persons accommodation /care home	<b>Current / previous land use</b>	Pasture		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have been submitted					
<b>Achievability</b>					
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 10-20 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	125	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	200		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	250		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended				
<b>Estimated yield (dwellings)</b>	<b>60</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
FRES05	Fressingfield (Mid Suffolk) (Primary Village)	Land off Stradbroke Road, Fressingfield	3.7		
<b>Proposal</b>	Potential housing allocation with community centre/sports field	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	92	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	148		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	185		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended				
<b>Estimated yield (dwellings)</b>	<b>60</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>FRES(NS)06</b>	<b>Fressingfield (Mid Suffolk) (Primary Village)</b>	Land off John Shepherd Road, Fressingfield	3.3		
<b>Proposal</b>	Residential and affordable housing, Elderly persons accommodation /care home	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	83	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	132		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	165		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended				
<b>Estimated yield (dwellings)</b>	<b>100</b>				

# Gislingham



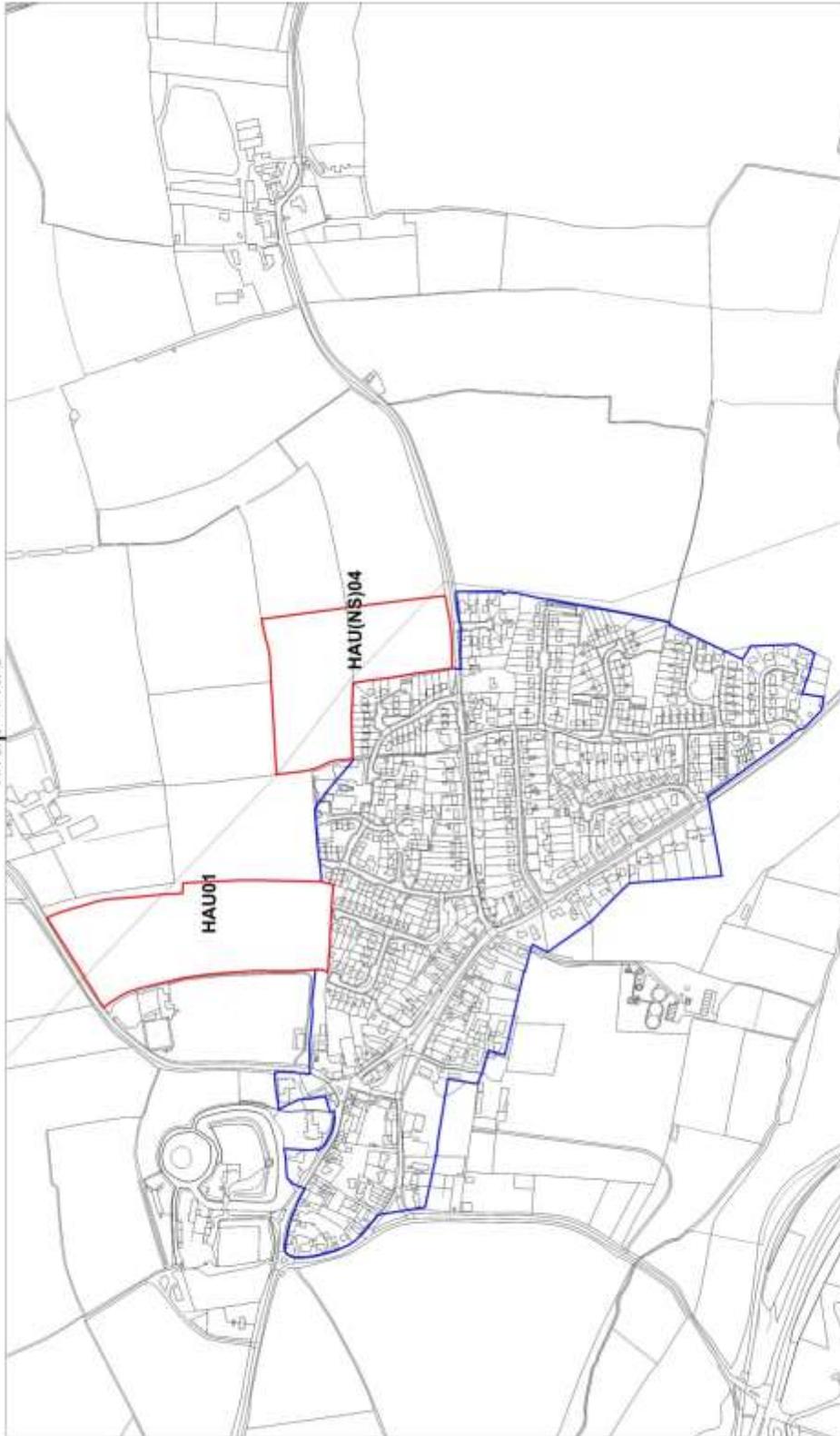
Sites with the potential to support development –  
(These are not formal allocations)

GIS01	Land fronting Thornham Road, Gislegham
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Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
GIS01	Gislingham (Mid Suffolk) (Primary Village)	Land fronting Thornham Road, Gislingham	3.3		
<b>Proposal</b>	Residential development	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The land is currently unregistered so no title deeds have been provided					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	82.	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	132		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	165		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

# Haughley

Map Title



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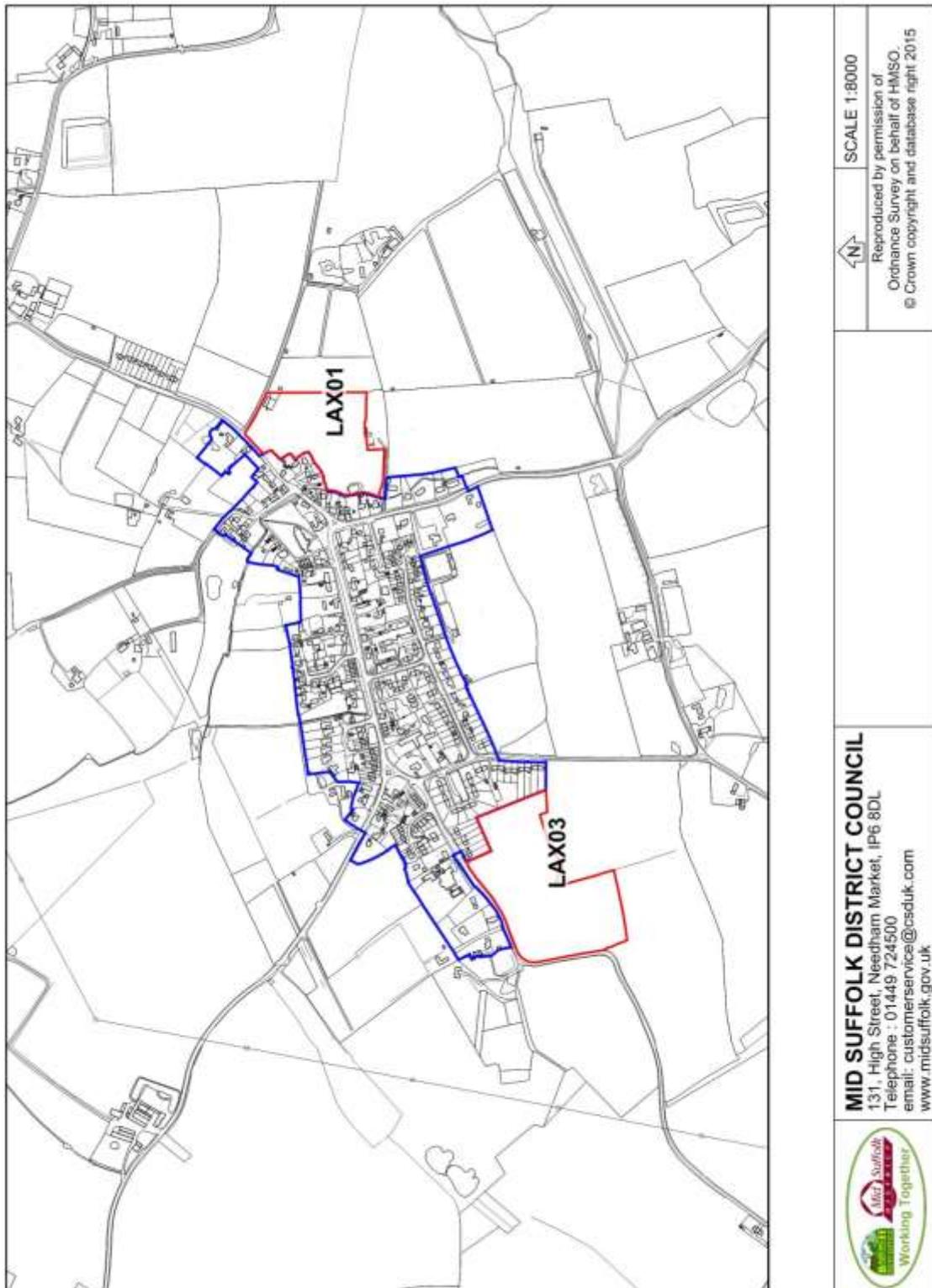
Sites with the potential to support development –  
(These are not formal allocations)

HAU01	Land off Bacton Road
HAU(NS)04	Land off Station Road and north of Mill Fields

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
HAU01	Haughley (Mid Suffolk) (Key Service Centre)	Land off Bacton Road	4.4		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site – consider reduce size of site to be more in keepin gwith the existing settlement					
<b>Availability</b>					
Site is in single ownership Title deeds have been submitted					
<b>Achievability</b>					
The submission confirms that there are no legal restrictions on the land and apart from road and path improvements there are no known abnormal costs which would affect viability Submission does not provide indication of the likely annual build out rate					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	110	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	176		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	220		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
HAU(NS)04	Haughley (Mid Suffolk) (Key Service Centre)	Land off Station Road and north of Mill Fields	3.4		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	85	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	136		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	170		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

# Laxfield



Sites with the potential to support development –  
(These are not formal allocations)

LAX01	Hill Meadow, Bickers Hill, Laxfield
LAX03	Framlingham Road, Laxfield

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
LAX01	Laxfield (Mid Suffolk) (Primary Village)	Hill Meadow, Bickers Hill, Laxfield	2.7		
<b>Proposal</b>	Potential residential allocation.	<b>Current / previous land use</b>	Pasture		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjoining conservation area					
<b>Availability</b>					
Site is in family trust ownership, but is currently unregistered therefore title deeds have not been submitted An agent has submitted the site on request of the landowner					
<b>Achievability</b>					
The submission confirms that there are no legal restrictions on the land and apart from road and path improvements there are no known abnormal costs which would affect viability The submission states that should the site be build out by family builder the rate of delivery could be 2/3 homes per year or if sold the site could progress more quickly					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	68	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	108		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	135		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development (northern aspect of site) is recommended.  Estimated new net site area: 0.5ha				
<b>Estimated yield (dwellings)</b>	<b>10</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
LAX03	Laxfield (Mid Suffolk) (Primary Village)	Framlingham Road, Laxfield	4.2		
<b>Proposal</b>	Potnetial housing allocaiotn	<b>Current / previous land use</b>	Arable farmland		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in single ownership The site has been submitted on behalf of the landowner Not title deeds have been submitted and the submission states that land registry information is awaited					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	105	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	168		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	210		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development (eastern aspect of site) is recommended.  Estimated new net site area: 1ha				
<b>Estimated yield (dwellings)</b>	<b>25</b>				

# Mendlesham

Map Title



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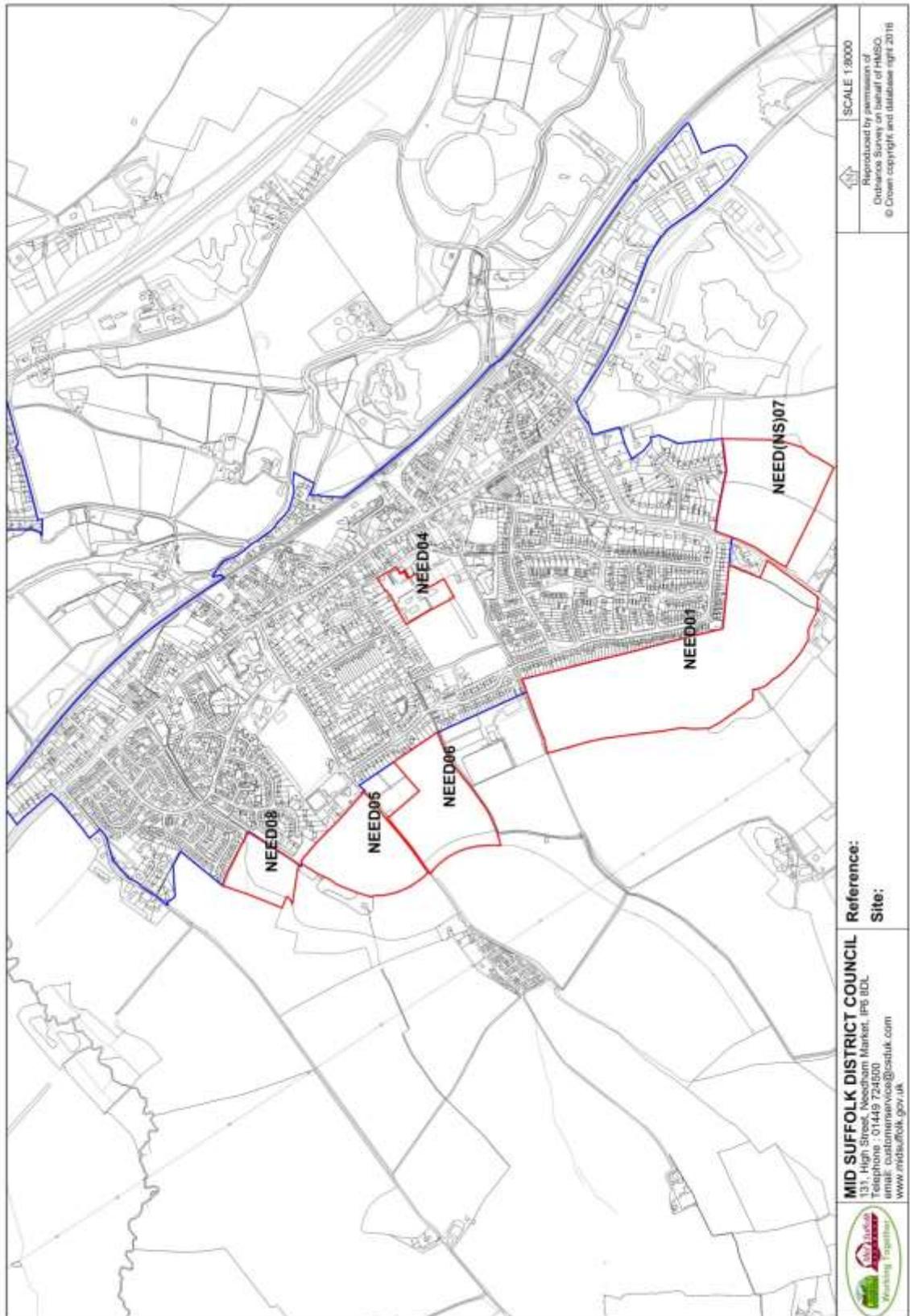
Sites with the potential to support development –  
(These are not formal allocations)

MEND03	Land north of Mill Road
MEND05	Chapelfield, Chapel Road, Mendlesham

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
MEND03	Mendlesham (Mid Suffolk) (Key Service Centre)	Land north of Mill road	2.8		
<b>Proposal</b>	Housing.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted					
<b>Achievability</b>					
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 10 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	70	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	112		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	140		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>70</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
MEND05	Mendlesham (Mid Suffolk) (Key Service Centre)	Chapelfield, Chapel Road, Mendlesham	2.3		
<b>Proposal</b>	Housing.	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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 10-15 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	57	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	92		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	115		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

# Needham Market



Sites with the potential to support development –

(These are not formal allocations)

NEED01	Land north of Barking Road, Needham Market
NEED04	Needham Market Middle School, School Street, Needham Market
NEED05	Land north of Barretts Lane
NEED06	Land south of Barretts Lane
NEED(NS)07	Land east of Barking Road, Needham Market
NEED08	Platten Close, Needham Market

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
NEED01	Needham Market (Mid Suffolk) (Town)	Land north of Barking Road, Needham Market	15.3		
<b>Proposal</b>	Residential dwellings with open space provision	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- half of site lies within Minerals Safeguard Area					
<b>Availability</b>					
Site is in joint ownership and is under option to a developer An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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 30-40 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	382	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	612		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	765		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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.				
<b>Estimated yield (dwellings)</b>	<b>600</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
NEED04	Needham Market (Mid Suffolk) (Town)	Needham Market Middle School, School Street, Needham Market	1.3 Site is below threshold but could be expanded to include school land		
<b>Proposal</b>	No preconceived ideas for mix and types of development. Open to all possibilities including residential, affordable and employment to meet the needs of the community	<b>Current / previous land use</b>	Middle School		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon conservation area					
<b>Availability</b>					
Site is in single ownership The title deeds have been submitted					
<b>Achievability</b>					
The submission does not provide indication of timescale for delivery or the likely annual build out rate A restriction has been identified in that the secretary of state has not approved the site for disposal of use as a school and playingfield. There are no known abnormal costs					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	32	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	52		<b>5 – 10 yrs</b>	x
	<b>50 dph</b>	65		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>40</b>				

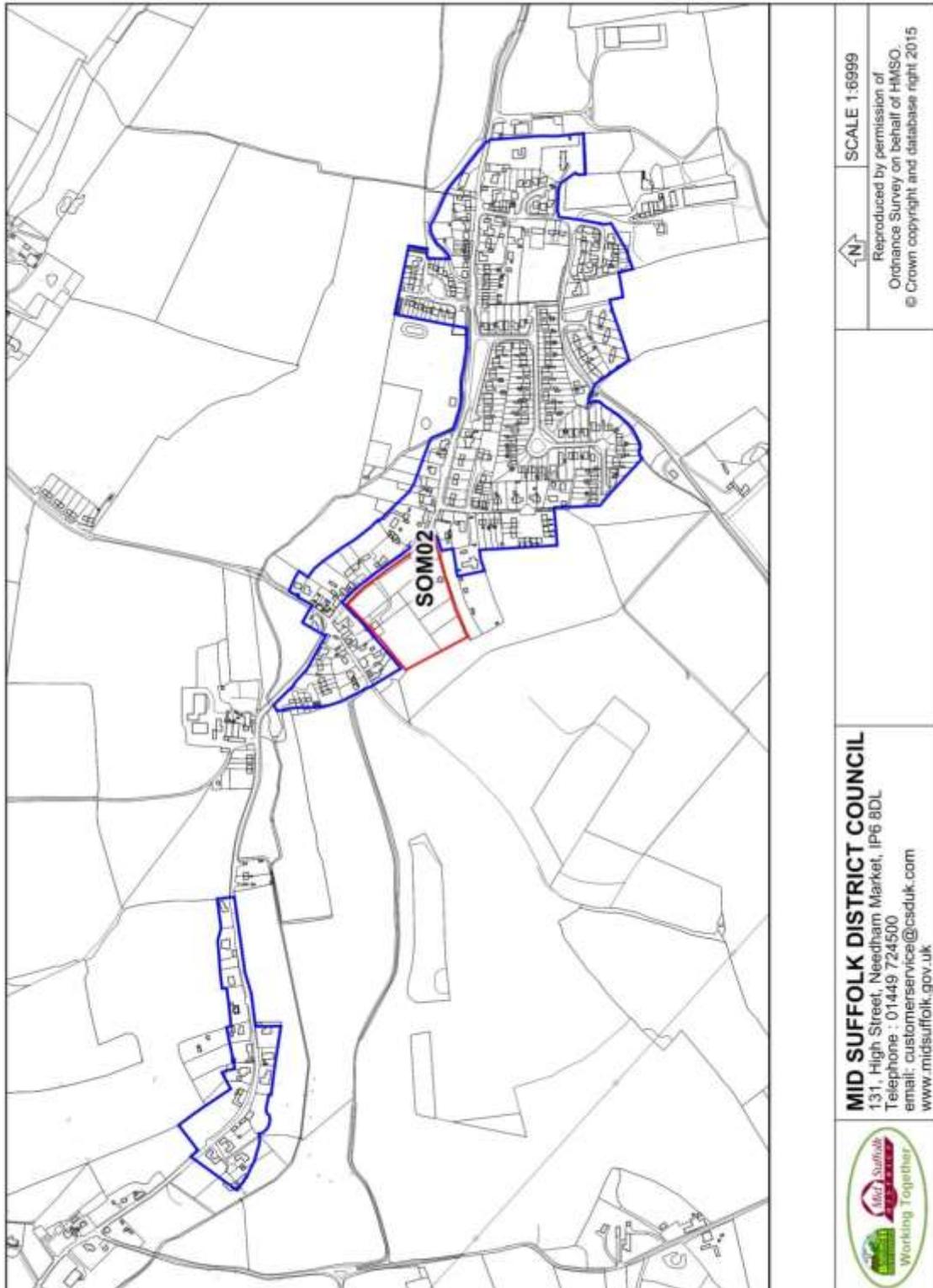
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
NEED05	Needham Market (Mid Suffolk) (Town)	Land north of Barretts Lane	4.3		
<b>Proposal</b>	Residential including affordable housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is within Special Landscape Area Minerals- majority of site lies within Minerals Safeguard Area					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	107	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	172		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	215		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>100</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
NEED06	Needham Market (Mid Suffolk) (Town)	Needham Market Middle School Land south of Barretts Lane	4.8		
<b>Proposal</b>	Residential and affordable housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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 Landscape- majority of site within Special Landscape Area					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted					
<b>Achievability</b>					
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 The submission estimates the likely build out rate at 50 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	120	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	192		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	240		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>120</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
NEED08	Needham Market (Mid Suffolk) (Town)	Platten Close	2.1		
Proposal	Potential housing allocation site	Current / previous land use	Agricultural		
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: * Highway safety / access issues					
Availability					
Previous SHLAA potential site which has been re-assessed. Information currently unknown on landowner(s) details or willingness.					
Achievability					
No indication of likely timescales for development					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	53	Delivery estimate	1-5 yrs	
	40 dph	84		5 – 10 yrs	
	50 dph	105		10 – 15+ yrs	x
Summary:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)	40				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
NEED(NS)07	Needham Market (Mid Suffolk) (Town)	Land east of Barking Road	6		
<b>Proposal</b>	Potential allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is located on the edge of the settlement on rising ground- potential impact upon the character and appearance of Needham Market					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	150	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	240		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	300		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>240</b>				

# Somersham



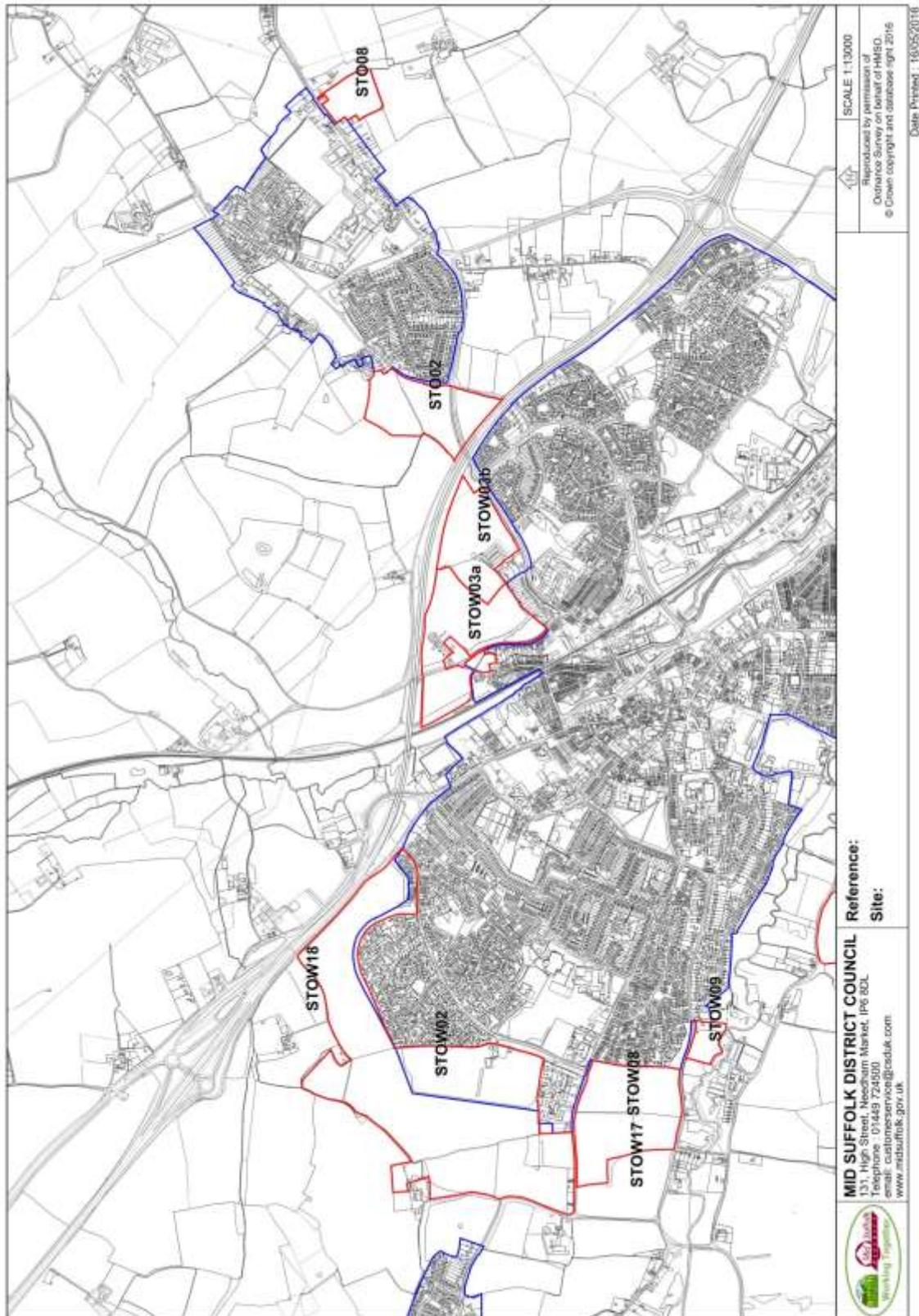
Sites with the potential to support development –

SOM02	Land fronting Main Road, Somersham
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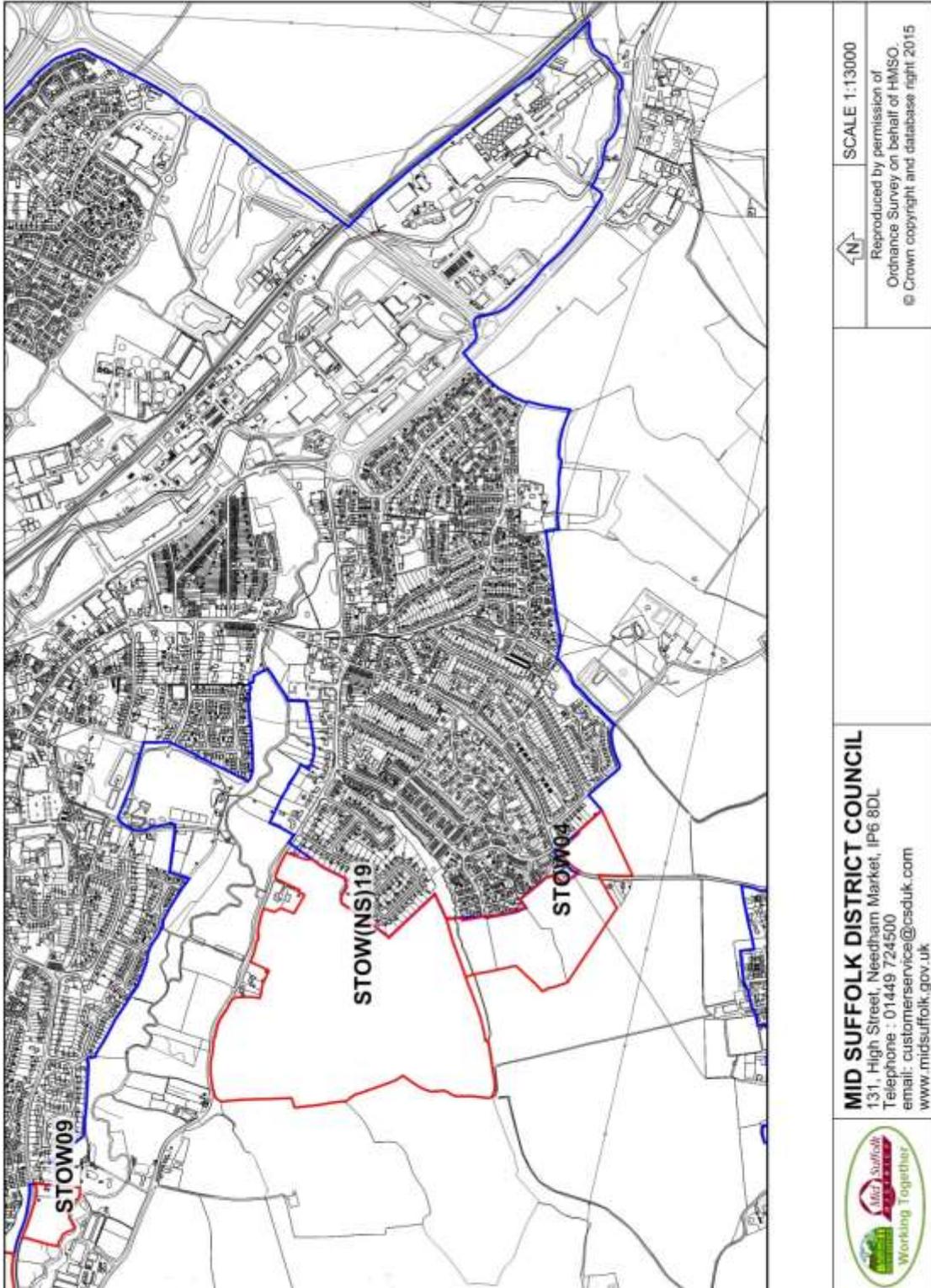
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
SOM02	Somersham (Mid Suffolk) (Primary Village)	Land fronting Main Road, Somersham	1.9		
<b>Proposal</b>	Residential plus associated community facilities if required	<b>Current / previous land use</b>	Land fronting Main Road		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in single ownership The landowner has put the site forward The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	47	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	76		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	95		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>40</b>				

# Stowmarket (including Stowupland)

## Stowmarket North and Stowupland



# Stowmarket South



Sites with the potential to support development –  
(These are not formal allocations)

STOW02	Land at Chilton Leys
STOW03a	Ashes Farm, Stowmarket
STOW03b	Ashes Farm, Stowmarket
STOW04	Land at Farriers Road and Poplar Hill
STOW08	Land south of Union Road, Stowmarket
STOW09	Land south of Finborough Road, Stowmarket
STOW(NS)19	Land south of Combs Lane and west of Baldwin Road
STO02	Land at Thorney Green Road, Stowupland
STO08	Land at Church Road, Stowupland

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>STOW02</b>	<b>Stowmarket (Mid Suffolk) (Town)</b>	Land at Chilton Leys	33		
<b>Proposal</b>	Allocated site for approximately 1000 dwellings (SAP Policy 6.5)		<b>Current / previous land use</b>		
Agricultural and leisure					
<b>Suitability (Potentially)</b>					
The site has been allocated in the Core Strategy					
<b>Availability</b>					
The site has been allocated in the Core Strategy					
<b>Achievability</b>					
Delivery of housing of approximately 140 units expected in 5 years, with the rest phased over the remainder of the Plan period.					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	825	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	1320		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	1650		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site has been allocated in the Core Strategy				
<b>Estimated yield (dwellings)</b>	<b>1000</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
STOW03a	Stowmarket (Mid Suffolk) (Town)	Ashes Farm, Stowmarket	14.7		
<b>Proposal</b>	Within an allocated site for approximately 400 dwellings (SAP Policy 6.13). Mixed residential scheme including affordable housing.		<b>Current / previous land use</b> Agricultural		
<b>Suitability (Potentially)</b>					
Allocated site -Ashes Farm- suitability of the site was assessed at this stage					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	368	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	588		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	735		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>200</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
STOW03b	Stowmarket (Mid Suffolk) (Town)	Ashes Farm, Stowmarket	9.2		
<b>Proposal</b>	Within an allocated site for approximately 400 dwellings (SAP Policy 6.13). Under discussion with MSDC		<b>Current / previous land use</b> Agricultural		
<b>Suitability (Potentially)</b>					
Allocated site -Ashes Farm- suitability of the site was assessed at this stage					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	230	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	368		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	460		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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.				
<b>Estimated yield (dwellings)</b>	<b>200</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
STOW04	Stowmarket (Mid Suffolk) (Town)	Land at Farriers Road and Poplar Hill	5		
<b>Proposal</b>	Allocated site for approximately 125 dwellings (SAP Policy 6.20)		<b>Current / previous land use</b>		
Agricultural					
<b>Suitability (Potentially)</b>					
The site has been allocated in the Core Strategy					
<b>Availability</b>					
The site has been allocated in the Core Strategy					
<b>Achievability</b>					
Delivery of approximately 125 dwellings anticipated within the short to medium term of the Plan period.					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	125	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	200		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	250		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site has been allocated in the Core Strategy. The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>125</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
STOW08	Stowmarket (Mid Suffolk) (Town)	Land south of Union Road, Stowmarket	15.8		
<b>Proposal</b>	Approximately 400 homes in total. Approximately 300 private residential dwellings, and 105 (35%) affordable, together with substantial new public liner 'Parkland' belt with green open space corridors through the site, framing pedestrian/cycle access route	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
The site is allocated as a reserve site to ensure consistent delivery of housing in Stowmarket. Site is suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area Landscape- site is adjacent Special Landscape Area					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowner Evidence of the option agreement on the land has been submitted					
<b>Achievability</b>					
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 30-40 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	395	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	632		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	790		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	Union Road - 'Reserve allocation' for 200 houses in SAAP The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>400</b>				

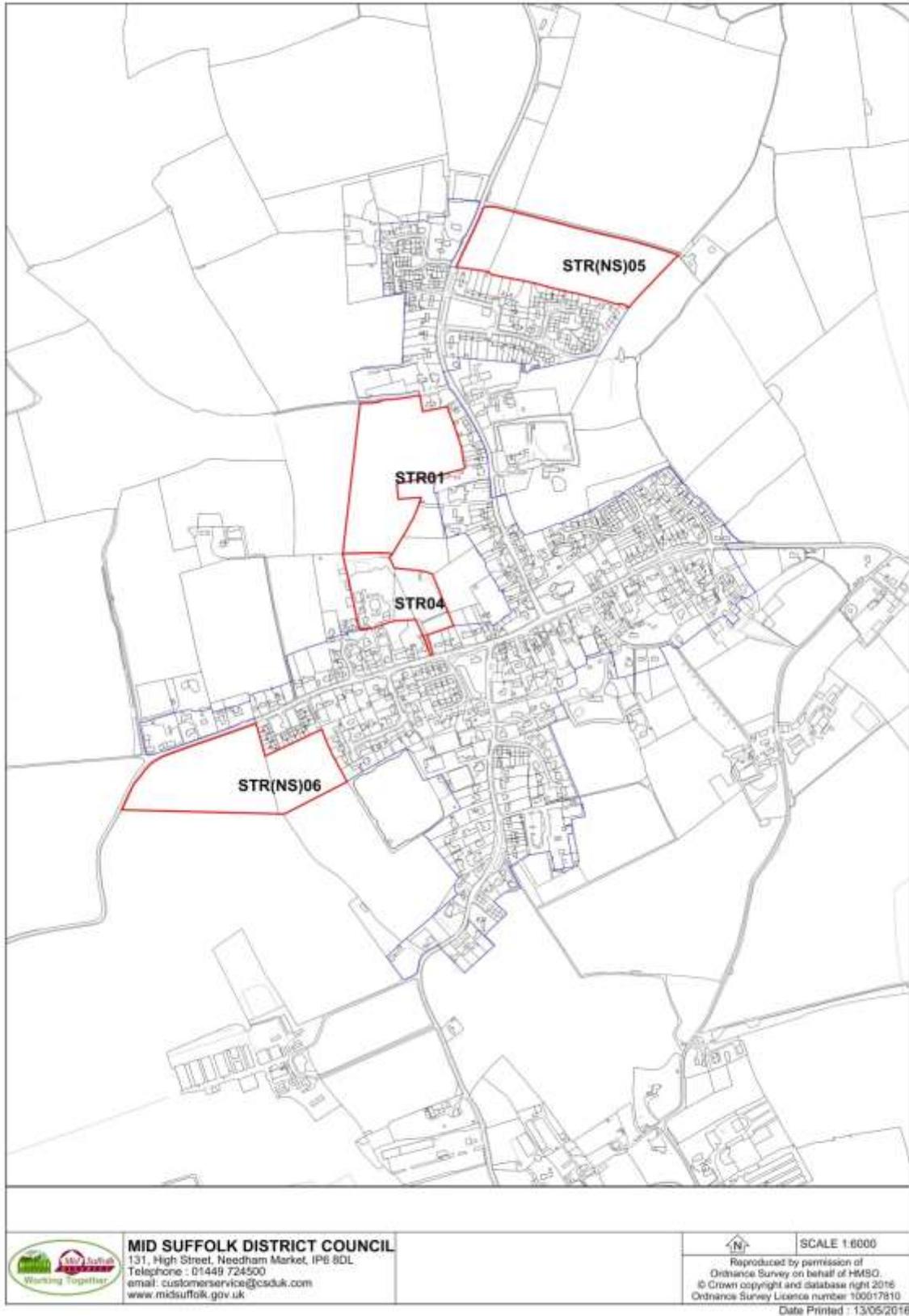
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
STOW09	Stowmarket (Mid Suffolk) (Town)	Land south of Finborough Road, Stowmarket	1.8- potential to expand boundary		
<b>Proposal</b>	40 dwellings (35% affordable, 65% market)	<b>Current / previous land use</b>	Recreational use		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Flood Zone – along southern boundary Recreational asset – there may be a need to offset the asset					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowner A solicitor letter has been submitted stating that the land is in the process of being registered					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	45	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	72		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	90		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
STOW(NS)19	Stowmarket (Mid Suffolk) (Town)	Land south of Combs Lane and west of Baldwin Road	34.8		
<b>Proposal</b>	Potential allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent grade II* listed building					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	870	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	1392		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	1740		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>1000</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
STO02	Stowupland (Mid Suffolk) (Key Service Centre)	Land at Thorney Green Road, Stowupland	10.1		
<b>Proposal</b>	Mix, free market and affordable	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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 (full extent of site is not suitable as this would lead to coalescence of settlements)					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The site is not currently registered but Certificate of Title has been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	252.5	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	404		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	505		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Estimated new net site area: 5 ha				
<b>Estimated yield (dwellings)</b>	<b>200</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
STO08	Stowupland (Mid Suffolk) (Key Service Centre)	Land at Church Road, Stowupland	3.3		
<b>Proposal</b>	Residential mixed social and market housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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 listed building (church) to north of site					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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 20 units per annum					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	83	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	132		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	165		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	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				
<b>Estimated yield (dwellings)</b>	<b>10</b>				

# Stradbroke



Sites with the potential to support development –  
(These are not formal allocations)

STR01	Land to south of Mill Lane, Queen Street, Stradbroke
STR04	Land at Meadow Way and Cottage Farm
STR(NS)05	Land east of B1118 (north of Westhall)
STR(NS)06	Land south of New Street (opposite Stradbroke Business Centre)

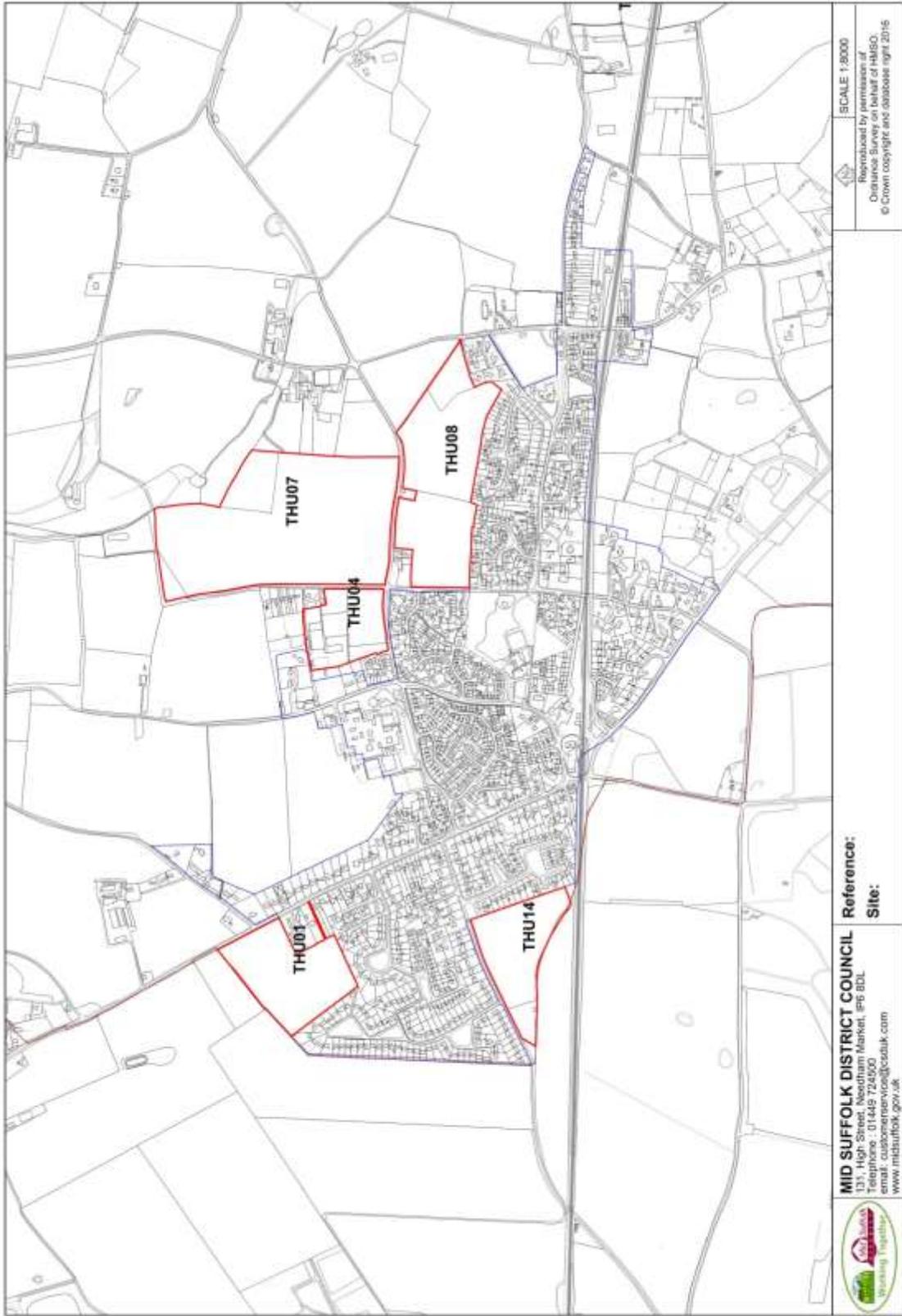
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
STR01	Stradbroke (Mid Suffolk) (Key Service Centre)	Land to south of Mill Lane, Queen Street, Stradbroke	4		
<b>Proposal</b>	Mix of free market house types with 35% affordable units	<b>Current / previous land use</b>	Arable farmland		
<b>Suitability (Potentially)</b>					
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 Adjoining economic use					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	100	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	160		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	200		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development on northern aspect recommended. Estimated new net site area: 2 ha				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
STR04	Stradbroke (Mid Suffolk) (Key Service Centre)	Land at Meadow Way and Cottage Farm	2		
<b>Proposal</b>	Residential and affordable housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in joint ownership The site has submitted on request of the landowners The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	50	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	80		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	100		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
<b>STR(NS)05</b>	<b>Stradbroke (Mid Suffolk) (Key Service Centre)</b>	Land east of B1118 (north of Westhall)	4		
<b>Proposal</b>	Potential allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	100	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	160		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	200		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>100</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
STR(NS)06	Stradbroke (Mid Suffolk) (Key Service Centre)	Land south of New Street (opposite Stradbroke Business Centre)	4.4		
<b>Proposal</b>	Potential allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is located on edge of the settlement - prominent location with potential impact upon the character and appearance of Stradbroke					
<b>Availability</b>					
Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	110	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	176		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	220		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>100</b>				

# Thurston



Sites with the potential to support development –  
(These are not formal allocations)

THU01	Land off Barton Road, Thurston
THU04	Highmead Nurseries, Meadow Lane, Thurston
THU07	Land at Manor Farm, Norton Road
THU08	Land south of Norton Road, Thurston
THU14	Heath Road, Thurston

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
THU01	Thurston (Mid Suffolk) (Key Service Centre)	Land off Barton Road, Thurston	5.2		
<b>Proposal</b>	Private and affordable housing and public open space provision	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
There are four owners of the site The site has been submitted on behalf of all the owners The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	130	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	208		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	260		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>125</b>				

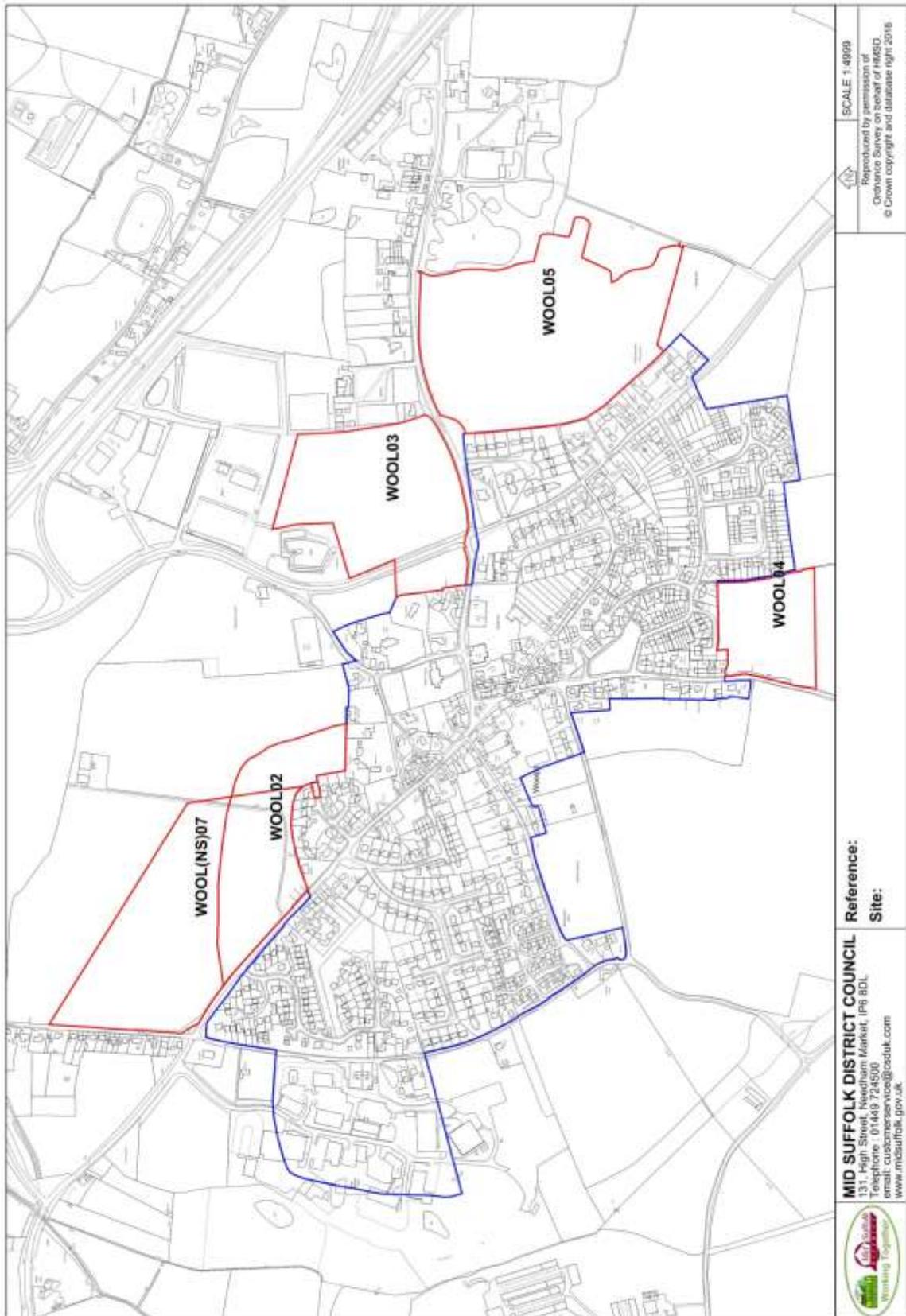
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
THU04	Thurston (Mid Suffolk) (Key Service Centre)	Highmead Nurseries, Meadow Lane, Thurston	3.3		
<b>Proposal</b>	Residential and affordable housing	<b>Current / previous land use</b>	Horticulture		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of Laurence Homes Ltd who have an option on the land The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	82	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	132		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	165		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>80</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
THU07	Thurston (Mid Suffolk) (Key Service Centre)	Land at Manor Farm, Norton Road, Thurston	16.5		
<b>Proposal</b>	Residential and affordable housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	412	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	660		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	825		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development along southern aspect recommended				
<b>Estimated yield (dwellings)</b>	<b>200</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
THU08	Thurston (Mid Suffolk) (Key Service Centre)	Land south of Norton Road, Thurston	9.4		
<b>Proposal</b>	Approx 200 dwellings together with open space	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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					
<b>Availability</b>					
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	235	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	376		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	470		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>225</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
THU14	Thurston (Mid Suffolk) (Key Service Centre)	Heath Road	4.4		
<b>Proposal</b>	Potential housing allocation site	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Site is located within Mineral Safeguard Area					
<b>Availability</b>					
Previous SHLAA potential site which has been re-assessed. Information currently unknown on landowner(s) details or willingness					
<b>Achievability</b>					
No indication of likely timescales for development					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	110	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	176		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	220		<b>10 – 15+ yrs</b>	x
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>110</b>				

# Woolpit



Sites with the potential to support development –  
(These are not formal allocations)

WOOL02	Land north of Woolpit
WOOL03	Land to east and west of Heath Road, Woolpit
WOOL04	Grange Farm, Green Road
WOOL05	South of Old Stowmarket Road, Woolpit
WOOL(NS)07	Land north of Woolpit, east of White Elm Road

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
WOOL02	Woolpit (Mid Suffolk) (Key Service Centre)	Land north of Woolpit	3.9		
<b>Proposal</b>	Residential and affordable housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
<p>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- impact upon listed building and conservation area</p>					
<b>Availability</b>					
<p>Site is in single ownership  An agent has submitted the site on request of the landowner  The title deeds have been submitted</p>					
<b>Achievability</b>					
<p>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</p>					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	97	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	156		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	195		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	<p>The site is potentially considered suitable for residential development, taking identified constraints into consideration on. Partial development recommended.</p> <p>New net site area approx. 2ha</p>				
<b>Estimated yield (dwellings)</b>	<b>75</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
WOOL03	Woolpit (Mid Suffolk) (Key Service Centre)	Land to east and west of Heath Road, Woolpit	5.3		
<b>Proposal</b>	residential and affordable housing	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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- impact upon heritage asset and conservation area					
<b>Availability</b>					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
<b>Achievability</b>					
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					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	133	<b>Delivery estimate</b>	<b>1-5 yrs</b>	x
	<b>40 dph</b>	212		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	265		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended.  New net site area approx. 2ha				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
WOOL04	Woolpit (Mid Suffolk) (Key Service Centre)	Grange Farm, Green Road	2.3		
<b>Proposal</b>	Residential	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
<p>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  Minerals- site lies within Minerals Safeguard Area</p>					
<b>Availability</b>					
<p>Site is in joint ownership  An agent has submitted the site on request of the landowner  The title deeds have been submitted</p>					
<b>Achievability</b>					
<p>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</p>					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	57	<b>Delivery estimate</b>	<b>1-5 yrs</b>	X
	<b>40 dph</b>	92		<b>5 – 10 yrs</b>	
	<b>50 dph</b>	115		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
<b>Estimated yield (dwellings)</b>	<b>50</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
WOOL05	Woolpit (Mid Suffolk) (Key Service Centre)	South of Old Stowmarket Road, Woolpit	8.7		
<b>Proposal</b>	Not stated	<b>Current / previous land use</b>	Agricultural		
<b>Suitability (Potentially)</b>					
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 Minerals- site lies within Minerals Safeguard Area					
<b>Availability</b>					
No information on ownership has been provided					
<b>Achievability</b>					
No indication of likely timescales for development or build out rate has been provided					
<b>Calculated max estimate of dwelling capacity: (based on gross site area)</b>	<b>25 dph</b>	217	<b>Delivery estimate</b>	<b>1-5 yrs</b>	
	<b>40 dph</b>	348		<b>5 – 10 yrs</b>	x
	<b>50 dph</b>	435		<b>10 – 15+ yrs</b>	
<b>Summary:</b>	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended.  New net site area approx.3ha				
<b>Estimated yield (dwellings)</b>	<b>100</b>				

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
WOOL(NS)07	Woolpit (Mid Suffolk) (Key Service Centre)	Land north of Woolpit	8		
Proposal	Residential and affordable	Current / previous land use	Agricultural		
Suitability (Potentially)					
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- impact upon listed building and conservation area					
Availability					
No information on ownership has been provided					
Achievability					
No indication of likely timescales for development or build out rate has been provided					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	200	Delivery estimate	1-5 yrs	
	40 dph	320		5 – 10 yrs	
	50 dph	400		10 – 15+ yrs	
Summary:	The site is potentially considered suitable for residential development, taking identified constraints into consideration				
Estimated yield (dwellings)	200				