

Strategic Housing Land Availability Assessment

Suffolk Coastal District Council

November 2010



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1. Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base underpinning the Local Development Framework (LDF), by identifying a list of sites which may be suitable and available for housing development. The purpose of the study is to identify sites with potential for housing development. The study does not make any decisions about site allocations. These decisions will be made in the Council's Site Allocations and Policies Development Plan Document and Area Action Plans. Any site identified with potential for housing development will need to be assessed through the planning process.
- 1.2 In order to achieve this, Planning Policy Statement 3 (PPS3) requires local authorities to identify specific deliverable sites within their LDF which will deliver homes for the first 5 years from adoption of the relevant development plan document (DPD) and then to identify locations and sites that will enable the delivery of homes for at least 15 years from the date of adoption of the development plan document. The SHLAA is required by PPS3 to provide at the local level evidence of the opportunities to meet the need and demand for homes in the District. A wider Strategic Housing Market Assessment (SHMA) for Suffolk Coastal District Council, Ipswich Borough Council, Babergh District Council and Mid Suffolk District Council has already been undertaken and that document highlighted amongst other things, the close relationship in housing market terms between the Suffolk Coastal and Ipswich areas and as such a joint approach to a SHLAA is considered appropriate. With regard to the other two authorities, (Babergh and Mid Suffolk) these two Councils have completed a joint SHLAA with their other neighbouring authorities namely Forest Heath and St. Edmundsbury. Compatibility between this SHLAA and the other joint SHLAA is important to provide a detailed picture for the SHMA area.
- 1.3 Detailed guidance on producing a SHLAA was published in July 2007 by the Department of Communities and Local Government (DCLG) 'Strategic Housing Land Availability Assessments Practice Guidance' (the Guidance). The Guidance strongly recommends the use of the standard methodology set out within it, noting that in doing so a local planning authority should not need to justify the methodology used in preparing its assessment including at independent examination. A methodology was drafted in line with the approach suggested in the Guidance, but included where appropriate, local interpretations and definitions relevant to the Suffolk Coastal and Ipswich local areas (the study area). The map in Annex A shows the Suffolk Coastal study area.
- 1.4 A four-week consultation with stakeholders in respect of the draft methodology occurred from 23rd October – 24th November 2008. A full list of stakeholders consulted is shown in Annex B. Comments were noted and the response of the two councils is shown in Annex C.
- 1.5 DCLG advocate a partnership approach when undertaking a SHLAA to ensure a joined up and robust approach. To ensure this is achieved the SHLAA has been carried out by both Suffolk Coastal District Council and Ipswich Borough Council. This report however only focuses on the Suffolk Coastal District Council area. Ipswich Borough Council produced a draft of their SHLAA in September 2009 and a final version in March 2010.
- 1.6 The purpose of the SHLAA as noted in the methodology is to identify sites with potential for homes, assess their potential, and assess when they are likely to be developed. It is important to remember that the SHLAA is an evidence base document and does not make site allocations. This will be done principally through the Site Specific Allocations and Policies Development Plan Document and Area Action Plans.
- 1.7 The SHLAA identifies potential housing sites at a particular point in time, in this instance November 2010. However, the SHLAA will be regularly monitored and

reviewed as sites become available and others are taken out of the supply, with an updated report produced as part of the annual monitoring process in December each year. In addition, Suffolk Coastal District Council is required to demonstrate an ongoing five year supply of sites available for homes in accordance with Government guidance.

2. Suffolk Coastal District Council Housing Requirements

- 2.1 The Regional Spatial Strategy for the East of England, known as the 'East of England Plan' required Suffolk Coastal District Council to deliver 12,750 homes between April 2001 and March 2026, 510 per annum. That strategy has now been revoked and it is now up to Suffolk Coastal District Council to determine housing numbers. Until a revised figure is agreed, the base figure will remain at 510 per annum. As at 31 March 2010, 5,350 homes had been completed since April 2001, with a further 245 under construction, 1,410 with planning permission and 715 considered for potential development from brownfield assessments, outstanding Local Plan allocations and windfall [in the last five years]. Should the Council agree to proceed on this basis, this leaves around 5,540 homes to be found on new site allocations to 2027.

3. SHLAA Methodology and stakeholder involvement

- 3.1 The SHLAA methodology was produced in partnership with Ipswich Borough Council and was consulted on with Stakeholders in October and November 2008. The methodology was produced in accordance with Government practice guidance. A full copy of the methodology is available on request.
- 3.2 The guidance advocated a partnership approach to producing the SHLAA and engagement with key stakeholders defined as in the methodology as:
- Government Office for the East of England
 - Registered Social Landlords
 - Suffolk County Council
 - Home Builders Federation
 - Other neighbouring authorities
 - Major planning agents/builders operating within the SHLAA area
 - Homes and Communities Agency
- 3.3 Suffolk Coastal District Council invited a number of key stakeholders to a stakeholder engagement workshop at the District Council Offices in September 2009. These stakeholders were asked about their views on the current market climate and their opinions on the suggested delivery and any issues that may arise of a number of sites. A list of attendees and a summary of the key points raised at this workshop is shown in Annex E. Ipswich Borough Council held their own, similar event.
- 3.4 Suffolk Coastal District Council then produced a draft report in May 2010, which was put out for public consultation for six weeks ending on 25th June. A number of representations were received and a full copy of representations is available on request. For the purposes of the final report the Council has summarised the general representations on the draft report and the site-specific representations in Annex D together with the Council's response.
- 3.5 This report takes forward these comments and sets out the position to the best of the Council's knowledge as of November 2010. Although the availability of a number of sites has been confirmed by landowners, the Council has been realistic when considering the likely delivery timescales. As stated previously, the SHLAA will be updated annually and therefore if any further information is available or situations change, the report can be amended accordingly.
- 3.6 The Interim Core Strategy has been drawn up to meet the housing requirements set out in the RSS – East of England Plan. The intention to revoke the RSS has been re-

affirmed and therefore the requirements set out in the Core Strategy document are now under review. However, the Frequently Asked Questions document which accompanied the letter confirming the intent to revoke the RSS states “Authorities may base revised housing targets on the level of provision submitted to the original Regional Spatial Strategy examination (Option 1 targets), supplemented by more recent information as appropriate”. In the case of Suffolk Coastal District Council, this figure was 505 homes per annum.

- 3.7 The most common comment to arise from the consultation on the draft SHLAA document was altering the availability of sites. There were also a few comments highlighting or explaining the suitability of sites, some where boundary lines were altered slightly (capacity amended accordingly) and some new sites to be considered. These new sites have now been included within the report.
- 3.8 Since the draft SHLAA report was published, there has been a change in Government. In addition to the statement intending to abolish the Regional Spatial Strategy, previous requirements in relation to minimum densities have also been abolished. As a result of this, the densities and capacity of sites have been reconsidered and are estimated considering the character and density of development in the immediate area.
- 3.9 The Council has also re-considered the suitability of all sites in relation to the Interim Core Strategy document and accordingly, some sites previously considered suitable are now considered not suitable and vice versa.

4. The SHLAA process

- 4.1 The sites identified in the SHLAA are from a variety of sources including existing housing allocations, unimplemented and outstanding planning permissions, sites suggested by landowners, developers and other interested parties and sites previously identified in the Urban Capacity Study. The list of sites is as up to date as possible (currently November 2010) and the SHLAA will be regularly updated. The methodology set the site size threshold for consideration of at least 0.2ha or a capacity of 10 dwellings or more in towns and at least 0.2 hectares on sites within and abutting rural settlements. Outside of town boundaries where major urban expansion is being considered, a site size threshold of 1.0ha was used. The methodology states that in the areas classified as ‘Major Centres’, only broad areas of search will be assessed. However, to accurately be able to assess the constraints within areas and to be able to be more confident about the availability of the site, individual sites in both the major centres, Felixstowe, Walton and the Trimleys and the Ipswich Eastern Fringe, have been identified and analysed.
- 4.2 Due to the significant number of sites submitted to the Council by agents, landowners and other interested parties, a number of sites were discounted prior to conducting site visits. This was done by means of a desk top survey to eliminate sites which were within Parishes proposed to be classified as an ‘Other Village’ or the ‘Countryside’ in the draft Core Strategy or where a site was not well related to an existing settlement (unless in an area proposed for significant levels of growth and other sites were proposed which would link it to that settlement).
- 4.3 Further sites were eliminated due to flood risk issues based on the Environment Agency’s data or the site size not meeting the required threshold as set out in the published methodology.
- 4.4 A list of all the sites that were discounted before being fully assessed are listed in Annex F and reasons for not being included given.
- 4.5 All the remaining sites were mapped onto a GIS layer and planning officers then undertook a site visit to assess each site using the site assessment form shown in Annex G.

- 4.6 The information collected from the site visits was entered into a spreadsheet and stored electronically. This database will be updated regularly as information becomes available to ensure an on-going, accurate record of housing land supply.
- 4.7 A total of 645 sites were identified and considered through the SHLAA process. 395 of these were discounted as explained above, 52 were identified as being not available and 122 were fully assessed. 76 sites did not meet the minimum site size threshold of 0.2Ha. Of the 122 sites assessed, 34 have planning permission, 7 further sites are considered to be developable within five years and 81 sites are considered deliverable within six to fifteen years. For some of the larger sites, delivery is likely to extend over more than one time period. As it is unknown at this stage, most sites are estimated to be developed at some point in six to fifteen years from the start of the plan period. More accurate phasing of these will be set out in the Site Allocations DPD.

5. Discounting Sites

- 5.1 In assessing if homes could be provided on sites, it was necessary to ascertain whether they were suitable for residential development and if so whether they were available or likely to be available. Where there is no current application on the site, we have assumed that due to the time periods involved in the production of the Site Specific DPD and the time to make and process an application that these sites would not be developed until after the first phase. These sites are therefore grouped together as developable in years six to fifteen.
- 5.2 As explained previously, only sites that were considered suitable for residential development were assessed in detail. All other sites were discounted.
- 5.3 In total, 52 sites have been assessed and identified as suitable for housing development but subsequently considered not to be available for various reasons. Although 34 sites currently have planning permission and all of these except one are anticipated to be delivered within five years, some other schemes, and therefore the numbers, may alter if they expire and are subsequently renewed or may be delayed in light of current market conditions. Sites that are under construction are not included. Any changes will be incorporated as the SHLAA is updated.

6. Assessing when and whether sites are likely to be developed

- 6.1 In assessing when and whether sites are likely to be developed it is necessary to ascertain whether they are deliverable, that is within five years or developable within years 6-15. Definitions of deliverable and developable (source: PPS3) are shown below:

Deliverable – if a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the adoption of the plan; and

Developable – if the site is in a suitable location for housing development and there is a reasonable prospect that the site will be available and could be developed at a specific point in time.

A site is considered suitable, available and achievable as follows:

- Suitable – a site offers a suitable location for housing development and would contribute to the creation of sustainable, mixed communities.

- Available – a site is considered available for development, when on the best information available, there is confidence that there are no legal or ownership problems.
- Achievable – a site is considered achievable for development where there is a reasonable prospect that homes will be developed on the site at a particular point in time.

The site sheets in Annex H show whether, in the light of information provided, the Council considers a site to be suitable, available and achievable.

6.2 Sites that meet the criteria have been assessed for likely housing potential and timing of deliverability. The assumed density of sites varies depending on the size of site and the character of the surrounding area. In the Suffolk Coastal District, many rural areas have densities significantly below the previous minimum requirement and therefore the density suggested will reflect this. Table 1 below shows the density thresholds used for the sites described in Annex H. (This table is used purely for general information for the SHLAA document and is not a formal Council or national breakdown but is considered to broadly reflect local circumstance).

VERY LOW	0 – 9.9
LOW	10 – 24.9
MEDIUM	25 – 34.9
HIGH	35 – 49.9
VERY HIGH	50+

Table 1: Density of developments as shown on the site sheets (dwellings per hectare)

6.3 It is acknowledged that the Government has abolished the Regional Spatial Strategies and subsequently the housing requirement targets contained within them. However, the requirement to demonstrate a 15 year housing land supply set out in PPS3 remains. It is now for the District Council to set its own housing numbers. The Council is in the process of conducting a review into a revised future district housing requirement but until such time when this reaches a conclusion it must be assumed that the required levels are those as set out for this district in the East of England Plan. The evidence behind the RSS figure of 510 homes per annum has been considered at an Examination in Public and has therefore been found sound. The East of England Plan, Policy H1, identified a district housing requirement of 10,200 additional new dwellings between the 2001 and 2021. The same policy also stated that where authorities needed to plan beyond 2021, order to satisfy a 15 year time period, then the same per annum rate (510) should be projected forward as the yearly requirement beyond 2021. Therefore, based upon RSS figures, the district housing requirement between 2001 and 2027 is 13,260 dwellings.

6.4 The tables in Annex G show that there is land available for a total of 6485 homes across the district. In terms of phasing, it is suggested that 1315 could be delivered within the first phase. The remaining 5170 could be developed during the later phases of the plan in accordance with the Core Strategy policies and the Site Specific Allocations DPD. A full list of sites can be seen in Annex F.

6.5 **Site constraints**

The site sheets shown in Annex H show a number of constraints which are explained in more detail below and have been considered in accordance with the site assessment checklist shown in the methodology.

Access and Highways

Where the site has a restricted or poor access and/or a detrimental impact on either the local or trunk road network, 'yes' has been entered into the constraint box. Where

there is a possible access constraint or impact on the highway network, 'possible' has been entered into the constraint box.

AQMA within or close to

A site within or close to an Air Quality Management Area (AQMA) has a 'yes' in the constraint box. Where a site has a potential impact on air quality, for example if traffic feeds into an AQMA or the site has the potential to generate a large amount of traffic, then possible has been entered into the constraint box.

Note: There are only two AQMAs within the Suffolk Coastal District Council District. These are located at the junction at the north end of The Thoroughfare, Lime Kiln Quay Road and St. John's Street and at Felixstowe Port. No SHLAA sites are expected to be affected by or affect this.

Area of Archaeological Importance

Where a site includes an archaeological site, 'yes' has been entered into the constraint box. Where some archaeological artefacts have previously been found on the site, 'possible' has been entered into the constraint box.

Conservation Area

Where a site is within a Conservation Area as defined in the Suffolk Coastal Local Plan (incorporating first and second alterations) then 'yes' has been entered into the constraints box. Where a site is adjacent to a Conservation Area and could therefore impact upon it, 'adjacent' has been entered into the constraint box.

Contaminated

It is not possible to tell if a site definitely has contamination or not where it is unknown. Where a site lies within 500m of a potentially contaminated site, 'possibly' has been written in the constraint box. For any housing planning application, a contamination assessment would need to be undertaken.

Existing Use

A number of the sites suggested as suitable for housing development have existing uses upon them. Where these are in areas clearly defined for employment use for example, it is often the case that although the area could be redeveloped, it is not likely to happen and therefore the site is not deliverable. Where there are a few uses on the site and there is a prospect that the site could be redeveloped upon relocation of the existing businesses then 'possible' has been entered into the constraint box. As this is a long term study, it is not possible to know exactly if a business will relocate or if a site will become vacant, but this document is published to the best of the Council's knowledge. If it becomes clear later that a site is not going to be available for development it can be deleted from the study when it is updated.

Where sites include existing residential properties, 'possible' has been entered in the constraint box as this may act as a delay or even prevent the site becoming available if circumstances change.

Flood zones

The flood risk zones of sites have been indicated according to the Environment Agency definitions from June 2009. Most of the sites considered as part of the SHLAA that are within Flood Zones 2 or 3 were discounted at an earlier stage as not being suitable.

Listed Buildings

Sites which have a Listed Building on site have 'yes' in the constraint box and those that are adjacent to a Listed Building have 'adjacent' in the constraint box.

Recreation and open space

Sites that are defined as recreation or open space areas have a 'yes' in the constraint box.

TPO

Sites that have Tree Preservation Orders on or adjacent to them have a 'yes' in the constraint box.

Wildlife site

In the context of this document, a Wildlife site is considered to be a County Wildlife Site (CWS). The constraint box also indicates if a site is in the countryside where there are likely to be wildlife features and where a Protected Specie (PS) is known to be present on the site. Other wildlife constraints to note would be Sites of Special Scientific Interest or Ramsar Sites.

Other Constraints

This could include noise. Any other issues will be noted in the summary box of each site sheet.

7. Review of the assessment

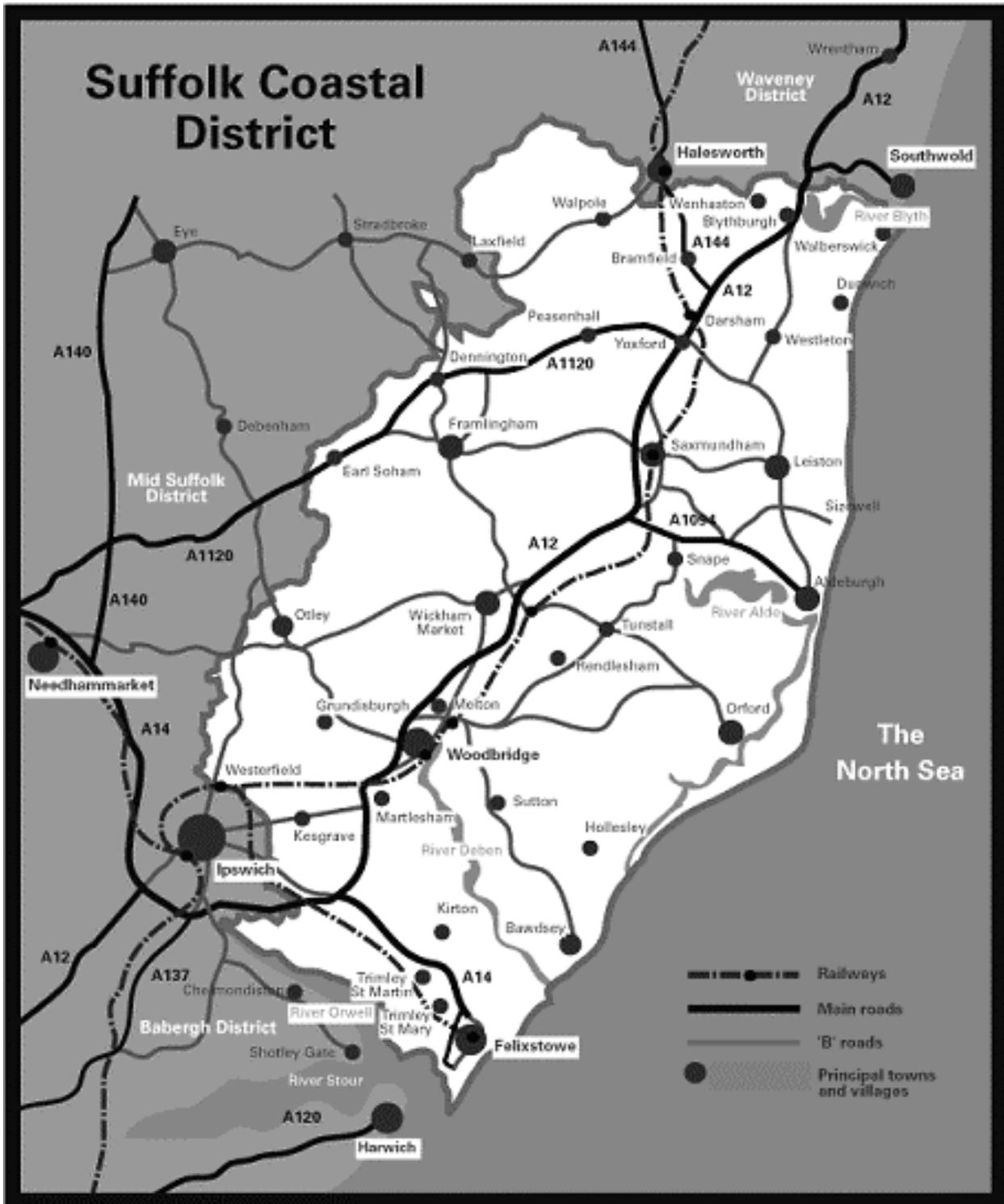
- 7.1 Suffolk Coastal District Council is producing this SHLAA as part of the evidence base in support of the Local Development Framework. This document does not allocate sites for housing development. The purpose of the SHLAA is to assess the deliverability and developability of sites and information contained within this document will be used to inform an indicative housing trajectory for the District, setting out how much housing can be provided and when.
- 7.2 As stated earlier the SHLAA will be reviewed annually to ensure an accurate supply of sites for housing development if required. It may be that some sites are removed from the SHLAA as no longer being available or deliverable, while new sites may also be added.

8. Contacts

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Annex A
Map of Suffolk Coastal District Council



Annex B

SHLAA Stakeholder list

Registered Social Landlords and Housing Providers

Anchor Housing Association
Anchor Trust
Anglia Housing Group
Broadland Housing Association
Coastal Housing Action Group
Concern Housing
Co-op Homes Services
English Churches Housing Group
Flagship Housing Group
Granta Housing Association
Habinteg Housing Association
Hanover Housing Association
Hastoe Housing Association
Hereward Housing
Housing 21
Housing Corporation
Iceni Homes
Ipswich YMCA
Jephson Housing Association
London & Quadrant Housing Association
Orbit Housing Group
Orwell Housing Association
Presentation Housing Association Ltd
Raglan Housing Association Ltd
Richmond Fellowship Housing
Riverside Housing Group
Sanctuary Housing Association
Servite Houses
Shaftesbury Housing Association
SOLO Housing
St Matthew Housing
Stonham Housing Association
Suffolk Heritage Housing Association
Suffolk Housing Society
Swan Housing Association
Warden Housing Association
Wherry Housing Association

Planning agents/developers/builders

Associated British Ports
Adam Holmes Associates
Alfred McAlpine Developments
Alsop Verrill
Andrew Martin Associates
Apollo Capital Projects
Ashley Homes
Ashwell Developments Ltd
ASP
Atisreal
Barrett Eastern Counties
Barton Willmore

Beazer Homes
Beeson Properties Ltd
Bellway Homes
Bellway Urban Renewal
Berwicks
BG Properties
Bidwells
Bill Wilson Planning Ltd
Birketts Solicitors
Bloor Homes
Boyer Planning Ltd
Braceforce Properties
Brimble, Lea & Partners
Broadlands
Broadway Malyan Planning
Brown & Co
Bryant Homes Hertford Ltd
Carter Jonas
CB Hillier Parker
CB Richard Ellis
Charter Partnership
Chelsteen Homes
Chris Thomas Ltd
Churchmanor Estates Company Plc
Clarke & Simpson
Crest Nicholson Ltd
Cushman and Wakefield
David Clarke & Associates
David Hicken Associates Ltd
David Lock Associates
David Walker Chartered Surveyors
David Wilson Estates
Davies Arnold Cooper
Development Planning & Design Services
Development Planning Partnership
D J Trower Ltd
Don Proctor Planning
Donaldsons
Drivers Jonas
DTZ Consulting and Research
DTZ Debenham Thorpe
EWS Chartered Surveyors
Fairview New Homes Ltd
Farningham McCreadie Partnership
Featherstone Builders Ltd
Firstplan
FPD Savills
FRCA
Fuller Peiser
G L Hearn Planning
George Wimpey plc
Gerald Eve
Gladstone Homes Ltd
GMA Planning
Mr Gordon Terry

Gough Planning Services
Grantham Parsons and Nolan Ltd
Greystoke & Everleigh Ltd
Grove Builders
Guardian Royal Exchange Properties
GVA Grimley
Harris Lamb Planning Consultancy
Healey & Baker
Higgins Homes Ltd
Hopkins Homes
Indigo Planning
Ingleton Properties Ltd
Mr J Martin-Shaw
J S Bloor
January's
JB Planning Associates
John Field Consultancy
John Newton Associates
Jones Lang LaSalle
Kesgrave Covenant Ltd
KLH Architects
Lawson Planning Partnership
Lennon Planning Ltd
Level
Martin Robeson Planning Practice
McCarthy & Stone Developments Ltd
Merchant Projects
Mersea Homes
Nathaniel Lichfield & Partners
Neil Ward Associates
Peacock & Smith
Peacock Short Property Solutions
Pegasus Planning Group
Persimmon Homes (Essex)
Peter J Hamilton & Associates
Phillips Planning Services Ltd
Planning Potential
Premier Planning
Pullman Development Ltd
R G Carter Ipswich Ltd
Rapeleys LLP
Redrow Homes (Eastern) Ltd
Robert Turley Associates
Robottom Developments Ltd
Roger Tym & Partners
RPS Chapman Warren
RPS Planning
RPS plc
S Sacker (Claydon) Ltd
Savills (L&P) Ltd
Smart Planning Ltd
Taylor Wimpey Developments
Terence O'Rourke Planning
Tetlow King Planning
The Fairfield Partnership

The Landscape Partnership
The National Trust
The Planning Bureau Ltd
Tomlinson Construction
Town Planning Consultancy
W S Atkins
W S Development
Wates Landmark
West and Partners
Wharfside Regeneration (Ipswich Ltd)
White Young Green Planning
Wilcon Homes Anglia Ltd
Wilson Connelly Home Counties
Wimborne Estates Ltd
Wimpey Homes
Wincer Kievenaar Partnership

Planning authorities

Babergh District Council
Mid Suffolk District Council
Waveney District Council

Other stakeholders

Anglian Telecom plc
Anglian Water Services Ltd
British Energy Group plc
British Gas
BT Group plc
Coal Authority
COLT Telecom Group plc
Defence Estates
E.On UK plc
East of England Development Agency (EEDA)
East of England Regional Assembly (EERA)
East of England Strategic Health Authority
Easynet Ltd
EDF Energy
English Heritage
Environment Agency
Equant UK Ltd
Essex and Suffolk Water Company
Fibrenet Group plc
Fibrespan Ltd
Friends, Families & Travellers Community Base
Fujitsu Services
Gamma Telecom
Global Crossing (UK) Telecommunications Ltd
GO-East
Highways Agency
Home Builders Federation
Hutchinson 3G UK Ltd
Internet-Central Ltd
Ipswich NHS Trust
Ipswich Primary Care Trust
Level 3 Communications

Local Health Partnerships NHS Trust
MCI WorldCom Ltd
MLL Telecom Ltd
Mobile Operators Association
National Grid
National Housing Federation
National Power plc
National Trust
Natural England
NEOS Networks
Network Rail
Newnet plc
NHS
Norfolk, Suffolk & Cambridgeshire Strategic Health Authority
NTL UK
Nuclear Electric plc
O2 Airwave
Opal Telecom
Orange
Pipex
Powergen Retail Ltd
Reach Europe
Redstone
Shelter
Sport England
SSE Telecom
Suffolk Biodiversity Partnership
Suffolk Coastal Primary Care Trust
Suffolk County Council
Suffolk East Primary Care Trust
Suffolk Health Authority
Suffolk Mental Health Partnership NHS Trust
Suffolk Primary Care Trust
Suffolk Police
THUS plc
T-Mobile (UK) Ltd
Torch Communications Ltd
Transco East Anglia
UK Broadband Ltd
Vectone Services Ltd
Vodafone Ltd

Annex C

Consultation comments and council responses			
Consultee	Section of Document	Comments	Ipswich and Suffolk Coastal response
Anglian Water	General	Recommend that any sites chosen through the SHLAA criteria should then be tested for appropriateness using the Haven Gateway Water Cycle Study to check for environmental constraints and advise on infrastructure needs and suitable timing for the development.	Noted.
Barton Willmore	Stage 7, Table 6.	Table 6 states that greenfield sites and sites with major policy constraints should be marked as - -. Given the shift in emphasis from PPG3 to PPS3 with the dropping of the sequential test in PPS3 do not consider that housing sites should be penalised because they do not conform to current local plan policy, for example if they are outside the development boundary and therefore greenfield. The LDF can where appropriate allocate such sites for development, and so the SHLAA should look forward to identify appropriate housing sites, and should not be constrained by existing policy. A suitable greenfield site should be scored +.	Noted. Have deleted this row from Table 6 and the scoring criteria in accordance with Planning Advisory Service guidance.
Barton Willmore	Stage 7, Table 6.	A suitable greenfield site could be more appropriate to develop than a brownfield site, and in the scoring system for Suitability for housing and Previously developed land or brownfield, sustainable greenfield sites should score higher. Propose that the scoring system should be amended to better recognise the benefits of developing sustainable greenfield sites.	Noted. Have deleted reference to previously developed land (PDL) or greenfield site from Table 6, as this would be a subsequent policy decision, and have deleted the scoring criteria in accordance with Planning Advisory Service guidance.
Barton Willmore	Para 2.26	Para 2.26 (now para 2.24) of the councils SHLAA	Noted. Guidance from the Planning Advisory

	(now para 2.24)	methodology states that should a shortfall of sites be identified then broad locations for growth should be identified or a windfall allowance should be investigated. Paragraph 43 of the Communities and Local Government Strategic Housing Land Availability Assessment Practice Guidance, states that when the Assessment is reviewed "it may be concluded that insufficient sites have been identified and that further sites need to be sought." This implies that broad locations for growth and windfall allowances should not be the only way of addressing a housing shortfall if specific sites are available to provide a housing supply for the full 15 years of a plan.	Service states: "possible broad locations should be assessed in the same way as identifiable sites so as to provide a rounded assessment of potential sources of supply, with consistent information on deliverability / developability."
Boyer Planning	General	Support the general methodology, as it would seem consistent with the Practice Guidance.	Noted.
Boyer Planning	Stage 1	The local planning authorities need to be certain that the methodology and assessment of sites identified within the SHLAA provide a degree of certainty as to its findings.	Noted, this will be achieved through stakeholder engagement.
Boyer Planning	Stage 2 & 3	The purpose of the SHLAA is to identify sites capable of being delivered for housing and the development of sites, such as vacant garage blocks and other incidental areas of vacant urban land, tend to come forward as opportunities rather part of any forward planning process.	Disagree. We will include brownfield sites such as vacant garage blocks where we know there is potential for them to be redeveloped in the future for housing.
Boyer Planning	Stage 2 & 3	Insofar as reviewing existing information is concerned, it will be important to have regard to sites that might be identified for other possible uses.	Noted, some sites identified for other uses have been included in the study.
Boyer Planning	Stage 4	The Practice Guidance is quite clear that the SHLAA is to exclude windfall sites until very much later in the process. The site threshold as identified in paragraph 2.19 (now para 2.17) should be adhered to.	Noted. The site size threshold will be adhered to.
Boyer Planning	Stage 5	We assume that all the characteristics listed within para	Correct.

		2.16 (now para 2.14) will be set out clearly in the SHLAA consultation document to allow such details to be verified.	
Boyer Planning	Stage 6	The same situation applies in respect of this stage that developers and landowners will have the opportunity to respond to the housing potential of individual sites. Such potential will depend on a range of factors including market demand and viability of proposals.	Agree.
Boyer Planning	Stage 7	Verifying the conclusions and information contained within Stages 5, 6 and 7 of the SHLAA will need the crucial input of developers and landowners and for such inputs to be given considerable weight.	Stakeholder consultation is planned on the draft report.
Boyer Planning	Stage 7, Table 6	The SHLAA document is intended to identify potential housing land and the Practice Guidance does not seek to differentiate between greenfield sites and previously developed land. Accordingly, that a site may be constrained either because it is greenfield or previously developed land is not relevant and should be deleted as a key issue from Table 6. Whether or not a site is greenfield or previously developed land is not a measure of constraint in itself other than where previously developed land is the subject of contamination or other physical constraints.	Noted and have deleted this row from Table 6.
Boyer Planning	Stage 7, Table 6	Correctly flood risk is identified as a key issue in identifying future housing sites. However there is an error in the Flood Risk Key Issue in that Flood Zone 3b comprises functional flood plain whereas Flood Zone 3a in certain circumstances can be considered appropriate for housing development. Sites in Flood Zone 3b are therefore more constrained.	Noted, document corrected.
Boyer Planning	Stage 8	Noted at para 2.25 (now para 2.23) that identifying new	Noted, stakeholders have the opportunity to be

		sites or re-visiting assumptions made within the SHLAA will be undertaken by the two local planning authorities. It is crucial for those who have an interest in providing housing development within the area should be included as part of the process to ensure that full information has been made available to the local planning authorities.	involved through consultation on the draft report.
Boyer Planning	Stage 9	It is acknowledged that the local planning authorities should take a lead in identifying broad locations for housing development within their respective areas. However the identification of such locations should have full regard to the availability of land for housing which can be developed in such areas and in that regard consultation with landowners and developers should form part of the process.	Noted. The two councils have consulted on the methodology and will consult again on the draft report.
Boyer Planning	Stage 10	Should the SHLAA require the need to rely on a windfall contribution then that needs to have regard to market considerations. Past take-up rates of windfall sites may not necessarily continue into the future. It will be a matter for consultation and assessment at that time.	Noted.
The Coal Authority	General	No specific comments to make.	No response necessary.
David Lock Associates	General	Fundamental concern that the timing of preparation of the SHLAA undermines the robustness and soundness of the emerging Ipswich LDF, on the basis that the SHLAA will not be finalised until consultation on the next stage of the DPD production process has commenced, and that previous stages of relevant DPDs will not have been adequately informed by the SHLAA.	Draft findings will be in place prior to consultation on the emerging LDF.
David Lock Associates	General	Concerned that the proposed methodology allows policy to influence the identification and assessment of sites, rather than being a technical exercise only. This is contrary to guidance on the preparation of SHLAAs.	Agree the SHLAA is a technical exercise only although the objective of maximising brownfield development continues. Have deleted reference to previously developed land (PDL)

			or greenfield site from Table 6, as this would be a subsequent policy decision.
David Lock Associates	General	Concerned that the proposed methodology fails to provide a robust basis for assessment in that it fails to recognise the potential for new services to be delivered in support of new development locations.	Agree larger sites have the potential to deliver new services, however this is an additional cost to the delivery of the site and first of all it is important to assess proximity to existing local services. Have added a row to Table 6 focusing on the potential for creating and/or improving access to services.
David Lock Associates	General	Concerned that inadequate consultation may mean that inadequacies in the identification and assessment of sites may not be apparent until conclusion of the SHLAA.	The two councils invited comments from a range of stakeholders and further consultation will take place once site assessments have been carried out.
David Lock Associates	Stage 2	Wish to be reassured that there is continuity between the Ipswich urban capacity study and the SHLAA and that no potential sites on the urban fringe could fall between these two definitions.	Noted. Where known, sites on the urban fringe of Ipswich have been included in the SHLAA. The list of sites was also consulted on alongside the methodology.
David Lock Associates	Stage 2	Advice published by the Planning Advisory Service explicitly explains that potential opposition to greenfield sites does not represent a reason for not identifying such sites as a potential source of land.	Agree. Greenfield sites are included in the SHLAA.
David Lock Associates	Stage 2	In referring to emerging LDF documents as a consideration in the identification of sites, it is suggested that the necessary policy neutrality set out in guidance is not being upheld. It would clearly be prejudicial to the findings of the assessment if emerging LDF policy were to influence the identification or assessment of the suitability of sites.	Agree, the SHLAA is a technical exercise, however guidance also clearly states that where sites have been considered in a local authority's preferred options, then they should be included in the SHLAA.
David Lock Associates	Stage 2	Concerns about policy impartiality relevant in relation to para 2.6 of the proposed assessment methodology. It is not clear how exactly the criteria or provisions of the last sentence of that paragraph will be determined or applied,	Amend. To more properly accord with national guidance on this issue, the words "and of a scale appropriate" will be deleted.

		although it is clear that the implication is that some degree of judgement will be applied to potential sites before they can be included as a potential source. With reference to para 21 of the Practice Guidance, would recommend that any suggestion of pre-determination of the suitability of sites must be avoided, and recommend the last sentence of this paragraph is removed.	
David Lock Associates	Stage 6	The Practice Guidance includes advice at para 30 to help local authorities determine whether it is appropriate to use existing policies as a guide to inform site design variables (such as on density), which in turn informs capacity. Para 2.18 (now para 2.16) of the proposed methodology makes no reference to the appraisal of the suitability of existing policy. Recommend the proposed methodology be amended to recognise that existing emerging policy may not provide sufficient guidance for assessing the development capacity of sites, and that consideration must therefore be given to alternative means of assessing site capacities.	Noted, para 2.18 (now para 2.16) will be clarified making reference to the fact that when assessing densities a mix of factors will be used including national guidance, emerging policy and sample site information provided through the viability assessment work carried out in parallel with the Strategic Housing Market Assessment.
David Lock Associates	Stage 7	Recommend that the title of the 'policy restrictions' subsection in Table 6 refer only to existing policy, and not to 'emerging' policy.	Reference to emerging policy deleted.
David Lock Associates	Stage 7	Practice Guidance refers to specific policy considerations such as designations for protected areas, existing allocations or community policy, not to constraint policies. Suggest that the robustness of the SHLAA and any dependent plan policy is predicated on a fair and policy neutral approach to assessing sites, and that those policies to be used are set out clearly.	Noted. Methodology sets out such an approach.
David Lock Associates	Stage 7	Suggest that a priority afforded to previously developed land is a matter of policy, to be applied when allocating sites and that suitability is a matter of technical	Noted. Have deleted reference to previously developed land (PDL) or greenfield site from scoring assessment.

		assessment for which PDL is not a relevant consideration.	
David Lock Associates	Stage 7	Recommend that the SHLAA methodology recognises both proximity to existing services, and the potential for delivering new services, as part of its evaluation of sites.	Noted. Agree larger sites have the potential to deliver new services, however this is an additional cost to the delivery of the site and first of all it is important to assess proximity to existing local services.
David Lock Associates	Stage 7	Need for community engagement to ensure the robustness of assessments.	Noted. Consultation will be carried out on the draft report.
David Lock Associates	Stages 8, 9 & 10	Would remind the authorities that the circumstances by which individual sites cannot be identified must be on a technical basis, rather than a policy basis.	Noted. Sites have been identified on a technical basis.
East of England Regional Assembly		Ipswich Borough Council and Suffolk Coastal District Council are commended for working together to develop this SHLAA methodology for the Ipswich Policy Area. The Assembly fully supports this approach.	Noted.
Environment Agency	General	The methodology outlined in the SHLAA document appears to conform to the government guidance and therefore no specific comments are to be made, except for three items: the site assessment form; the consultation process; and sustainable settlements.	Noted.
Environment Agency	Stage 7, Table 6	The site assessment form seems to take a broad-brush approach, arguably a simplistic approach. For instance, in relation to ecology it merely asks for species rich attributes. What about impacts on adjacent land or located where development could significantly affect a SSSI / national nature reserve? Does the site include or significantly affect any other site of local importance such as local wildlife site, ancient woodland and protected verge or affect protected habitat or species (if known)? Consider the need to set out a more detailed approach in order to capture full information.	Potential for cumulative impact effect as part of the assessment / and use made of sustainability appraisals already carried out. Footnote added to the site assessment checklist table: "Sites will be looked at on individual basis and their cumulative impact." Amended ecology row in Table 6.
Environment	Stage 7,	Taking flood risk, it would be preferable if the landowner /	The councils already have this information

Agency	Table 6	developer was asked to indicate which flood zone the site lies in, i.e. Flood Zone 1, 2 or 3. The information is available on the Environment Agency Flood Maps on the Environment Agency website.	along with the Strategic Flood Risk Assessment.
Environment Agency	Stage 7, Table 6	Regarding contaminated and hazardous land, ask the landowner / developer to advise whether the site falls within a groundwater source protection zone.	Both councils hold or have access to this information.
Environment Agency	Stage 7, Table 6	Would the site impact on an air quality management area (AQMA)?	Both councils hold or have access to this information, but have added a row in Table 6.
Environment Agency	Stage 7, Table 6	Does the site impact on the historic, cultural and built environment?	Both councils hold or have access to this information, but have added a row in Table 6.
Environment Agency	Consultation process	May be worthwhile having a panel of key stakeholders, including the statutory environmental bodies, who would consider and give advice and opinions on the draft SHLAA prior to its consideration and approval by the Councils. The panel membership could comprise LPA policy planners/engineers, volume house builders, small scale builders, land agents, planning consultants, registered social landlords involved in new build projects.	The two councils invited comments from a range of stakeholders on the methodology and site list, and further consultation will take place once site assessments have been carried out.
Environment Agency	Sustainable settlements	Purdis Heath is included as a major centre. It seems a bit too fragmented to justify meeting the description of a major centre.	Purdis Farm is part of a wider eastwards extension of Ipswich and is urban in character.
Highways Agency	Stage 7, Table 6	Table 6: Access & Highway: A significant amount of traffic emanating from Ipswich (and a lesser amount from Felixstowe) uses the A14 as a distributor route. Recent work by Suffolk County Council indicate that through traffic crossing the Orwell Bridge is only about 20% of total traffic. With concerns on the future capacity of the A14, there is a need to manage down demand. Consequently it is suggested that Access & Highway is split into local and trunk road segments with the trunk element based on an assessment of likelihood to use the A14 or possibly	The Access and Highways criteria will be divided into two, with one focusing on the impact on the local road network and the other focusing on the impact on the trunk network.

		proximity to A14 junctions.	
Highways Agency	Stage 7, Table 6	Table 6: Access to Services: There is an option which picks up public transport, however there is no clear assessment of the opportunity for sustainable transport, i.e. opportunities not to use the car, opportunities for cycling, walking etc. This assessment is essential if future demand levels for transport are going to be effectively managed.	Noted. An additional row will be added assessing cycling and walking opportunities.
Merchant Projects	Stage 2	Urban extensions are a separate category of source, ensure continuity between the urban capacity study and the SHLAA and that no potential sites on the urban fringe (which may or may not constitute urban extensions) are excluded from consideration.	Noted. Where known, sites on the urban fringe of Ipswich as well as other towns have been included in the SHLAA and a list of sites was consulted on.
Merchant Projects	Stage 2	It would clearly be prejudicial to the findings of the assessment if emerging LDF policy was to influence the identification or assessment of the suitability of sites and the last row of Table 4 on page 9 is unfairly influenced by existing policies. Suggest the final sentence of this row is deleted.	Amend. Final sentence to be amended to read: "Any opportunities for urban extensions will be identified by means of sites submitted for consideration for allocation through the relevant DPD".
Merchant Projects	Stage 2	Suggest that any suggestion of the pre-determination of the suitability of sites must be avoided, and strongly recommend that the last sentence of para 2.6 is removed.	Amend. To more properly accord with national guidance on this issue, the words "and of a scale appropriate" will be deleted from para 2.6.
Merchant Projects	Stage 6	Suggest that the proposed methodology be amended to recognise that existing and emerging policy may not provide sufficient guidance for assessing the development capacity of sites, and that consideration must therefore be given to alternative means of assessing sites and site capacities, and in addition the issue of viability is adequately addressed particularly in the current economic cycle.	Noted, para 2.18 (now para 2.16) will be clarified making reference to the fact that when assessing densities a mix of factors will be used including national guidance, emerging policy and sample site information provided through the viability assessment work carried out in parallel with the Strategic Housing Market Assessment.
Merchant	Stage 7	The Practice Guidance makes it clear that policies	Noted. Reference to emerging policy deleted.

Projects		designed to constrain development must be regarded with considerable caution and emerging LDF policies that predate the SHLAA and are restrictive in nature should clearly be disregarded. Table 6 should consequentially be amended to give clarity on this issue.	
Merchant Projects	Stage 7	Previously developed land PDL should not be criteria for selection, it is used to prioritise allocation not selection of suitable sites.	Noted. Have deleted reference to previously developed land (PDL) or greenfield site from Table 6.
Merchant Projects	Stage 7	Expect those sites subject to flood risk to be considered unsuitable for development when assessed through SHLAA.	Disagree, as with flood adaptation and mitigation measures in place, sites subject to an element of flood risk can be considered suitable for development.
Merchant Projects	Stage 7	Wrong to use the presence of local services as a determinant in selecting suitable sites. Suggest that the SHLAA methodology recognises both proximity to existing services, and the potential for delivering new services, as part of its evaluation of sites.	Noted. Agree larger sites have the potential to deliver new services, however this is an additional cost to the delivery of the site and first of all it is important to assess proximity to existing local services. Have added a row to Table 6 focusing on the potential for creating and/or improving access to services.
Merchant Projects	Stage 7	Suggest the viability assessment methodologies used for the SHLAA and SHMA should be compatible to allow comparison and consistency.	Agree.
Merchant Projects	Stage 7	Given the technical nature of many of the judgements required in respect of the criteria in Table 6, would suggest that developers be given an opportunity to advise the authorities in respect of specific sites, and suggest that the conclusions of the assessment be published for fact-checking before the SHLAA relies on the conclusions of the appraisals.	Agree. Developers and landowners have the option to complete the site assessment form available on each authority's website. Further consultation will take place once site assessments have been carried out. The councils also have data submitted with representations on the LDF from objectors.
Merchant Projects	Stages 8, 9 and the full 15 year	It is important that the preceding stages of the assessment have not included a bias which precludes certain types of site (for example, greenfield sites capable of delivering a	There is no bias as greenfield and brownfield sites are considered on an equal footing. The SHLAA is a piece of technical work to inform

	supply	new network of facilities and services) being taken forward to Stage 8. The circumstances by which individual sites cannot be identified must be considered on a technical, rather than a policy, basis. Windfall sites are clearly that and play no part in assessing the 15-year supply.	subsequent policy decisions.
Nathaniel Lichfield and Partners	General	As the methodology accords with the SHLAA Practice Guidance published in July 2007, are satisfied with the approach.	Noted.
Natural England	Stage 7, Table 6	In Table 6, under 'Developable limitations', 'Designated/protected area' is listed as one of the key issues. In addition to including whether or not a site falls within a designated/protected area, it should also be considered whether the development of a site would cause an indirect impact on designated/protected areas, through, for example, water resource/quality issues, increased recreational pressure.	Potential for cumulative impact effect as part of the assessment / and use made of sustainability appraisals already carried out. Footnote added to the site assessment checklist table: "Sites will be looked at on an individual basis and their cumulative impact."
Sport England	General	Wish to confirm its opposition to the potential allocation of any existing or former sports facilities for new housing development unless it could be demonstrated to their satisfaction that there was no longer a need to retain sites for sports use or satisfactory replacement provision was made. Sport England would only accept a site being surplus to requirements if it could be satisfactorily demonstrated that there is a surplus of facilities through an up-to-date sports facility assessment or playing pitch assessment prepared in accordance with the guidance set out in PPG17. This applies to both existing and former sites because former sports sites offer the potential to be brought back into use to meet current of future unmet needs.	Noted. There is an existing use in operation row in Table 6.
Sport England	General	In terms of the SHLAA Methodology, Sport England would encourage the existing or potential role of a site in meeting	Noted. This will be a policy decision rather than one affecting the developability of the land.

		sports facility needs to be a material consideration when deciding which sites to progress to allocations.	
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Annex D
SCDC Draft SHLAA Comments and Council's responses

Consultee	Site Reference	Comments	Suffolk Coastal response
Gregory Gray Associates		Woodbridge Garden centre to be included in the SHLAA to be considered for future housing development of the site. Main retail building is of steel construction with brick elevations. The possible timescale for the site becoming available and/or to be developed is 6+ years.	Site added to SHLAA. Site reference 937.
Michael Horton Savills		Availability of two sites for development in what is a thriving and popular village. The land between Wenhaston Church and Bramfield Road, and the land adjacent to Old Mill Place. Both sites are presently used for agricultural purposes but are not ideally suitable for modern agricultural practices. Both areas are available for development immediately.	Sites added to SHLAA. Site references 938a and 938b
Gough Planning Services		Gough Planning Services have moved premises to The Malthouse, Water Street, Stafford ST16 2AG. No longer acts for clients with interests in the Suffolk area therefore would like to be removed from the LDF consultation database.	Comments noted
Stacey Bereton Anglian Water	10UCH	Overall Rating = Upgrades required Assets Affected are cordon sanitaire for STW and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	12UCL	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	166b	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
JCN Design	166b	Site is now held under an option to purchase by Optima Land and Property who will be promoting the land through the ongoing LDF process. Support for the proposal for the site to be developed solely for residential use at a density of 40 dwellings per ha. The site is	Site area increased as stated. Availability as 1-5 years noted although not all of site

		<p>available for development, subject to permission the site can be brought forward to deliver new homes within 18 months. Further investigation into the development of a square parcel of land to the east of the site needs to be undertaken and then fed back in to the SHLAA process.</p> <p>Enlargement of the site results in the size increasing to 4.80 ha results in a capacity of 192 dwellings at the proposed density of 40 dwellings per ha.</p> <p>Potential in the extension of allotments due to demand. Would increase the area by 0.6ha or 24 additional full size plots.</p> <p>Therefore 87.5% of the site for residential use (168 homes) and 12.5% for allotments. Delivery within 6-10 years but available for new homes within 18 months.</p>	<p>will be delivered within this timescale.</p> <p>Comments regarding land for allotments noted and document amended accordingly.</p>
Stacey Bereton Anglian Water	1UCF	<p>Overall Rating = Upgrades required</p> <p>Assets Affected are water mains crossing site and sewers crossing site.</p>	Comments noted
Stacey Bereton Anglian Water	1UCFR	<p>Overall Rating = Major constraints</p> <p>Assets Affected are cordon sanitarie for STW, pumping stations and sewers crossing site.</p>	Comments noted
Natural England	303	In AONB	Comments noted
Stacey Bereton Anglian Water	303	Overall rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	350	Overall Rating = Upgrades required	Noted
Isabel Lockwood Bidwells	350	<p>Reference to telephone conversation 17/06/10 which identified the site as developable within the 5 years (phase one).</p> <p>Site 350 was referred to as not deliverable, which should be deleted, along with the duplicate site ref:676.</p>	Site 350 and 676 deleted from the list of sites not suitable.
Stacey Bereton Anglian Water	350b	Overall Rating = Upgrades required	Noted
Abbotts	378	This is detached from the village and clients acknowledge the decision to exclude this site.	Comments noted

Stacey Bereton Anglian Water	378a	Overall Rating = Major constraints	Comments noted
Mark Haslam Abbotts	378a	<p>Currently identified as 451b Site is described as land adjacent to 8, The Street, Darsham which is no longer accurate.</p> <p>In addition to clients land, the council has identified two other sites in Darsham which could provide up to 21 homes. Of the 3 sites, the clients land is the only one which has the continued support of the parish council.</p> <p>SHLAA has reduced the site size; therefore an attached plan indicates an increased site area.</p> <p>The site is available to whatever timescale required, immediately or otherwise.</p>	<p>Site reference number corrected and address updated.</p> <p>Site area and availability updated as stated.</p>
Mark Haslam Abbotts	378b	<p>Site is adjacent to physical limits boundary and development of site would result in a small percentage increase in vehicular traffic movements.</p> <p>Clients remain hopeful that this site will be one that provides Darsham with its future development.</p> <p>Consultation with the Highway Authority who have advised favourably, with no objections to the development of a maximum of 4 dwellings.</p> <p>Highway Authority's drawings attached to illustrate the vehicle access routes suggested.</p>	Southern part of site to be included as suitable for 4 homes.
Stacey Bereton Anglian Water	383a	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	383b	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	383c	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Environment Agency	383c	Majority of site lies within 250m buffer zone of a closed landfill site at land off Church Lane.	Comments noted

Stacey Bereton Anglian Water	383f	Overall Rating = Upgrade required	Noted
Stacey Bereton Anglian Water	408a	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	411	Overall rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	41329	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	420	Overall Rating = Upgrades required Assets Affected are water mains crossing site and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	42165	Overall Rating = Capacity available	Noted
Stacey Bereton Anglian Water	438	Overall rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	440	Overall Rating = Upgrades required Assets Affected are water mains crossing site and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	445	Overall Rating = Major constraints Assets Affected by pumping stations, water mains crossing site and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	451b	Overall Rating = Upgrades required	Noted
Andrew Blackwell Bidwells	451b	Site can be split into two or more smaller sites in accordance with a strategy for dispersed development. Land is available for development in the short term.	Availability noted as 1-5 years
Stacey Bereton Anglian Water	451c	Overall Rating = Upgrades required	Comments noted
Andrew Blackwell Bidwells	451c	Confirmation that the site is available for development in the short term.	Availability noted as 1-5 years
Andrew Blackwell	451d	Confirmation that the site is available for development in the short	Availability noted as 1-5

Bidwells		term.	years It is also noted that this site has been omitted from the SHLAA. It should be included
Environment Agency	451e	Eastern boundary of site lies within 250m buffer zones of a closed landfill site off Church Lane. Developer should engage a competent engineer to advise on possibility of landfill gas migrating to the development site.	Comments noted
Stacey Bereton Anglian Water	451e	Overall Rating = Upgrades required Assets Affected are water mains crossing site and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	451f	Overall Rating = Upgrades required	Noted
Environment Agency	451f	North-eastern part of the sites within 250m buffer zone of a closed landfill site off Church Lane. Developer should engage a competent engineer to advise on possibility of landfill gas migrating to the development site.	Comments noted
Andrew Blackwell Bidwells	451f	Listed Mill Farmhouse is screened by trees, and development can be undertaken without affecting the setting. Confirmation that the site is available for development in the short term.	Comments noted Availability noted as 1-5 years
Stacey Bereton Anglian Water	451g	Overall Rating = Upgrades required Assets Affected are water mains crossing site.	Comments noted
Andrew Blackwell Bidwells	451g	Confirmation that the site is available for development in the short term.	Availability noted as 1-5 years
Stacey Bereton Anglian Water	451h	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Andrew Blackwell Bidwells	451h	Confirmation that the site is available for development in the short term.	Availability noted as 1-5 years
Stacey Bereton Anglian Water	451i	Overall Rating = Upgrades required	Comments noted

Andrew Blackwell Bidwells	451i	Confirmation that the site is available for development in the short term.	Availability noted as 1-5 years
Stacey Bereton Anglian Water	457a	Overall Rating = Upgrades required Assets Affected are water mains crossing site.	Comments noted
Stacey Bereton Anglian Water	463	Overall Rating = Upgrades required	Comments noted
Natural England	463	In AONB	Comments noted
Julie Williams	463	Confirmation that the site is available now. The site is level and fenced with road frontage and access on to Rectory Road.	Comments noted and availability noted as 1-5 years
Stacey Bereton Anglian Water	4693	Overall Rating = Upgrades required Assets Affected are water mains crossing site.	Comments noted
Stacey Bereton Anglian Water	499	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	502	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	502d	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	502e	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	508	Overall rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	509	Overall Rating = Upgrades required Assets Affected are water mains crossing site.	Comments noted
Stacey Bereton Anglian Water	514	Overall Rating = Major constraints Assets Affected are water mains crossing site and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	515	Overall Rating = Major constraints	Comments noted
Stacey Bereton Anglian Water	51723	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Stacey Bereton	51990	Overall Rating = Upgrades required	Comments noted

Anglian Water		Assets Affected are pumping stations, water mains crossing site and sewers crossing site.	
Stacey Bereton Anglian Water	520	Overall Rating = Major constraints	Comments noted
Stacey Bereton Anglian Water	524	Overall Rating = Upgrades required	Comments noted
Larry Fulcher	550	Confirmation of the availability of the Mount Pleasant Road, Framlingham land could be delivered for housing is 1-5 years. Medium density housing, 105 units has been suggested for this site, along with the possibility of room found for affordable flats for elderly residents on the site as area is very short of this type of provision.	Comments noted. Availability noted as 1-5 years
Stacey Bereton Anglian Water	550	Overall Rating = Upgrades required Assets Affected are water mains crossing site.	Comments noted
Mark Haslam Abbotts	550	SHLAA states that likely deliverable timescale is 6-10 years, however the site is in a position to be made available at any time. The reference made to contamination is very unlikely as the history and current use of the land is agricultural. The housing density forecast of 35 houses per ha resulting in a total of 105 is in line with the clients thoughts.	Comments noted. Availability noted as 1-5 years.
Stacey Bereton Anglian Water	551	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	558	Overall Rating = Upgrades required Sewers crossing site.	Comments noted
	5668	Overall rating = Capacity available	Comments noted
Birketts	569	Site 569 has been placed in appendix E as a site that is unsuitable for residential development (“not well related to existing settlement”). Site should be fully assessed as it is ideally situated for housing. It is well related to existing development and would be a natural infill Client would not be adverse to the site coming forward for a mix of social and private sector housing.	The Council would not look to allocate land this far outside an existing settlement boundary. This development may be considered under other DM Policies.

Stacey Bereton Anglian Water	5722	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	577	Overall Rating = Upgrades required	Noted
Capital Associates Ltd	577	SHLAA draft reports gives an indicative capacity for this 5+ ha site as 80 dwellings, which should be increased to a minimum of 90. This is due to the planning permission granted by the council on 26 th May 2010 for mixed use development of this site including 90 dwellings.	Updated as stated
Stacey Bereton Anglian Water	583a	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	586a	Overall Rating = Major constraints Assets Affected are sewers crossing site.	Comments noted
Ray Ricks Boyer Planning	586a	SHLAA indicates that the site may be developed within 6-10 years, however the document does not provide evidence how this time scale was determined. The site has the ability to contribute to housing needs in the local area within a timeframe of 1-5 years.	Comments noted. Availability noted as 1-5 years.
Stacey Bereton Anglian Water	590	Overall Rating = Major constraints	Comments noted
Stacey Bereton Anglian Water	595	Overall Rating = Upgrades required Assets Affected by sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	597	Overall Rating = Upgrades required	Noted
Trevor Howard	597	Confirms that the whole site is immediately available within SHLAA as deliverable within 1-5 years (incorrectly stated in draft as 11-15 years). Inclusion of the whole site 597 for housing rather than just the northern boundary would create a social centre of gravity to the village. The consideration that the reduction of area available for housing to a small area, does not seem to be consistently applied by the Council. The development of site 730 will isolate 597 from further development. Inclusion of the whole 597 site rather than just the	Availability of site noted as 1-5 years. The Council is aware that the land to the south is available however considers this scale of development would be inappropriate in a Local Service Centre. The

		Northern ribbon would provide more land, with opportunities to retain social and economic connections. General reference to 'protected species' is misleading and negative.	remainder of the site could be considered at a later date if necessary. Constraints listed including protected species are according to the councils records. Detailed and specific information would be investigated at an application stage.
David Lowe EWS Chartered Surveyors	598	SCDC misidentified the boundaries of land put forward for consideration. SHLAA plan ignores the semi circles line around the farm buildings to the South East, enabling semi derelict buildings to be demolished.	Site area has been altered.
Stacey Bereton Anglian Water	598	Overall Rating = Upgrades required Assets Affected are water mains crossing site and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	599	Overall Rating = Upgrades required Assets Affected are water mains crossing site.	Comments noted
Natural England	599	Housing numbers proposed would be a considerable sized development; this amount of housing would put pressure on the Martlesham Common CWS with possible negative impacts.	Comments noted
Environment Agency	599	No regard appears to have been given to the potential adverse impact of development on the adjacent County Wildlife Site. Intensification of residential development could lead to the degradation of the valuable heath land mosaic.	Comments noted
Environment Agency	599,577,936,166b, 502d,502e,451e, 12UCL,1UCFR,73 8,550,815,628,761	Large number of sites where a significant number of dwellings have been proposed, these should not be made without confirmation from Anglian Water.	Comments noted

	A,775,654,754,636 A,598,383A,451c,3 83b,451b653,607, 451f		
Stacey Bereton Anglian Water	604	Overall Rating = Upgrades required	Comments noted
Simon Breasley Thyme Consultants	604	The site area was reduced as it was considered that it would not be suitable for an increase in vehicular traffic. A low density development of 20 dwellings per ha was considered appropriate, for the reduced site area this would mean a capacity of approx 9 dwellings. The 20 dwellings per ha is not a fixed figure and can be discussed further. The reduced site did include the existing road (Judith Avenue) which needed to be amended.	Comments noted. Site area now does not include part of the highway.
Neil Evans	604	Agreement between Neil Evans and Simon Breasley that site 604 is the most appropriate location for additional future housing development. The reduction in the size of the site has also been agreed to cater for concerns regarding additional traffic. To be delivered in a 6-10 year timescale. Site area shown is 0.44ha resulting in a denser housing development, suggestion that the number of houses stays the same (9) but the site boundaries are amended to remove the road and provide c.0.08ha to 0.11ha per home. Additionally the possibility of small scale further phases of development of land at Judith Avenue beyond 10 years could be discussed.	Comments noted. Site area now does not include part of the highway.
Stacey Bereton Anglian Water	607	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	608	Overall rating = Upgrades required	Comments noted
Environment Agency	608	Intensification of residential development could lead to potential adverse impact on the adjacent County Wildlife Site.	Comments noted

Stacey Bereton Anglian Water	609	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	617	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	61709	Overall Rating = Upgrades required Assets Affected are pumping stations and water mains crossing site.	Comments noted
Stacey Bereton Anglian Water	619	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	628	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Natural England	628	The potential number of houses could put pressure on the Ipswich Heath SSSI, therefore would not be desirable.	Comments noted
Environment Agency	628	No regard appears to have been given to the potential adverse impact of development on the adjacent Purdis Heath SSSI, which is an important fragment of the Suffolk Sandlings. Substantial high density residential development at this location could lead to intensified use of this heath land site and degradation of its value as a SSSI. Allocation of such a significant number of dwellings should not be made without confirmation from Anglian Water to ensure a sufficient capacity at the sewage works and the sewer network.	Comments noted
Stacey Bereton Anglian Water	635	Overall Rating = Upgrades required Assets Affected are water mains crossing site.	Comments noted
Stacey Bereton Anglian Water	636a	Overall Rating = Upgrades required Assets Affected are cordon sanitarie for STW and sewers crossing site.	Comments noted
Environment Agency	636a	Allocation of such a significant number of dwellings should not be made without confirmation from Anglian Water.	Comments noted
Stephen St Leger Moore	645	Confirmation that land opposite Spring House, Old High Road, Yoxford is available for housing in the 6-10 year period. Advantages of site are its good access (a new water main) close to the centre of the village. Will also provide the next tranche of	Comments noted

		affordable housing following the completion of (council) development on Strickland Manor Hill.	
Stacey Bereton Anglian Water	645	Overall Rating = Major constraints Assets Affected are water mains crossing site.	Comments noted
Stacey Bereton Anglian Water	653	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	654	Overall Rating = Upgrades required	Comments noted
Natural England	654	Adjacent to Ipswich Heaths SSSI and Ipswich Golf Course CWS. Site is large enough to cause adverse impacts from additional recreational pressure, rubbish tipping, bonfires making it an undesirable choice.	Comments noted
Environment Agency	654	No regard appears to have been given to the potential adverse impact on the adjacent Purdis Heath SSSI which is an important fragment of the Suffolk Sandlings. Substantial residential development could lead to intensified use of this heath land site and degradation of its value as a SSSI. Disturbance issues should also be considered for the County Wildlife Site which adjoins the site to the north. Allocation of such a significant amount of dwellings should not be without confirmation from Anglian Water.	Comments noted
Stacey Bereton Anglian Water	6553	Overall Rating = Upgrades required Assets Affected are pumping stations, water mains crossing site and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	6674	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	6703	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	6707	Overall Rating = Capacity available	Comments noted
Stacey Bereton Anglian Water	672a	Overall Rating = Major constraints Assets Affected are cordon sanitarie for STW and water mains	Comments noted

		crossing site.	
Stacey Bereton Anglian Water	678	Overall Rating = Major constraints	Noted
Stacey Bereton Anglian Water	693	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	693	Overall Rating = Upgrades required Assets Affected are water mains crossing site.	Comments noted
Stacey Bereton Anglian Water	693	Overall Rating = Upgrades required Assets affected are water mains crossing site.	Noted
Natural England	693	Would prefer to see it undeveloped due to its close proximity to Deben Estuary/SSSI/SPA/Ramsar Site, Newbourn Springs SSSI as well as the AONB.	Comments noted
Stacey Bereton Anglian Water	695	Overall Rating = Major constraints Asset Affected are cordon sanitaire for STW.	Comments noted
Natural England	695	Lies within AONB, is large enough to potentially create an adverse impact on the landscape.	Comments noted
Mike & Chris Block	695	Confirmation that there will not be any problems with providing access, should it be required. With regards to timescales, this site could be allocated for housing in 1-5 years.	Comments noted. Availability noted as 1-5 years
Lewis & Glenis Leech	695	Confirmation that the land could become available in timescale for housing in 1-5 years.	Availability noted as 1-5 years
Stacey Bereton Anglian Water	702a	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	702c	Overall Rating = Upgrades required Assets Affected are water mains crossing site.	Comments noted
Stacey Bereton Anglian Water	705	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
John Grimsey	707	Land extends to ½ acre+ and would be ideal for housing development. Would be available almost immediately. The land is available and could be classified in the 1-5 year development group (rather than 6-10 years).	Comments noted and availability noted as 1-5 years.

Environment Agency	707	Cumulative intensification of residential development with 773a could lead to a potential adverse impact on the adjacent County Wildlife Site.	Comments noted
Stacey Bereton Anglian Water	707	N/A	Noted
Anglian Water	709	Overall rating = Upgrades required Assets affected are Cordon Sanitare for STW, sewers crossing site.	Comments noted
A. P Samson	709	6-10 years suggested for this site is appreciated. The site could be available immediately.	Comments noted and availability noted as 1-5 years.
Stacey Bereton Anglian Water	714	Overall Rating = Upgrades required Assets Affected are pumping stations and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	71427	Overall Rating = Capacity available	Comments noted
Stacey Bereton Anglian Water	72050	Overall Rating = Major constraints	Noted
Stacey Bereton Anglian Water	72195	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	72196	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	72217	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	72284	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	72361	Overall Rating = Upgrades required	Noted
Andrew Blackwell Bidwells	726	Innocence Farm. The site is available for development in the short term.	Site proposed for employment use therefore not suitable for the SHLAA
Andrew Blackwell Bidwells	726c	Confirmation that the site is available for development in the short term.	Site proposed for employment use therefore not suitable for the SHLAA

Stacey Bereton Anglian Water	730	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	733	Overall Rating = Major constraints	Noted
Stacey Bereton Anglian Water	7362	Overall Rating = Upgrades required	Noted
	7368	Overall rating = Upgrades required	Comments noted
	7372	Overall rating = Upgrades required Assets affect are the sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	738	Overall Rating = Upgrades required Assets Affected are water mains crossing site and sewers crossing site.	Comments noted
Andrew Shallish Bullworthy Shallish LLP	738	The whole 1.4 Ha is available and suitable for housing, not just the 0.84ha referred to in the SHLAA.	Site area amended as stated.
Stacey Bereton Anglian Water	744b	Overall Rating = Capacity available	Comments noted
Stacey Bereton Anglian Water	754	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	756	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	758	Overall Rating = Capacity available	Noted
Christopher Smith Hopkins Homes	758	Site lies in Suffolk Coast & Heaths Area of Outstanding Natural Beauty which is not recognised within summary table of constraints. Likely to make site unsuitable for development.	Amended to include AONB as a constraint.
Environment Agency	758	No regard appears to have been given to the potential adverse impact of intensified development on the adjacent Snape Marshes County Wildlife Site.	Comments noted
Stacey Bereton Anglian Water	760	Overall Rating = Major constraints Assets Affected are water mains crossing site and sewers crossing site.	Comments noted

John McLarty Bidwells	760	Confirmation that the site delivery is not in question and could be within 1-6 years (rather than 6-10 years). Site benefits from access onto Ufford High Street. Suggested development density is 12 plus homes.	Comments noted and availability noted as 1-5 years.
Clive Cooksey	760	SHLAA draft covered subject matter thoroughly and addresses concerns raised by interested parties. Site could be delivered within 5 years	Noted and amended
Clarke & Simpson	761a	Would be available for housing development as soon as it is required. Red House Lane site has not been included within the SHLAA but has excellent potential for housing development.	Availability of site 761a noted as 1-5 years. 761b, Land off Red House Lane is still considered not suitable at this stage due to the relationship with the existing built form and landscape impact. New site has been included as part of site 761.
Stacey Bereton Anglian Water	761a	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	7636	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	772a	Overall Rating = Capacity available	Comments noted
Martin Blake SEH(Developments) Ltd	772a	SHLAA suggests site could fall for development within the next 11-15 years, with access and potential contamination the predominant impediments to development. The reasons for delaying bringing forward the site are ill-founded. The site boundary access to Mallard Way has inferred as a green area but is in fact an undeveloped building plot. An access to the site over the land has been agreed with Suffolk County Council. The bulk of the site is low existing use value	Comments noted. Site availability noted as 1-5 years

		<p>There is little prospect of the site being contaminated due to its virgin state.</p> <p>Suggest that site 772a should be within the 1-5 years period because:</p> <p>It is a suitable location for housing</p> <p>S.EH has the option to purchase the site and is able to deliver short term</p> <p>Suffolk County Council Highways have agreed a form of access</p> <p>The site is capable of providing the 30% affordable housing.</p>	
Stacey Bereton Anglian Water	773	N/A	Noted
Environment Agency	773a	Cumulative intensification of residential development with 707 could lead to potential adverse impacts on the adjacent County Wildlife Site.	Comments noted
Stacey Bereton Anglian Water	775	Overall Rating = Upgrades required Assets Affected are cordon sanitare for STW and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	776c	Overall Rating = Major constraints	Comments noted
Stacey Bereton Anglian Water	776i	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	779	Overall Rating = Major constraints	Noted
Adam Collacott	779	Site is available for development now and could be delivered within five years.	Site availability altered
Mark Haslam Abbotts	780a	Site has been excluded from the council Draft Report. Should have been entered into the schedule of suitable/available sites. The site is immediately available for development.	Site is not within the SHLAA as it does not meet the minimum site size threshold of 0.2Ha. A list of these sites is now included.
Mark Haslam Abbotts	780b	Site has been identified as one that is not suitable for inclusion within an amended settlement boundary. May be a site suitable for	Comments noted. An informal view on proposal

		one, or a pair of semi detached dwellings (Policy DC5, Housing in clusters).	has been sent separately.
Stacey Bereton Anglian Water	780c	Overall Rating = Major constraints Assets affected are Water mains crossing site and sewers crossing site.	Comments noted
Mark Haslam Abbotts	780c	Site is immediately available for development.	Noted and amended as stated.
Stacey Bereton Anglian Water	785	Overall Rating = Major constraints Assets Affected are cordon sanitaire for STW and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	81040	Overall Rating = Upgrades required Assets Affected are cordon sanitaire for STW	Comments noted
Stacey Bereton Anglian Water	81122	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	81303	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	815	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	81504	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	816	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	81667	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	81694	Overall Rating = Major constraints Assets Affected by water mains crossing site and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	81913	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	820	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Brenda Walker	820	Property is available in the 1-5 year timescale.	Noted and amended as

			suggested.
Stacey Bereton Anglian Water	82095	Overall Rating = Major constraints Assets Affected are sewers crossing site.	Comments noted
Mark Haslam Abbotts	821	Total site area put forward 0.93ha, an amended proposal submitted for a much reduced site area amounting to 0.23ha following the council decision. The site will accommodate a scheme for 3 two storey houses – one pair semis and one detached (for the owners with the semis either both or one being made available for affordable housing).	Site area has been altered as stated. Proposal has been dealt with as an informal enquiry and separate response sent.
Stacey Bereton Anglian Water	82205	Overall Rating = Major constraints Assets Affected are water mains crossing site.	Comments noted
Stacey Bereton Anglian Water	829	Overall Rating = Capacity available Assets Affected are sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	830b	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	8450	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	8670	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	8706	Overall Rating = Major constraints	Noted
Stacey Bereton Anglian Water	8742	Overall Rating = Upgrades required Assets Affected are water mains crossing site and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	8743	Overall Rating = Major constraints	Noted
Stacey Bereton Anglian Water	884	Overall Rating = Upgrades required	Comments noted
T.R & J.R Bloomfield	884	Confirmation that if site ref:609 timescale 6-10 years becomes available within the 1-5 years, then site 884 should be made available within the 6-10 timescales.	Noted and availability noted as 1-5 years.
Stacey Bereton	886	Overall Rating = Capacity available	Noted

Anglian Water			
Phillip Scott CBRE	886	<p>Confirmation that the site is deliverable for residential development and to create an attractive development which is more in keeping with the nearby area.</p> <p>Site is currently occupied by industrial buildings used in manufacture with a significant amount of car parking associated with the current use.</p> <p>SHLAA currently identifies 50% of the depot site for residential development. The identified indicative capacity of 32 homes should be the minimum given that the depot site has the capacity to deliver more residential units.</p> <p>The Depot site complies with the guidance set out in PPS3 which relate to the needs for housing sites to be 'suitable, available and achievable'.</p> <p>Redevelopment of part of the Depot site was generally supported by local resident following the Site Allocations consultation. Otley Parish Council commented the site is 'the natural choice for redevelopment'.</p> <p>The site is in a sustainable location, and has a close proximity to a number of local services and facilities.</p>	Comments noted
Stacey Bereton Anglian Water	8908	<p>Overall rating = Upgrades required</p> <p>Assets affected are the pumping stations.</p>	Comments noted
Stacey Bereton Anglian Water	893	<p>Overall Rating = Upgrades required</p> <p>Assets Affected are sewers crossing site.</p>	Comments noted
Neil Crowson Bloomfield's Farm	893	<p>Site 893 has been reduced with the SHLAA draft report. Owner of the land, confirmation that the proposed site size reduction is acceptable.</p> <p>The site is available to be developed now and should be included in phase 1 for development within 5 years.</p>	<p>Comments noted</p> <p>Site availability noted as 1-5 years</p>
Stacey Bereton Anglian Water	8936	<p>Overall Rating = Upgrades required</p> <p>Assets Affected are water mains crossing site and sewers crossing site.</p>	Comments noted

Stacey Bereton Anglian Water	900a	Overall Rating = Upgrades required Assets Affected are cordon sanitarie for STW and sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	91208	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	91269	Overall Rating = Upgrades required Assets Affected are sewers crossing site.	Comments noted
Stacey Bereton Anglian Water	914	Overall Rating = Upgrades required	Comments noted
Environment Agency	914	A suitable buffer should be retained between the watercourse adjacent to the northern boundary of the site and any proposed development.	Comments noted
Stacey Bereton Anglian Water	916	Overall Rating = Upgrades required	Noted
Stacey Bereton Anglian Water	9219	Overall Rating = Upgrades required	Comments noted
Stacey Bereton Anglian Water	936	Overall Rating = Upgrades required	Noted
Glyn Davies Bidwells	Area east of Ipswich	SHLAA suggests an average of 150 houses being built per annum in Martlesham, in reality it will be 12 months before planning permission is approved raising the completion rate to 190 houses per annum. Considers this to be unrealistic, suggest that a figure of 300 houses completed and sold over the 5 year period to be a more realistic figure than the 760 indicated. Reiterate concerns over the ability of land at Adastral Park to deliver the number of houses over the next 5 years. Mineral extraction is yet to begin and very unlikely to be completed to allow the building of 500 houses. Improvements in planning, infrastructure and site preparation need to be resolved especially the improvements to the A12. Have provided the council with substantive information that part of Trinity Park could be developed to deliver housing growth within the	Comments regarding the probable completion rates of dwellings within Martlesham are noted and the Council agrees that the total figures would be unrealistic within the 1-5 year period. However, the SHLAA is only identifying theoretically possible sites and does not mean that all sites listed will be granted planning permission or delivered.

		<p>Ipswich Fringe over the next 5 years. However the land has been classified as potentially low density; believe that the indicative capacity should be similar to that of Purdis Farm increasing its capacity to 270 dwellings. Raise a concern that Trinity Park has been used to justify the Council 5 year housing land supply figure and yet is not included as proposed development in the Core Strategy. The 5 year land supply would also fail if the capacity of Martlesham were scaled back.</p>	<p>Comments regarding the deliverability of land at Adastral Park are noted however, the developers latest phasing plan is being used.</p> <p>As the site at Trinity Park does not comply with the Council's strategy for the Area East of Ipswich, the site will be removed from the list of suitable sites. It will remain available and therefore the Council may wish to re-consider its suitability at a later date.</p>
Stacey Bereton Anglian Water	DHS	Overall Rating = Upgrades required	Comments noted
Alan Biddle Clerk to Wickham Market Parish Council	Gospel Hall Site	<p>Wickham Parish Council received a brief report on the site now that it is up for sale. Council aware that Wickham Woods are interested in the site for future public facilities. Request for the Parish council to be kept up to date with the situation.</p>	Comments noted
Darren Cogman Bidwells	Land at Martlesham, Felixstowe and the Trimley villages	<p>Owner of Trinity Estate at Felixstowe. Ref 599 & 693 create 760 homes in 5 years which is 152 dwellings per annum. Planning permission is not likely to be granted for another 12 months which would raise the completion number per annum to 190 dwellings. A suggested figure of 300 to be completed and sold within the 5 years is more realistic than the previously reported 760. Significant reservations as to whether Adastral Park, Martlesham</p>	<p><u>Martlesham</u> Comments regarding the probable completion rates of dwellings within Martlesham are noted and the Council agrees that the total figures would be unrealistic within the 1-5 year period.</p>

		<p>can deliver the significant numbers of houses during the next 5 years considering the site is subject to mineral extraction. Questions' regarding the planning, infrastructure especially for the A12 need to be resolved before any development begins. As indicated Bidwells represents the own of Trinity Estate whose land parcels have been included within the SHLAA.</p>	<p>However, the SHLAA is only identifying possible sites and does not mean that all sites listed will be delivered. Comments regarding the deliverability of land at Adastral Park are noted however the developers latest phasing plan is being used.</p> <p>Site 599 does not accord with the Councils strategy for the Area East of Ipswich and therefore although the site remains available it is not considered suitable for development at this stage.</p> <p><u>Felixstowe and The Trimleys</u> Comments noted.</p>
Stacey Bereton Anglian Water	RAFB	<p>Overall Rating = Upgrades required Assets Affected are sewers crossing site.</p>	<p>Comments noted</p>

Annex E

Suffolk Coastal District Council SHLAA Stakeholder Workshop Attendance List – September 2009.

Jemma Stennett	Acorus
Sue Bull	Anglian Water
Darren Cogman	Bidwells
Catherine Pollard	Boyer Planning
Hayden Foster	Clarke and Simpson
Peter Chambers	David Lock
David Trower	David Trower
Elaine Connolly	DDP
Andrew Hunter	Environment Agency
Doug Malins	Flagship
Eric Cooper	Highways Agency
Robert Hobbs	Ipswich Borough Council
Michael Smith	JCN Design
Kevin Smith	Merchant Projects
Ian Barker	Merchant Projects
Matt Deakin	Suffolk Coastal District Council
Hilary Hanslip	Suffolk Coastal District Council
Rachel Knights	Suffolk Coastal District Council
Michaëlle Coupe	Suffolk Coastal District Council
Liz Beighton	Suffolk Coastal District Council
Nicola Clarke	Suffolk Coastal District Council
Paul Matthews	The Landscape Partnership
Stephen Bainbridge	The Landscape Partnership

Key points raised at the Stakeholder workshop

- Affordable housing should always be a priority and is desperately required in some areas.
- Should be aware of creating 'commuter corridors'.
- The market towns in the Suffolk Coastal District Council are generally constrained and it may be difficult to achieve the proposed numbers, especially 200 in Woodbridge.
- Demand is more for family homes than flats.
- Concerns over likelihood of deliverability within the plan period due to current market conditions.
- A comprehensive approach is needed for the Area east of the A12.
- Density of development should respect local character.

Annex F - List of Sites

Sites with planning permission for housing development.

Site Ref	Settlement	Site Name	Green/ brownfield	Site Size	Capacity	Expiry date
7372	Alderton	Land north 24 Hollesley Road	Greenfield	0.73	10	04/02/2012
92013	Alderton	15-18 Mill Hoo	Greenfield	0.36	11	30/03/2013
7368	Bawdsey	Land east 13 East Lane	Greenfield	1.03	12	17/01/2012
92014	Bucklesham	39-41 Levington Lane	Greenfield	0.24	6	09/03/2013
91862	Campsea Ashe	1-6, 9 and 10 Ullswater Road	Greenfield	0.89	20	29/04/2013
9219	Cratfield	Part of School Farm, Church Road	Greenfield	0.38	4	05/04/2012
81913	Felixstowe	Stowe House, 105 Cliff Road	Greenfield	0.3	10	24/01/2011
51723	Felixstowe	Land between Orford Road, Langer Road and Manor Terrace	Mixed	6.72	158	21/04/2012
81303	Felixstowe	1-18 Conford House and 1-21 Exmoor Road	Brownfield	0.55	32	28/09/2011
81122	Felixstowe	Land at junction of Garrison Lane and High Road West	Brownfield	0.16	12	25/11/2010
10987	Felixstowe	Allotment Land, Philip Avenue	Greenfield	0.24	10	08/08/2013
1UCFR	Framlingham	Land and buildings, Station Road	Brownfield	3.34	140	26/04/2014
8450	Framlingham	Land rear of Meadow Rise, Mount Pleasant	Greenfield	0.59	5	17/07/2011
6674	Framlingham	Land south Brook Lane	Greenfield	2.33	65	06/10/2012
71427	Kirton	23 Trimley Road	Greenfield	0.87	5	11/12/2010
72217	Leiston	Crown Farm, Sizewell Gap road	Greenfield	0.41	5	23/04/2011
42165	Purdis Farm	Purdis Rise, Purdis Farm Lane	Greenfield	1.3	10	09/04/2011
8670	Rendlesham	Area 4B, Sycamore Drive	Greenfield	0.23	14	25/06/2011
91208	Rushmere St Andrew	Part Garden 8 Bixley Lane	Greenfield	0.21	4	22/09/2012
72196	Saxmundham	Former County Primary School, Fairfield Road	Brownfield	0.55	23	29/07/2011
72195	Saxmundham	Seaman House, Seaman Avenue	Brownfield	1.15	33	29/07/2011
7362	Saxmundham	Land north Church Hill	Greenfield	4.4	145	03/12/2012
51990	Saxmundham	Land and buildings south of Church Street	Brownfield	0.78	16	17/04/2011
577	Saxmundham	Land adjacent to Playing Field, Rendham Road	Greenfield	5.06	90	20/10/2012
8743	Sibton	Land at Sibton Croft, Abbey Road	Greenfield	0.42	7	19/03/2012
8742	Snape	Land rear of 7 Church Road	Greenfield	0.31	10	23/11/2011
92012	Sutton	21-24 Old Post Office Lane	Greenfield	0.33	9	20/04/2013
6707	Trimley St Martin	Land to the rear of 77-85 Mill Lane and 53-57 Old Kirton Road	Greenfield	0.29	10	09/09/2012
81667	Trimley St Mary	Land east of Water Tower, Spriteshall Lane	Greenfield	0.24	5	11/11/2012
8706	Ufford	White Meadow, School Lane	Greenfield	0.46	7	26/04/2012
72284	Walpole	Land rear 1-12 Peasenhall Road	Greenfield	1.11	10	29/04/2012
7636	Woodbridge	Land on corner of Beresford Drive and Bredfield Road, Melton	Greenfield	0.24	13	27/06/2013
72361	Woodbridge	Deben Mill, Melton Hill, Melton	Greenfield	0.28	33	26/03/2011
5722	Woodbridge	GAH premises, Melton Road, Melton	Brownfield	1.37	51	03/11/2011
		TOTAL			995	

Phase 1, within five years

Site Ref	Settlement	Site Name	Green/ brownfield	Site Size	Indicative capacity
4693	Felixstowe	Land to the rear of the Convent for Jesus and Mary, 63 Orwell Road	Greenfield	1.19	60
10UCH	Hollesley	Scrap Metal Yard, Tower Hill Road	Brownfield	1.31	33
91269	Kesgrave	Area FF and Fentons Wood, Wilkinson Drive	Greenfield	3.75	48
12UCL	Leiston	Land Mill House, Valley Road & land east of 52 Valley Road	Greenfield	0.78	36
350	Rendlesham	Land at Bentwaters, Rendlesham	Greenfield	5.05	75
11756	Rushmere St Andrew	Land fronting Broadlands Way, Bixley Farm	Greenfield	0.98	55
595	Wickham Market	Land at and around 14-18 High Street	Brownfield	0.46	13
		TOTAL			320

Six to fifteen years

Site Ref	Settlement	Site Name	Green/ brownfield	Site Size	Indicative capacity
608	Aldeburgh	Land adjacent to Rose Hill, off the A1094	Greenfield	0.71	2
508	Alderton	Land east of Watson Way and adjacent to Beach Lane	Greenfield	0.42	12
438	Alderton	Land west of Frith Cottage, Ramsholt Road	Greenfield	0.30	6
5668	Aldringham cum Thorpe	Land fronting Old Homes Road, Thorpeness	Greenfield	0.41	10
303	Bawdsey	Land fronting The Street and School Lane	Mixed	2.34	20
411	Benhall	Land adjacent to Corner Cottages, Main Road	Greenfield	0.69	15
709	Brandeston	Land adjacent to Red Gables, Mutton Lane	Greenfield	0.31	6
780c	Bredfield	Land in between the Village Hall and Tudor Cottage, The Street	Greenfield	0.43	6
914	Bucklesham	Land north of White House, The Street	Greenfield	0.67	8
590	Charsfield	Land adjacent to Primary School, Church Lane	Greenfield	0.48	6
520	Charsfield	Land behind Three Horse Shoes PH, The Street	Greenfield	0.97	20
773a	Chillesford	Land adjacent to New House, The Street	Greenfield	0.30	4
707	Chillesford	Land off Pedlars Lane, adjacent to Hertfords Place	Greenfield	0.26	4
776c	Darsham	Land opposite Fairfields and adjacent to The Old Rectory	Greenfield	0.53	8
785	Darsham	Land adjacent to the Village Hall	Greenfield	0.55	8
378a	Darsham	Land west Mill House, The Street	Greenfield	0.72	5
378b	Darsham	Land north Yeovil House, Priory Lane	Greenfield	0.31	4
524	Dennington	Land opposite Townsfield Cottages, Laxfield Road	Greenfield	0.60	10
672a	Easton	Land adjacent to Easton Primary School, The Street	Greenfield	0.74	8
8936	Felixstowe	The Ordnance Hotel, 1 Undercliff Road	Brownfield	0.44	14
166b	Felixstowe	Land south of 125 Ferry Road	Greenfield	4.80	168
502e	Felixstowe	Land behind 15 and 16 Conway Close	Greenfield	3.83	115
1UCF	Felixstowe	Garrison Lane car park, adjacent to 17 Garrison Lane	Brownfield	0.46	18
451i	Felixstowe	Land adjacent to 1-4 Hawkes Lane	Greenfield	6.71	120
451g	Felixstowe	Land at and surrounding Felixstowe rifle	Greenfield	12.00	300

		club, south of Dockspur roundabout			
558	Framlingham	Land adjacent to Haresfield, Badingham Road	Greenfield	0.46	3
738	Framlingham	Land off Saxtead Road, opposite Thomas Mills High School	Greenfield	1.40	25
551	Framlingham	Land adjacent to Brook Cottage, Vyces Road	Greenfield	0.80	14
550	Framlingham	Land to the south of Mount Pleasant	Greenfield	2.78	100
583a	Framlingham	Land adjacent to Fairfield Crescent	Greenfield	6.77	200
829	Hollesley	Land opposite Moorlands, Heath Road	Greenfield	0.72	20
772a	Hollesley	Land adjacent to Marsh View, Rectory Road	Greenfield	1.25	35
609	Kelsale-cum-Carlton	Land adjacent to Alderlee, Main Road	Greenfield	0.52	8
884	Kelsale cum Carlton	Land south of Ambleside, Main Road	Greenfield	0.45	8
744b	Kirton	Land to the rear of 76-86 Bucklesham Road	Greenfield	0.57	10
604	Knodishall	Land adjacent 1-25 Hawthorn Close	Greenfield	0.33	6
815	Leiston	Land south of cemetery, Saxmundham Road	Greenfield	1.43	45
714	Leiston	Land to the rear of 43 & 45 Aldeburgh Road	Greenfield	0.22	4
408a	Leiston	Land at Caravan Park, King Georges Avenue	Brownfield	0.43	8
775	Leiston	Land adjacent to 26-52 St. Margaret's Crescent	Greenfield	3.21	130
761a	Leiston	Land opposite 18-30A Aldeburgh Road	Greenfield	5.05	150
693	Martlesham	Land at and adjoining Adastral Park, Martlesham Heath	Greenfield	157.48	2000
893	Martlesham	Land south Bloomfield's Farm, Black Tiles Lane	Greenfield	0.52	8
779	Middleton	Land west of Green Garth, Mill Street	Greenfield	0.32	5
886	Otley	The Depot Site, Helmingham Road	Brownfield	2.14	32
350b	Rendlesham	Land adjacent to Rockford House, Redwald Road	Greenfield	0.38	10
754	Rendlesham	Land to the rear of 3-33 Suffolk Drive	Greenfield	5.93	150
916	Rushmere St Andrew	Land at and surrounding 155 The Street	Greenfield	1.82	10
598	Saxmundham	Land at and to the north of Street Farm, Street Farm Road	Greenfield	2.94	90
420	Saxmundham	Land opposite St John the Baptist's Church, Church Road	Greenfield	6.92	100
758	Snape	Land to the south of Priory Road	Greenfield	1.18	5
457a	Snape	Land opposite Snape County Primary School, Church Road	Greenfield	1.60	20
383a	Trimley St. Martin	Land adjacent to 400 High Road	Greenfield	1.81	50
383b	Trimley St. Martin	Land adjacent to Reeve Lodge, 1 High Road	Greenfield	1.03	35
653	Trimley St. Martin	Land at Mushroom Farm, High Road	Mixed	3.73	110
936	Trimley St. Martin	Land to the north of Heathfields	Greenfield	2.90	30
451b	Trimley St. Martin	Land off Grimston Lane and High Road	Greenfield	2.42	70
451d	Trimley St. Martin	Land surrounding Trimley Old Rectory Church Lane	Greenfield	9.27	150
607	Trimley St. Mary	Land at 182 High Road	Mixed	0.42	5
383f	Trimley St. Mary	Land south of Thurmans Lane and opposite to High Road	Greenfield	3.03	100

451f	Trimley St. Mary	Land adjacent to Mill Farm, 38 Thurmans Lane	Greenfield	1.44	50
451h	Trimley St. Mary	Land adjacent to Welbeck Close and Chatsworth Crescent	Greenfield	6.99	140
509	Tunstall	Land opposite Tunstall Hall, Snape Road	Greenfield	0.73	12
730	Tunstall	Land at Three Corners, Woodbridge Road	Greenfield	0.50	6
597	Tunstall	Land adjacent to The Red House, Orford Road	Greenfield	0.71	15
499	Tunstall	Land at Street Farm, School Road	Greenfield	1.32	30
586a	Ufford	Land adjacent to houses at Lodge Road, High Street	Greenfield	0.43	10
760	Ufford	Land at Bramleys, High Street	Greenfield	0.44	6
733	Wenhaston	Land off Coles Hill and Blyford Lane	Greenfield	0.39	8
695	Wenhaston	Land off St. Michael's Way and Narrow Way	Greenfield	1.26	20
702c	Westerfield	Land to the north of White Lodge, Westerfield Road	Greenfield	0.27	2
702a	Westerfield	Land to the south of Westerfield Hall Farm, Westerfield Road	Greenfield	1.14	10
680	Westerfield	Land at Mill Farm, Westerfield Road	Greenfield	0.25	4
776l	Wickham Market	Land rear of The New Vicarage, Crown Lane	Greenfield	1.70	30
830b	Wickham Market	Land south of Featherbroom Gardens and west of Chapel Lane	Greenfield	3.16	95
617	Wickham Market	Land to the west of 43 Dallinghoo Road	Greenfield	0.36	6
678	Witnesham	Land at Street Farm, Ipswich Road	Greenfield	0.71	6
445	Witnesham	Land adjacent to Warrens Barn, The Street	Greenfield	0.47	6
705	Woodbridge	Land off Woods Lane, adjacent to Woodroyn Cottage, Melton	Greenfield	0.36	6
635	Woodbridge	Land north Woods Lane and west Valley Farm Road, Melton	Greenfield	1.83	40
645	Yoxford	Land opposite Spring House, Old High Road	Greenfield	1.32	25
		TOTAL			5170

Summary tables
Planning Permission

Greenfield	Mixed	Brownfield	Total
520	0	475	995

Phase 1 - within 5 years

Greenfield	Mixed	Brownfield	Total
274	0	46	320

6 - 15 years

Greenfield	Mixed	Brownfield	Total
4963	135	72	5170

Site 1UCFR included in PP in this table although in 6-15 years in tables

Sites not suitable

Site Ref	Settlement	Site Name	Area (ha)	Reason not included in SHLAA
442	Aldeburgh	Land adjacent to Warren Cottage, Leiston Road	0.65	Not well related to existing settlement
587	Aldeburgh	Land adjacent to The Old Slaughterhouse, Park Road	0.35	Within Flood zone 3
659	Aldeburgh	Land adjacent to Leiston Road and The Drift	2.65	Within Flood zone 3
768	Aldeburgh	Land at Crag Pitt Nurseries, Leiston Road	9.23	Scale of site too great for size of settlement, not well related to existing settlement and majority in flood zone 3.
818	Aldeburgh	North Laundry (Aldeburgh) Ltd.	0.3	Flood zone 3
575	Badingham	Land at The White Horse and Badingham House, Low Road	3.99	Scale of site too great for size of settlement and not well related to existing settlement
627a	Badingham	Land adjacent to New Lea dwellings, Mill Road	0.53	Not well related to existing settlement
627	Badingham	Land North of the Old Rectory	1.18	Not well related to existing settlement
686	Badingham	Land to the rear of 1 - 2 Old Rectory Road	1.05	County Wildlife Site
776a	Badingham	Land to the rear of 4 Low Street	2	Not well related to existing settlement
790	Badingham	Land south of Lapwing Barn, Low Street	0.6	Within Flood zone 3
401	Bawdsey	Land adjacent to Saxon Lodge, The Street	0.25	No access to site
613e	Benhall	Land at Woodlands, Aldecar Lane	0.76	Poor highway access
411a	Benhall	Land behind Herons Way and Meadow Walk, Festival Close	3.65	Not well related to existing settlement and poor highway access
411b	Benhall	Land between Grays Lane and Main Road	5.07	Not well related to existing settlement
411c	Benhall	Land adjacent to South End, Kiln Lane	7.64	Not well related to existing settlement
605	Benhall	Land opposite Sunnyside, School Lane	0.74	Not well related to existing settlement

613d	Benhall	Land adjacent to Ella House, Aldecar Lane	0.53	Poor highway access
613	Benhall	Land adjacent to Brookfields, Aldecar Lane	9.95	Poor highway access
799	Benhall	Land west Main Road	1.19	Not well related to existing settlement
399	Bramfield	Land at Waterloo Farm, Halesworth Road	2.11	Not well related to existing settlement
493	Bramfield	Land at The Slaughter House, Low Road	2.23	Not well related to existing settlement
870	Bramfield	Land at Ibstock Farm, Walpole Road	0.96	Not well related to existing settlement
789	Brandeston	Land north of Fenners, Mill Lane	1.33	Not well related to existing settlement
780e	Bredfield	Land opposite 'The Works', Woodbridge Road	0.35	Not well related to existing settlement
521	Bredfield	Land opposite Little Orchard, Woodbridge Road	0.82	Not well related to existing settlement
780b	Bredfield	Land north of Ivy Lodge, The Street	0.23	Not well related to existing settlement
780d	Bredfield	Land west of May Tree Cottage, Caters Lane	0.26	Not well related to existing settlement
804	Bredfield	Land north of Ufford Road, Bredfield	2.92	Within flood zone 3
931	Bredfield	Land south of Chapel Farm, Woodbridge Road	0.61	Not well related to existing settlement and no road frontage.
430	Brightwell	Land between BT and Newbourne Road	45.82	Part of site not well related to existing settlement
517	Brightwell	Land south of BT, Newbourne Road	52.68	Part of site not well related to existing settlement
632	Bromeswell	Land adjacent to Westward, Summer Lane	0.41	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
697a	Bromeswell	Land at Red Oak House, Summer Lane	0.31	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
697	Bromeswell	Land adjacent to Hill Farm, Common Lane	1.2	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
490	Bucklesham	Land adjacent to Radwood House, Main Road	11.42	Scale of site too great for size of settlement and not well related to existing settlement
912	Bucklesham	Land south of Forge Close	6.38	Scale of site too great for size of settlement and poor highway access
596	Butley	Land at former School Site, Short Walk	1.03	Not well related to existing settlement
885b	Butley	Land at Wantisden Corner	1.13	Not well related to existing settlement
557	Campsea Ashe	Land adjacent to 35 Mill Lane	0.84	Not well related to existing settlement
745	Campsea Ashe	Land east of 3 Station Road	0.65	Not well related to existing settlement
590c	Charsfield	Land between Davey Lane and Church Lane	0.5	Not well related to existing settlement
590a	Charsfield	Land behind 15 St Peters Close	0.87	Not well related to existing settlement
778a	Charsfield	Land north of South Cottage, Chapel Lane	1.23	Not well related to existing settlement
778b	Charsfield	Land south of Springfield House, Chapel Lane	1.56	Not well related to existing settlement
844	Charsfield	Land south of Hill Farm	0.61	Not well related to existing settlement
878	Charsfield	Land at and surrounding Highfields, Davey Lane	0.69	Not well related to existing settlement

589	Chediston	Land opposite The Hawthorns, Chediston Green	5.13	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
868c	Chediston	Land opposite The Almshouses, Halesworth Road	0.82	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
868a	Chediston	Land opposite Brook House and Bridge House, Church Road	0.23	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
869	Chediston	Land at New Dawn and Shenandoah, Chediston Green	0.66	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
876	Chediston	Land at The Brambles, Chediston Green	0.29	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
932	Chillesford	Land east of The Froize Inn, The Street	0.9	Not well related to existing settlement
933	Chillesford	Land at Chillesford Lodge	2.92	Not well related to existing settlement
783	Clopton	Land north Lyndell, Shop Road	1.56	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
792b	Clopton	Land north of Hill Farm House	0.27	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
792a	Clopton	Land east of Shop Road	4.3	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
801	Clopton	Land at Oak Cottage, Shop Road	0.37	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
848b	Clopton	Land North of Grove Farm Cottages	0.22	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
848a	Clopton	Land in between Orchard End and Grove Farm Cottages, Snipe Farm Road	1.16	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
849	Clopton	Land south Village Hall, Manor Road	10.27	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
854	Clopton	Land north west of Fir Cottage, Otley Road	6.18	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
857	Clopton	Land opposite Potash Cottages, Market Hill	0.21	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
858	Clopton	Land north 1 Cherry tree Cottages, Grundisburgh Road	0.2	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
861	Clopton	Land south Peartree Farm, Grundisburgh Road	0.2	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable

863	Clopton	Land at The Oaks, off Snipe Farm Road	0.88	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
865	Clopton	Land west of Gooderhams, Snipe Farm Road	0.23	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
903	Clopton	Land adjacent to Hill Farm House, Drabbs Lane	0.39	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
904	Clopton	Land at and surrounding Hill Farm, Drabbs Lane	1.01	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
905	Clopton	Land at Snipe Farm, Snipe Farm Road	1.09	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
906	Clopton	Land adjacent to High house, Snipe Farm Road	0.29	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
456	Cretingham	Land adjacent to Riverside Villa, The Street	0.24	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
612	Cretingham	Land at East View, The Street	0.84	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
378	Darsham	Land North of Priory Farm	0.92	Not well related to existing settlement and poor highway access
648	Darsham	Land at Darsham Station, Main Road	0.22	Not well related to existing settlement
794	Darsham	Land south of 13 Granary Cottages	0.33	Not well related to existing settlement
776d	Debach	Land adjacent 8 Woodbridge Road	2.67	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
373	Dennington	Land at Spring Farm, The Street	1.64	Not well related to existing settlement
503	Dennington	Land at Little Crimble, Saxtead Road	2.02	Not well related to existing settlement
503a	Dennington	Land opposite The Leys, Saxtead Road	2.05	Not well related to existing settlement and poor highway access
753	Dennington	Land adjacent to The Gables, Owls Green	1.14	Not well related to existing settlement
757c	Dennington	Land adjacent to The Gables, Owls Green	1.14	Not well related to existing settlement
757d	Dennington	Land to the rear of Dennington Lodge, Laxfield Road	1.83	Not well related to existing settlement
713	Dunwich	Land opposite the Town House Cottages, Westleton Road	3.94	Not well related to existing settlement
749	Earl Soham	Land to the South of the Surgery, Bedford Road	0.6	Poor highway access opportunities and a number of mature trees on site
497	Easton	Land adjacent to The Round House, Pound Corner	2.33	Not well related to existing settlement
497a	Easton	Land adjacent to The Kennels, The Street	3.71	Flood zone 3
530	Easton	Land at rear Four Pheasants, The Street	0.34	Poor highway access opportunities
580	Easton	Land adjacent to The Round House, Pound Corner	2.33	Not well related to existing settlement

672	Easton	Land adjacent to Sunnyside, School Lane	0.5	Poor highway access opportunities
836	Eyke	Land South of Manor Cottages, Castle Hill	1.04	Not well related to existing settlement and poor highway access
837	Eyke	Land rear of The Old Mill House, The Street	1.14	Not well related to existing settlement and poor highway access
166c	Felixstowe	Land at and surrounding Fleet House, Marsh Lane	9.09	Not well related to existing settlement
166a	Felixstowe	Land adjacent to Laurel Farm, Marsh Lane	3.95	Not well related to existing settlement
502b	Felixstowe	Land adjacent to playing field, Quinton's Lane	8.24	Not well related to existing settlement
502c	Felixstowe	Land adjacent to park Farm, Hyem's Lane	5.79	Not well related to existing settlement
502d	Felixstowe	Land behind Upperfield Drive	3.79	Not well related to existing settlement
502	Felixstowe	Land to the east of Cowpasture Farm, Gulpher Road	32.00	Site comprises prime agricultural land
652	Felixstowe	Land at Haven Exchange Site, Walton Avenue	2.27	Not a suitable location for residential development in a mainly industrial/employment area
698	Felixstowe	Land to the west of Ordance roundabout, Langer Road	0.81	Flood zone 4
755	Felixstowe	Peewit & Felixstowe Beach Caravan Park, Walton Avenue	13.15	Flood zone 3
890	Felixstowe	Land north of Candlet Road	71.29	Site generally not well related to existing settlement. Part of site includes site 502.
901	Felixstowe	Land at Routemaster Motel, Walton Avenue	0.54	Flood zone 3
896	Foxhall	Land at Molen, Bucklesham Road	0.41	Not well related to existing settlement
897	Foxhall	Land at and to rear of High Trees, Oakhurst and Molen, Bucklesham Road	2.77	Not well related to existing settlement
898	Foxhall	Land at Oakhurst, Bucklesham Road	0.76	Not well related to existing settlement
899	Foxhall	Land at High Trees, Bucklesham Road	0.47	Not well related to existing settlement
913b	Foxhall	Land south of Valley Works, Bucklesham Road	1.39	Not well related to existing settlement
913a	Foxhall	Land north Holly Lodge, Bucklesham Road	4.8	Not well related to existing settlement
423	Framlingham	Land adjacent to Framlingham Tyres, Woodbridge Road	0.26	Flood zone 3
566	Framlingham	Land at and behind 115 College Road	2.77	Existing use - open space, college playing field
583	Framlingham	Land adjacent 23-48 The Mowbrays	10.02	Not well related to existing settlement
583b	Framlingham	Land adjacent to Holgate Hill, Woodbridge Road	12.4	Not well related to existing settlement
655c	Framlingham	Land adjacent Framlingham Technology Centre, Station Road	0.4	Flood zone 3
806	Framlingham	Land including 26-40 Fairfield Road	0.39	Flood zone 3
817	Framlingham	Land north of Kings Avenue	2.38	Planning permission granted on east of site. No available access to remainder of site.
776e	Friston	Land to the rear of Orchard Bank, Church Road	1.7	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
185/6	Great Bealings	Land at Kiln Farm, Kiln Lane	0.67	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable

331	Great Bealings	Land adjacent to Ivy Cottage, Boot Street	0.2	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
427	Great Bealings	Land adjacent 22 Grundisburgh Road	0.21	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
656b	Great Glemham	Land adjacent Old School House, Low Road	0.47	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
656a	Great Glemham	Land adjacent Street Farm, Low Road	0.94	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
656	Great Glemham	Land at and around Sandpit Cottages, Low Road	7.31	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
436	Grundisburgh	Land South of Post Mill Crescent	2.56	Poor highway access
437	Grundisburgh	Land at recreation ground South of Post Mill Orchard and Post Mill Close	5.4	Poor highway access
514	Grundisburgh	Land at and surrounding 22-24 Stoney Road	0.43	Poor access opportunities
568	Grundisburgh	Land adjacent to High Bank, The Street	0.4	No highway access
624	Grundisburgh	Land between the Street and Meeting Lane	0.89	Poor highway access
696	Grundisburgh	Land off Ipswich Road, North of Barn Farm	2.37	Not well related to existing settlement
823	Grundisburgh	Land west Highfields, Woodbridge Road	1.35	No access to site
824	Grundisburgh	Land south of Half Moon Lane	10.65	Not well related to existing settlement and poor highway access
831	Grundisburgh	Land adjacent to The Cottage, Woodbridge Road	0.46	Flood zone 3
841	Grundisburgh	Land rear The Gables, The Green	0.28	Poor access opportunities, not well related to existing settlement
915	Grundisburgh	Land west of Chapel Road	5.16	Poor highway access
746	Hacheston	Land opposite Hacheston Lodge, The Street	0.85	Not well related to existing settlement
822	Hacheston	Land in between 12 and 14 Main Road	0.23	Not well related to existing settlement
853	Heveningham	Land at and surrounding Gothic Farm new House, Halesworth Road	1.57	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
357	Hollesley	Land opposite Stores Corner, Boyton Road	0.99	Not well related to existing settlement
463	Hollesley	Land adjacent to Beechview, Rectory Road	1.44	Not well related to existing settlement, significant landscape impact.
539	Hollesley	Land at and surrounding Walden. Fox Hill	0.91	Poor highway access
825	Hollesley	Longacres, School Lane	0.23	Not well related to existing settlement
826	Hollesley	Land south of Stebbings Lane, off Tower Hill	0.7	Poor highway access
828	Hollesley	Land surrounding Meadow Park Livery, Alderton Road	2.48	Not well related to existing settlement
883	Hollesley	Land west of Manor Farm	5.94	Not well related to existing settlement
852	Huntingfield	Land west of Holland Rise	0.87	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable

664	Iken	Land at Swallows Corner, Blacksmiths Lane	0.81	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
665	Iken	Land South East of Hill Farm	0.79	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
666	Iken	Land to the East of Wood Farm	9.12	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
667	Iken	Land at Yarn Hill, North of Hill Farm	9	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
668	Iken	Land at Sandy Lane, East of 10 Sandy Lane	0.23	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
784	Kelsale cum Carlton	Land north of Kelvin, Rosemary Lane	0.45	Not well related to existing settlement
791	Kelsale cum Carlton	Land north of Belvedere Close	2	Flood zone 3
795	Kelsale cum Carlton	Land east Mill Farm, Rosemary Lane	0.67	Poor highway access
845	Kelsale cum Carlton	Land east of Benstead, Main Road	0.4	Not well related to existing settlement
871	Kelsale cum Carlton	Land south and east of Cherry Tree Cottage, Curlew Green	1.91	Not well related to existing settlement
888	Kelsale cum Carlton	Land south of Bankside, Dorleys Corner	0.3	Not well related to existing settlement
927	Kelsale cum Carlton	Land north of Park Farm House	0.61	Poor highway access
522	Kelsale-cum-Carlton	Land adjacent to Pear Tree Close	5.48	Would close existing gap between historical settlements
534	Kelsale-cum-Carlton	Land north of White Gables, Main Road	1.68	Not well related to existing settlement
585	Kelsale-cum-Carlton	Land at and surrounding Fir Trees, Rosemary Lane	2.06	Not well related to existing settlement
593	Kelsale-cum-Carlton	Land adjacent to The Oaks, Carlton Road	0.4	Poor visibility and potential noise issues from A12
614	Kelsale-cum-Carlton	Land adjacent to Lynwood, Main Road	1.17	Not well related to existing settlement
679	Kelsale-cum-Carlton	Land adjacent to 8 Carlton Road	0.84	Poor highway access
718	Kelsale-cum-Carlton	Land adjacent to Sandpit Cottage, Low Road	0.26	Flood zone 3
776b	Kelsale-cum-Carlton	Land to the rear of Home Port, Carlton Road	0.64	Poor visibility and potential noise issues from A13
531	Kesgrave	Land at Bracken Hall, Main Road	1.15	Not well related to existing settlement
687	Kesgrave	Land at Longstrops, south of Grange Farm	50.51	Potential for much longer term development.
699	Kesgrave	Land off Main Road, opposite Bracken Avenue	8.39	Not well related to existing settlement
774b	Kesgrave	Land adjacent to Keepers Cottage, Foxhall Road	11.13	Not well related to existing settlement
902	Kesgrave	Land at and surrounding 306 Main Road	0.57	Not well related to existing settlement
546	Kettleburgh	Land adjacent to Moyses Cottage and north of Lings Field	0.3	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable.
734	Kettleburgh	Land adjacent to Churchside, Church Road	0.43	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable

798	Kettleburgh	Land west of Rectory Road	0.58	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
325b	Kirton	Land adjacent to 31-37 Bucklesham Road	0.4	Poor access opportunities
325a	Kirton	Land to the rear of 101-137 Bucklesham Road	5.41	Not well related to existing settlement
325	Kirton	Land adjacent 14-32 Park Lane	6.28	Not well related to existing settlement
712	Kirton	Land to the rear of 18 Falkenham Road	1.97	Not well related to existing settlement and poor access opportunities
744	Kirton	Land to the rear of 31-37 Bucklesham Road	0.56	Not well related to existing settlement
770	Kirton	Land at Little Acre, Church Lane	0.32	Not well related to existing settlement and poor access opportunities
926	Kirton	Land at Innocence Cottage, Innocence Lane	0.48	Not well related to existing settlement
889	Kirton (part)	Land north of A14, east of Walk Farm	64.95	Not well related to existing settlement
506	Knodishall	Land opposite Knodishall Primary School, Judith Avenue	17.3	Not well related to existing settlement
763	Knodishall	Land adjacent to Coldfair Green Primary School, Judith Avenue	0.55	Poor access opportunities
827	Knodishall	Land rear of Little Barton and Bruins Loke, School Road	0.72	Poor access opportunities
324	Leiston	Land adjacent to Sizewell safeguarding Sports and Social Club, King Georges Avenue	8.38	Not well related to existing settlement
408c	Leiston	Land adjacent to 112-128 Haylings Road	1.62	Poor highway access
449	Leiston	Land adjacent to Leiston Building Supplies LTD, Abbey Road	3.86	Existing employment use
619	Leiston	Land opposite 52-74 St Margarets Crescent	2.00	Existing play area.
631b	Leiston	Land adjacent to 98 Abbey Road	0.38	Not well related to existing settlement. Land east of Abbey Road is employment use to the south and isolated dwellings further north, not continuous linear development as opposite.
631a	Leiston	Land opposite 79-91 Abbey Road	0.49	Not well related to existing settlement. Land east of Abbey Road is employment use to the south and isolated dwellings further north, not continuous linear development as opposite.
631	Leiston	Land adjacent to 70 Abbey Road	1.36	Not well related to existing settlement. Land east of Abbey Road is employment use to the south and isolated dwellings further north, not continuous linear development as opposite.
639	Leiston	Land opposite 36-84 Westward Ho, Buckleswood Road	0.37	Site not practical to be developed immediately adjacent to the railway
715	Leiston	Land to the rear of 28 - 84 Westward Ho	0.92	Not well related to existing settlement
761b	Leiston	Land off Red House Lane	2.12	Not well related to existing settlement
762	Leiston	Land adjacent to Brick Kiln Farm	56.11	Generally not well related to and out of scale and character with the existing settlement

807	Leiston	Land rear 43-67 Abbey Road	5.53	Not well related to existing settlement
808	Leiston	132-136 Haylings Road	2.87	Not well related to existing settlement
816	Leiston	Land at Summerhill School, Westward Ho	4.53	Existing use on site
819	Leiston	Land surrounding 70 Abbey Road	0.4	Not well related to existing settlement. Land east of Abbey Road is employment use to the south and isolated dwellings further north, not continuous linear development as opposite.
879	Letheringham	Land at and west of Letheringham Lodge	2.09	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
422	Levington	Land adjacent Levington Park, Bridge Road	7.34	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
846	Levington	Land north and west of Walk Farm	108.34	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
910	Levington	Land north west of Walk Farm	90.21	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
500	Little Bealings	Land at Manor Farm, The Street	0.46	Not well related to existing settlement
538	Little Bealings	Land at Grove Farm, The Street	2.02	Not well related to existing settlement
625a	Little Glemham	Land adjacent Groveberry House, Church Road	0.46	Poor highway access opportunities
625	Little Glemham	Land opposite 1-12 Streetfield	3.95	Generally not well related to and out of scale and character with the existing settlement
330	Martlesham	Land opposite The Red Lion, Main Road	1.29	Flood zone 3
479	Martlesham	Land adjacent to 1-4 Laburnam Gardens	2.02	Visually prominent and limited highway access opportunities
498	Martlesham	Land at Trailor Nursery, Bealings Road	0.2	Flood zone 3
591	Martlesham	Land at and surrounding Collies, Three Styles Lane	0.75	Poor highway access
599	Martlesham	Land north of Tesco, Main Road	11.26	Site is not in accordance with the Council's strategy for growth in this area.
610	Martlesham	Land adjacent Brook House, Bealings Road	0.56	Not well related to existing settlement
615	Martlesham	Land at The Chestnuts, Hall Road	1.32	Not well related to existing settlement
623	Martlesham	Land off Hall Road, rear of The Chestnuts	9.9	Not well related to existing settlement
650	Martlesham	Land north of 1-30 Woodside	48.15	Poor highway access and not well related to existing settlement
703	Martlesham	Land at and surrounding Woodbridge Town FC, A12	3.28	Visually prominent, potential noise issues and limited highway access opportunities
708	Martlesham	Land at Hill House, Three Stiles Lane	0.22	Poor highway access
710	Martlesham	Land to the north of the Park & Ride site	1.9	Not well related to existing settlement
719	Martlesham	Land adjacent to Bealings House, Bealings Road	2.18	Poor highway access, attractive landscape and not well related to existing settlement
736	Martlesham	Land to the rear of Willow Brook House, Bealings Road	4.54	Poor highway access, attractive landscape and not well related to existing settlement

742	Martlesham	Land at Mill Farm, Old Felixstowe Road	3.5	Poor highway access
765	Martlesham	Land North of 1-30 Woodside	48.15	Poor highway access and not well related to existing settlement
766	Martlesham	Land at Gilbratar Farm, Private Road	4.49	Poor highway access and not well related to existing settlement
769	Martlesham	Land to the south of Three Styles Lane	17.48	Poor highway access
891	Martlesham	Land at Collies, 3 Stiles Lane	0.32	Poor highway access
892	Martlesham	Land at Little Thrift, Felixstowe Road	0.85	Poor highway access and not well related to existing settlement
907	Martlesham	Land immediately south of railway line, Top Street	0.96	Not well related to existing settlement
919	Martlesham	Land south of The Chestnuts, Hall Road	0.73	Not well related to existing settlement
922	Martlesham	Land south of Three Stiles Lane	10.39	Poor highway access
488	Melton	Land at The Coalyard, Wilford Bridge Road	0.31	Flood zone 3
634b	Melton	Land between St Andrews Place and El Paso, Brick Kiln Lane	3.42	Prominent in landscape with poor highway access opportunities.
634a	Melton	Land at Saddlemakers Lane, opposite Manthorp Close	1.11	Poor highway access opportunities
634	Melton	Land adjacent to The Woodlands, Valley Farm Lane	9.62	Not well related to existing settlement
729	Melton	Land at former Girdlestone Factory site, Station Road	2.56	Employment land
833	Melton	Land west of Brick Kiln Lane	2.98	Flood zone 3
839	Melton	Land at and surrounding Witchpit Farm	3.08	Not well related to existing settlement
851	Melton	Land west of The Retreat, Saddlemakers Lane	1.33	Not well related to existing settlement
909	Melton	Land east of former Girdlestons factory site, Station Road	1.39	Employment land
407	Middleton	Land opposite Holy Trinity Church, Back Road	1.71	Poor highway access
470	Middleton	Land at M T Flick Farms, Back Road	1.31	Poor highway access
495	Middleton	Land adjacent to Contrive Cottage, Mill Street	0.4	Poor highway access
911	Middleton	Land east of The Old Rectory, Back Road	1.79	Generally not well related to the existing settlement and out of scale with existing settlement
581a	Monewden	Land east of the Moat House, Rookery Road	5.03	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
581b	Monewden	Land to the South of The Meadows	6.08	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
581	Monewden	Land adjacent to St Mary's Church, Church Road	19.35	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
867	Monewden	Land opposite The Chestnuts	0.41	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
843	Newbourne	Land rear of The Old Piggery, Mill Road	2.2	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
847	Newbourne	Land rear 28 Mill Road	2.18	Settlement not proposed to have a physical limits boundary and therefore development of this scale

				not suitable
494	Orford	Land opposite 25-31 Quay Street and Daphne Road	1.86	Flood zone 3
318	Otley	Land to the rear of St. Mary's Church, Church Road	8.61	No highway access and scale out of character with existing settlement.
433	Otley	Land adjacent to The Bungalow, Helmingham Road	1.48	Not well related to existing settlement
572	Otley	Land at Wood Farm, Helmingham Road	0.88	Not well related to existing settlement
584	Otley	Land North of the Depot Site, Church Road	0.51	Not well related to existing settlement
513	Parham	Land opposite Willoughby Villa, Main Road	0.4	Area of high landscape value with views towards river
803	Parham	Land north of White House Farm	0.21	Land raised above road level, therefore prominent
924	Parham	Land south and east of Green Farm Cottage, North Green	1.19	Not well related to existing settlement
925	Parham	Land at Parham Airfield	3.44	Not well related to existing settlement
304	Peasehall	Land adjacent to the Primary School, Hackney Road	2.38	Poor highway access and no road frontage to site
400	Peasehall	Land at Sibton Road opposite Peasehall and Sibton Methodist Church	1.34	Poor highway access and some flood risk issues
475	Peasehall	Land adjacent Bridge Cottages, The Causeway	0.42	Poor highway access
541	Peasehall	Land adjacent to The Glen, Bruisyard Road	0.4	Flood zone 3
739	Peasehall	Land opposite 1-9 Oak View, Mill Hill	0.81	Poor highway access opportunities
832	Peasehall	Land at and around Mill Rise, Mill Road	4	Not well related to existing settlement
873	Peasehall	Land at and surrounding Low Farm bungalow, Hubbards Hill	0.58	Flood zone 3
842	Pettistree	Land south Hall Farm House, Loudham Hall Road	7.2	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
774a	Playford	Land at Kiln Farm, Main Road	138.66	Not preferred option for significant scale of housing growth. Poor highways access.
628	Purdis Farm	Land at Trinity Park, Bucklesham Road	9.09	Site is not in accordance with the Council's strategy for growth in this area.
654	Purdis Farm	Land at and surrounding Purdis Rise, Purdis Farm Lane	12.94	Ownership constraints and TPOs on site.
731	Purdis Farm	Land at Purdis Croft, Bucklesham Road	0.67	Not well related to existing settlement
777e	Rendlesham	Land at Bentwaters Airfield, north of Wantsden Hall	40.82	Not well related to existing settlement
350c	Rendlesham	Land between Redwald Road and the B1069	4.33	Not well related to existing settlement
350a	Rendlesham	Land opposite Rendlesham Hall Farm and north of St Gregory's Close	9.5	Not well related to existing settlement
559	Rendlesham	Land on the B1069, opposite New Roofs, Bentwaters Park	2.33	Not well related to existing settlement
561	Rendlesham	Land at Red House Farm, A1162	1.06	Not well related to existing settlement
777c	Rendlesham	Land at and surrounding building 40, Bentwaters Parks	1.41	Not well related to existing settlement
777a	Rendlesham	Land at Whitmore Wood,	2.24	Not well related to existing

		north of Bentwaters Airfield		settlement
777d	Rendlesham	Land at and surrounding Pooleys removals and storage, Bentwaters Parks	16.01	Not well related to existing settlement
777f	Rendlesham	Land at Bentwaters Parks north of Tanglewood, Rendlesham Forest	18.69	Not well related to existing settlement
777b	Rendlesham	Land at and surrounding the Control Tower, Bentwaters Parks	29.47	Not well related to existing settlement
777g	Rendlesham	Land at Bentwaters Parks, adjacent to St John the Baptist's Church	70.19	Not well related to existing settlement
917	Rushmere St Andrew	Land at Rushmere St Andrew Sports Club	7.96	Existing use - sports provision
516c	Rushmere St. Andrew	Land opposite Halfway Cottages, Tuddenham Road	0.33	Not in SCDC
516d	Rushmere St. Andrew	Land south-west of Westerfield House Farm	0.97	Not in SCDC
516	Rushmere St. Andrew	Land opposite 309-405 Humber Doucy Lane	37.46	Existing use - sports provision
563	Rushmere St. Andrew	Land at 868A and 876 Foxhall Road	2.14	Poor highway access, rural and wooded character
565a	Rushmere St. Andrew	Land adjacent to the Community Resource Centre, Humber Doucy Lane	2.11	Would close gap between village and east of Ipswich
565	Rushmere St. Andrew	Land opposite The Garland PH, Humber Doucy Lane	6.36	Would close gap between village and east of Ipswich
636	Rushmere St. Andrew	Land at Ipswich Town Football Club training ground, Playford Road	17.45	Existing use - sports provision
636a	Rushmere St. Andrew	Land at the Sports Ground between Playford Road and Bent Lane	4.43	Site is not in accordance with the Council's strategy for growth in this area.
637	Rushmere St. Andrew	Land adjacent to Humber Doucy Sports Centre, Humber Doucy Lane	5.71	Land east of Humber Doucy Lane is not well related to existing built form.
700	Rushmere St. Andrew	Land opposite 197 to 149, Humber Doucy Lane	5.87	Land east of Humber Doucy Lane is not well related to existing built form.
711	Rushmere St. Andrew	Land off Tuddenham Lane, adjacent to Millbank House	1.27	Not well related to existing settlement
727	Rushmere St. Andrew	Land at and surrounding Hill Farm, Lamberts Lane	114.74	Generally not well related to and out of scale with existing settlements
776f	Rushmere St. Andrew	Land adjacent to the Community Resource Centre, Humber Doucy Lane	2.11	Would close gap between village and east of Ipswich
776g	Rushmere St. Andrew	Land opposite The Garland PH, Humber Doucy Lane	6.36	Would close gap between village and east of Ipswich
12UCS	Saxmundham	Rear of 2-12 South Entrance	0.65	Poor access
347	Saxmundham	Land to the west of Hurtshall Park along the River Fromus	20.99	Not well related to existing settlement
347a	Saxmundham	Land opposite Park Farm Bungalow, South Entrance & north of Kiln Lane	16.84	Not well related to existing settlement
570	Saxmundham	Land at The Chestnuts, Church Road	0.62	Poor highway access, significant visual impact and impact on Listed church adjacent
598	Saxmundham	Land at and to the north of Street Farm, Street Farm Road	2.37	Poor highway access
618	Saxmundham	Land at Carlton Gate, Brook Farm Road	0.39	Flood zone 3
641	Saxmundham	Land adjacent to Grafo Products LTD Works, St Johns Road, Saxmundham	0.4	Immediately adjacent to rail line. More suited to business use.
850	Saxtead	Land opposite Old Post Office Cottages, The Green	0.24	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable

428	Shottisham	Land adjacent to 1-6 The Street	0.83	Open area contributing to village character
812d	Shottisham	Land opposite The Sorrel Horse, The Street	0.42	Poor highway access
812b	Shottisham	Land east of Heath Drive	0.54	Prominent location
812c	Shottisham	Land east of St. Margaret's House, The Street	0.54	Prominent location
812a	Shottisham	Land surrounding Trust Hall, The Street	0.91	poor highway access and would affect setting of Listed Building
379	Sibton	Land at Sibton Green, West of South Green Farm	0.2	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
835	Sibton	Land north of The Pump House, off A1120	0.25	Prominent site
874	Sibton	Land east of the White Horse Inn, Halesworth Road	0.41	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
875	Sibton	Land north of The Boltons, Pouy Street	0.29	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
450	Sudbourne	Land adjacent Sudbourne Baptist Church, School Road	1.09	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
603	Sudbourne	Land adjacent Sudbourne Baptist Church, School Road	1.09	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
630	Sudbourne	Land at Woodlands Farm, Hyde Park Corner	1.56	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
740	Sudbourne	Land at Corner Farm, Snape Road	1.63	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
797	Sutton	Land north Old Post Office Lane	2.37	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
592	Sweffling	Land to the rear of Lodge Bungalow	0.38	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
616	Sweffling	Land at Poplartree Farm, Holdans Lane	0.23	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
383d	Trimley St Mary	Land to the north Thurmans Lane and west of the A14	1.03	Noise buffer as immediately adjacent to A14
383	Trimley St. Martin	Land opposite 410-414 High Road	16.48	Not well related to existing settlement
451	Trimley St. Martin	Land between High Road and the A14	5.89	Not well related to existing settlement
451c	Trimley St. Martin	Land North of the Poultry Farm, High Road	0.77	Not well related to existing settlement, adjacent to poultry farm.
920	Trimley St. Martin	Land surrounding Ham's Farmhouse, east of Kirton Road	92.05	Not well related to existing settlement
928	Trimley St. Martin	Land south 146 Kirton Road	1.87	Not well related to existing settlement
383e	Trimley St. Mary	Land to the north of Thurmans Lane and to the east of the A14	4.52	Not well related to existing settlement

451e	Trimley St. Mary	Land adjacent to 33-37 Thurmans Lane	3.73	Poor access opportunities
383g	Trimley St. Mary	Land adjacent to 211-217 High Road	1.56	No access opportunities
383c	Trimley St. Mary	Land adjacent to 33 Thurmans Lane	3.86	Poor access opportunities
752	Trimley St. Mary	Land off Gaymers Lane and adjacent to 179 High Road	0.83	Poor highway access opportunities
72	Tuddenham	Land at Hilltop, High Street	0.31	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
638	Tuddenham	Land adjacent to 13-17 Keightley Way	1.55	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
759	Tuddenham	Land adjacent to Hilltop, Westerfield Lane	0.29	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
786	Tunstall	Land at Plunketts Barns	1.57	Poor highway access
586	Ufford	Land adjacent Copse Corner, Byng Hall Road	5.1	Poor highway access and potential noise problems
651	Ufford	Land at Spring Lane and Yarmouth Road	3.15	Not well related to existing settlement
706	Ufford	Land opposite the depot Yarmouth Road	9.06	Not well related to existing settlement
788	Ufford	Land north Melton Park	12.75	Not well related to existing settlement
821	Ufford	Land adjacent to The Orchards, Yarmouth Road	0.26	Not well related to existing settlement
838b	Ufford	Land in between A12 and Yarmouth Road	2.89	Not well related to existing settlement
838a	Ufford	Land west of Yarmouth Road and east of A12	21.2	Not well related to existing settlement
554	Waldringfield	Land adjacent Rose Cottage, Fishpond Road	0.95	Not well related to existing settlement
540	Walpole	Land at Walpole Bridge, opposite Bridge House	0.55	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
549	Walpole	Land between Walpole Old Hall, The Clink and Forge Cottage, Halesworth Road	6.41	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
885a	Wantidsen	Land north west of Heath Cottage,	0.8	Settlement not proposed to have a physical limits boundary and therefore development of this scale not suitable
518	Wenhaston	Land at and surrounding Blackheath Farm	2.05	Not well related to existing settlement
741	Wenhaston	Land adjacent to Brick Kiln Farm, Mells	4.14	Not well related to existing settlement
743	Wenhaston	Land at Glenholme, Blackheath Road	0.57	Not well related to existing settlement
938a	Wenhaston	Land south Laburnham Cottages, Back Road	2.11	Poor access opportunities
938b	Wenhaston	Land between Wenhaston Church and Bramfield Road	1.83	Poor access opportunities
516a	Westerfield	Land adjacent Old Glebe House, Main Road	14.83	Not well related to existing settlement
516b	Westerfield	Land adjacent to Giffords, Tuddenham Lane	15.1	Not well related to existing settlement
552	Westerfield	Land adjacent Linden House, Lower Road	0.39	Not well related to existing settlement
564	Westerfield	Land at Westerfield Business Centre, Main Road	3.65	Not well related to existing settlement

622	Westerfield	Land adjacent Old Glebe House, Westerfield Road	2.81	Attractive, open setting on entering village
680	Westerfield	Land at Mill Farm, Westerfield Road	0.25	Not well related to existing settlement
702b	Westerfield	Land to the east of Westerfield Hall Farm, Westerfield Road	12.83	Not well related to existing settlement
728	Westerfield	Land opposite Corner Croft, Sandy Lane	2.53	Not well related to existing settlement
327	Westleton	Land to the rear of Sunnyside, The Hill	0.48	Poor highway access
776h	Westleton	Land to the rear of The Vicarage, Darsham Road	0.53	Poor highway access
935	Westleton	Land at Cherry Lee, Darsham Road	1.21	Poor highway access and generally not well related to existing settlement
356	Wickham Market	Land adjacent to 14 and 16 The Crescent, Dallinghoo Road	1.69	Poor highway access
421	Wickham Market	Land adjacent to British Telecom Telephone Exchange, Border Cot Lane	1.38	Not well related to existing settlement and prominent site
421a	Wickham Market	Land to the north of Border Cot Lane Industrial Estate	1.39	Not well related to existing settlement and prominent site close to employment area
424	Wickham Market	Land West of The Drift and North of 202-222 High Street	0.67	Poor highway access
606a	Wickham Market	Land adjacent to Thong Hall, Thong Hall Road and South of Dallinghoo Road	6.67	Poor highway access
606	Wickham Market	Land adjacent to Gelham Hall, North of Dallinghoo Road	15.46	Generally not well related to the existing settlement and poor access
732	Wickham Market	Land adjacent to 22 Spring Lane	0.83	Not well related to existing settlement
771	Wickham Market	Land adjacent to 14 and 16 The Crescent, Dallinghoo Road	1.6	Poor highway access
776k	Wickham Market	Land rear of The Old Vicarage, Crown Lane	0.22	Poor highway access
776i	Wickham Market	Land to the west of Spring Lane	5.28	Not well related to existing settlement and poor access
830a	Wickham Market	Land west of Old School Farm, off High Street	5.93	Poor access and not all well related to existing settlement
918	Wickham Market	Land West of The Drift and North of 202-222 High Street	0.66	Poor highway access
519	Witnesham	Land at and surrounding Greenway, Hall Lane	0.46	Poor highway access
547	Witnesham	Land to the rear of Leaside Lodge, B1077	0.7	Poor access and not well related to existing settlement
569	Witnesham	Land to the South of Primary School	0.41	Not well related to existing settlement
704a	Witnesham	Land North-West of Redhouse Farm and South of Springfield	2.12	Not well related to existing settlement
704b	Witnesham	Land adjacent to Tanglewood, The Street	2.27	Poor highway access
866	Witnesham	Land north of America Hill Cottages, B1077	0.24	Not well related to existing settlement
453	Woodbridge	Land at and surrounding Bridge Farm, Top Street, Martlesham	13.24	Poor highway access and not well related to existing settlement
621	Woodbridge	Land at Limekiln Quay	0.49	Flood zone 3
722	Woodbridge	Land to the rear of Fernhill Lodge, Woods Lane, Melton	0.98	Wooded area with poor highway access opportunities
725	Woodbridge	Land adjacent Kings Knoll, Broomheath	0.23	Not well related to existing settlement
750a	Woodbridge	Land off Woods Lane, opposite Bredfield Road,	4.78	Not well related to existing settlement

		Melton		
750	Woodbridge	Land off Woods Lane, opposite Bredfield Road, Melton	3.31	Not well related to existing settlement
751	Woodbridge	Land at Long Springs, Woods Lane, Melton	6.26	Part of site included (635). Whole site considered too large and prominent.
900b	Woodbridge	Land south of Ipswich Road, Martlesham	1.57	Prominent site with poor access opportunities close to roundabout
900a	Woodbridge	Land north Ipswich Road, east of A12, Martlesham	4.15	Not well related to existing settlement
937	Woodbridge	Land at Wyevale Garden Centre, Grundisburgh Road	2.54	Site not well related to settlement.
432	Yoxford	Land at The Pig Farm, Middleton Road	5.21	Not well related to existing settlement
535	Yoxford	Land to the rear of Field End, Little Street	0.22	Poor access and not well related to existing settlement
611	Yoxford	Land at Middleton Road, east Yoxford	4.43	Not well related to existing settlement
642a	Yoxford	Land at The Piggeries, Middleton Road	2.57	Not well related to existing settlement
689	Yoxford	Land opposite The Hollies, Little Street	0.4	Attractive meadow area in village
921	Yoxford	Land east of Boundry House, Westleton Road	0.67	Not well related to existing settlement

Sites not available

Site ref	Settlement	Site Name	Area (ha)	Reason not included in SHLAA
2UCA	Aldeburgh	Land adj. 1 Crescent Road	0.31	Not available
5UCA	Aldeburgh	Land adj. to 16 Alde Lane	0.26	Not available
24UCA	Aldeburgh	Land between Roos and Saxmundham Road	0.25	Not available
25UCA	Aldeburgh	Land to the rear of 70 Saxmundham Road	0.38	Not available
556	Aldeburgh	Land adjacent to 15 The Terrace	0.29	Proposed to be an Area to be Protected from Development
658	Aldeburgh	Land at Grey Walls, Crescent Road	17.62	Proposed to be Conservation Area
683	Aldeburgh	Land surrounding Aldeburgh Community Hospital, Park Road	16.84	Proposed to be Conservation Area
735	Alderton	Land north of 33 Hollesley Road	0.32	Not available
782	Badingham	Land at and north New Lea	0.77	Site submitted by Parish Council. Also an existing play area.
782	Badingham	Land at and north of New Lea	0.77	Not available
643	Blaxhall	Land surrounding area of the Old Post Office, Old Post Office Lane	1.67	Proposed to be an Area to be Protected from Development
3UCB	Blythburgh	Land at Hawthorn Farm	0.22	Not available
4UCB	Blythburgh	Part garden of Farthings, London Road and land adjacent	0.38	Not available
505	Bramfield	Land opposite Primary School, Bridge Street	0.54	Proposed to be an Area to be Protected from Development
1UCD	Dennington	Land between & behind Peace Haven & Little Wish,	0.53	Not available

		The Street		
757b	Dennington	Land adjacent to Bardolph Cottages, Saxstead Road	0.22	Not available
DHS	Felixstowe	Land at Deben High School, Garrison Lane	4.07	Not available
21UCF	Felixstowe	Land to rear of 191-211 Grange Road and 2-16 Philip Avenue	0.29	Not available
6UCFR	Framlingham	Land at and to the rear of Lucarne, Fore Street	0.33	Not available
656e	Great Glemham	Land adjacent to The Old Forge	0.91	Proposed to be an Area to be Protected from Development
2UCG	Grundisburgh	The Bungalow, Meeting Lane	0.24	Not available
3 UCG	Grundisburgh	Orchard Side, Meeting Lane	0.21	Not available
8UCH	Hollesley	Cliff Cottage, Fox Hill and Highfield, Fox Hill	0.36	Not available
9UCH	Hollesley	Orchard Cottage, Stebbings Lane	0.36	Not available
13UCL	Leiston	Land on the south side of Carr Avenue	0.60	Not available
16UCL	Leiston	Rear of 9 & 11 South Close and 49 Garrett Crescent	0.35	Not available
805	Leiston	Land between 89 and 103 High Street	0.46	Site submitted by Town Council for a community use
810b	Leiston	Land east of Westbury Cottages, Saxmundham Road	3.03	Site submitted by the Town Council
810a	Leiston	Land west of Cemetery, north of Saxmundham Road	4.57	Site submitted by Town Council for a cemetery
811	Leiston	Middle School, Waterloo Avenue	2.62	Site submitted by Town Council for a community use
814	Leiston	Land at and adjacent to Cemetery, north of Saxmundham Road	2.6	Site submitted for use as a cemetery
6UCM	Martlesham	Land at Josselyns, Main Road	0.32	Not available
8UCM	Martlesham	9-12 Felixstowe Road	0.24	Not available
9UCM	Martlesham	Shawfields and Little Shaws, Shaw Valley Road	0.28	Not available
721	Martlesham	Land including superstore, parish rooms and Beardmore Retail park	11.83	Site proposed to be a district centre
1UCO	Orford	Land at 41, 45 & 47 Ferry Road	0.85	Not available
934	Otley	Land rear of St. Mary's Church, Church Road	8.61	Proposed to be an Area to be Protected from Development
694	Purdis Farm	Land opposite the Shepherd & Dog pub, Felixstowe Road	0.32	Site proposed for employment use
716	Purdis Farm	Land adjacent to the Shepherd and Dog Piggeries, Felixstowe Road	11.21	Site proposed for employment use
717	Purdis Farm	Land adjacent to the Shepherd and Dog Piggeries, Felixstowe Road	11.21	Site proposed for employment use
662	Rendlesham	Land at the Angel Theatre, Sycamore Drive	0.66	Alternative Use Preferred
4UCS	Saxmundham	Land south of Station Approach	0.21	Not available
726b	Trimley St. Martin	Land at Morston Hall Road and adjacent to the A14	8.95	Site proposed for employment use

726a	Trimley St. Martin	Land opposite Morston Hall, Morston Hall Lane	11.94	Site proposed for employment use
726	Trimley St. Martin	Land between the A14, Croft Lane, Innocence Lane and Walkbarn Lane	116.93	Site proposed for employment use
649	Trimley St. Mary	Land at Station Nursery, Cordys Lane	1.12	Site proposed for employment use
726c	Trimley St. Mary	Land west of Blowfield Road and north of Oysterbed Road	17.66	Site proposed for employment use
895	Woodbridge	Land at and surrounding Woodbridge Town FC, A12, Martlesham	3.28	Site proposed to be retained as playing fields
642b	Yoxford	Land adjacent Homeland, Main Road	0.35	Not available

Sites submitted but which do not meet the 0.2Ha minimum site size threshold

Rep No.	Parish	Location	Area (Ha.)
659a	Aldeburgh	Land at the Police Station Site, Leiston Road	0.16
657a	Aldeburgh	Land near Fire Station, Saxmundham Road	0.15
661	Aldeburgh	Land at Adair Lodge Gardens, off High Street	0.1
813b	Aldeburgh	Land adjacent to 187 Saxmundham Road, Aldeburgh	0.1
813a	Aldeburgh	Land at Aldeburgh Golf Course, off Golf Lane	0.13
720	Alderton	Land adjacent to 15 Hollesley Road	0.09
800	Benhall	Land rear of The Limes, Main Road	0.11
613a	Benhall	Land adjacent to Alder Close, Aldecar lane	0.05
613b	Benhall	Land at Lime Barn, Aldecar Lane	0.13
674	Benhall	Land at 2 Main Road	0.14
685	Blaxhall	Land north of Ship Corner, opposite Rose Cottage	0.13
780a	Bredfield	Land in between Sirocco and Ivy Lodge, The Street	0.17
626	Campsea Ashe	Land at 239 Ashe Row, B1078	0.12
590b	Charsfield	Land adjacent to Highfields, Davey Lane	0.17
868b	Chediston	Land south The Farmstead, Church Road	0.07
856	Chediston	Land east 4 Upper Blythe Cottages, Chediston Green	0.14
773c	Chillesford	Land adjacent to Millers Bungalow, Mill Lane	0.03
773b	Chillesford	Land adjacent to Corner House, Pedlars Lane	0.07
862	Clopton	Land south 2 Rose Cottages, Market Hill	0.07
855	Clopton	Land west of The Oaks, off Snipe Farm Road	0.09
859	Clopton	Land opposite Peartree Farm, Grundisburgh Road	0.13
860	Clopton	Land opposite Peartree Farm, Grundisburgh Road	0.16
426	Cratfield	Land adjacent to Blackberry Cottage, The Street	0.12
802	Darsham	Land east of Darsham Station	0.12
594	Darsham	Land opposite Wisteria Cottage, The Street	0.12
366	Easton	Land adjacent to The Round Cottage, Framlingham Road	0.17
536	Falkenham	Land adjacent The Old Dog, Lower Falkenham Road	0.18
679	Farnham	Land adjacent to The Limes The Street	0.14
655b	Framlingham	Land opposite 36-38 Station Road	0.06
100	Framlingham	Land opposite 25-33 New Road	0.12
656c	Great Glemham	Land opposite Park Cottages, Chapel Lane	0.18
656d	Great Glemham	Land adjacent Church Cottages	0.18
436a	Grundisburgh	Land between the Old Police House and Park View, Park Road	0.13
840	Grundisburgh	Rear of The Gables, The Green	0.01
515	Grundisburgh	Land at and surrounding 26 Stoney Road	0.19
663	Iken	Land East of hill farm	0.18
744c	Kirton	Land to the rear of 31-37 Bucklesham Road	0.18
639a	Leiston	Land opposite 28 Westward Ho	0.03
639b	Leiston	Land adjacentacent 1-23 Westward Ho	0.1
724	Leiston	Land at Phoenix Bungalow, Westward Ho	0.14
408e	Leiston	Land between 89 and 103 High Street	0.19
640	Melton	Land adjacentacent to 6 Deben Way	0.05
787	Little Bealings	Land adjacent to 1 Holly Cottages, Holly Lane	0.05
796	Middleton	Land adjacent to Vine Cottage	0.1
675	Middleton	Land to the rear of Bank House, Mill Street	0.11
767	Nacton	Land at Redcot, Elmham Drive	0.18

484	Orford	Land opposite Daphne House, Daphne Road	0.07
923	Parham	Land north of Park Farm Cottages	0.02
872	Peasenhall	Land at The Club, Pouy Street	0.09
543	Pettistree	Land adjacentacent to Three Tuns PH, The Street	0.19
542	Pettistree	Land adjacentacent to Three Tuns PH, The Street	0.19
894	Rushmere St Andrew	Land at and south of 4 Playford Road	0.18
458	Saxmundham	Land adjacentacent to Fromus House, Street Farm Road	0.18
764	Saxmundham	Land at former Bus Depot, Street Farm Road	0.16
641a	Saxmundham	Land at Saxmundham Station, Station Approach	0.16
793	Shottisham	Land at Trust Hall, The Street	0.17
929	Sweffling	Land north of Glenavon, Glemham Road	0.17
930	Sweffling	Land south of Little Dernford, Glemham Road	0.11
882	Theberton	Land south west of Red House Farm, Cemetery Road	0.13
881	Theberton	Land south of Lyndon Cottages, Bakers Hill	0.11
880	Theberton	Land north west of Eastbridge Farm	0.16
383h	Trimley St. Mary	The Limes and Grange Farm Estate	0.18
682	Ubbeston	Land at Green Farm, The Green	0.08
492	Ufford	Land adjacent to Bridge Cottage, Yarmouth Road	0.14
877	Walpole	Land south of The Thatched Farmhouse, School Lane	0.09
781	Wenhaston	Land between Hill Farm and Braeside, Blyford Lane	0.09
733	Wenhaston	Land west of Herons Nest, Church Road	0.14
691	Westerfield	Land at Lower House Farm, Lower Road	0.08
417	Wickham Market	Land opposite the Post Office, High Street	0.1
601	Wickham Market	Land east of The Drift and north of 224-238 High Street	0.14
776j	Wickham Market	Land adjacent to The Old Vicarage, Crown Lane	0.05
553	Wickham Market	Land at 31 Spring Lane	0.03
864	Witnesham	Land north of Three Corners, B1077	0.07
459	Woodbridge	Land at 42 Market Hill	0.01
548	Yoxford	Land adjacent to Toad End, Little Street	0.16
688	Yoxford	Land adjacent Clematis Cottage, Little Street	0.18

Annex G**Ipswich & Suffolk Coastal SHLAA Site Assessment**
March 2009

Ipswich Borough Council and Suffolk Coastal District Council are undertaking a joint Strategic Housing Land Availability Assessment as part of the evidence base for the local development framework of each respective authority.

Site Assessment	
Settlement	
Site name	
Site reference	
Site size (hectares)	
Greenfield/Brownfield/Mixed	
Current planning status (under construction/detailed pp/outline pp/application submitted/none) / local plan allocation	
Form of development approved (if any) / recent planning history	
Current use(s)	
Surrounding land use(s)	
Character of surrounding area	
Physical constraints identified on site visit	

Initial assessment of what the site is suitable for	
---	--

Stage 7a – Suitability for housing	
Policy restrictions	
Designated/protected area	
Agricultural land classification	
Existing use in operation	
Developable limitations	
Contaminated and Hazardous land	
Flood risk	
Infrastructure – water/drainage/sewerage	
Access and Highways (local roads)	
Access and Highways (trunk roads)	
Potential impacts	
Impact on Landscape and Protected Trees	
Impact on the Historic Built Environment	
Ecology (species rich)	
Environmental conditions	
Proximity to noise and other pollutants	
Proximity to an Air Quality Management Area (AQMA)	
Access to services	
Local employment opportunities	

Public transport – bus or rail service	
Potential for creating and/or improving access to services	
Cycling and walking opportunities	
Access to convenience shop(s)	
Access to health centre/doctors' surgery	
Access to primary school	
Access to a meeting place (e.g. church, hotel with conference facilities, library)	
Access to public open space	
Stage 7b – Availability for housing	
Availability for housing – difference between availability and site ownership?	
Site ownership	
Stage 7c – Achievability for housing	
Achievability/viability – difference between achievability and market factors	
Market factors	
Cost factors	
Delivery factors	
Conclusion	

Annex H

Site Sheets

also been submitted and therefore there is a reasonable prospect the site will be delivered within five years.

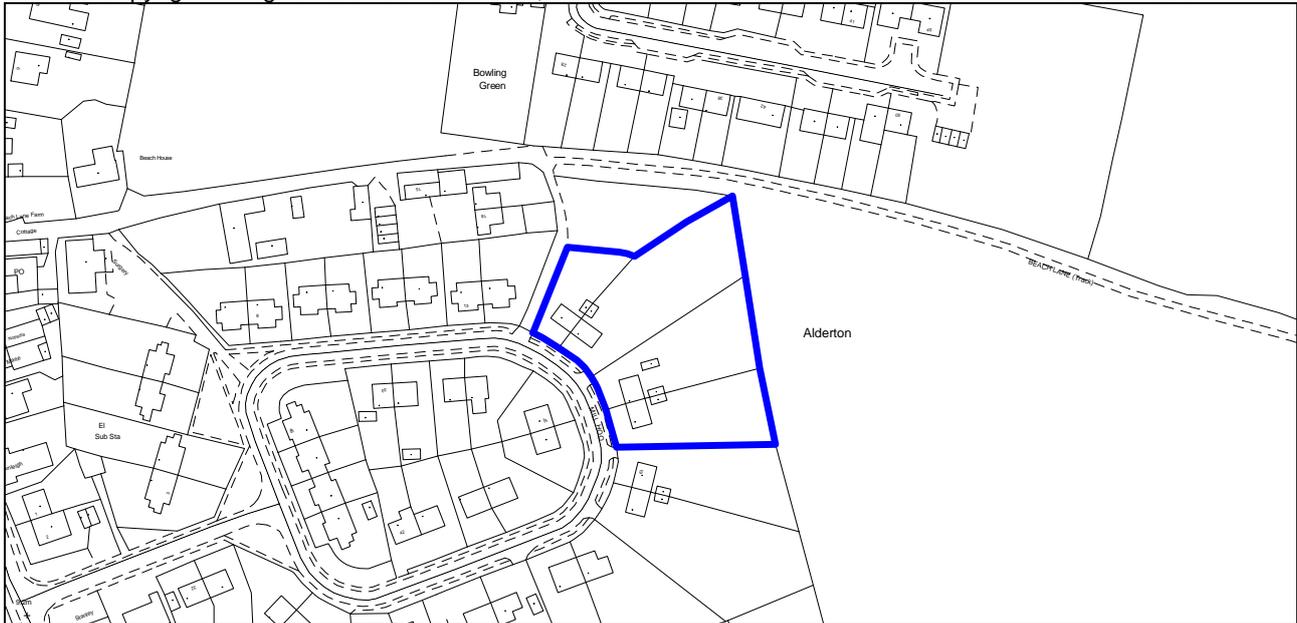
SHLAA SITE REF NO: 92013
ADDRESS: 15-18 Mill Hoo, Alderton
SITE AREA: 0.36

GREENFIELD



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	11	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 11 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years.

SUMMARY

The site has planning permission for 11 homes. There is a reasonable prospect the site will be delivered within five years.

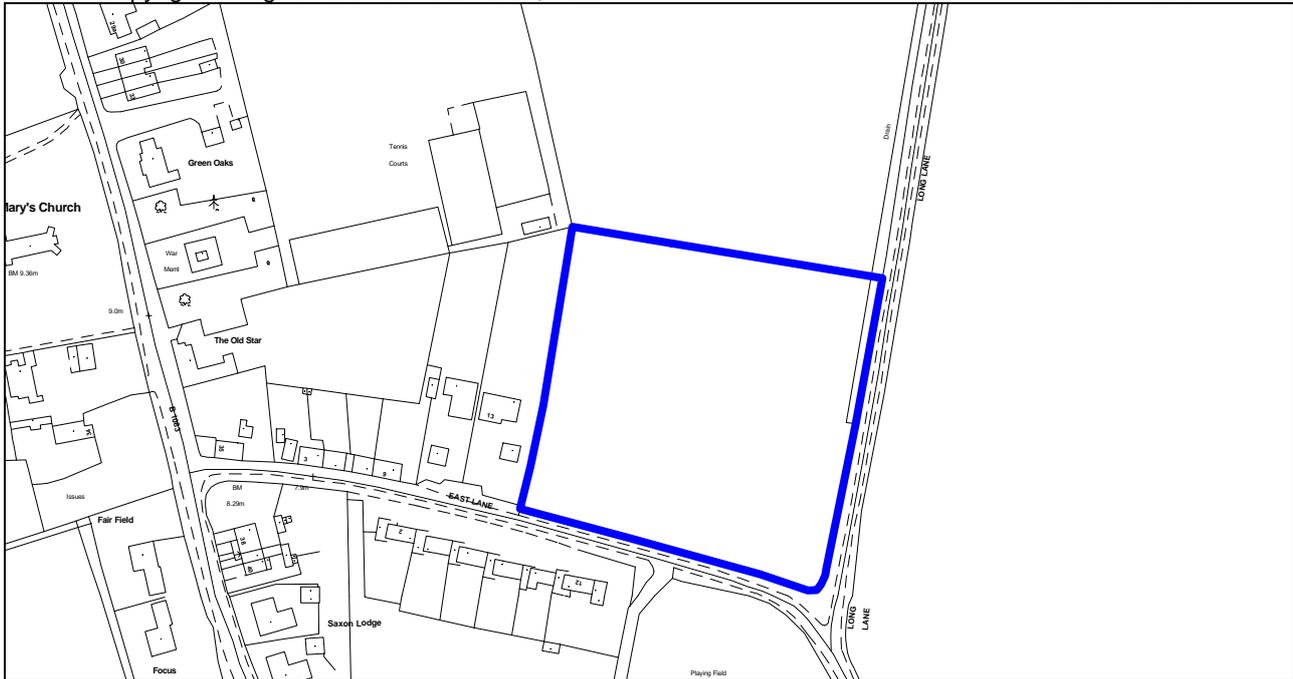
SHLAA SITE REF NO: 7368
ADDRESS: Land east 13 East Lane, Bawdsey
SITE AREA: 1.03

GREENFIELD



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	12	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 12 homes.
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years.

SUMMARY

The site has full planning permission for 12 homes. Clearance of conditions applications have also been submitted and therefore there is a reasonable prospect the site will be delivered within five years.

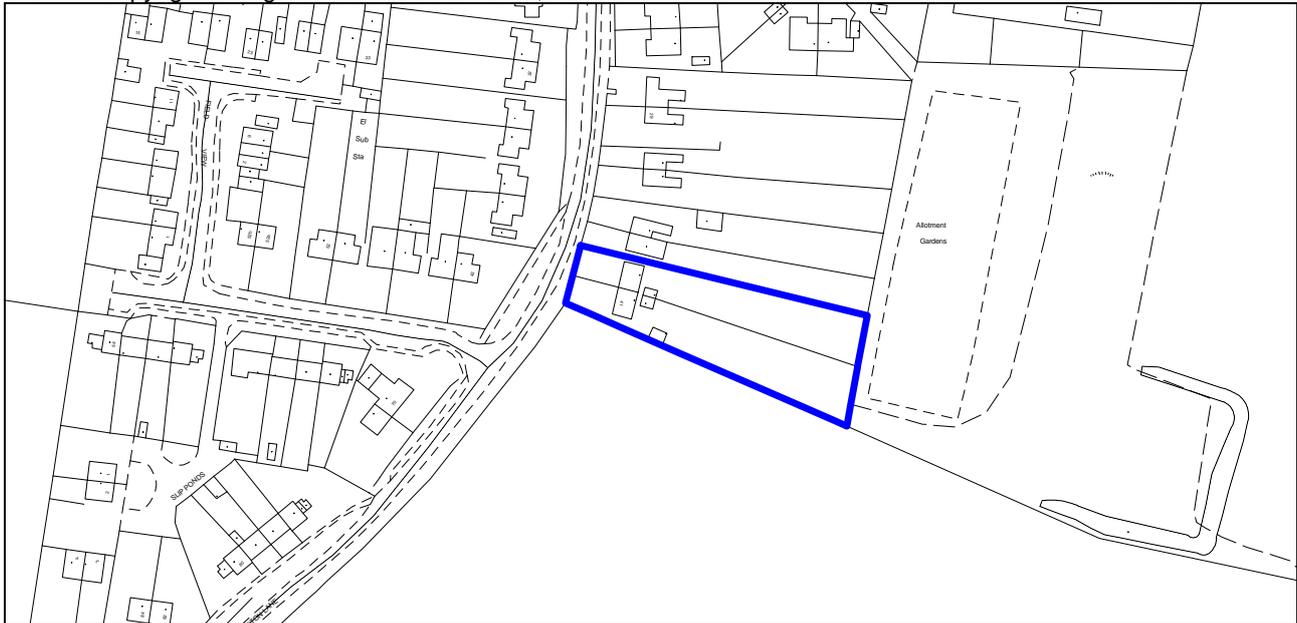
SHLAA SITE REF NO: 92014
ADDRESS: 39-41 Levington Lane, Bucklesham
SITE AREA: 0.24

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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	6	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 6 homes.
Achievable	Yes - There is a reasonable prospect that the homes will be delivered within five years.

SUMMARY

The site has planning permission for a redevelopment of 6 homes. There is a reasonable prospect that the homes will be delivered within five years.

SHLAA SITE REF NO: 91862
ADDRESS: 1-6, 9 and 10 Ullswater Road, Campsea Ashe
SITE AREA: 0.89

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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	20	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 20 homes.
Achievable	Yes - There is a reasonable prospect that the homes will be delivered within five years.

SUMMARY

The site has planning permission for a redevelopment comprising 20 homes. There is a reasonable prospect that the homes will be delivered within five years.

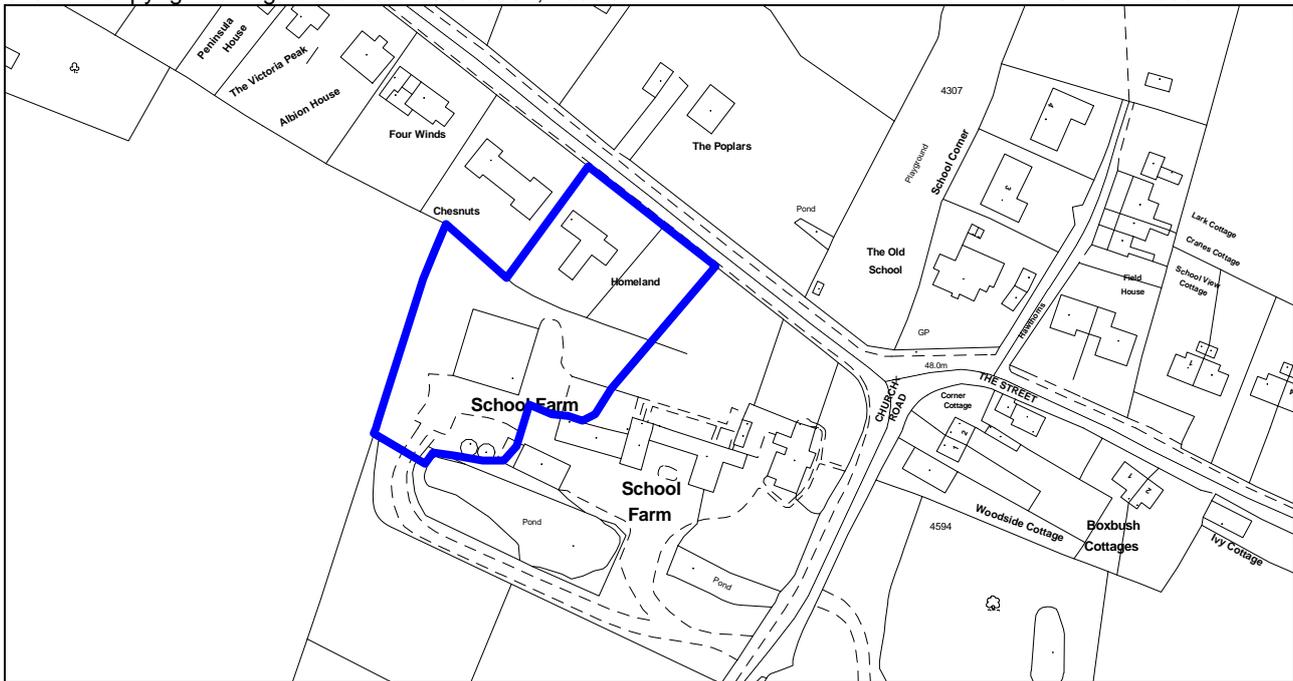
SHLAA SITE REF NO: 9219
ADDRESS: Part of School Farm, Church Road, Cratfield
SITE AREA: 0.38

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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	4	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 4 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

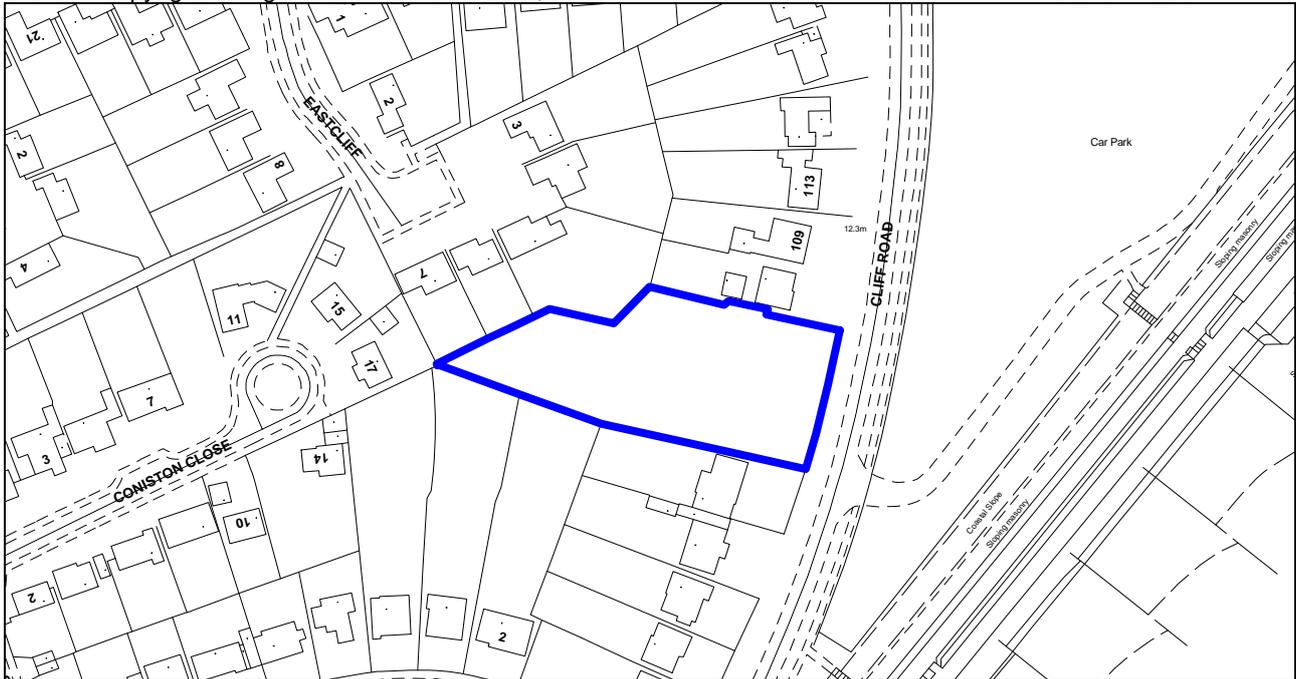
The site has detailed planning permission for 4 homes. There is a reasonable prospect that these will be delivered within five years.

SHLAA SITE REF NO: 81913
ADDRESS: Stowe House, 105 Cliff Road, Felixstowe
SITE AREA: 0.30

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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	10	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 10 homes.
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has detailed planning permission for 10 homes. There is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 51723

BROWNFIELD

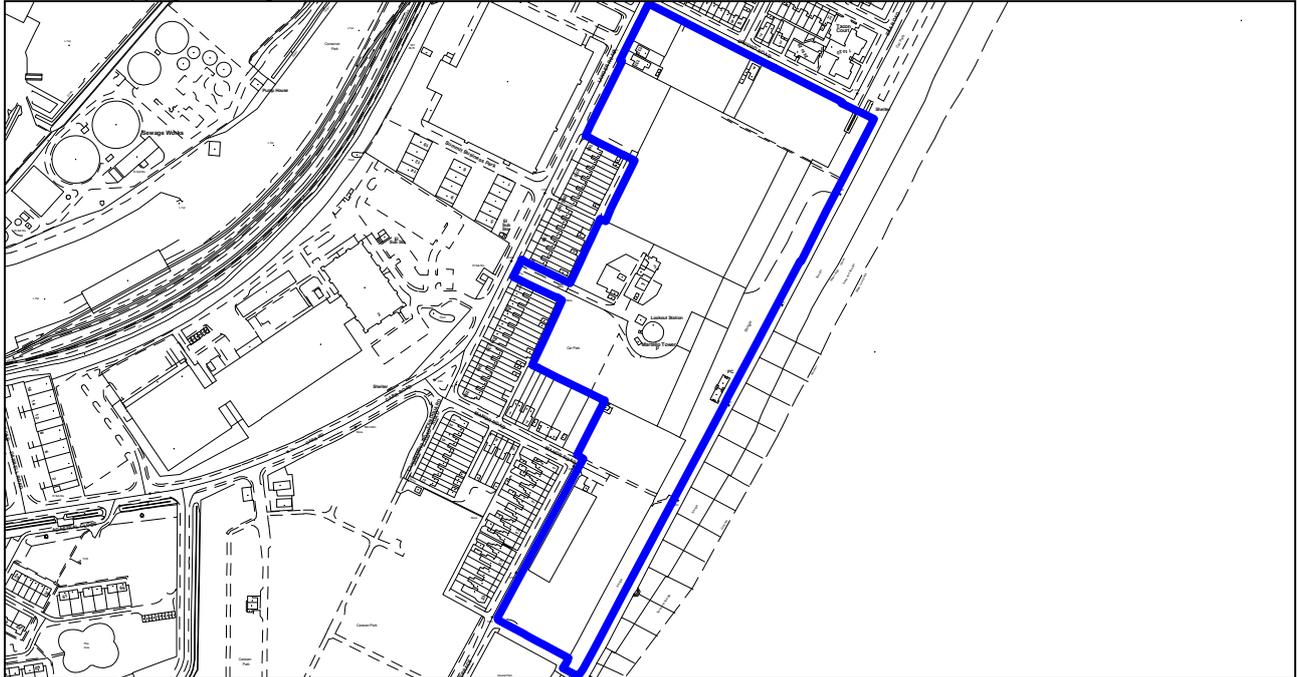
ADDRESS: Land between Orford Road, Langer Road and Manor Terrace, Felixstowe

SITE AREA: 6.72



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Scale 1:6000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	158	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	3
AQMA within or close to	No	Listed buildings or adjacent to	Grade 2
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	PS
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 158 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has full planning permission for 158 homes. There is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 81303

BROWNFIELD

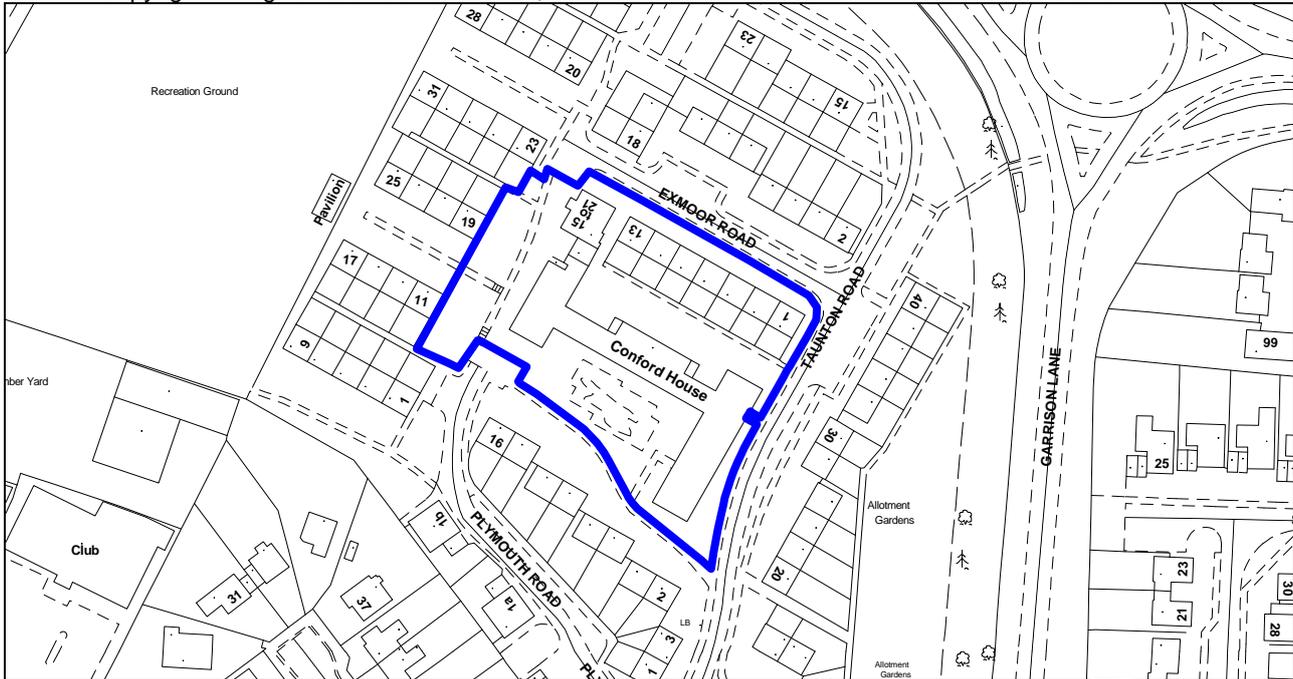
ADDRESS: 1-18 Conford House and 1-21 Exmoor Road, Felixstowe

SITE AREA: 0.55



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY HIGH	32	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 32 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has full planning permission for 32 homes. This would involve the demolition of existing flats and bungalows and result in a net gain of 12 homes. There is a more recent approval for 14 homes. There is a reasonable prospect the site will be delivered within five years.

SHLAA SITE REF NO: 81122

BROWNFIELD

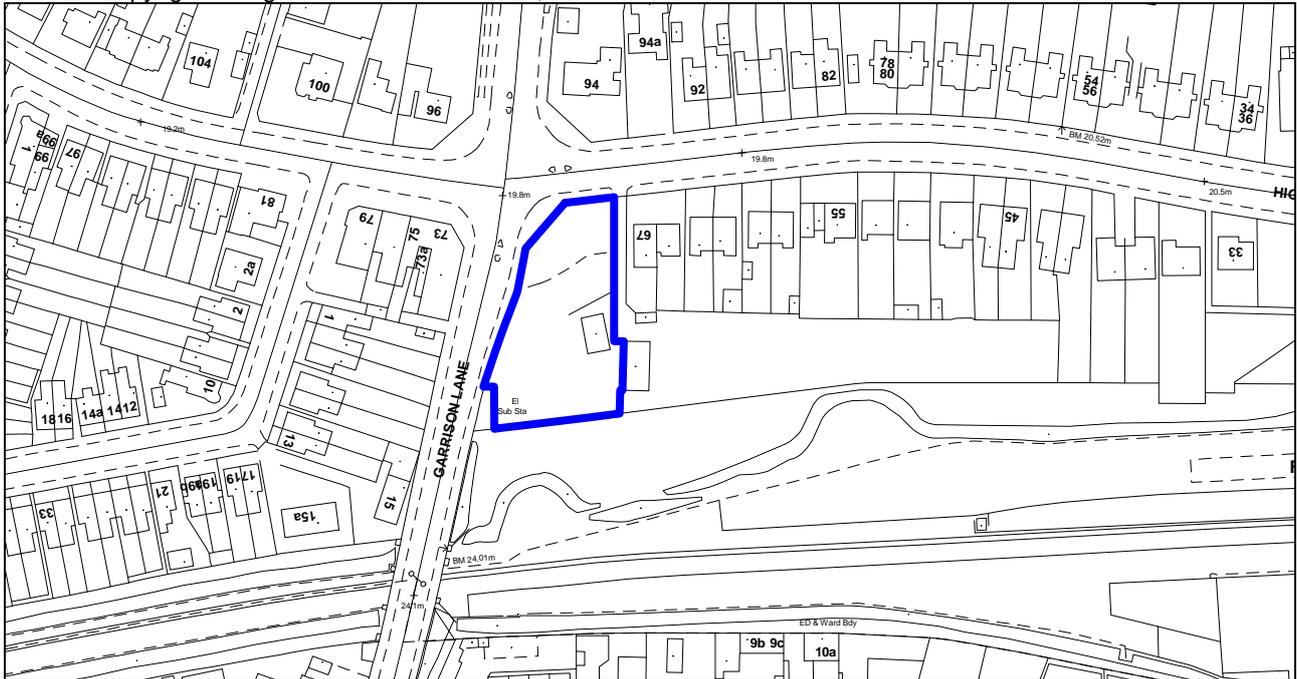
ADDRESS: Land at junction of Garrison Lane and High Road West, Felixstowe

SITE AREA: 0.16



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY HIGH	12	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for a total of 12 homes.
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years.

SUMMARY

The site has detailed planning permission for 12 homes. There is a reasonable prospect that the site will be delivered within five years.

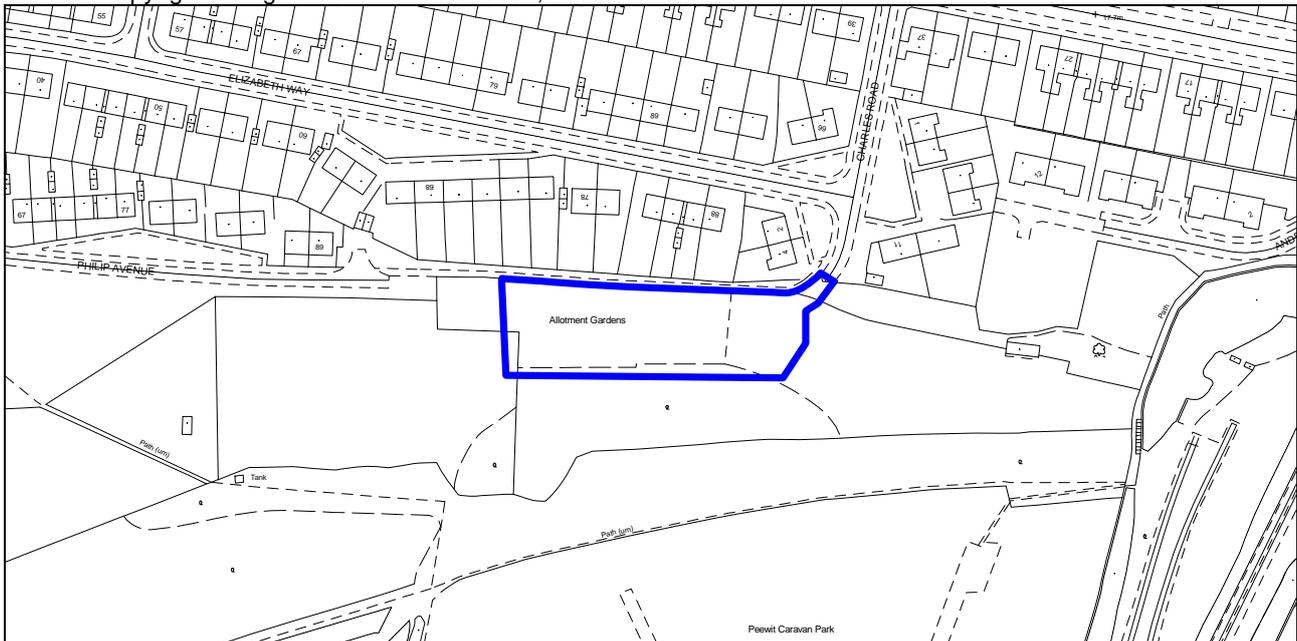
SHLAA SITE REF NO: 10987
ADDRESS: Allotment Land, Philip Avenue, Felixstowe
SITE AREA: 0.24

GREENFIELD



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	HIGH	10	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for a total of 10 homes.
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years.

SUMMARY

The site has detailed planning permission for 10 homes. There is a reasonable prospect that the site will be delivered within five years.

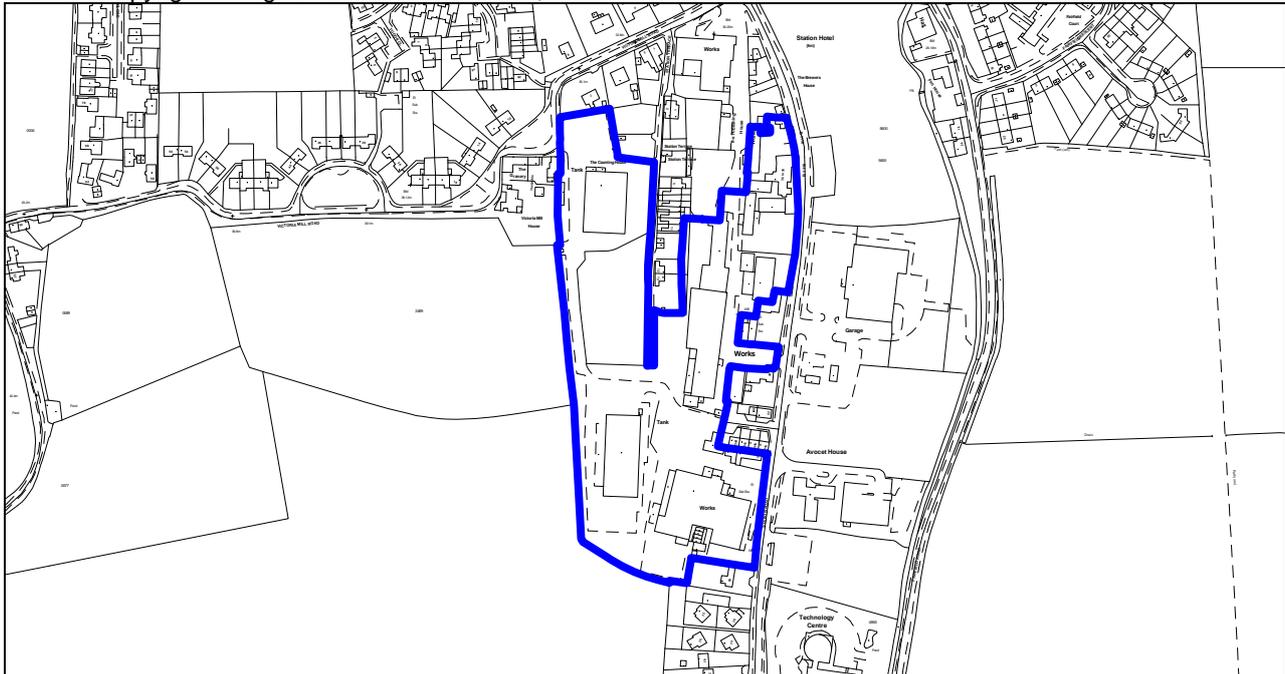
SHLAA SITE REF NO: 1UCFR
ADDRESS: Land and buildings, Station Road, Framlingham
SITE AREA: 3.34

BROWNFIELD



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Scale 1:5000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	HIGH	140	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	PS
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has planning permission for 140 homes
Achievable	Yes – The developers have indicated that the homes will be developed in six to fifteen years

SUMMARY

Planning permission for 140 homes has been granted. The developers have indicated that they propose to develop the homes in six to fifteen years.

SHLAA SITE REF NO: 8450

GREENFIELD

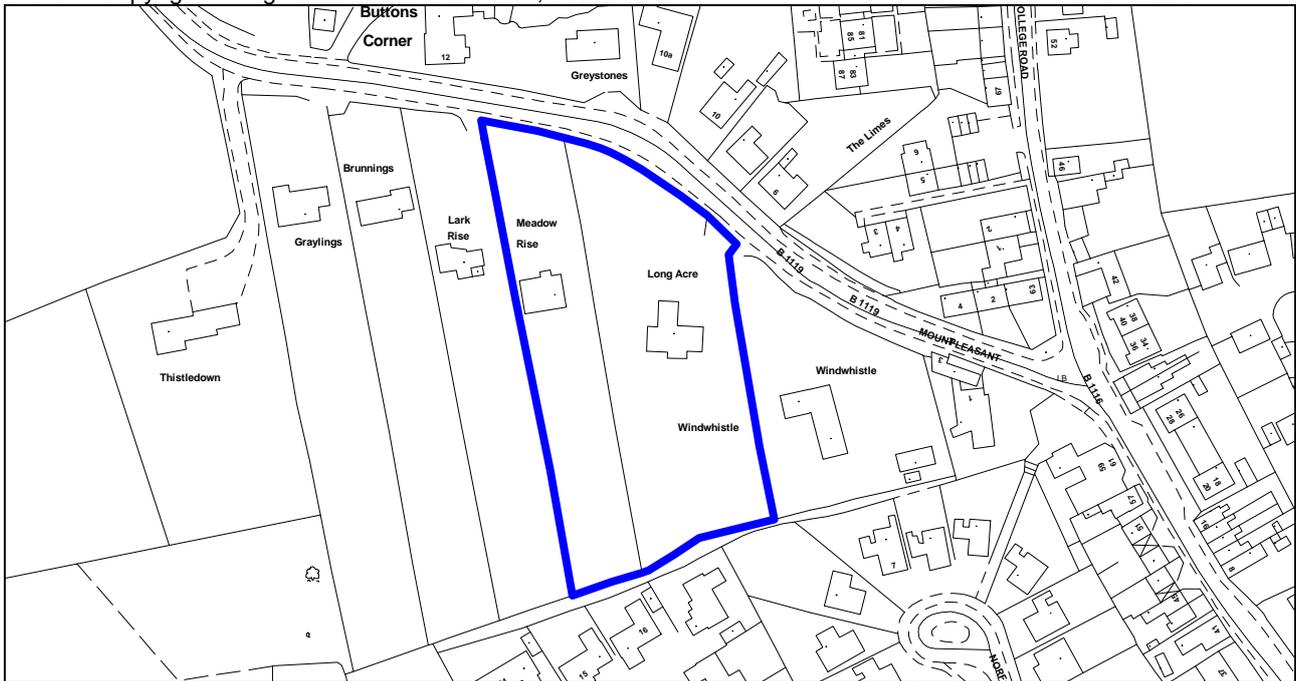
ADDRESS: Land rear of Meadow Rise, Mount Pleasant, Framlingham

SITE AREA: 0.59



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
50	VERY LOW	5	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 5 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has full planning permission for 5 homes. There is a reasonable prospect that the site will be delivered within five years.

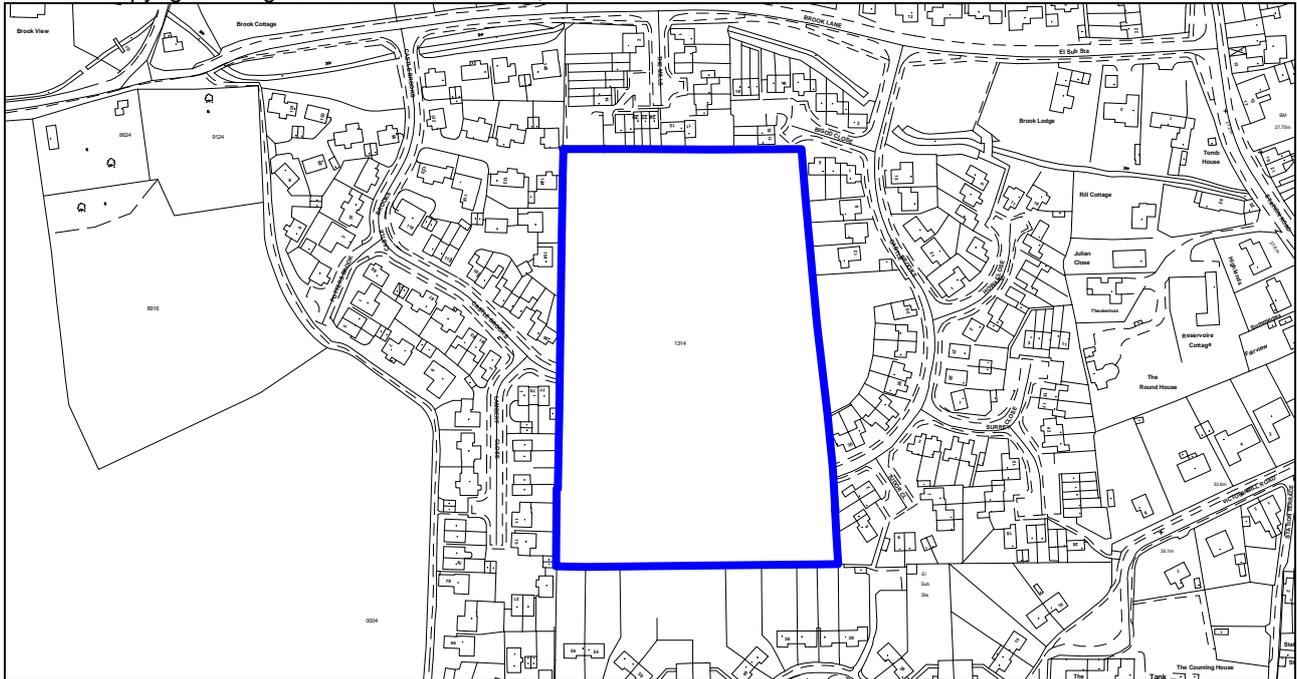
SHLAA SITE REF NO: 6674
ADDRESS: Land south Brook Lane, Framlingham
SITE AREA: 2.33

GREENFIELD



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Scale 1:3000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	65	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 65 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has full planning permission for 65 homes. There is a reasonable prospect that the site will be delivered within five years.

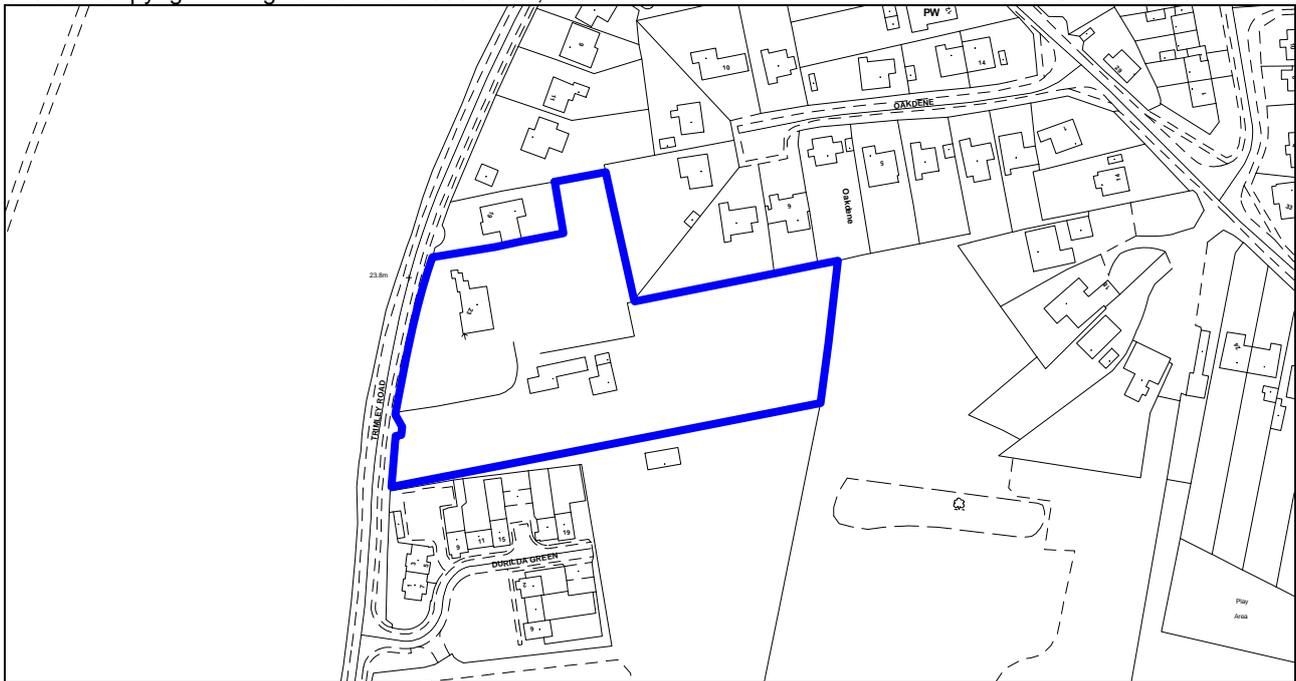
SHLAA SITE REF NO: 71427
ADDRESS: 23 Trimley Road, Kirton
SITE AREA: 0.87

GREENFIELD



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY LOW	5	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	Grade II
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	PS
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 5 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has full planning permission for 5 homes. Applications have been made to clear conditions precedent and therefore there is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 72217

GREENFIELD

ADDRESS: Crown Farm, Sizewell Gap Road, Leiston

SITE AREA: 0.41



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	5	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 5 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has full planning permission for 5 homes. There is a reasonable prospect that the site will be delivered within five years.

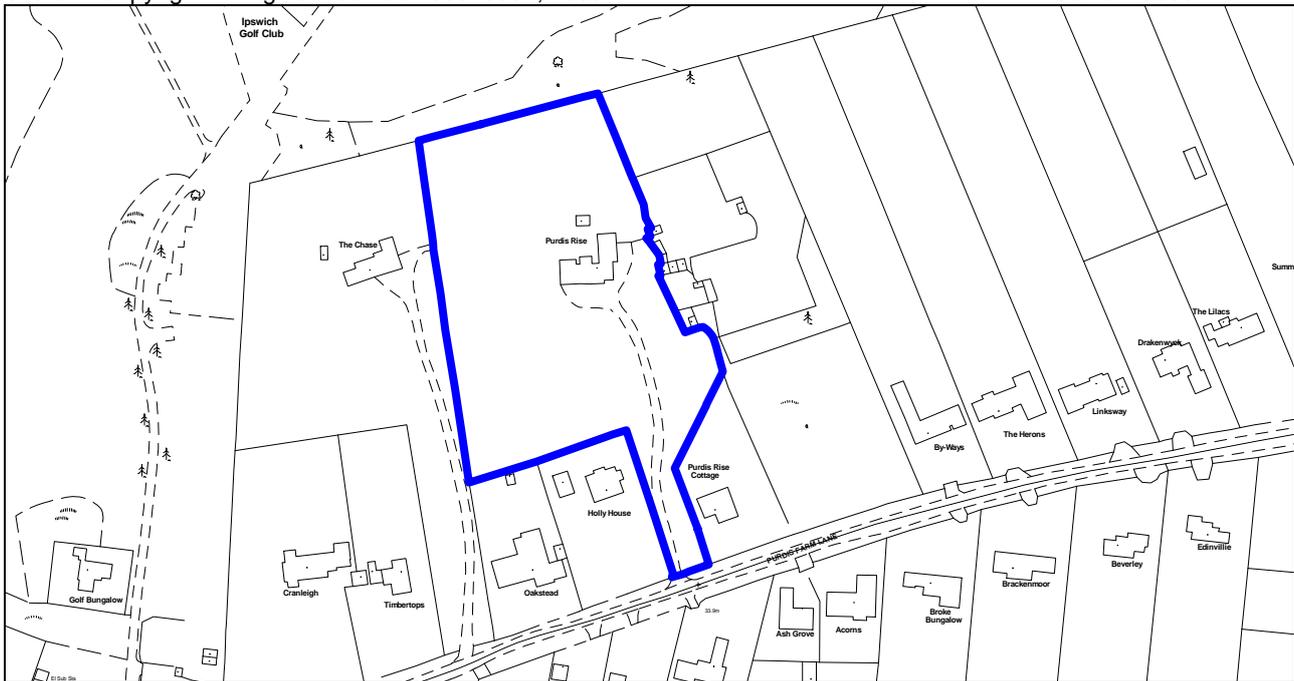
SHLAA SITE REF NO: 42165
ADDRESS: Purdis Rise, Purdis Farm Lane, Purdis Farm
SITE AREA: 1.30

GREENFIELD



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Scale 1:3000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY LOW	10	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	Adjacent to SLA
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 10 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has planning permission to convert and extend the existing building into ten homes (net gain of 9). A clearance of condition application has recently been approved and therefore there is a reasonable prospect the site will be delivered within five years.

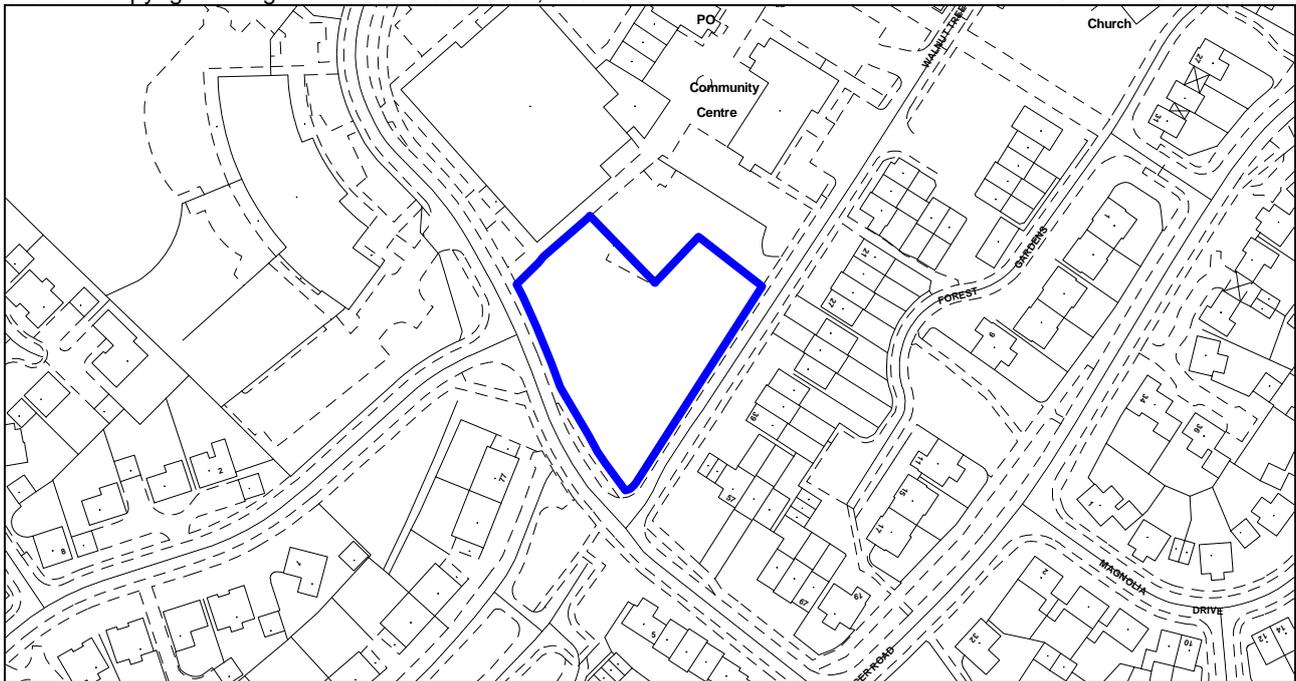
SHLAA SITE REF NO: 8670
ADDRESS: Area 4B, Sycamore Drive, Rendlesham
SITE AREA: 0.23

GREENFIELD



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY HIGH	14	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 14 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

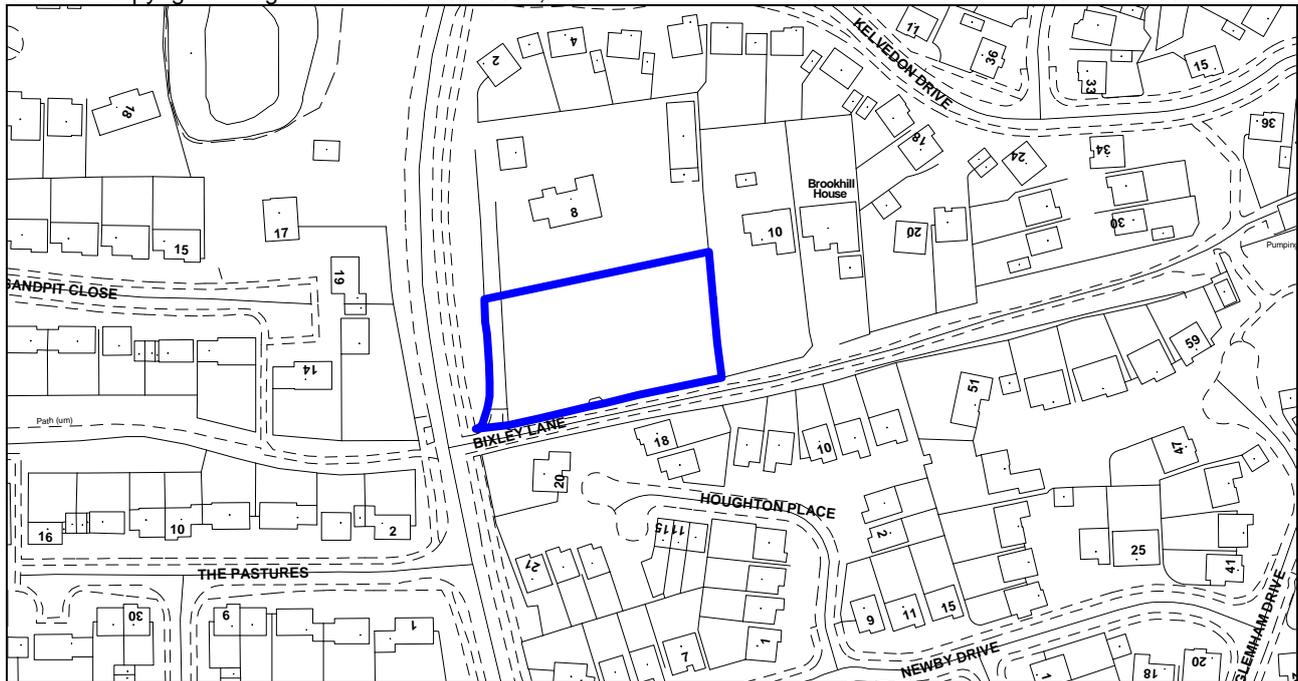
Site has planning permission for 14 homes. A clearance of condition application has recently been approved which would indicate that there is a reasonable prospect of the site being delivered within five years.

SHLAA SITE REF NO: 91208
ADDRESS: Part Garden 8 Bixley Lane, Rushmere St Andrew
SITE AREA: 0.21

GREENFIELD

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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	4	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 4 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has recent detailed planning permission for 4 homes. We believe there is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 72196

BROWNFIELD

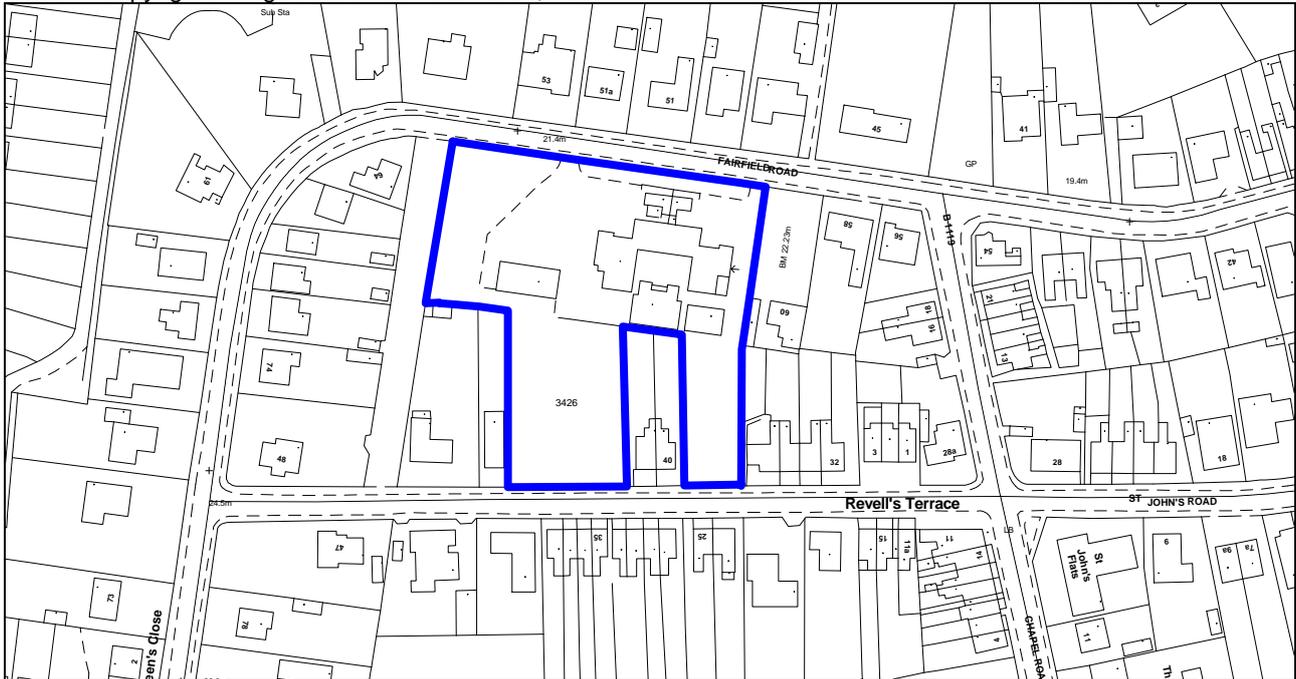
ADDRESS: Former County Primary School, Fairfield Road, Saxmundham

SITE AREA: 0.55



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	HIGH	23	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 23 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has detailed planning permission for the conversion of the school to 6 homes and the erection of 17 new homes. There is a reasonable prospect the site will be delivered within five years.

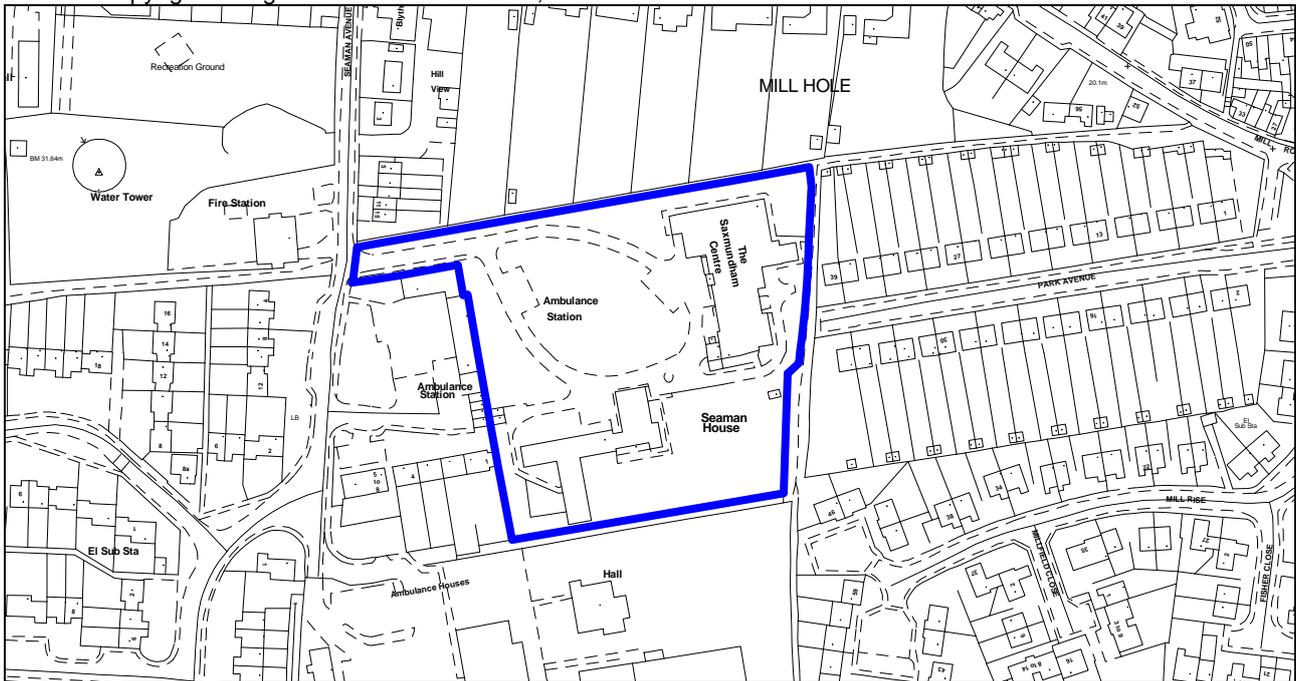
SHLAA SITE REF NO: 72195
ADDRESS: Seaman House, Seaman Avenue, Saxmundham
SITE AREA: 1.15

BROWNFIELD



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	33	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 33 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has outline planning permission for 33 homes. A new application for the same number of homes is currently being considered. There is a reasonable prospect that the site will be delivered within five years.

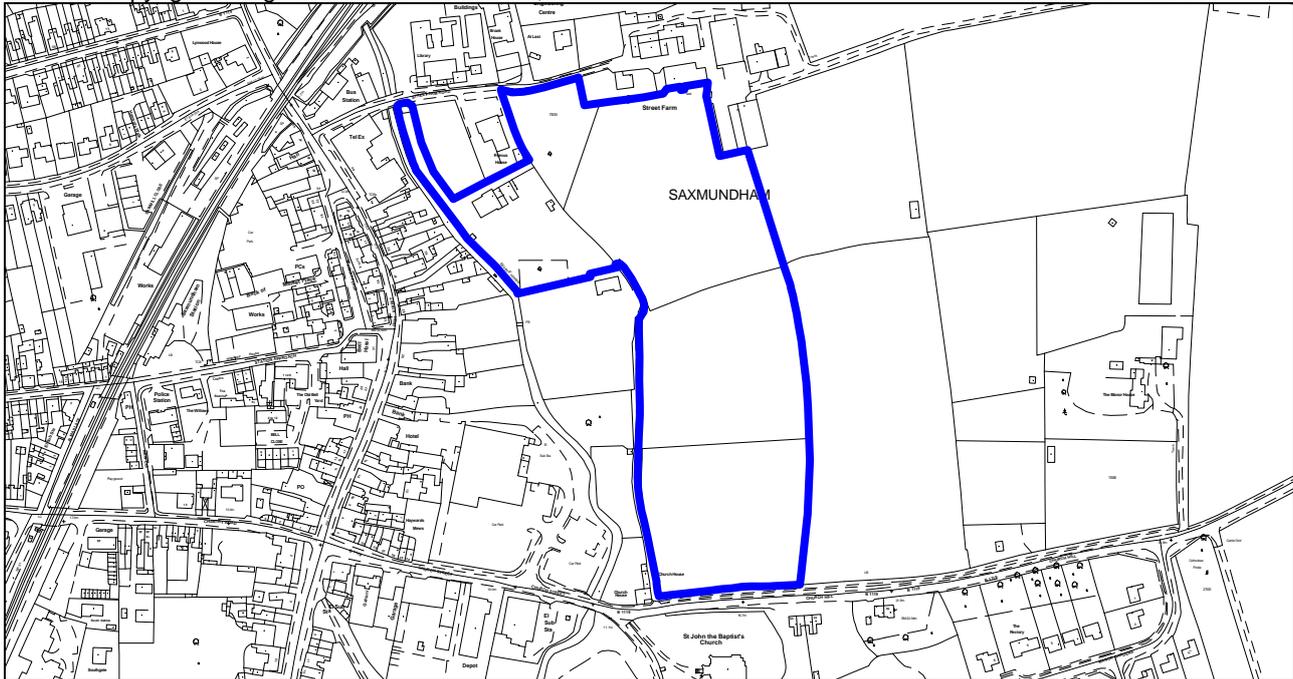
SHLAA SITE REF NO: 7362
ADDRESS: Land north Church Hill, Saxmundham
SITE AREA: 4.40

GREENFIELD



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Scale 1:5000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	145	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	Part 3
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	Adjacent	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has planning permission for 145 homes
Achievable	Yes – There is a reasonable prospect that housing will be delivered within five years.

SUMMARY

The site has planning permission for 145 homes. There is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 51990

BROWNFIELD

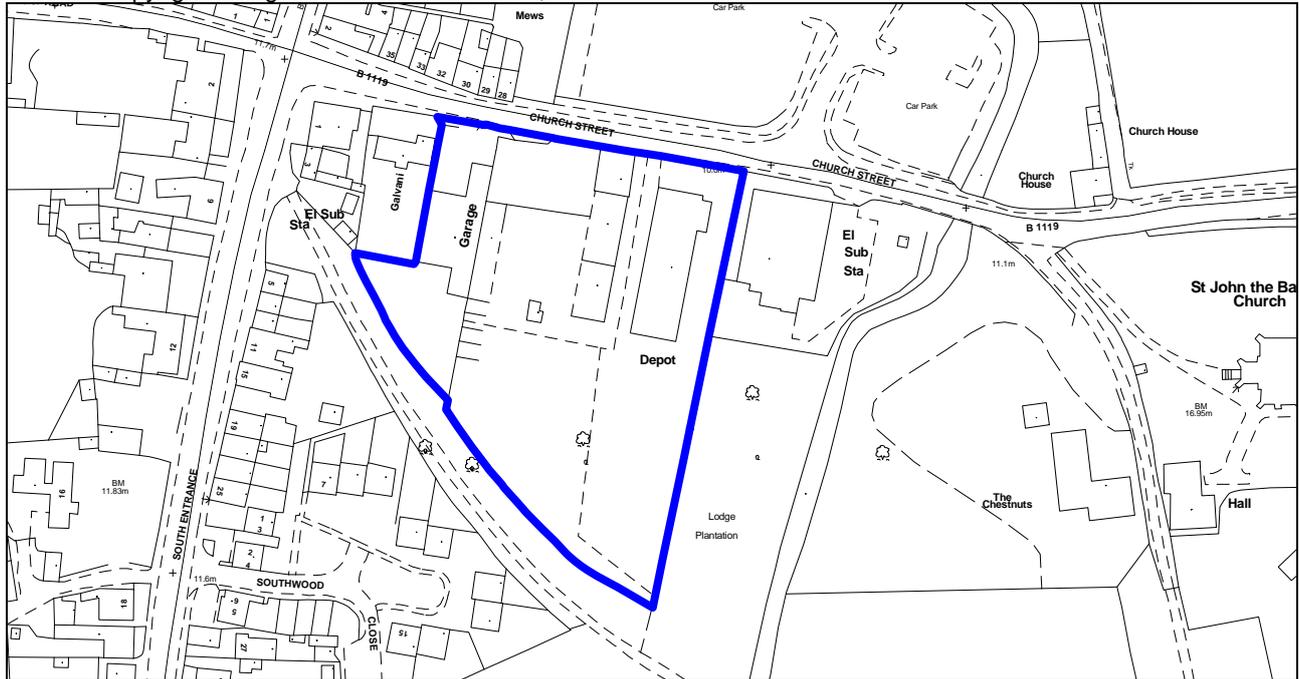
ADDRESS: Land and buildings south of Church Street, Saxmundham

SITE AREA: 0.78



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	16	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	Part 3
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	Adjacent	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 16 homes
Achievable	Yes – There is a reasonable prospect that the homes could be delivered within five years.

SUMMARY

The site has a recently expired consent for 48 homes. A more recent planning permission gives consent for 16 homes as part of a mixed use scheme. The most recent consent does not include any residential homes, however there is an existing residential planning permission on the site which should be considered until either the most recent consent is implemented or consents with residential use expires. If this was implemented, there is a reasonable prospect that the site could be delivered within five years.

SHLAA SITE REF NO: 577

GREENFIELD

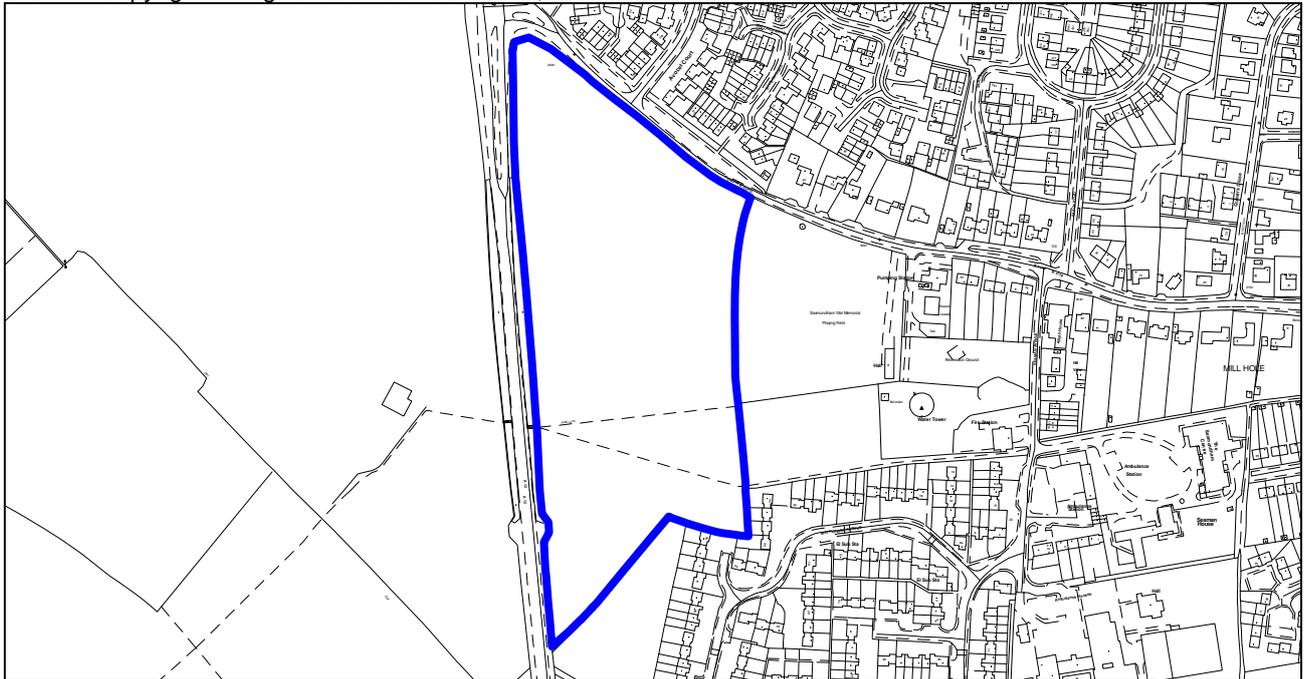
ADDRESS: Land adjacent to playing field, Rendham Road, Saxmundham

SITE AREA: 5.06



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Scale 1:5500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
50	HIGH	90	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	Part 3
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	Adjacent	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – A current planning application for a mixed use development including 90 homes is being considered.
Achievable	Yes – There is a reasonable prospect that housing will be delivered within five years.

SUMMARY

There is a current planning application for a mixed use scheme including 90 homes. It has a resolution to grant planning permission. There is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 8743
ADDRESS: Land at Sibton Croft, Abbey Road, Sibton
SITE AREA: 0.42

GREENFIELD



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	7	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	Part 3
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 7 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has planning permission for 7 homes (existing to be demolished). There is a reasonable prospect that the site could be delivered within five years.

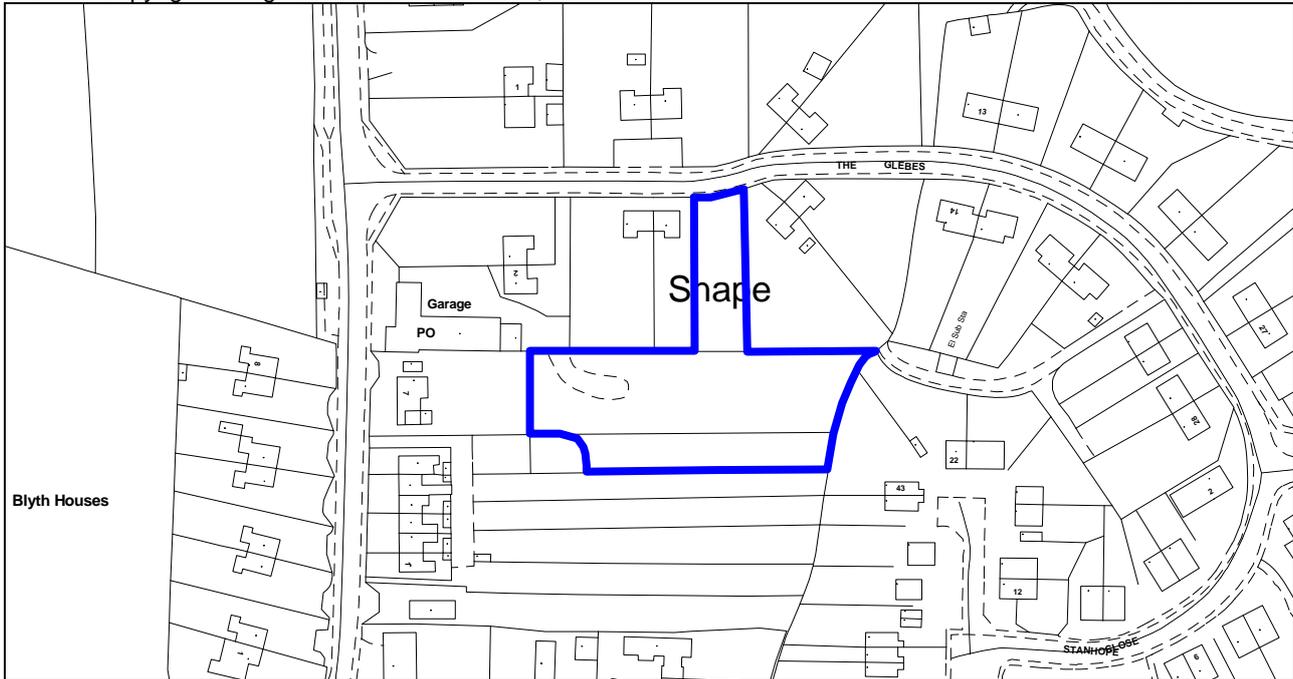
SHLAA SITE REF NO: 8742
ADDRESS: Land rear of 7 Church Road, Snape
SITE AREA: 0.31

GREENFIELD



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	10	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 10 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has full planning permission for 10 homes. A clearance of condition application has been approved and there is a current revised scheme being considered. There is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 92012
ADDRESS: 21-24 Old Post Office Lane, Sutton
SITE AREA: 0.33

GREENFIELD



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	9	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 9 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has full planning permission for 9 homes. There is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 6707

BROWNFIELD

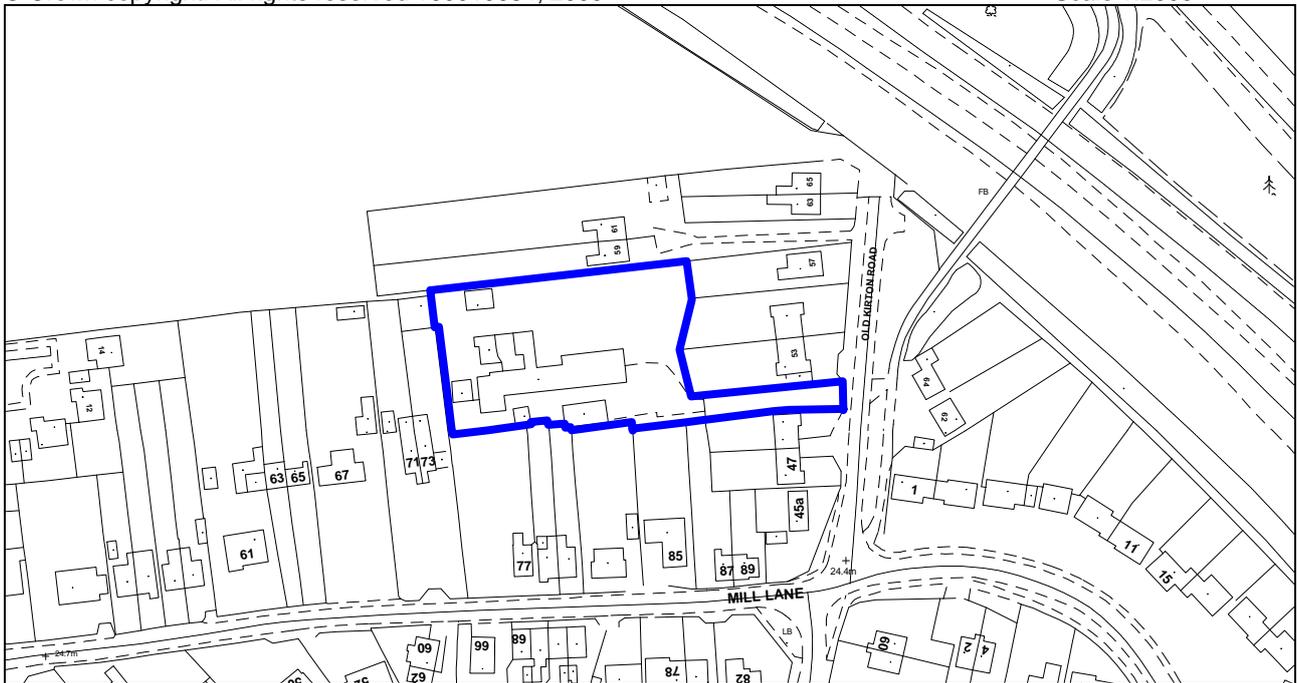
ADDRESS: Land to the rear of 77-85 Mill Lane and 53-57 Old Kirton Road, Trimley St Martin

SITE AREA: 0.29



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	10	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 10 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has full planning permission for 10 homes. There is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 81667

GREENFIELD

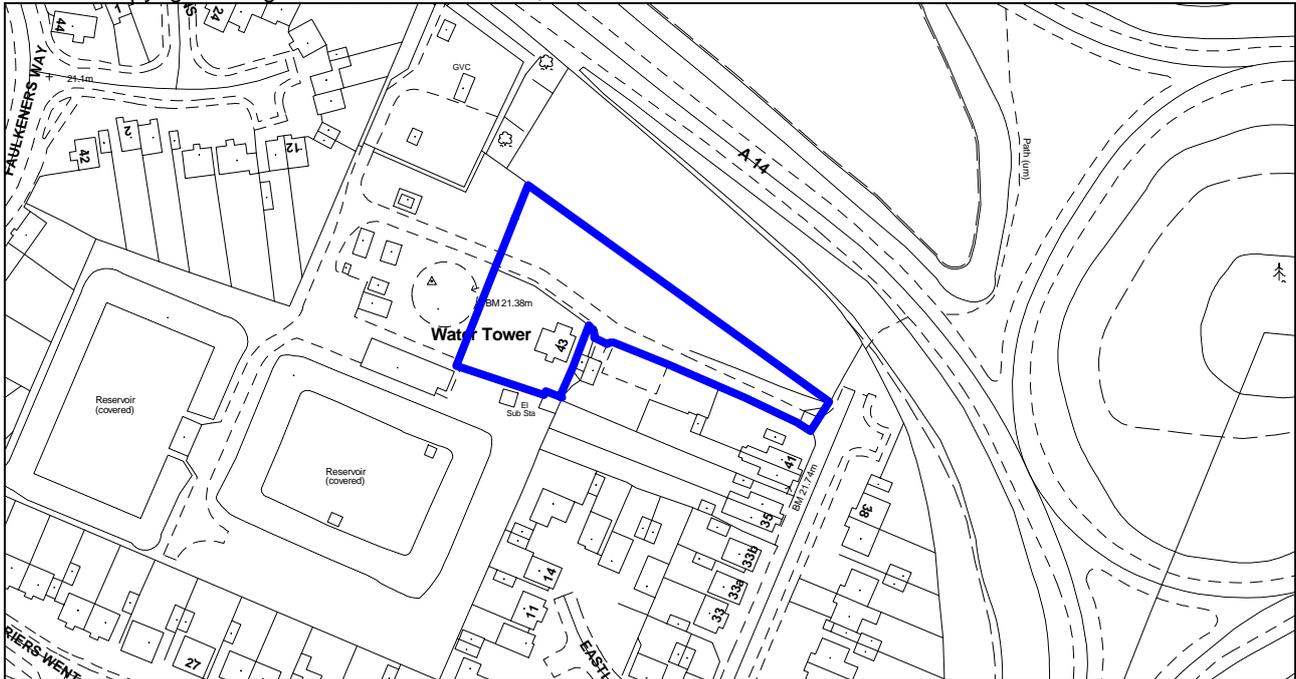
ADDRESS: Land east of Water Tower, Spriteshall Lane, Trimley St Mary

SITE AREA: 0.24



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	5	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 5 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

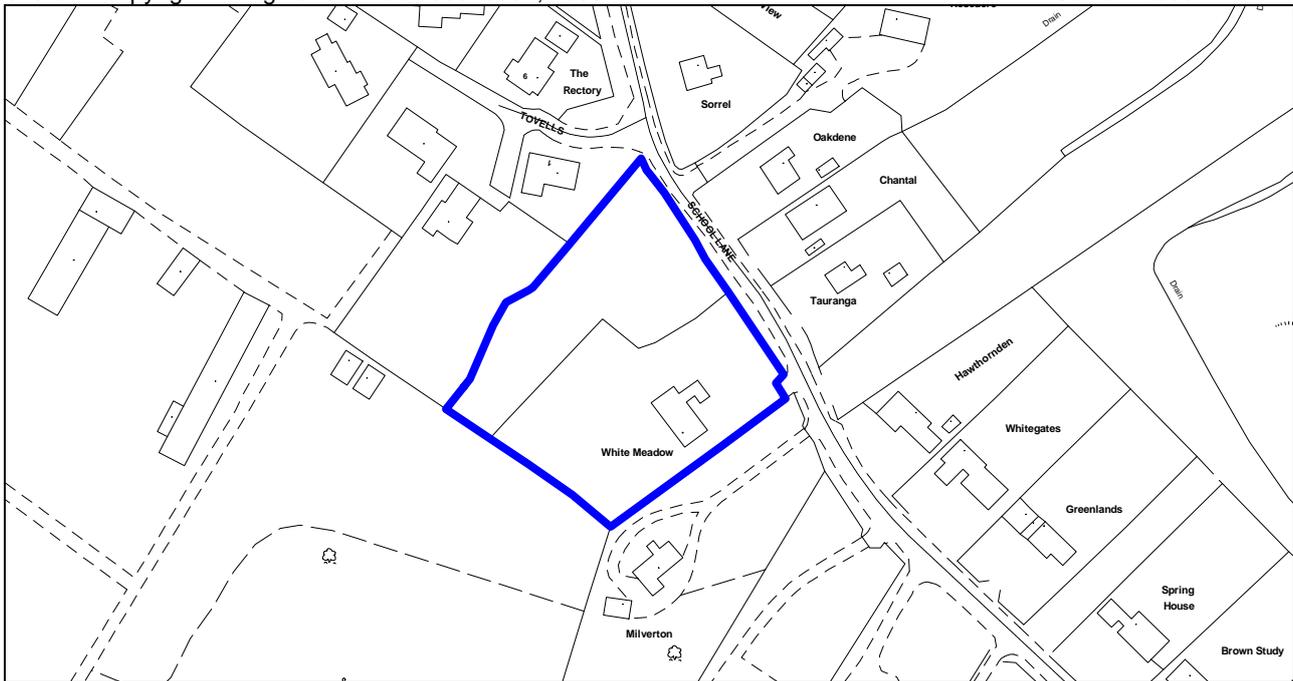
The site has full planning permission for 5 homes. There is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 8706
ADDRESS: White Meadow, School Lane, Ufford
SITE AREA: 0.46

GREENFIELD

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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	7	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 7 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

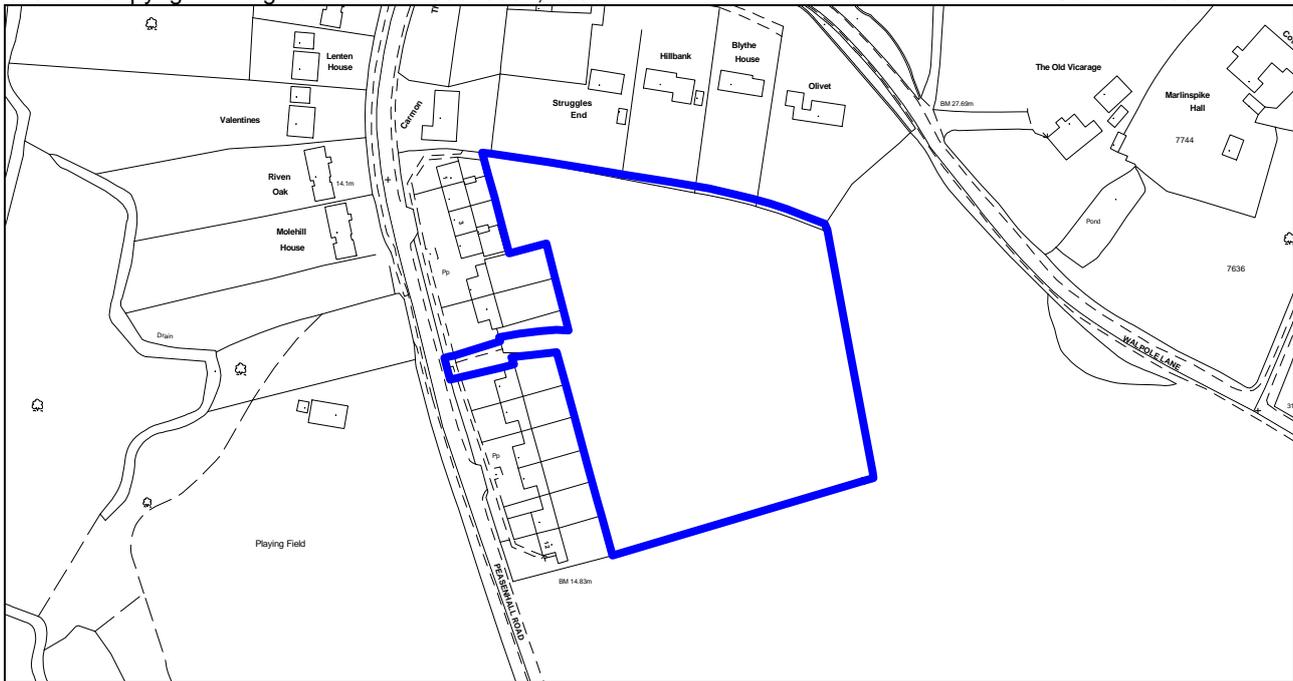
The site has planning permission for 7 homes (existing to be demolished). There is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 72284
ADDRESS: Land rear 1-12 Peasenhall Road, Walpole
SITE AREA: 1.11

GREENFIELD

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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY LOW	10	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 10 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has planning permission for 10 homes. There is a reasonable prospect that the housing association will deliver these within five years.

SHLAA SITE REF NO: 7636

GREENFIELD

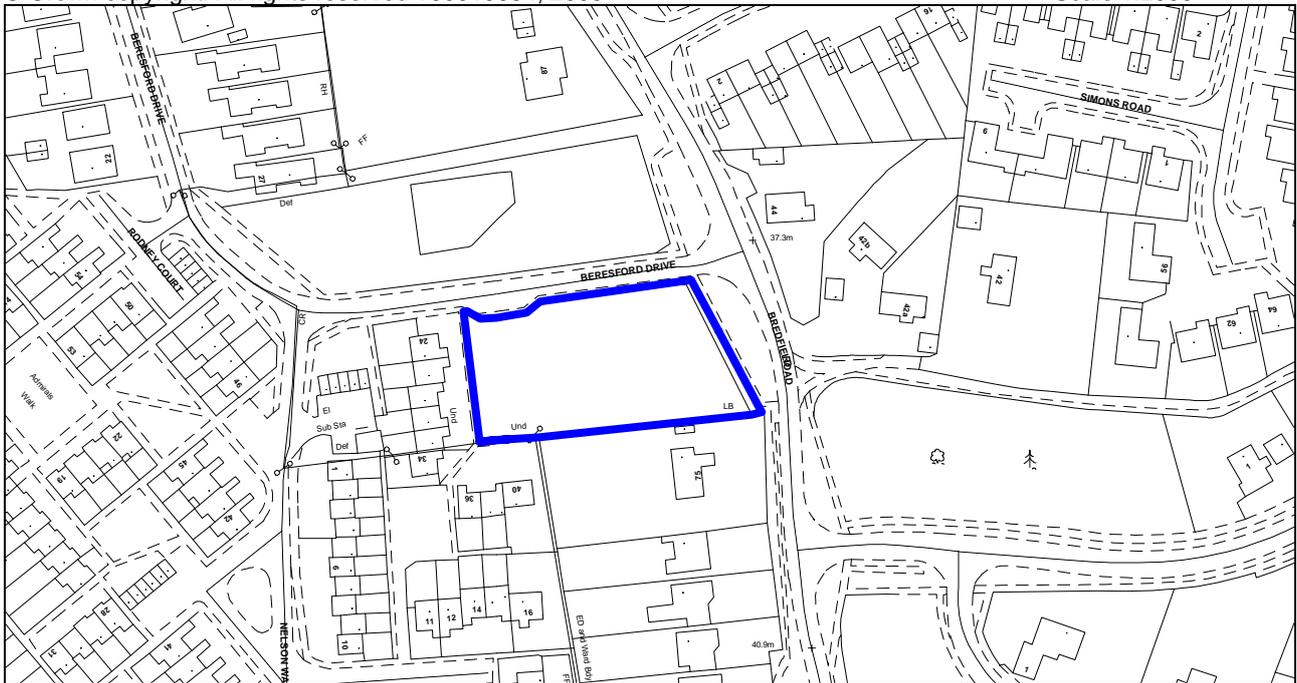
ADDRESS: Land on corner of Beresford Drive and Bredfield Road, Melton, Woodbridge

SITE AREA: 0.24



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY HIGH	13	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 13 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has full planning permission for 13 homes. There is a more recent planning permission on the same site for nine homes. There is a reasonable prospect that site will be delivered within five years although the number of homes may be reduced.

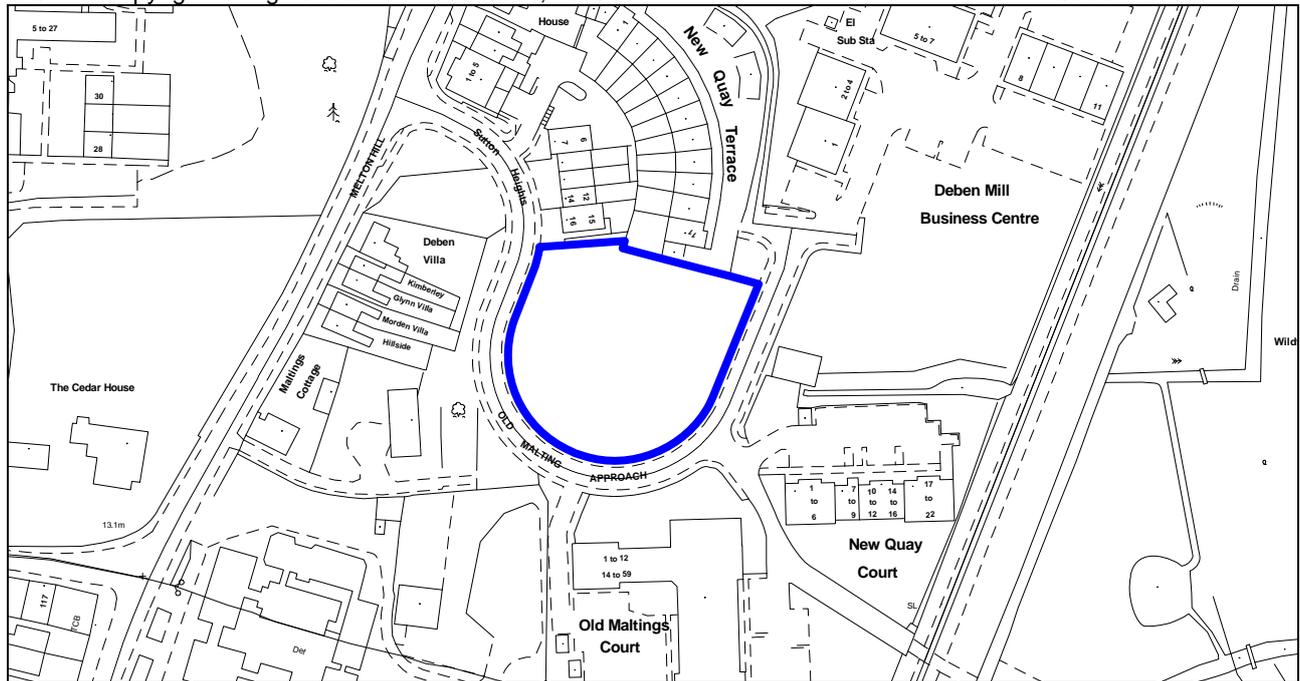
SHLAA SITE REF NO: 72361
ADDRESS: Deben Mill, Melton Hill, Melton, Woodbridge
SITE AREA: 0.28

GREENFIELD



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY HIGH	33	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	3
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 33 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

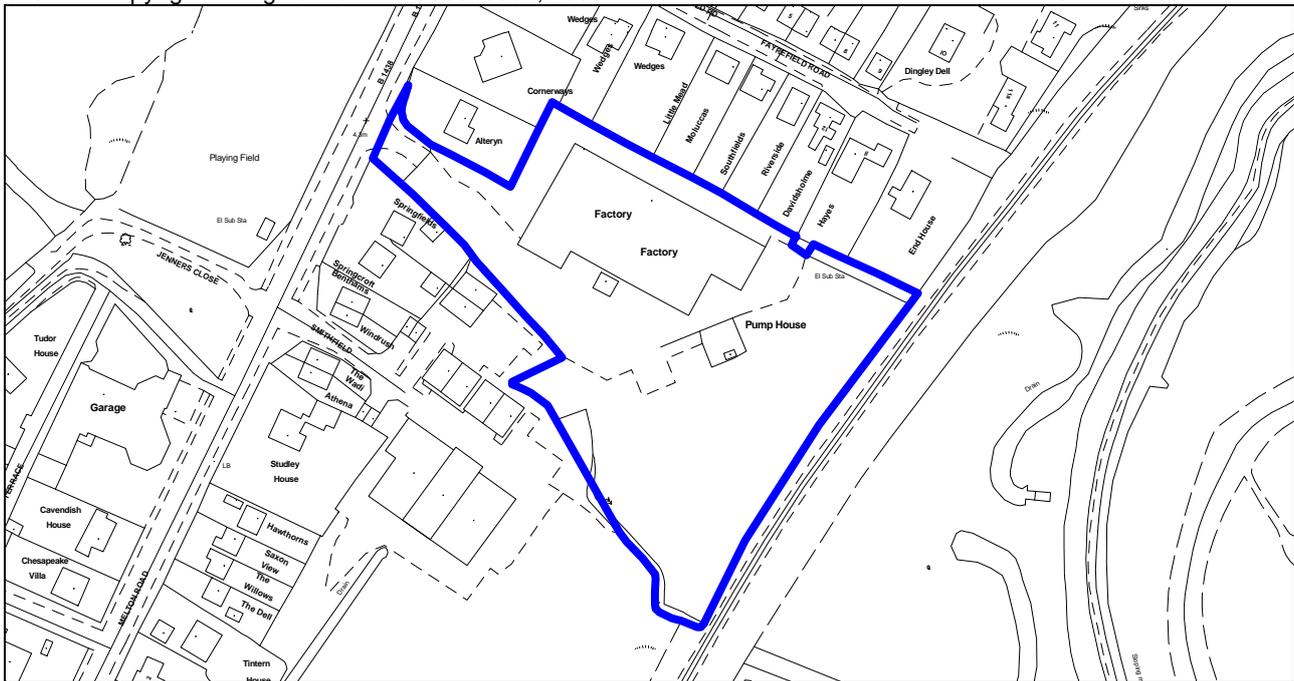
The site has full planning permission for 33 homes. An application to renew this permission has been submitted therefore there is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 5722
ADDRESS: GAH premises, Melton Road, Melton, Woodbridge
SITE AREA: 1.37

BROWNFIELD

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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	HIGH	51	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	3
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has planning permission for 51 homes
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years

SUMMARY

The site has detailed planning permission for 51 homes. There is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 4693

GREENFIELD

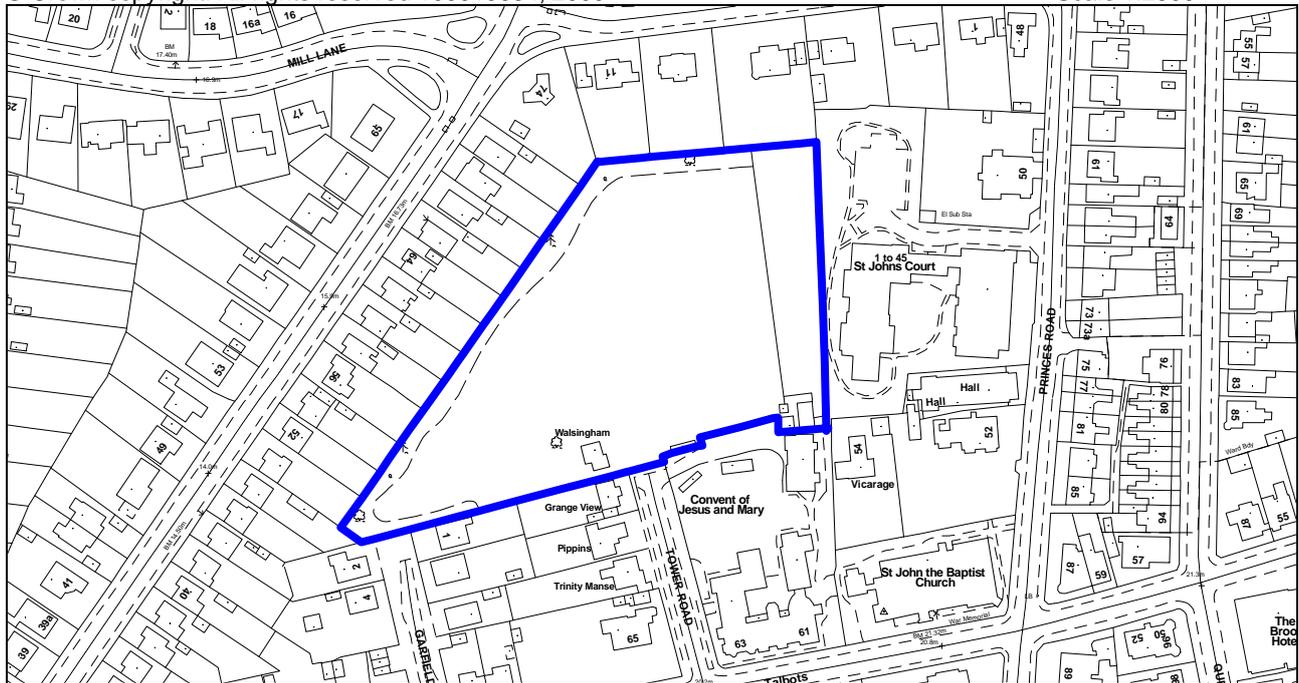
ADDRESS: Land to the rear of the Convent for Jesus and Mary, 63 Orwell Road, Felixstowe

SITE AREA: 1.19



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY HIGH	60	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	Adjacent	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – There is a current application for 60 homes being considered.
Achievable	Yes – There is a reasonable prospect that housing will be delivered within five years

SUMMARY

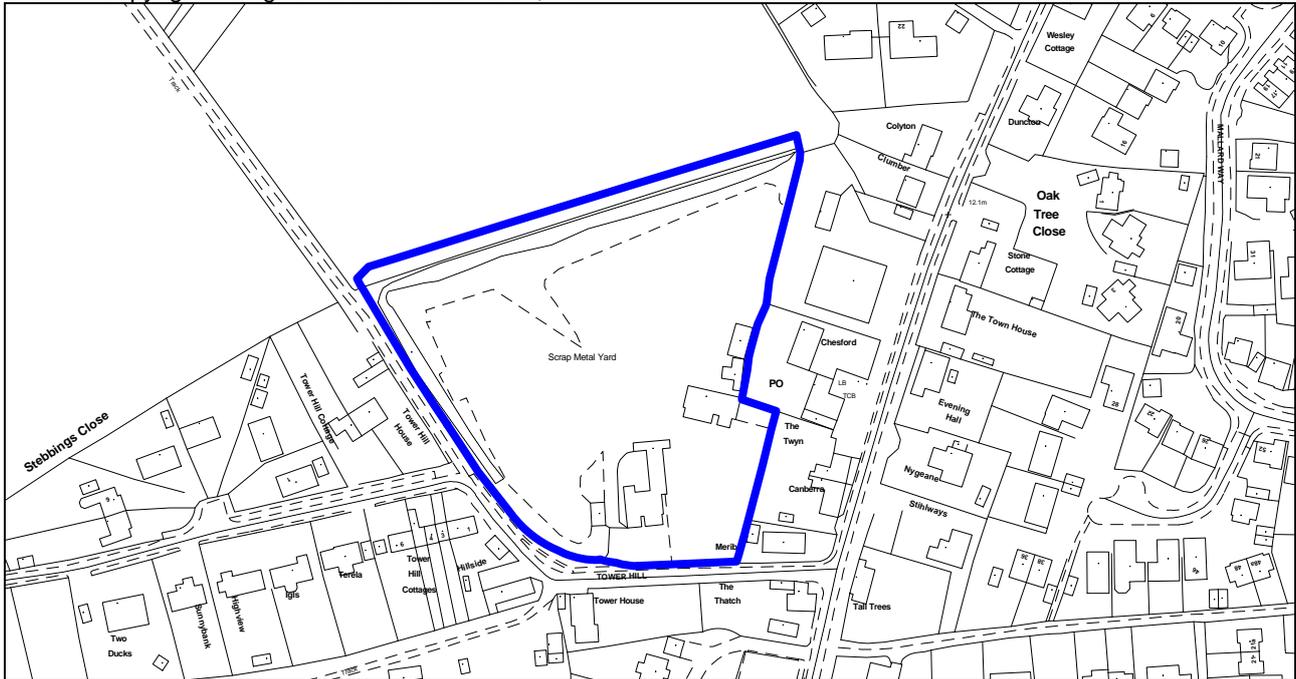
The site has previously had planning permission for 57 homes. A more recent application for 60 dwellings is currently being considered. There is a reasonable prospect that the homes could be delivered within 1-5 years.

SHLAA SITE REF NO: 10UCH
ADDRESS: Scrap Metal Yard, Tower Hill Road, Hollesley
SITE AREA: 1.31

BROWNFIELD

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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	33	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes – A current application for 33 homes is being considered on the site.
Achievable	Yes – There is a reasonable prospect that the homes will be delivered within five years.

SUMMARY

There is a current application being considered for residential development of the site to provide 33 new homes. There is a reasonable prospect that these will be delivered within five years.

SHLAA SITE REF NO: 91269

GREENFIELD

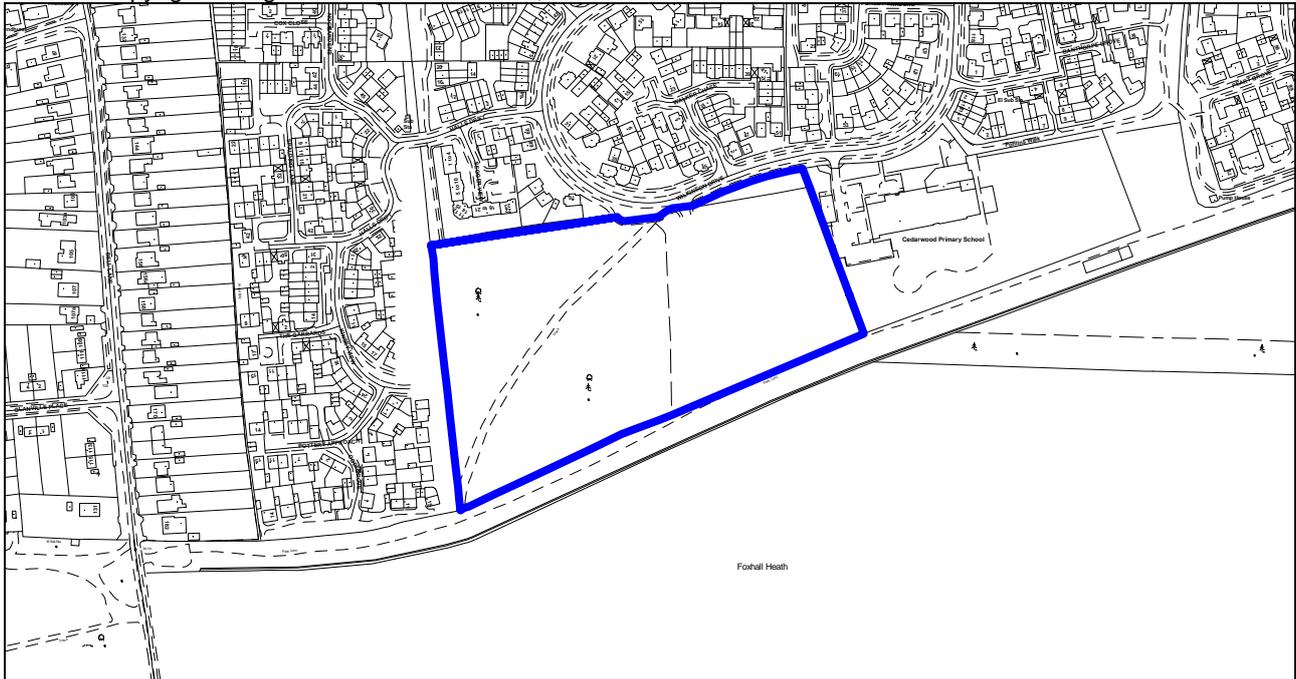
ADDRESS: Area FF and Fentons Wood, Wilkinson Drive, Kesgrave

SITE AREA: 3.75



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Scale 1:5000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	48	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - A current planning application is being considered for 48 homes
Achievable	Yes - There is a reasonable prospect that the site will be delivered within five years

SUMMARY

A current planning application is being considered for 48 homes. The site is within a recent area of housing development and therefore there is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 12UCL

GREENFIELD

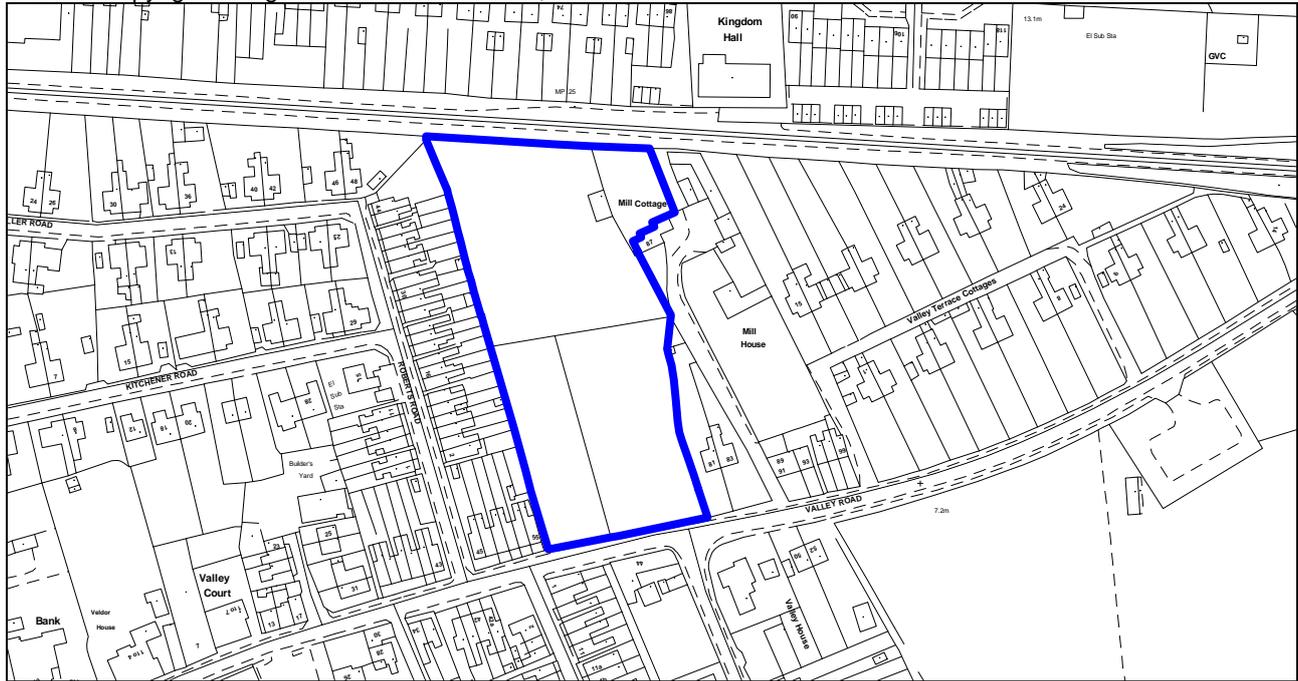
ADDRESS: Land Mill House, Valley Road & land east of 52 Valley Road, Leiston

SITE AREA: 0.78



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	HIGH	36	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to be considered for development by the Town Council and there is a current outline planning application being considered for residential development of 36 homes on the site.
Achievable	Yes - There is a reasonable prospect that the site will be delivered within five years.

SUMMARY

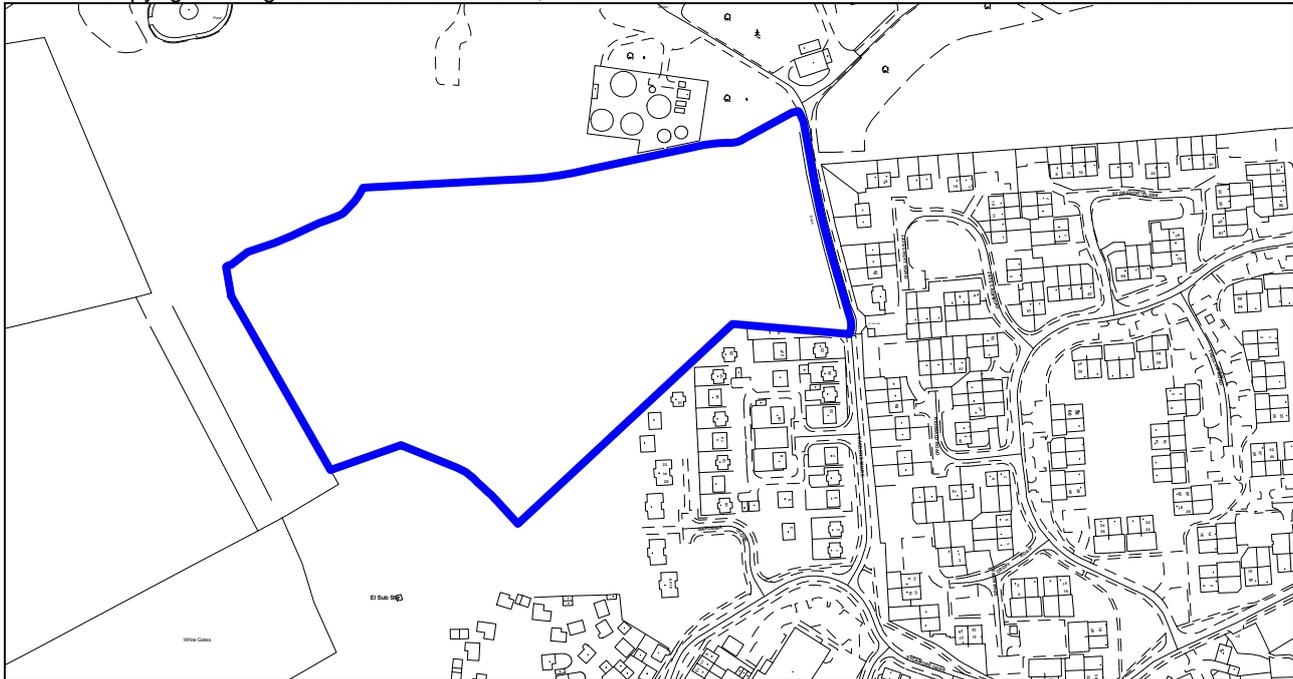
A current outline planning application is being considered to provide 36 homes on the site. The Town Council have also put the site forward as part of the LDF process for it to be considered for residential development. There is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 350
ADDRESS: Land at Bentwaters, Rendlesham
SITE AREA: 5.05

GREENFIELD

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Scale 1:4500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
50	MEDIUM	75	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Countryside
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes – approx. 60% of the site is suitable for housing development.
Available	Yes - The site is part of a previous larger allocation.
Achievable	Yes - There is a reasonable prospect that the site will be delivered within five years.

SUMMARY

Not all of the site is suitable for housing development due to the sewage works adjacent. Due to the existing constraints, it has been estimated that there is a capacity for 75 homes. The site is part of a larger existing allocation and therefore there is a reasonable prospect that the site will be delivered within five years.

SHLAA SITE REF NO: 11756

GREENFIELD

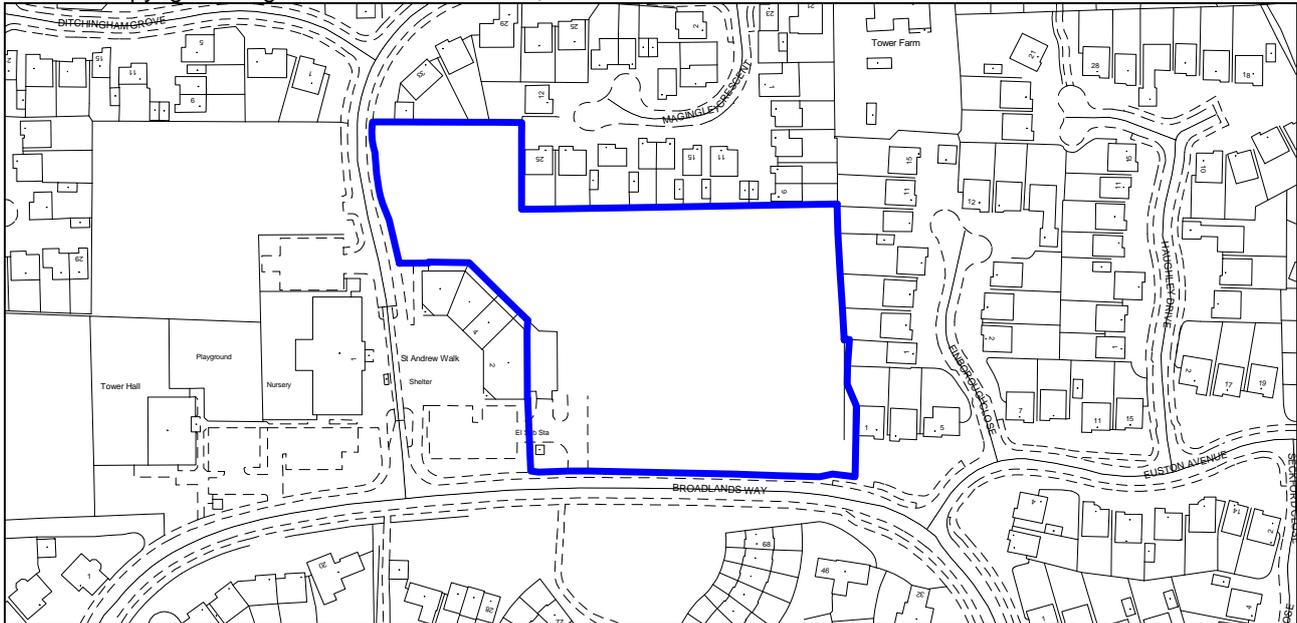
ADDRESS: Land Land fronting Broadlands Way, Bixley Farm

SITE AREA: 0.98



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY HIGH	55	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – There is a current application in for a scheme comprising a total of 55 units
Achievable	Yes - There is a reasonable prospect that housing will be delivered in five years.

SUMMARY

There is a current planning application being considered which includes 55 homes on the site. There is a reasonable prospect that these will be delivered within five years.

SHLAA SITE REF NO: 595

BROWNFIELD

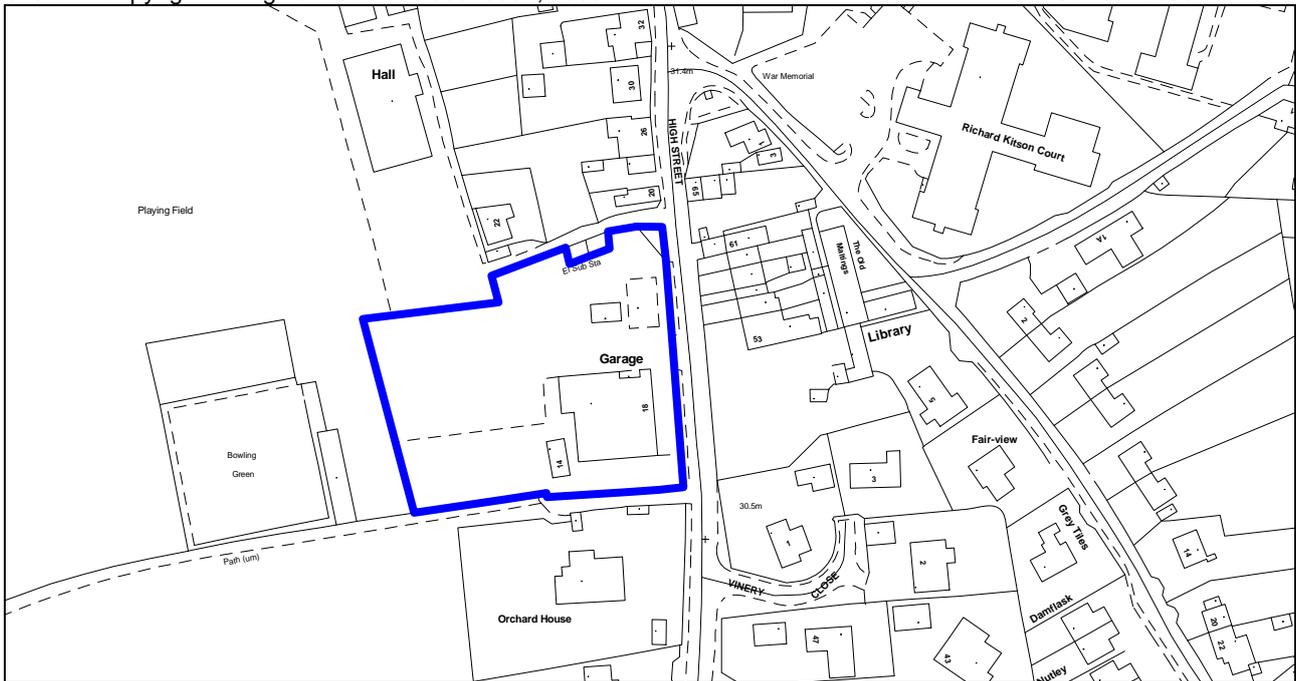
ADDRESS: Land at and around 14-18 High Street, Wickham Market

SITE AREA: 0.46



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	13	1-5

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	Adjacent	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – There is a current application in for a mixed use scheme including 13 homes
Achievable	Yes. There is a reasonable prospect that housing will be delivered within five years.

SUMMARY

There is a current planning application being considered which includes 13 homes on the site. There is a reasonable prospect that these will be delivered within five years.

SHLAA SITE REF NO: 608

GREENFIELD

ADDRESS: Land adjacent to Rose Hill, off the A1094, Aldeburgh

SITE AREA: 0.71

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Scale 1:3000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY LOW	2	6-15

CONSTRAINTS

Access & Highways	Possible	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Adjacent to CWS. PS
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

No planning permission exists on the site but it is a greenfield site which has been put forward for development and therefore there is a reasonable prospect that the site could be developed within six to fifteen years. A very low density has been assumed considering the character of the surrounding area giving an indicative capacity of two new homes.

SHLAA SITE REF NO: 508

GREENFIELD

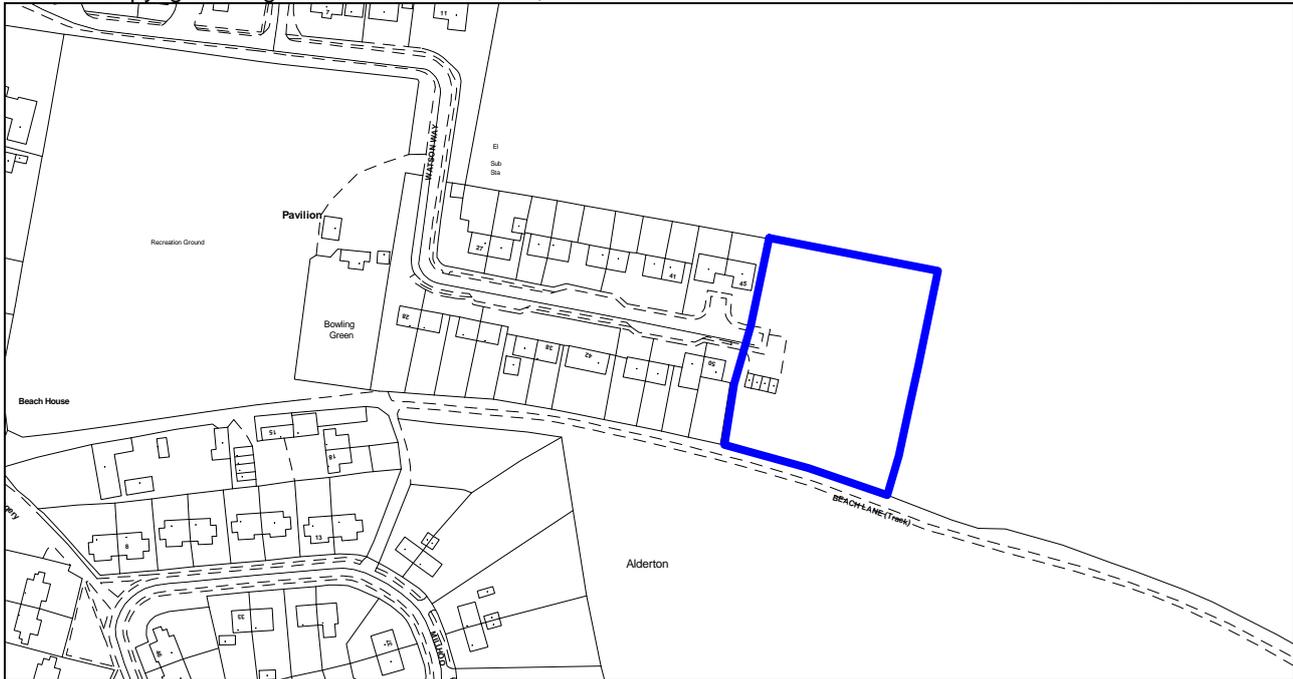
ADDRESS: Land east of Watson Way and adjacent to Beach Lane, Alderton

SITE AREA: 0.42



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	12	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The western part of the site has a valid planning permission for two further homes but an indicative capacity of 12 homes for the whole site has been calculated considering the surrounding area. It is currently mainly a greenfield site and therefore there is a reasonable prospect the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 438

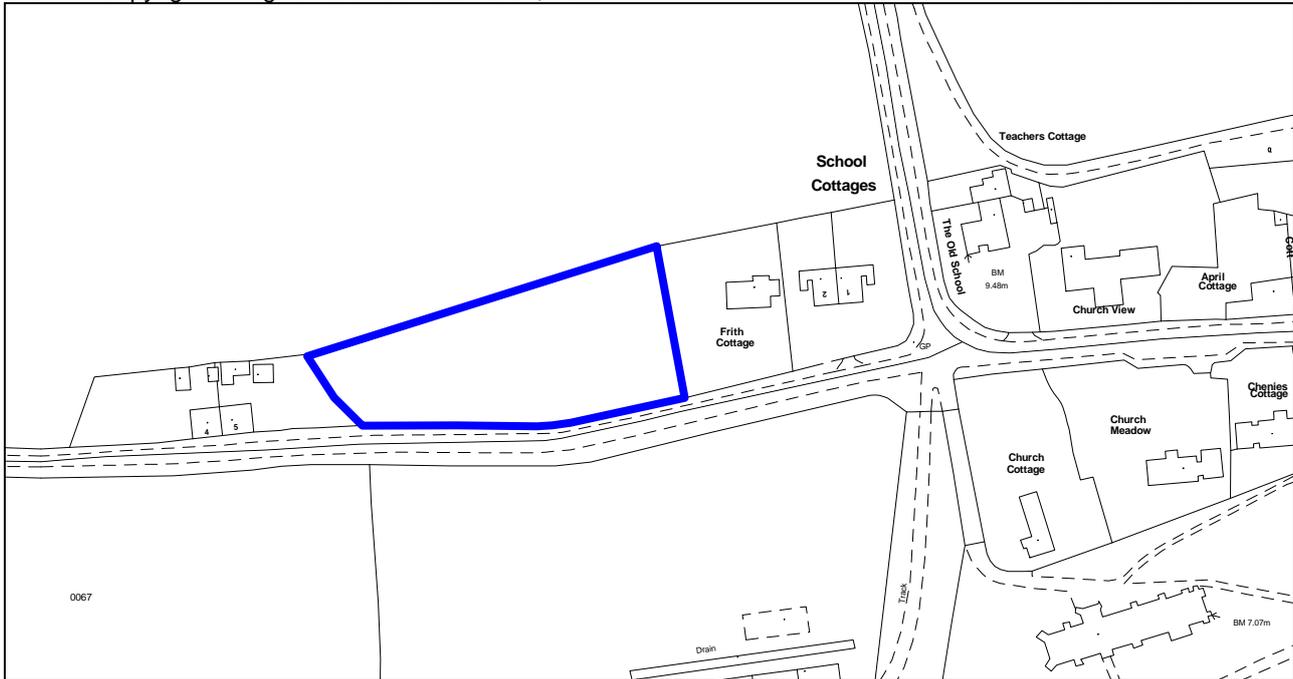
GREENFIELD

ADDRESS: Land west of Frith Cottage, Ramsholt Road, Alderton

SITE AREA: 0.30

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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	6	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for development by an applicant and the Parish Council
Achievable	Yes - There is a reasonable proposepect that the site could be developed within six to fifteen years

SUMMARY

There is a reasonable prospect that this site could be developed within six to fifteen years. It is considered a linear development of six homes could be achieved on this site.

SHLAA SITE REF NO: 5668

GREENFIELD

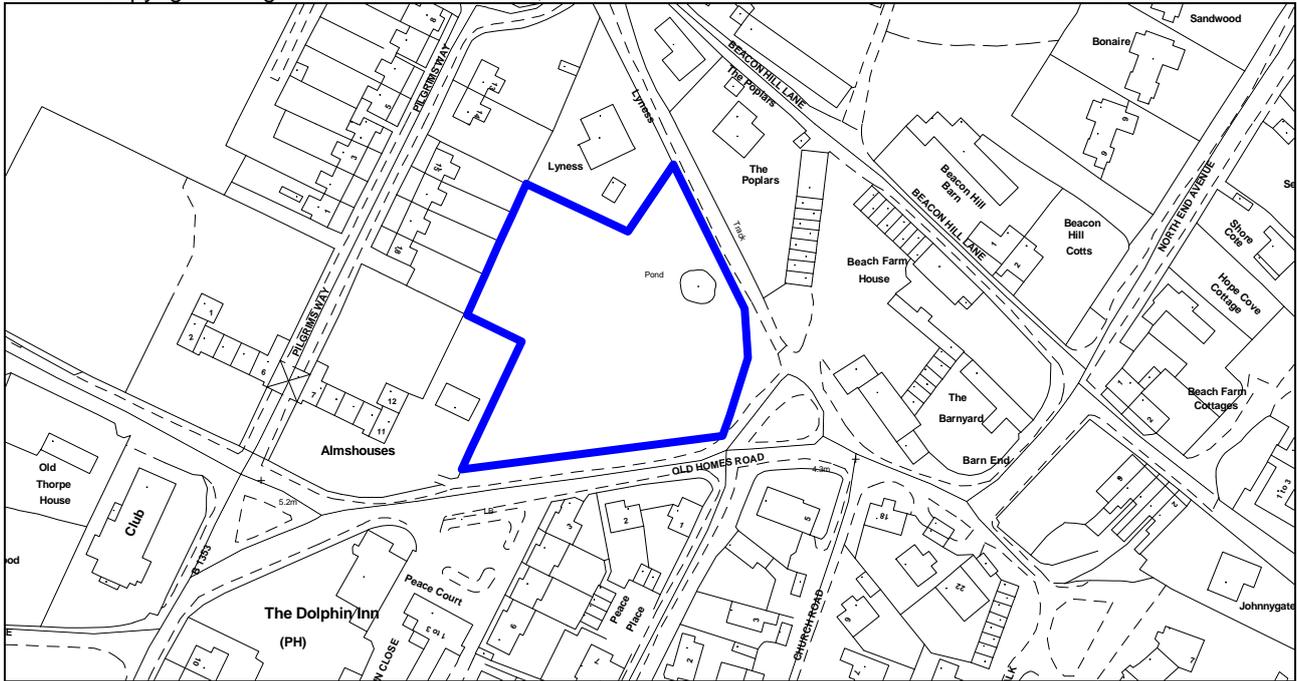
ADDRESS: Land fronting Old Homes Road, Aldringham cum Thorpe

SITE AREA: 0.41



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	10	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	Adjacent
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	Yes	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes - Site has a recently expired planning permission for 10 homes.
Achievable	Yes – There is a reasonable prospect that the homes could be delivered in six to fifteen years

SUMMARY

The site has a recently expired planning permission for 10 homes. There is a reasonable prospect that planning permission would again be granted on the site. It is therefore reasonable to assume that the site could be developed in six to fifteen years.

SHLAA SITE REF NO: 303

MIXED

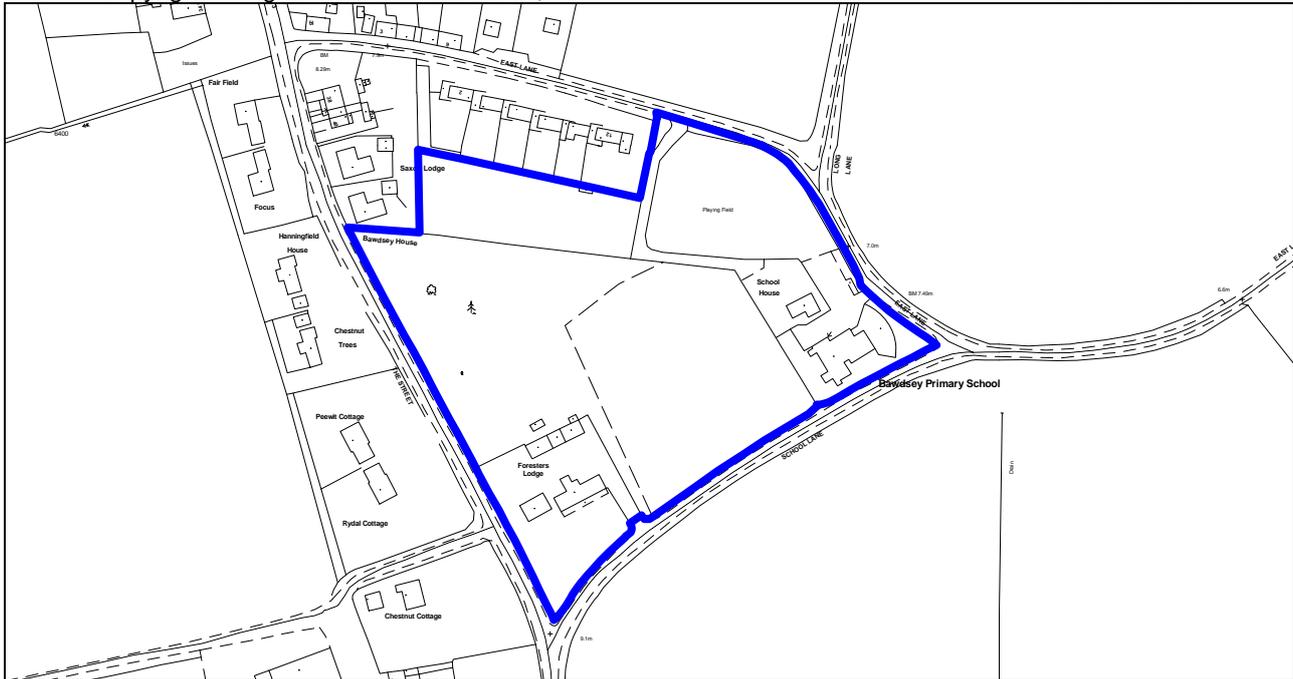
ADDRESS: Land fronting The Street and School Lane, Bawdsey

SITE AREA: 2.34



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Scale 1:3000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
60	LOW	20	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for development. Part of the site has been submitted by two applicants.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years

SUMMARY

The site includes the existing school, playing area and residential dwelling. Therefore, it is not likely the whole site is available for development. However, there is a reasonable prospect that part of the site could be developed within six to fifteen years. At a low density, it is considered that 20 homes could be achieved.

SHLAA SITE REF NO: 411

GREENFIELD

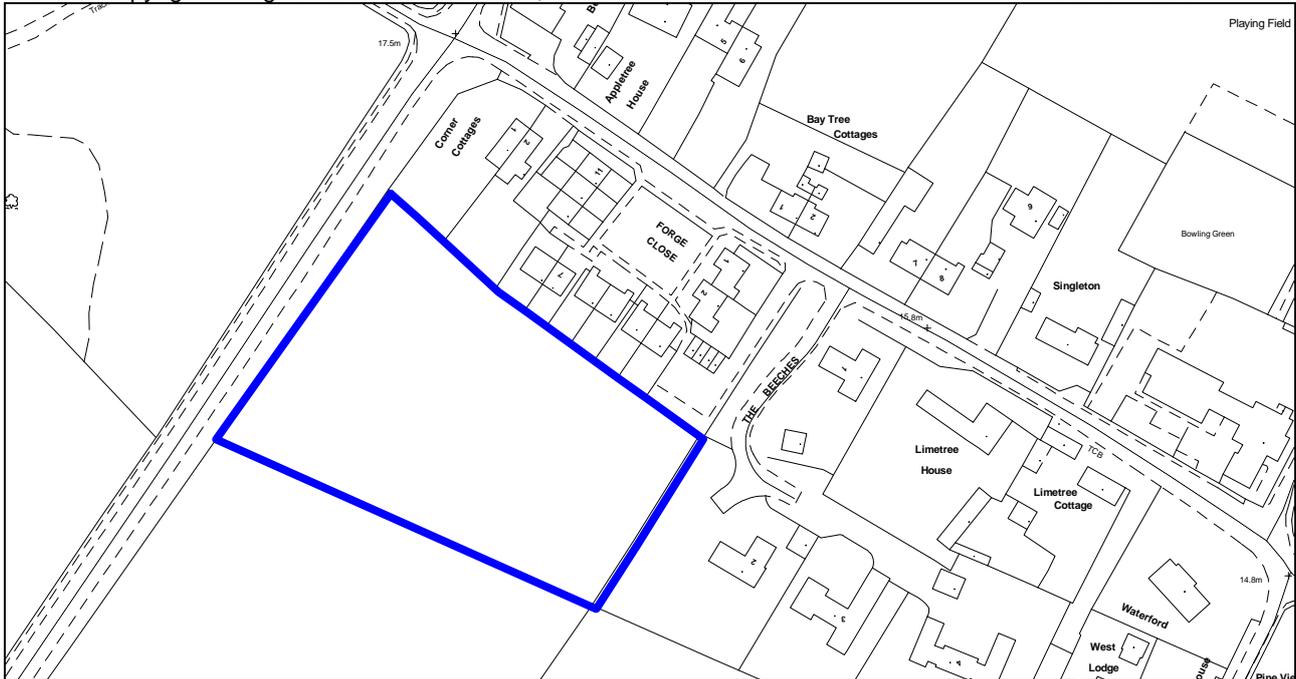
ADDRESS: Land adjacent to Corner Cottages, Main Road, Benhall

SITE AREA: 0.69



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	15	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Adjacent
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

A greenfield site on the edge of a village. Originally submitted as a larger site but has now been reduced to a more suitable scale and given an indicative capacity of fifteen homes. There is a reasonable prospect that it could be developed within six to fifteen years.

SHLAA SITE REF NO: 709

GREENFIELD

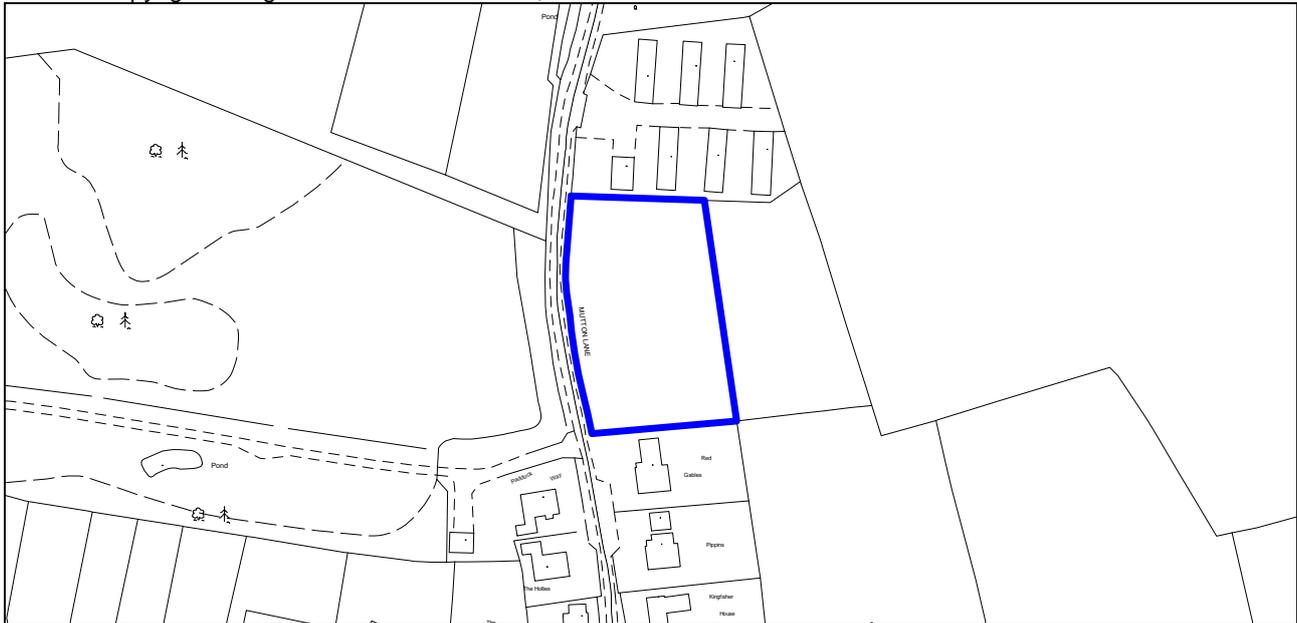
ADDRESS: Land adjacent to Red Gables, Mutton Lane, Brandeston

SITE AREA: 0.31



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	6	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available now.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site area has been reduced from what was originally submitted to continue the pattern of linear development which generates an indicative capacity of six homes. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until six to fifteen years.

SHLAA SITE REF NO: 780c

GREENFIELD

ADDRESS: Land in between the Village Hall and Tudor Cottage, The Street, Bredfield

SITE AREA: 0.43



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	6	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	Adjacent
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available now.
Achievable	Yes - There is a reasonable prospect the site could be developed within six to fifteen years.

SUMMARY

A greenfield site on the edge of a village. Originally submitted as a larger site but has now been reduced to a more suitable scale. A low density development with indicative capacity of six homes is considered suitable considering the character of the area. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would be developed sometime in six to fifteen years.

SHLAA SITE REF NO: 914

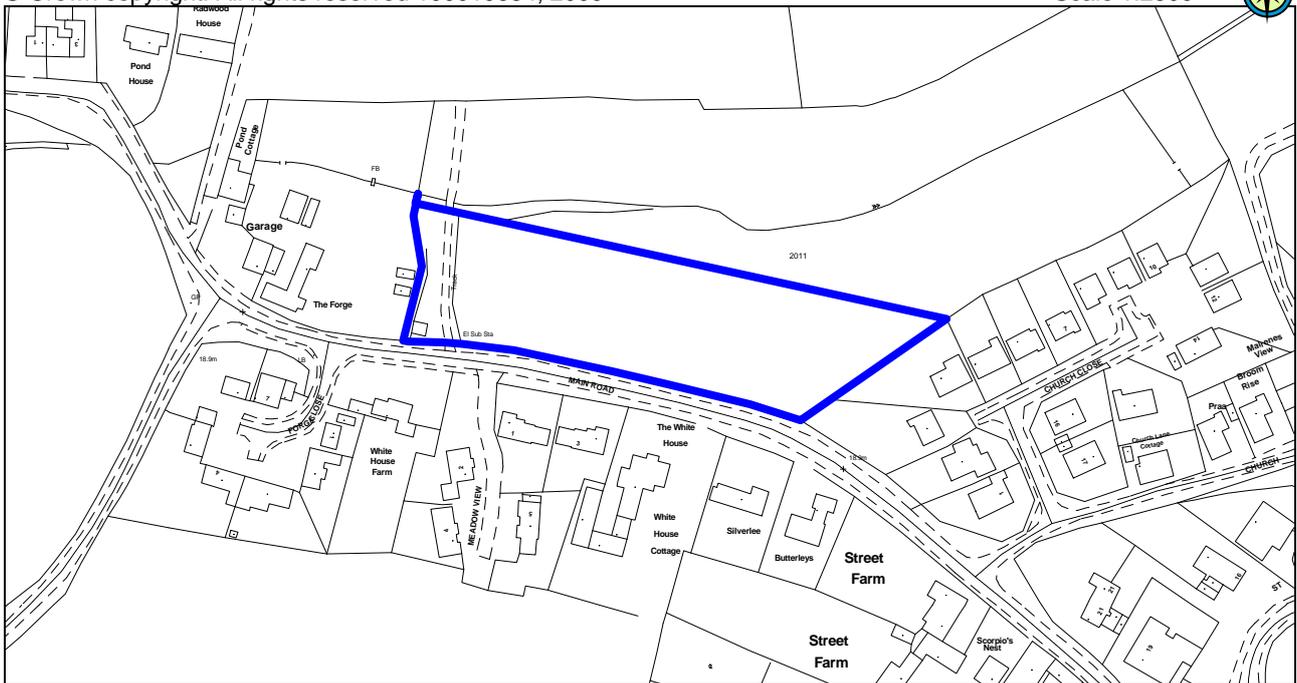
GREENFIELD

ADDRESS: Land north of White House, The Street, Bucklesham

SITE AREA: 0.67

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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	8	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	Adjacent
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside PS
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for development and is available now.
Achievable	Yes - The applicant has indicated the site could be delivered within six to fifteen years

SUMMARY

The site originally submitted was considered too large and not all suitable for development. The site area has therefore been amended accordingly to provide for some low density linear development with the potential to achieve eight homes. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would be developed sometime in six to fifteen years.

SHLAA SITE REF NO: 590

GREENFIELD

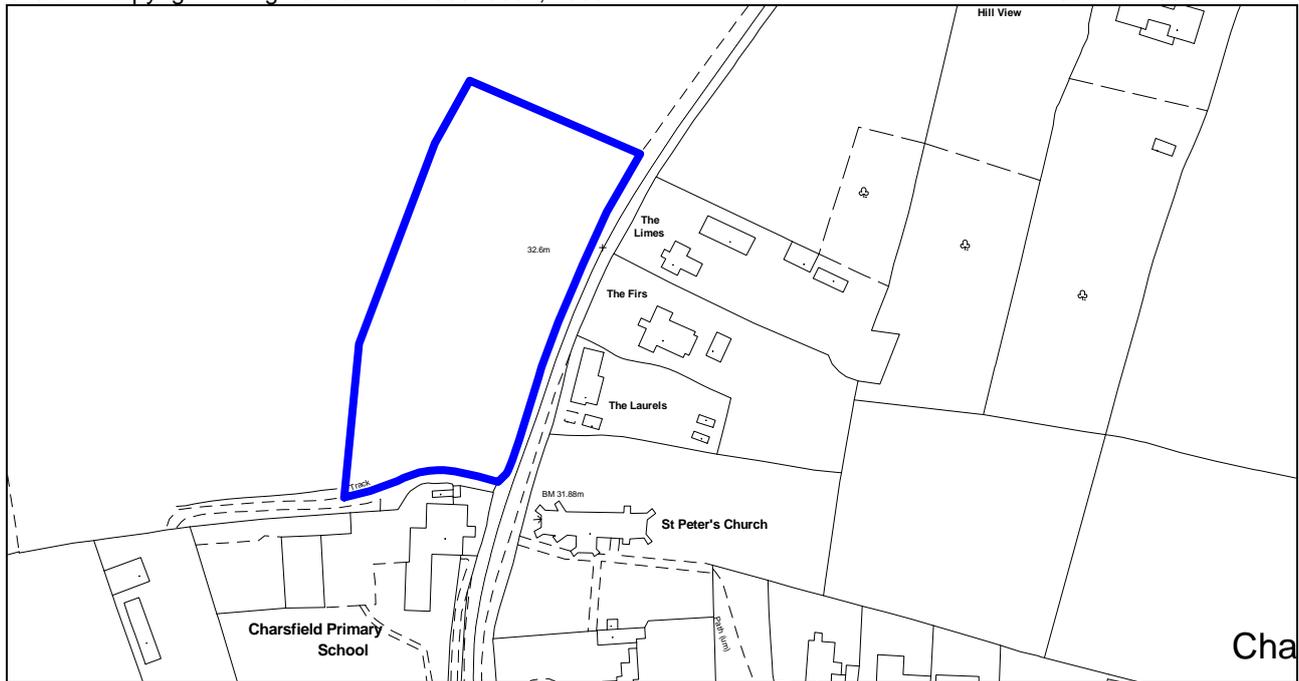
ADDRESS: Land adjacent to Primary School, Church Lane, Charsfield

SITE AREA: 0.48



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	6	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	PS Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

A greenfield site on the edge of a village. Originally submitted as a larger site but has now been reduced to a more suitable scale with a low density and indicative capacity of six homes. There is a reasonable prospect that it could be developed within six to fifteen years.

SHLAA SITE REF NO: 520

GREENFIELD

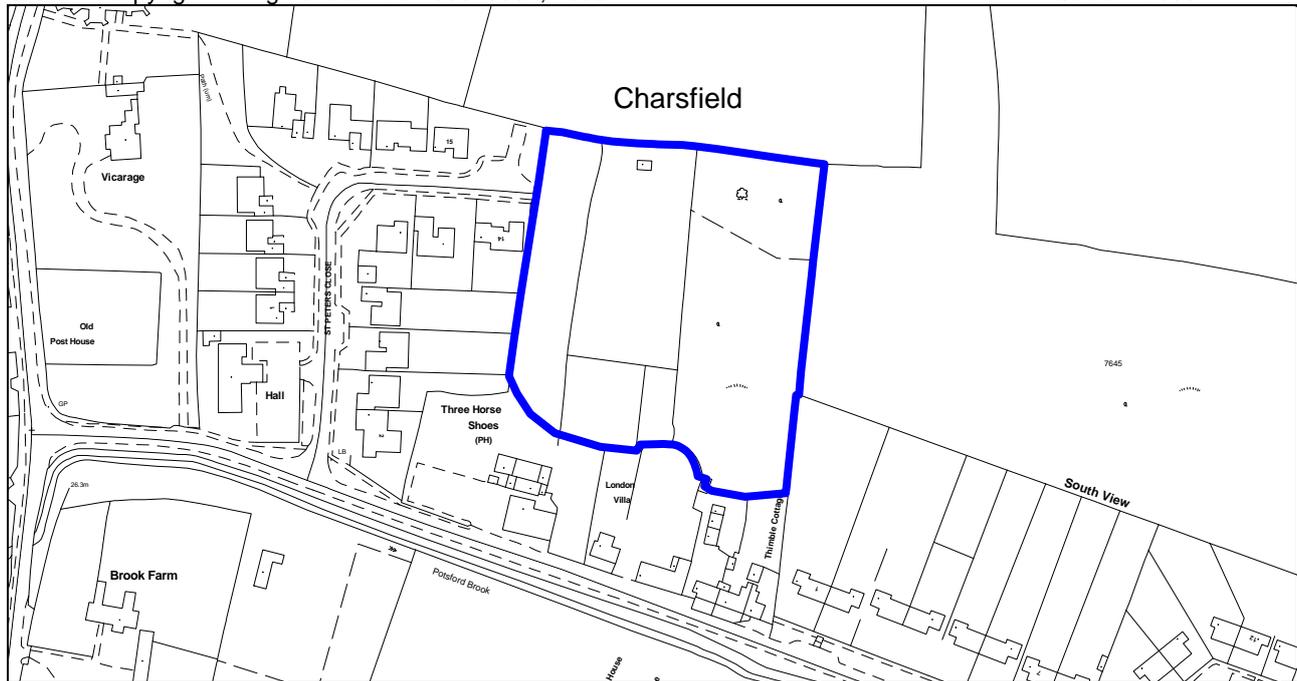
ADDRESS: Land behind Three Horse Shoes PH, The Street, Charsfield

SITE AREA: 0.97



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	20	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site is relatively large in comparison to the settlement and there is another potential site available for development. Therefore, this site would be more likely to be suitable towards the end of the plan period. If required, a low density development of approximately 20 homes could be achieved on this site. There is a reasonable prospect that the site will be developed within six to fifteen years.

SHLAA SITE REF NO: 773a

GREENFIELD

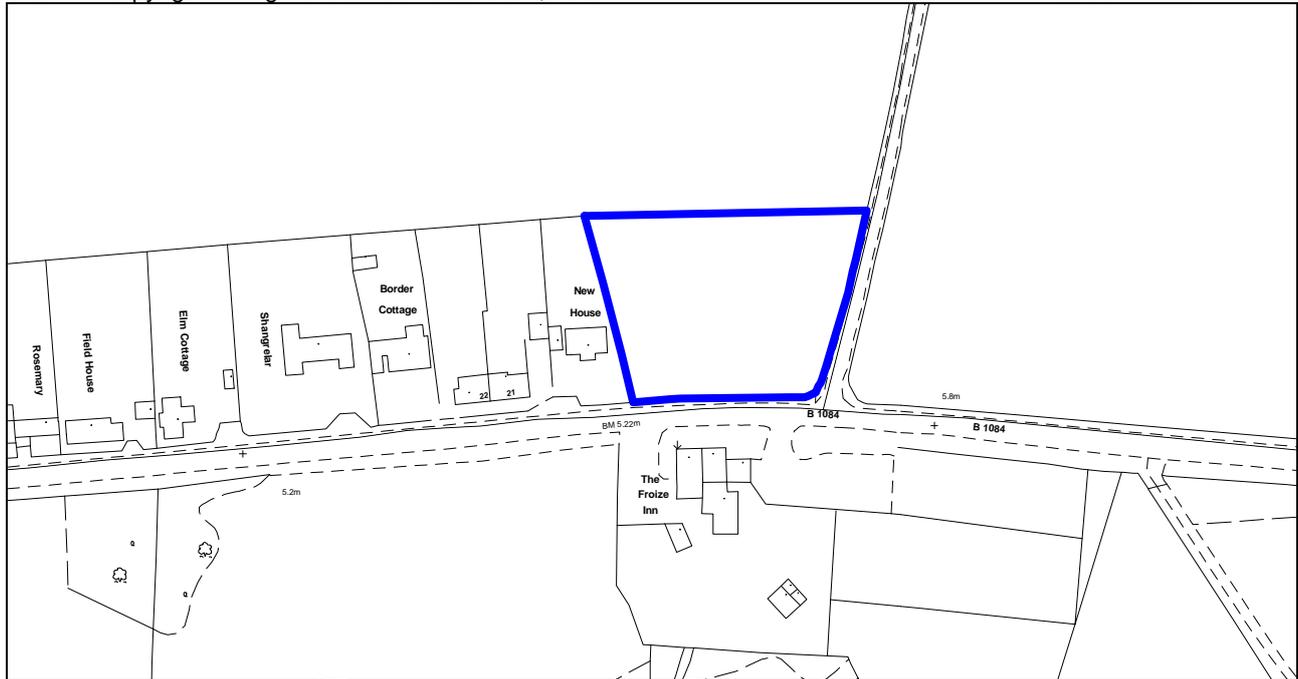
ADDRESS: Land adjacent to New House, The Street, Chillesford

SITE AREA: 0.30



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	4	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

No planning permission exists on the site but it is a greenfield site which has been put forward for development and therefore there is a reasonable prospect that the site could be developed within six to fifteen years. A low density linear development in keeping with the surroundings is suggested providing an indicative capacity of four homes.

SHLAA SITE REF NO: 707

GREENFIELD

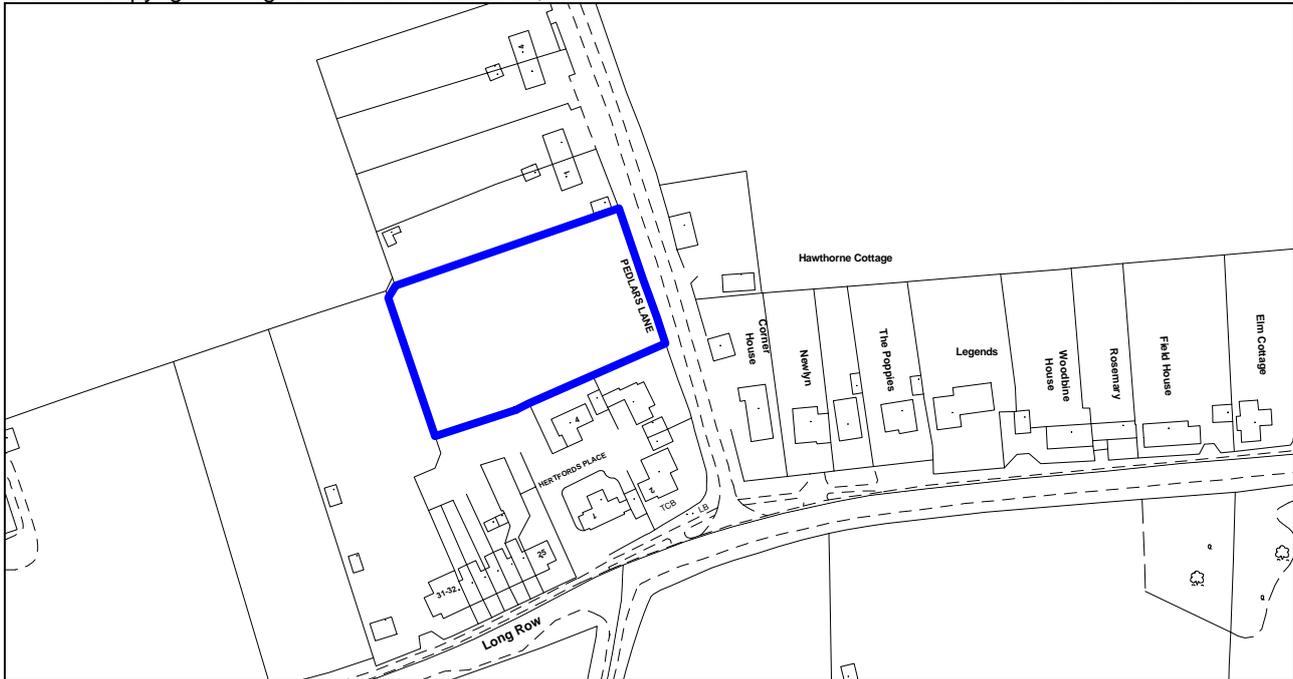
ADDRESS: Land off Pedlars Lane, adjacent to Hertfords Place, Chillesford

SITE AREA: 0.26



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	4	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	PS
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available now.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until six to fifteen years. A low density of development of four homes is suggested.

SHLAA SITE REF NO: 776c

GREENFIELD

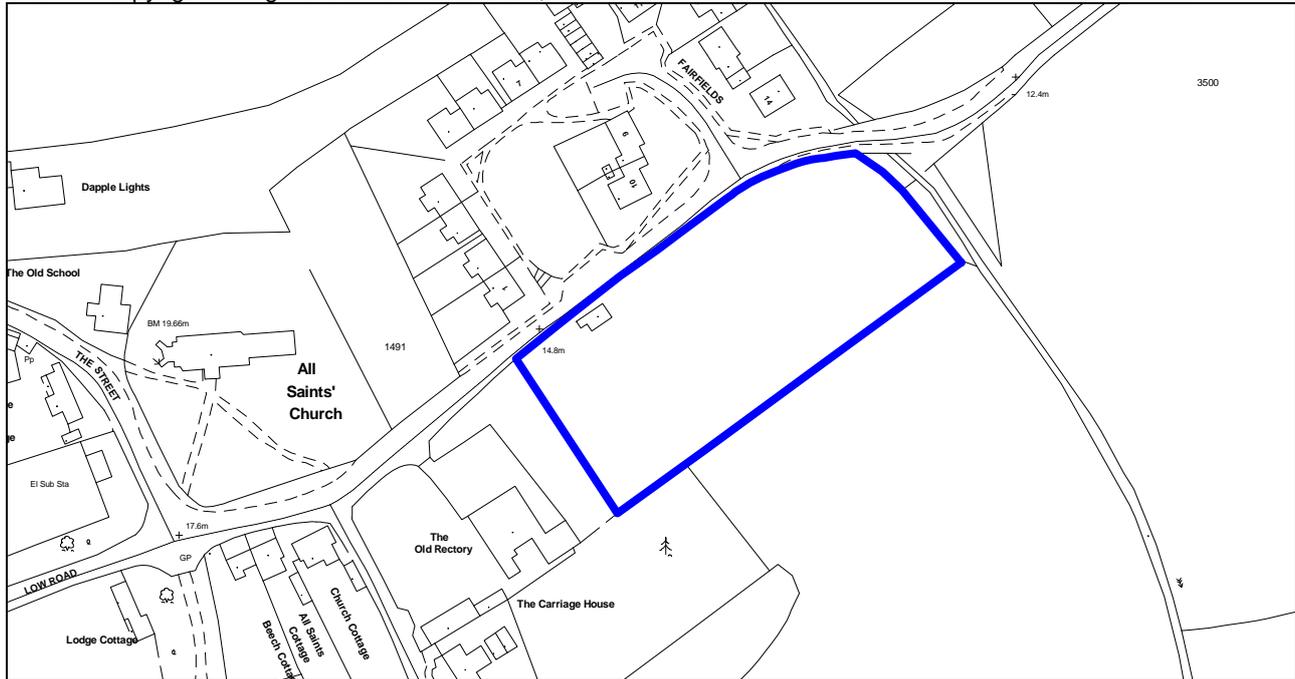
ADDRESS: Land opposite Fairfields and adjacent to The Old Rectory, Darsham

SITE AREA: 0.53



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	8	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	Yes	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside PS
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

A greenfield site on the edge of a village. Originally submitted as a larger site but has now been reduced to a more suitable scale with an indicative capacity of eight homes at a low density. As it is within the Conservation Area, it would not be a preferred site for housing however, if necessary, there is a reasonable prospect it could be developed within six to fifteen years.

SHLAA SITE REF NO: 785

GREENFIELD

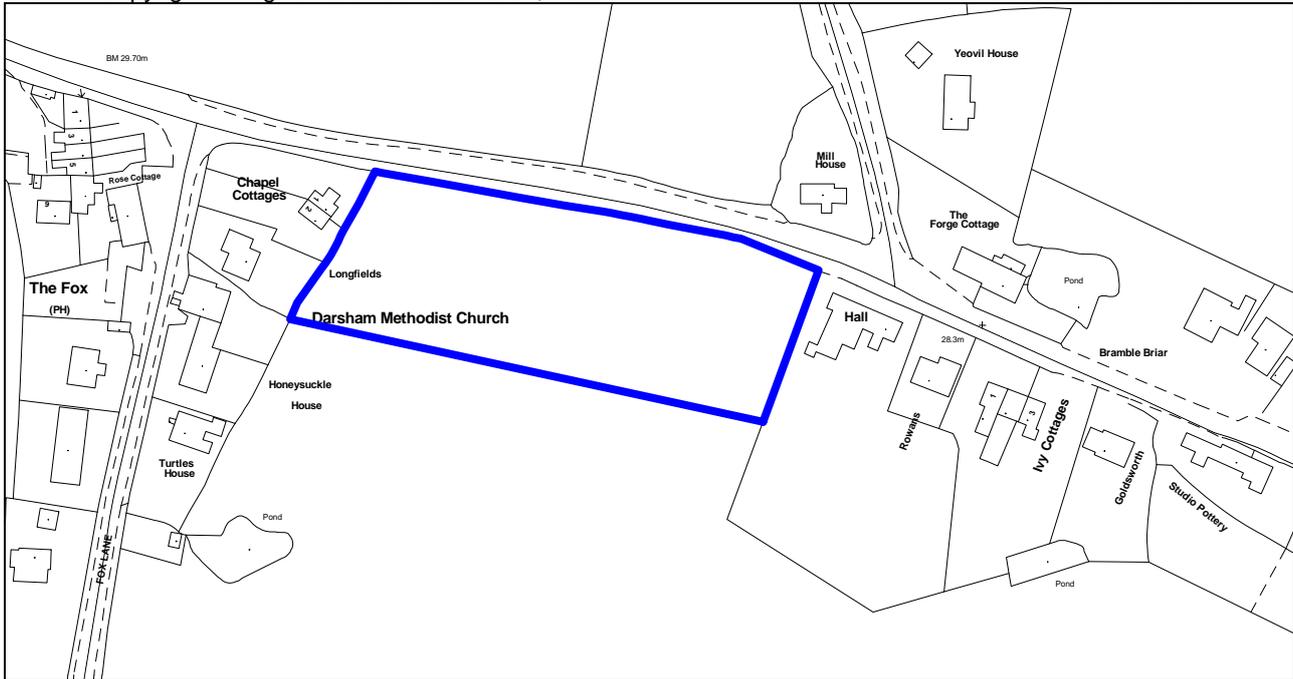
ADDRESS: Land adjacent to the Village Hall, Darsham

SITE AREA: 0.55



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	8	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

A greenfield site on the edge of a village. A linear development respecting the character of the existing settlement would result in an indicative capacity of eight homes. There is a reasonable prospect that it could be developed within six to fifteen years.

SHLAA SITE REF NO: 378a

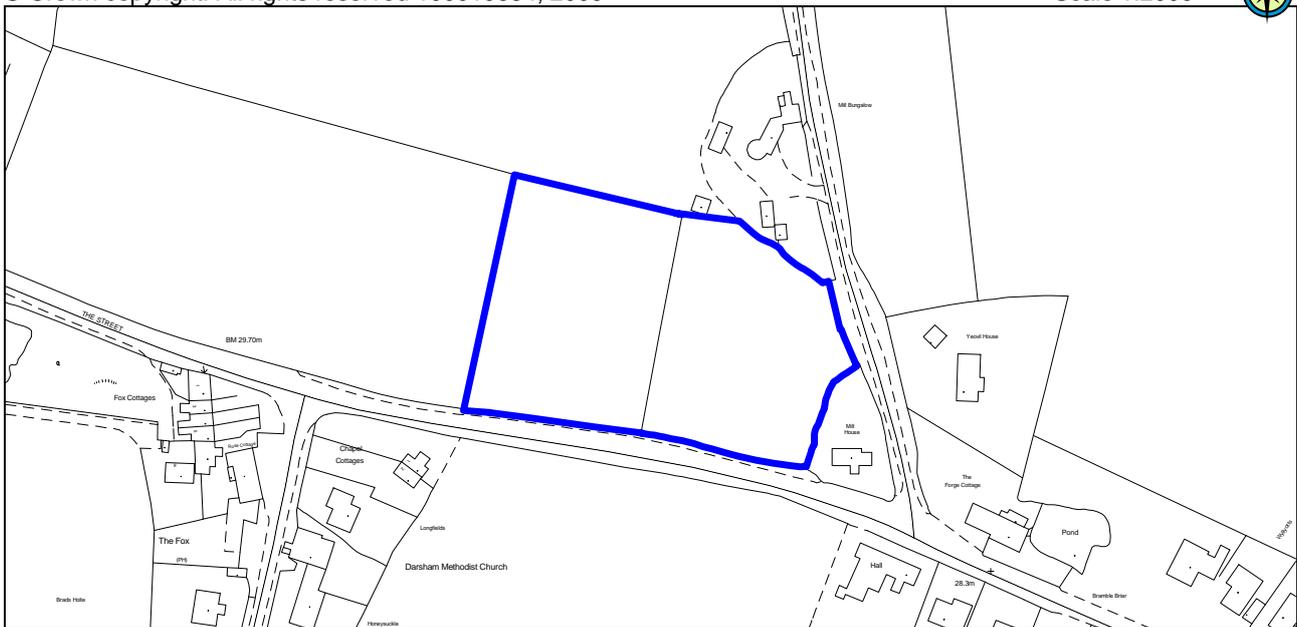
GREENFIELD

ADDRESS: Land west Mill House, The Street, Darsham

SITE AREA: 0.72

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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
50	LOW	5	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available now.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

A greenfield site on the edge of a village. Originally submitted as a larger site but has now been reduced to a more suitable scale with an indicative capacity of five homes and potential for a village hall. The Parish Council support the site. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until six to fifteen years.

SHLAA SITE REF NO: 378b

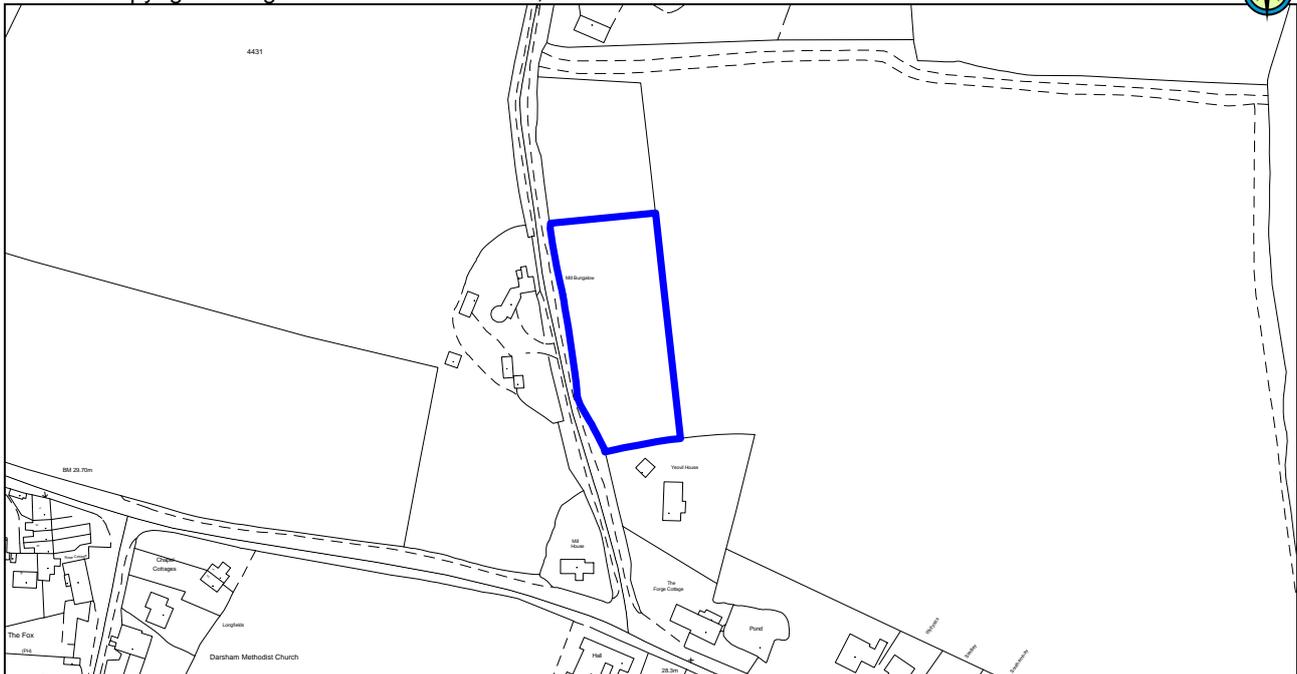
GREENFIELD

ADDRESS: Land north Yeovil House, Priory Lane, The Street, Darsham

SITE AREA: 0.31

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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	4	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available now.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

A greenfield site on the edge of a village. Originally submitted as a larger site but has now been reduced to a size more suitable to accommodate four homes which the Highways Authority have suggested would be acceptable. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until six to fifteen years.

SHLAA SITE REF NO: 524

GREENFIELD

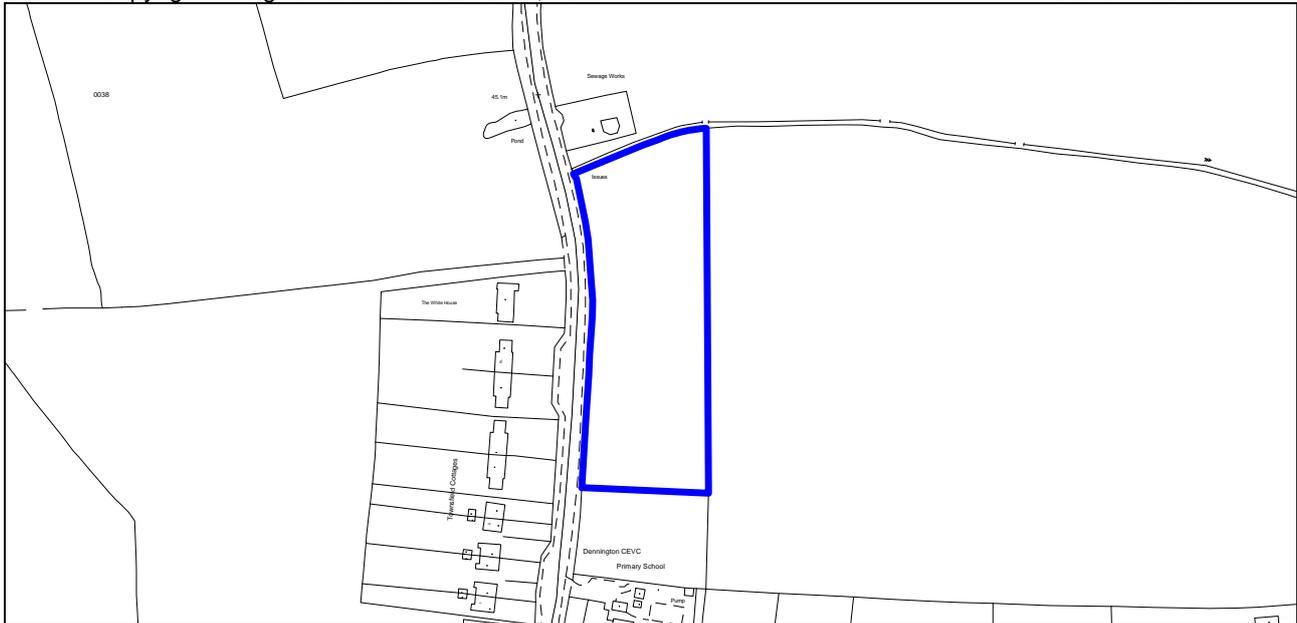
ADDRESS: Land opposite Townsfield Cottages, Laxfield Road, Dennington

SITE AREA: 0.60



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	10	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	Adjacent	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

A greenfield site on the edge of a village. The Parish Council support the site and therefore there is a reasonable prospect that it could be developed within six to fifteen years. A low density linear development with indicative capacity of ten homes is suggested.

SHLAA SITE REF NO: 627a

GREENFIELD

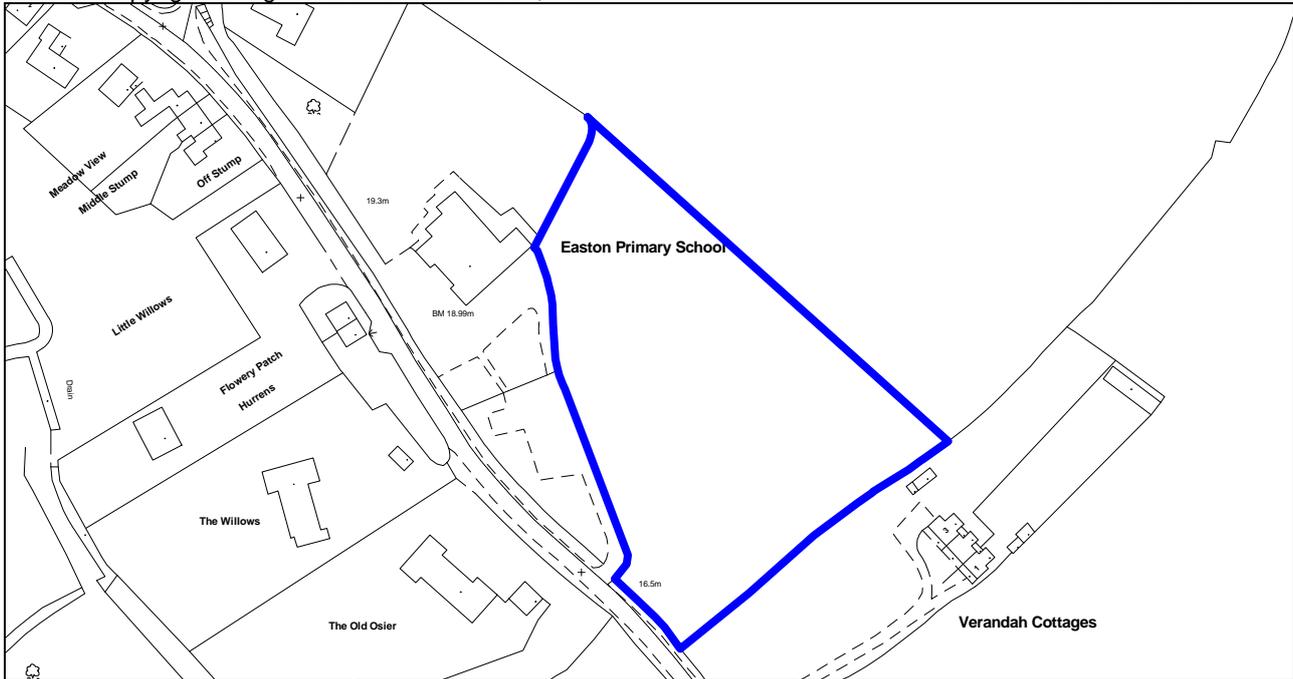
ADDRESS: Land adjacent to Easton Primary School, The Street, Easton

SITE AREA: 0.74



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	8	6-15

CONSTRAINTS

Access & Highways	Possible	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	Adjacent	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

A greenfield site on the edge of a village. There is a reasonable prospect that it could be developed within six to fifteen years. A low density linear development with indicative capacity of eight homes is suggested.

SHLAA SITE REF NO: 8936

BROWNFIELD

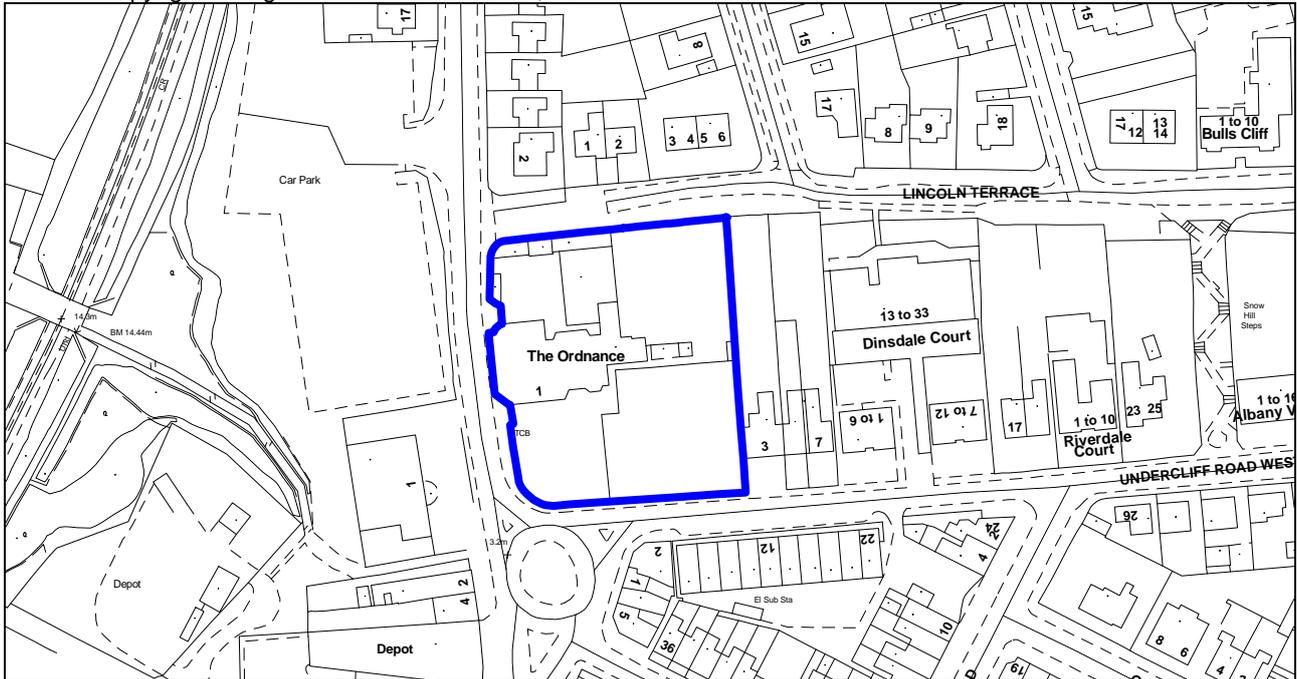
ADDRESS: The Ordnance Hotel, 1 Undercliff Road, Felixstowe

SITE AREA: 0.44



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	14	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	Part 3
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	Yes	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has recently had planning permission for 14 homes
Achievable	Yes – There is a reasonable prospect that homes could be delivered within six to fifteen years

SUMMARY

The site has previously had planning permission for 14 homes. There is a reasonable prospect that homes could be delivered within six to fifteen years.

SHLAA SITE REF NO: 166b

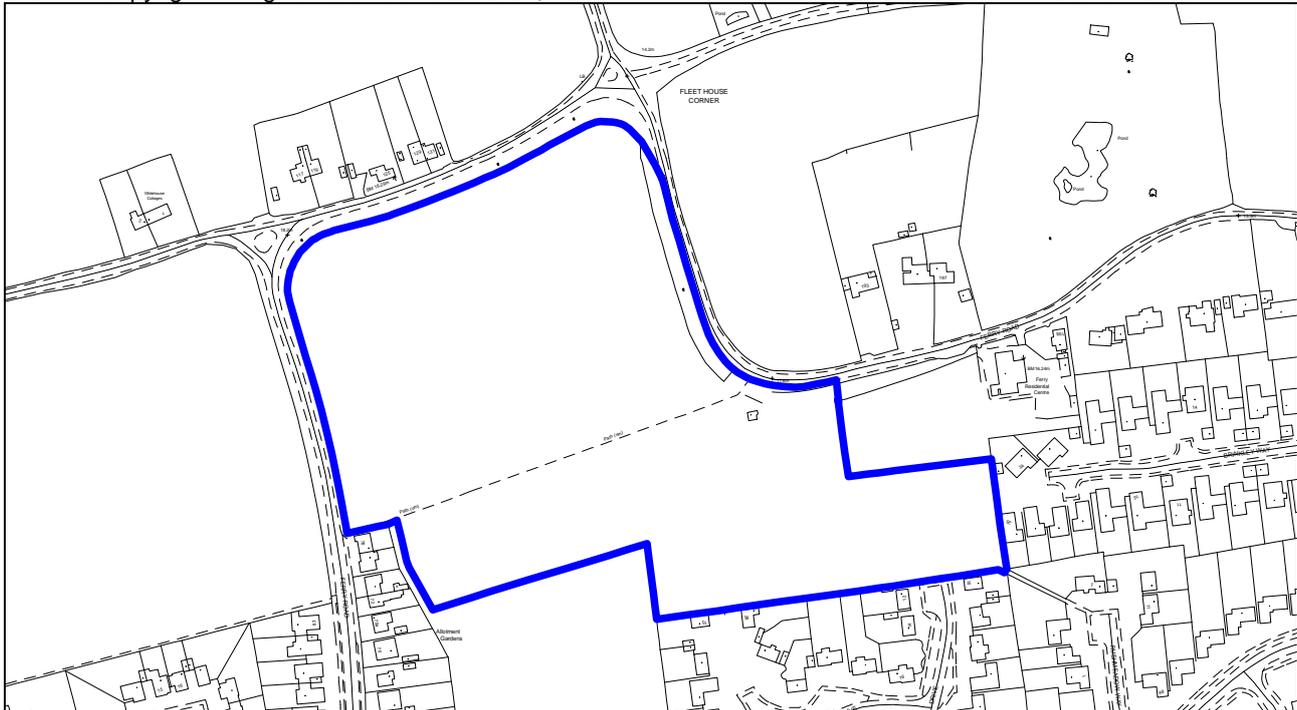
GREENFIELD

ADDRESS: Land south of 125 Ferry Road, Felixstowe

SITE AREA: 4.80

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Scale 1:3500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
88	HIGH	168	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

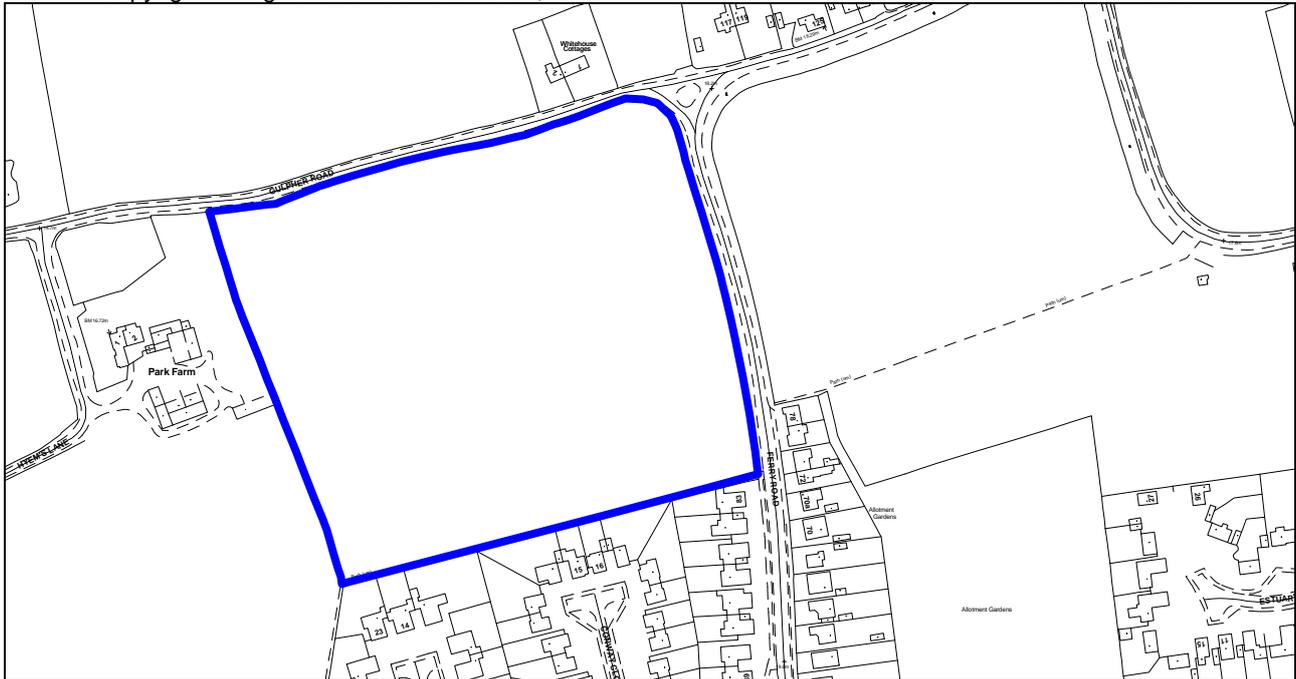
A greenfield site on the edge of Felixstowe which is relatively well related to the existing settlement. It is suggested that a high density scheme of 40 dwellings per hectare could be achieved giving an indicative capacity of 168 homes taking into account an area of land proposed for allotments. The Agents have indicated that the site is available for development now and there is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 502e
ADDRESS: Land behind 15 and 16 Conway Close, Felixstowe
SITE AREA: 3.83

GREENFIELD

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Scale 1:3500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	115	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

A greenfield site on the edge of Felixstowe and relatively well related to the existing settlement. It is suggested a medium density scheme of 30 dwellings per hectare could be achieved giving an indicative capacity of approximately 115 homes. The Agents have indicated that the site is available for development and therefore there is a reasonable prospect that the site could be developed in six to fifteen years.

SHLAA SITE REF NO: 1UCF

BROWNFIELD

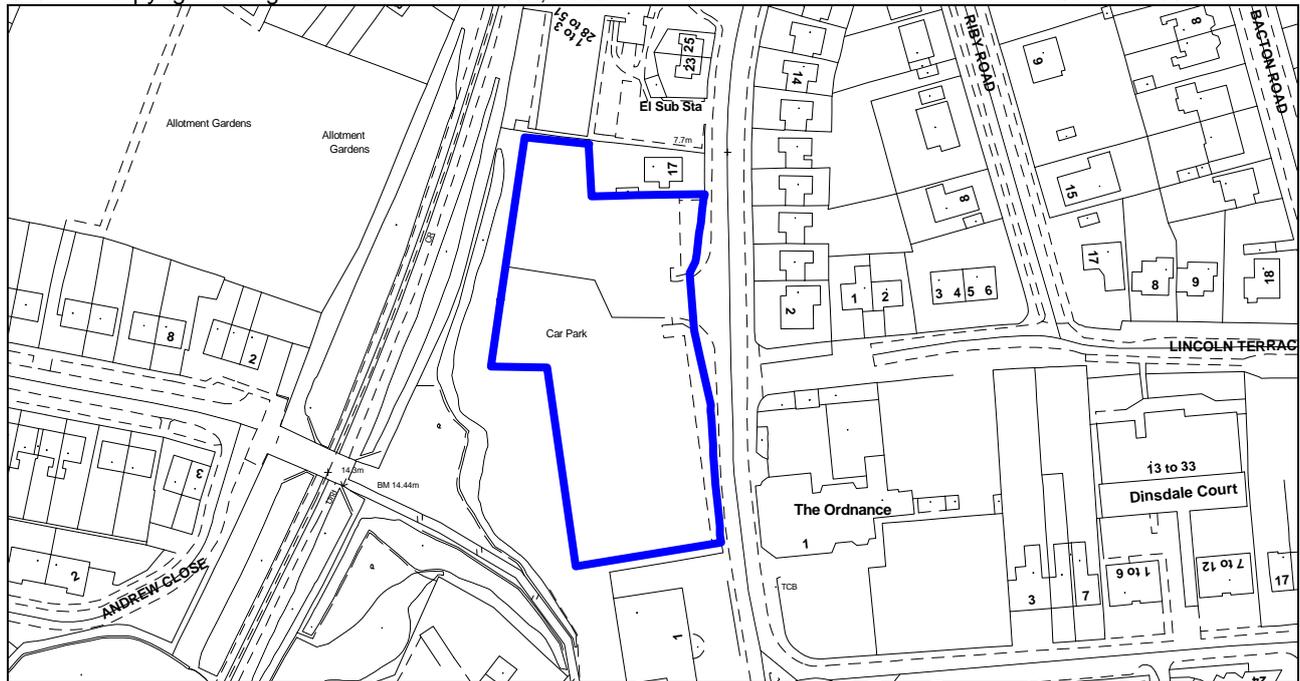
ADDRESS: Garrison Lane car park, adjacent to 17 Garrison Lane, Felixstowe

SITE AREA: 0.46



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	HIGH	18	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - Site identified through urban capacity and is owned by the District Council. The existing use of the site as a car park and temporary use by a local transport business may delay immediate development.
Achievable	Yes – There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site has been identified previously as part of the Urban Capacity Study and is owned by the District Council. Existing uses on the site may delay development slightly but there is a reasonable prospect that the site could be developed within six to fifteen years. In this central location, a high density development would be suitable with an indicative capacity of 18 homes.

SHLAA SITE REF NO: 451i

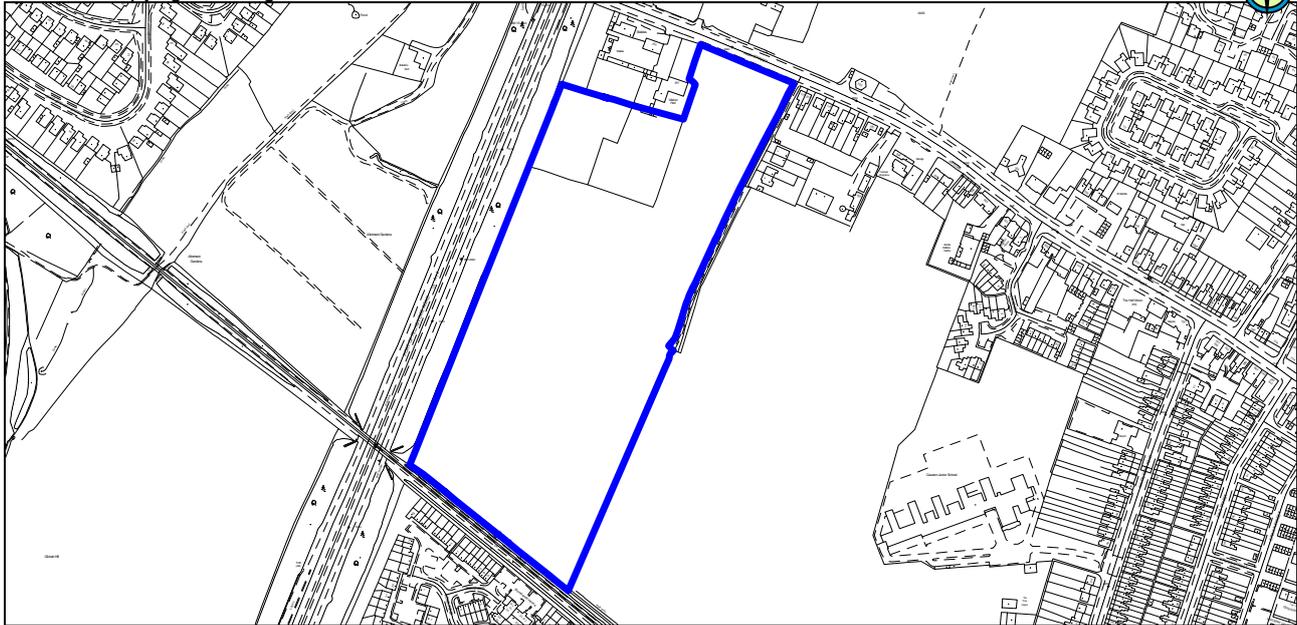
GREENFIELD

ADDRESS: Land adjacent to 1- 4 Hawkes Lane, Felixstowe

SITE AREA: 6.71

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Scale 1:5500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
75	LOW	120	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	Adjacent
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	Noise and air quality

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to be considered for development and is available in the short term.
Achievable	Yes - There is a reasonable prospect the site could be developed within six to fifteen years.

SUMMARY

The site area has been reduced from what was originally submitted to take account of a noise buffer zone which would be required on land immediately adjacent to the A14. This is a greenfield site well related to the existing settlement. The developers have suggested a high density development could be achieved resulting in an indicative capacity of 225 homes however, considering the constraints, the Council believes it would be significantly less than this. Although the site is available, until there is progress on the Site Specific Allocations DPD, it is reasonable to assume at this stage that the site would not be developed until six to fifteen years.

SHLAA SITE REF NO: 451g

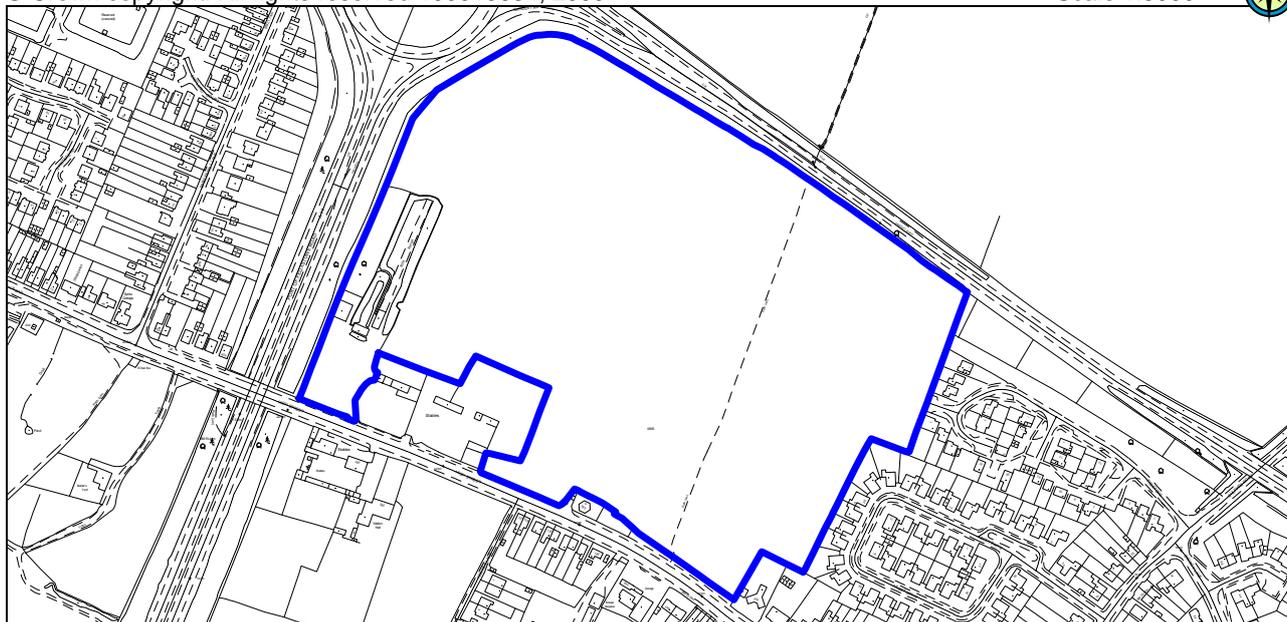
GREENFIELD

ADDRESS: Land at and surrounding Felixstowe rifle club, south of Dockspur roundabout, Felixstowe

SITE AREA: 12.00

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Scale 1:5000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
75	MEDIUM	300	6-15

CONSTRAINTS

Access & Highways	Possible	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	Adjacent
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	PS
Existing use	Possible	Other constraints	Noise and air quality

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to be considered for development and is available now.
Achievable	Yes - There is a reasonable prospect that the site could be delivered within six to fifteen years

SUMMARY

A scoping opinion has been submitted to the Council which indicates that work is being carried out to develop the site. The developers have indicated 200 homes as part of a mixed use scheme could be provided although the Council suggests that 300 homes could be achieved on the site. A noise buffer zone adjacent to the main roads would be required. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until six to fifteen years.

SHLAA SITE REF NO: 558

GREENFIELD

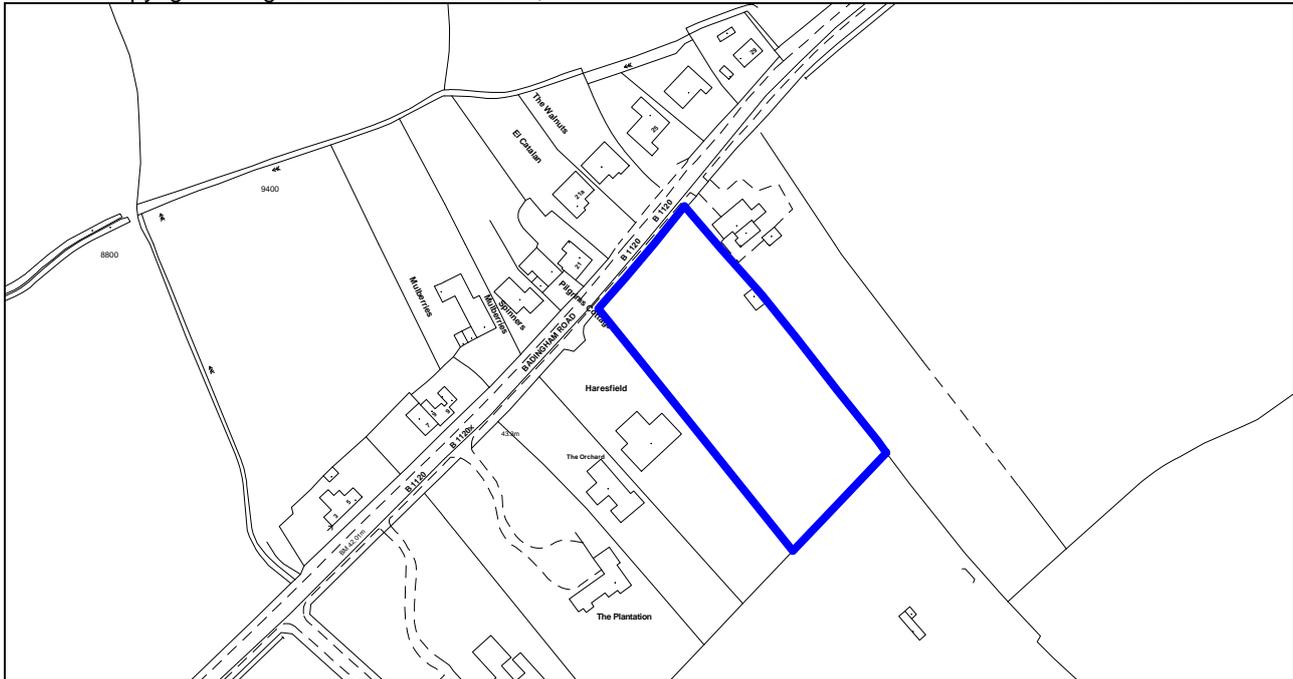
ADDRESS: Land adjacent to Haresfield, Badingham Road, Framlingham

SITE AREA: 0.46



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY LOW	3	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site is a greenfield site, currently outside but well related to the existing settlement boundary. Due to the character of the neighbouring dwellings, the site would be suitable for a very low density development of approximately three homes. There is a reasonable prospect that the site could be developed in six to fifteen years.

SHLAA SITE REF NO: 738

GREENFIELD

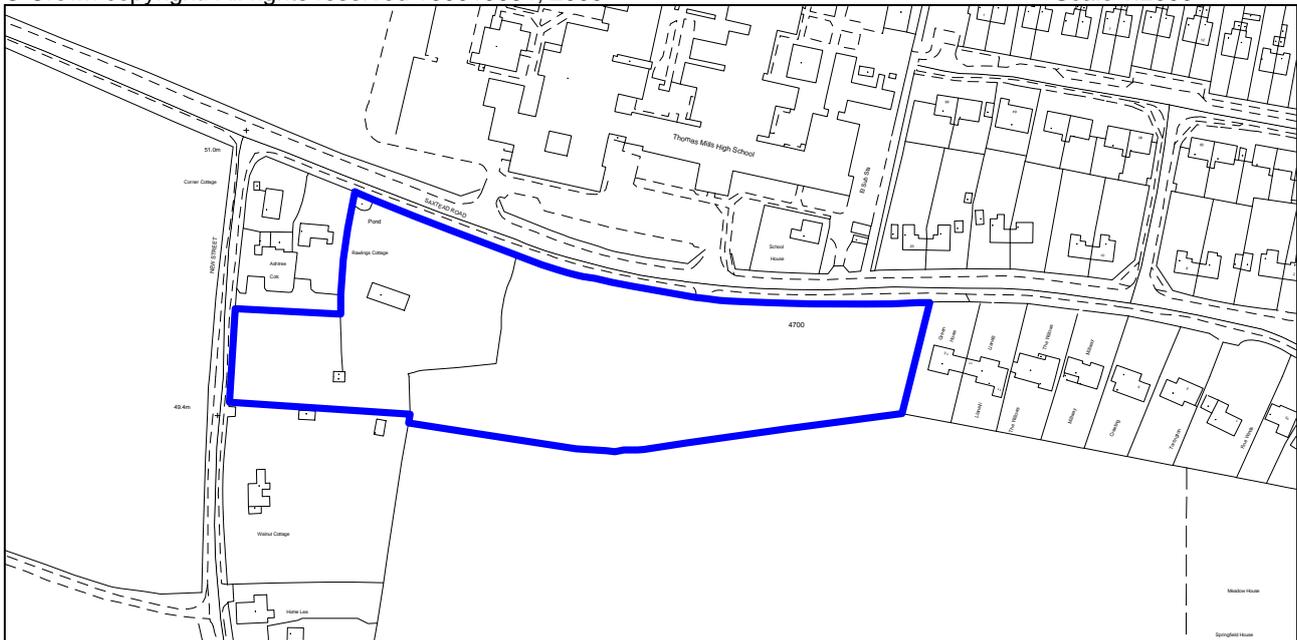
ADDRESS: Land off Saxtead Road, opposite Thomas Mills High School, Framlingham

SITE AREA: 1.40



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	25	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development by two applicants.
Achievable	Yes - There is a reasonable prospect the site could be developed within six to fifteen years.

SUMMARY

The site is a greenfield site, currently outside but well related to the existing settlement boundary. Due to the character of the neighbouring dwellings, the site would be suitable for a low density linear development with indicative capacity of approximately 25 homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 551

GREENFIELD

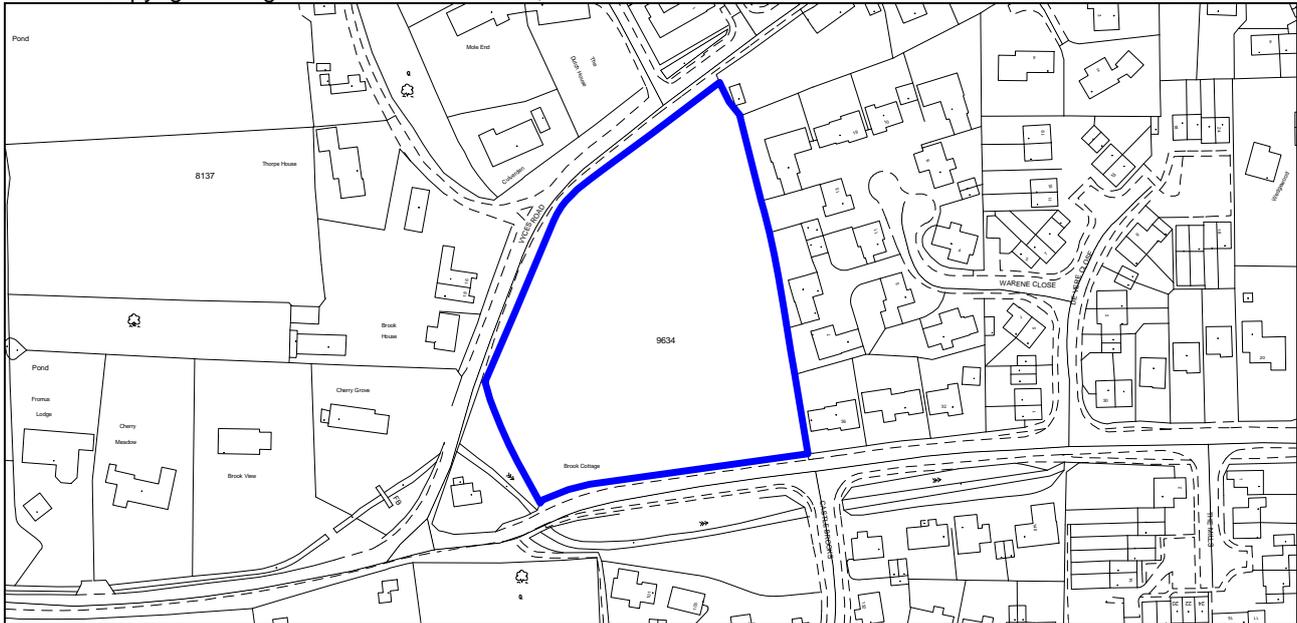
ADDRESS: Land adjacent to Brook Cottage, Vyces Road, Framlingham

SITE AREA: 0.80



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
60	MEDIUM	14	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Adjacent
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site area has been reduced from what was originally submitted to take account of the flood zone to the south. This is a greenfield site well related to the existing settlement. A medium density development of 30 dwellings per hectare is suggested giving an indicative capacity of 14 homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 550

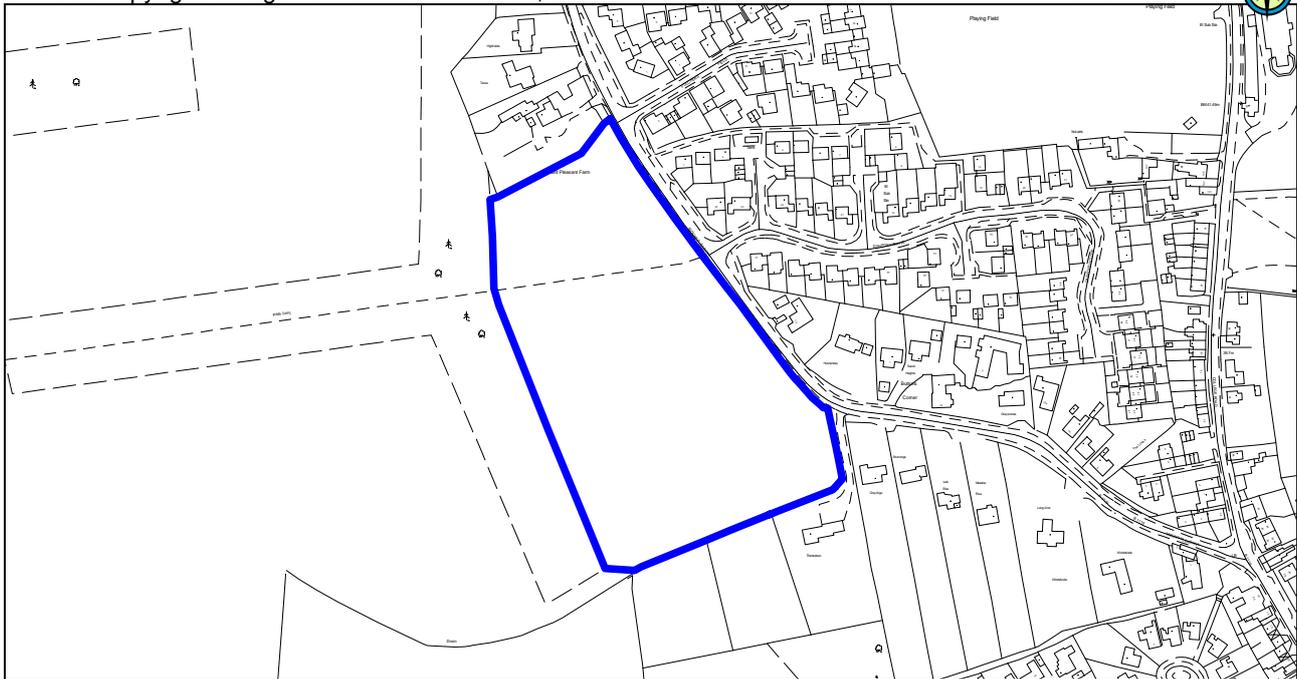
GREENFIELD

ADDRESS: Land to the south of Mount Pleasant, Framlingham

SITE AREA: 2.78

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Scale 1:4000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	HIGH	100	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for development by a number of applicants and is available now.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

There are a few sites with planning permission in Framlingham which are likely to be delivered within 1-5 years. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until six to fifteen years. A medium density gives an indicative capacity of 100 homes to be achieved on this site.

SHLAA SITE REF NO: 583a

GREENFIELD

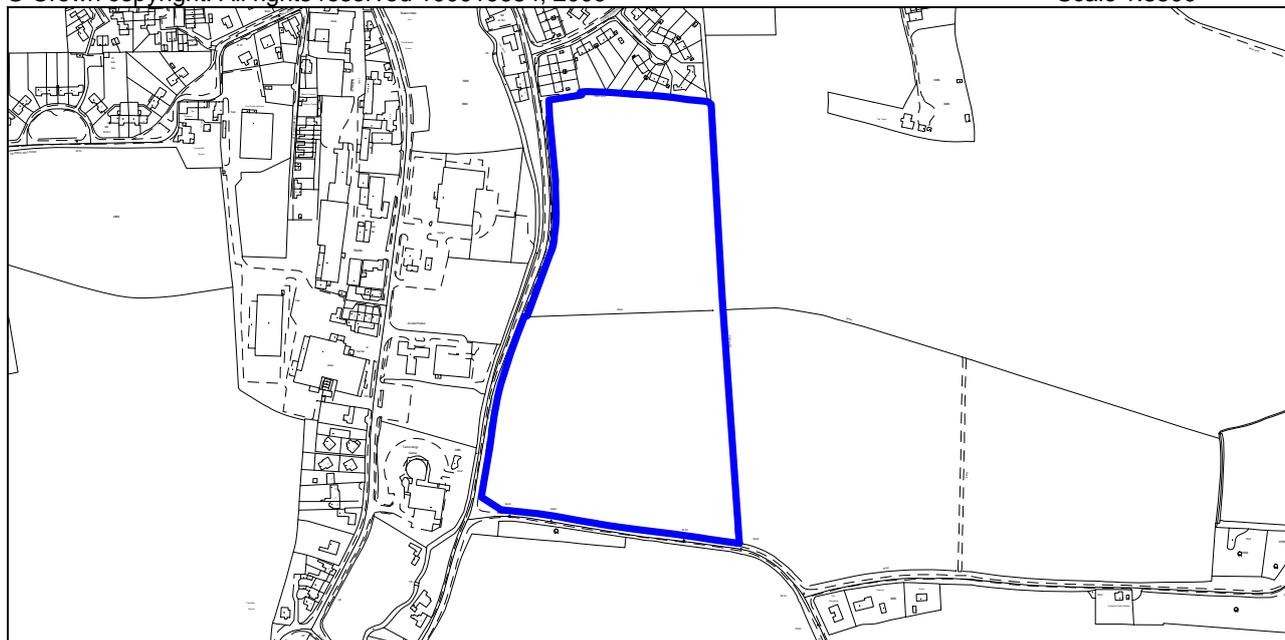
ADDRESS: Land adjacent to Fairfield Crescent, Framlingham

SITE AREA: 6.77



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Scale 1:8500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	200	6-15

CONSTRAINTS

Access & Highways	Potential	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site area has been reduced compared to that originally submitted to be more in keeping with the scale and character of the town. A density of 30 dwellings per hectare would result in an indicative capacity of approximately 200 homes for the site. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 829

GREENFIELD

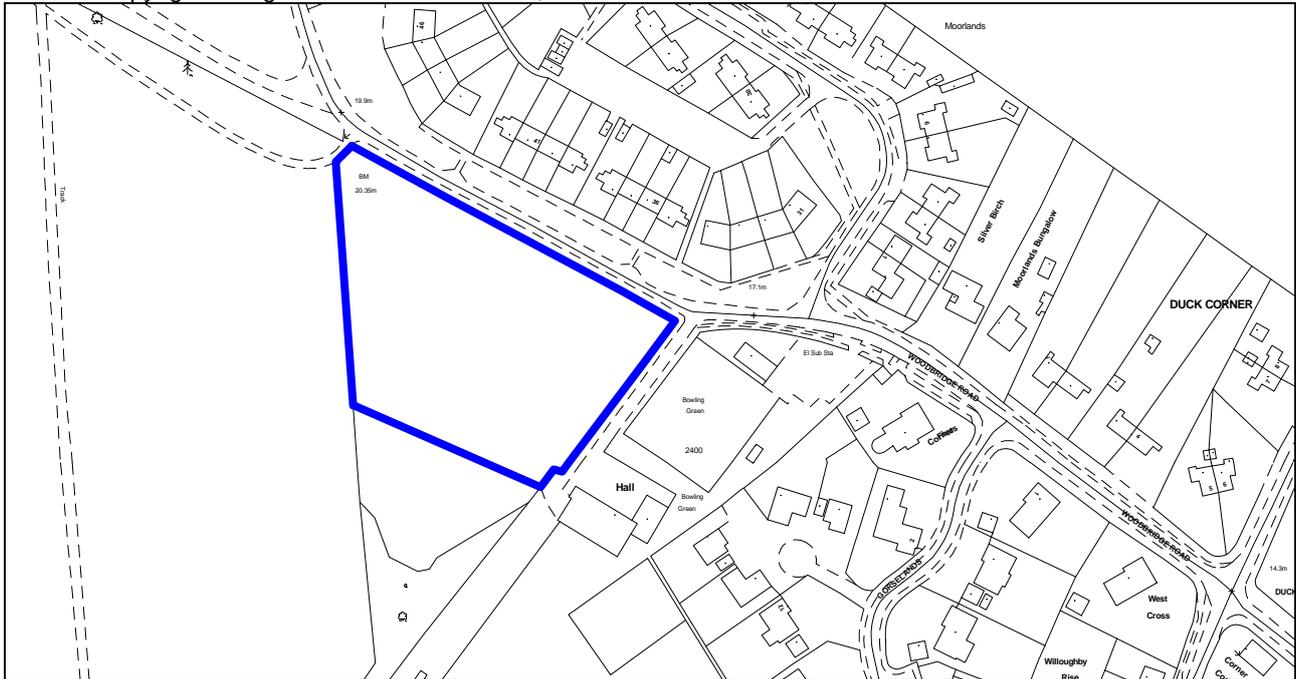
ADDRESS: Land opposite Moorlands, Heath Road, Hollesley

SITE AREA: 0.72



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	20	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site area has been reduced from what was originally submitted so the site is better related to the existing settlement. A medium density development is considered suitable in this location giving an indicative capacity of approximately 20 homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 772a

GREENFIELD

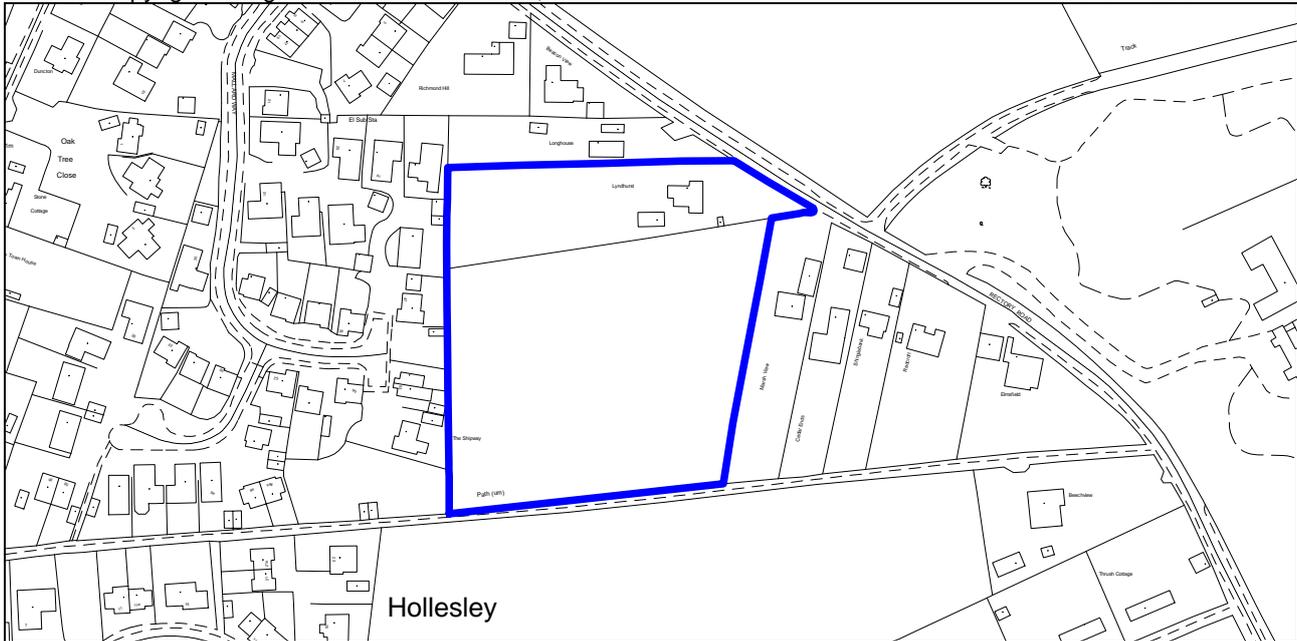
ADDRESS: Land adjacent to Marsh View, Rectory Road, Hollesley

SITE AREA: 1.25



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	35	6-15

CONSTRAINTS

Access & Highways	Possible	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available now.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

This site is two submissions combined. It is well related to the existing settlement. A medium density development would result in an indicative capacity of 35 homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 609

GREENFIELD

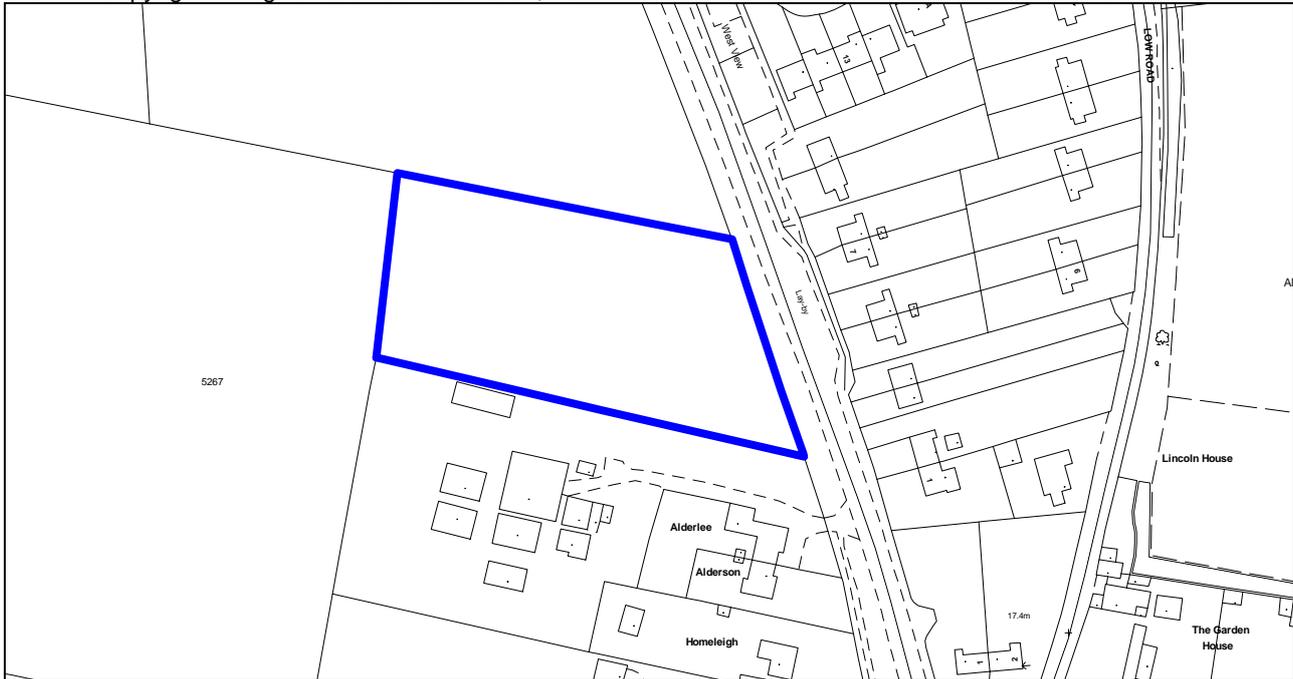
ADDRESS: Land adjacent to Alderlee, Main Road, Kelsale cum Carlton

SITE AREA: 0.52



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	8	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site area has been reduced from what was originally submitted to ensure the scale of development is appropriate for the settlement. A low density development results in an indicative capacity of approximately 8 homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 884

GREENFIELD

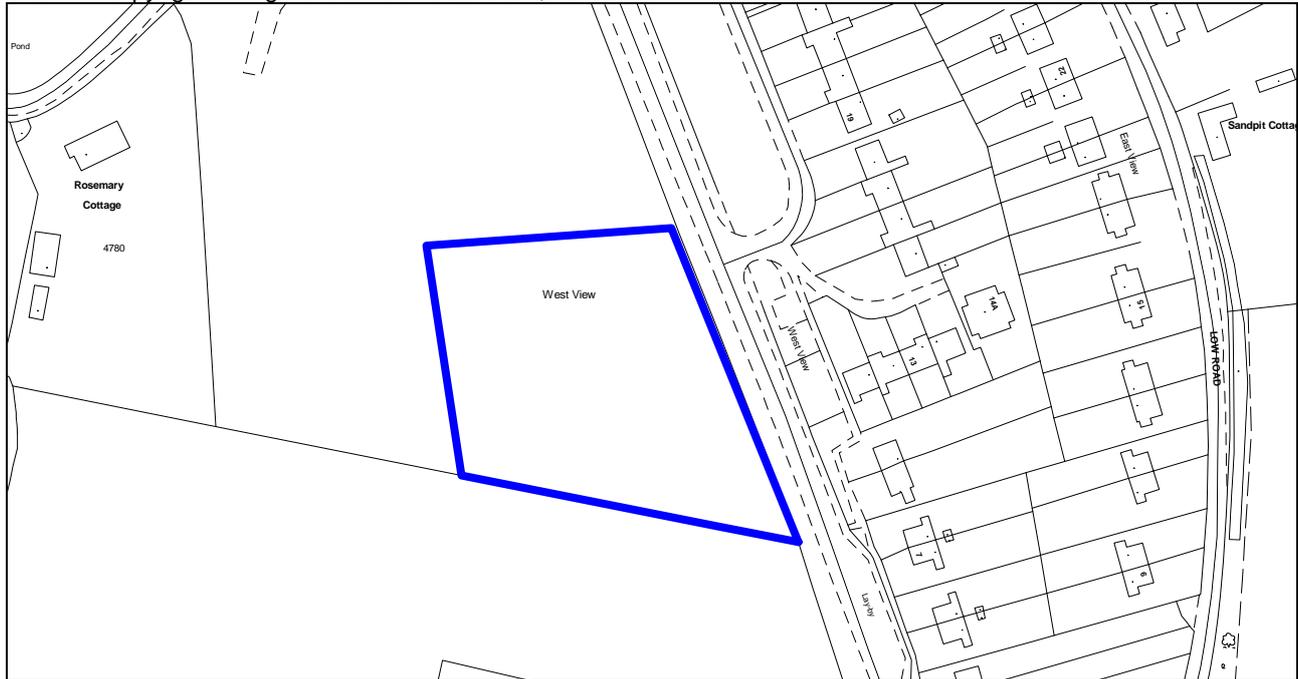
ADDRESS: Land south of Ambleside, Main Road, Kelsale cum Carlton

SITE AREA: 0.45



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	8	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

Site 609 should be delivered prior to this site being delivered as it is better related to the existing settlement. A low density development on this site gives an indicative capacity of 8 homes. There is a reasonable prospect that the homes could be developed on the site within six to fifteen years.

SHLAA SITE REF NO: 744b

GREENFIELD

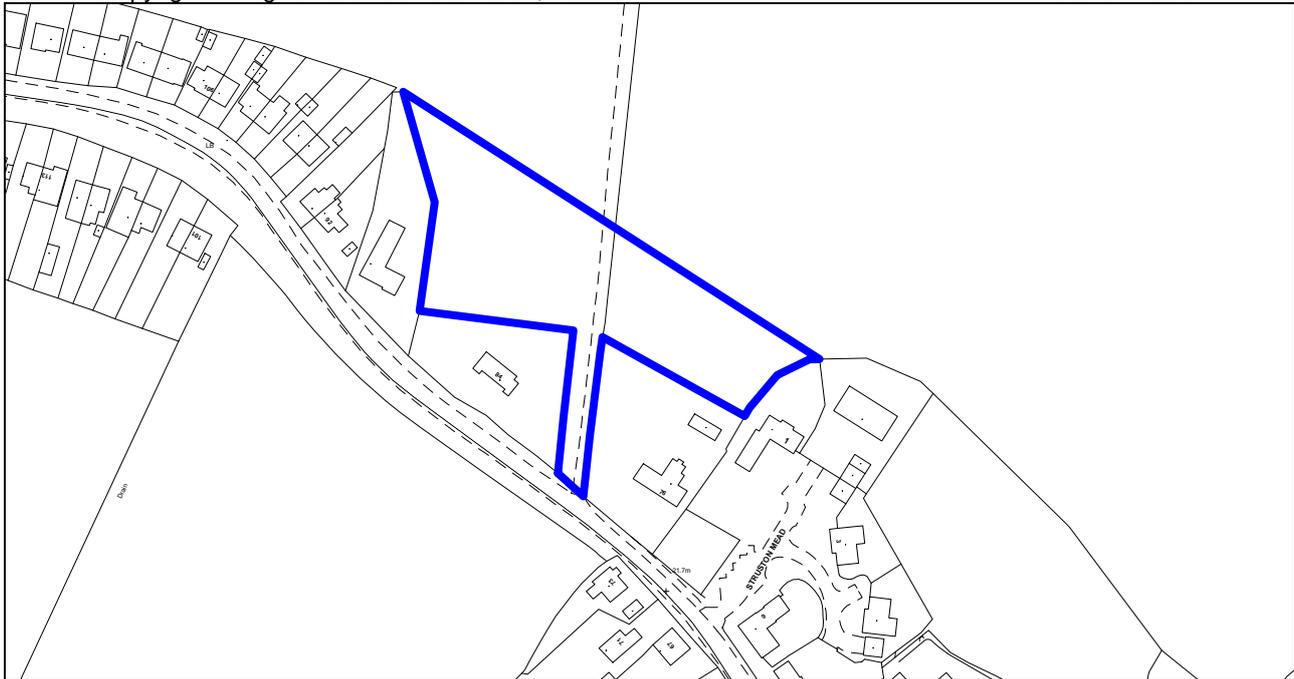
ADDRESS: Land to the rear of 76-86 Bucklesham Road, Kirton

SITE AREA: 0.57



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	10	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	Adjacent
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site is a greenfield site well related to the existing settlement. A low density development results in an indicative capacity of approximately 10 homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 604

GREENFIELD

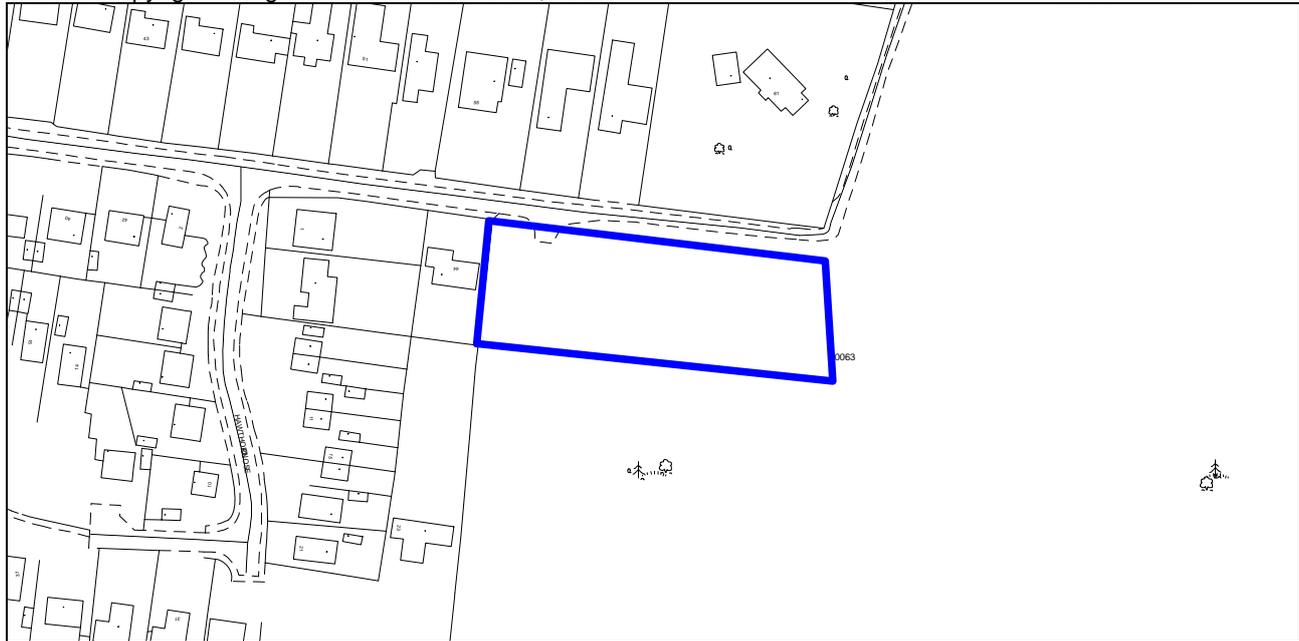
ADDRESS: Land adjacent 1-25 Hawthorn Close, Knodishall

SITE AREA: 0.33



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	6	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development by different applicants.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The Parish Council have indicated they would not wish to see this site developed due to traffic issues however the size of the site has been reduced compared to that originally submitted taking the access into account. Therefore a low density development of six homes is considered the most appropriate. There is a reasonable prospect that the site could be developed in six to fifteen years.

SHLAA SITE REF NO: 815

GREENFIELD

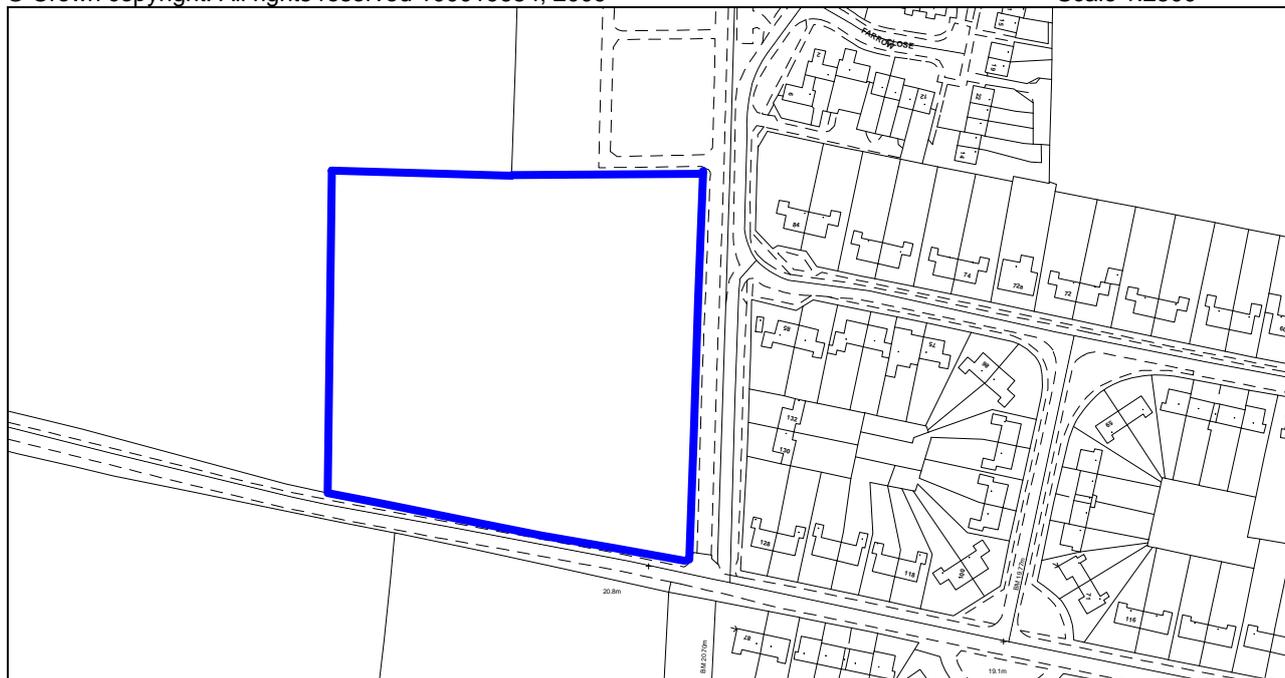
ADDRESS: Land south of cemetery, Saxmundham Road, Leiston

SITE AREA: 1.43



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	45	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be delivered in six to fifteen years.

SUMMARY

The site is a greenfield site on the western edge of the market town. The has been submitted to the Council to be considered for development relatively recently. A medium density development would result in a possible 45 homes. There is a reasonable prospect that the site could be developed in six to fifteen years.

SHLAA SITE REF NO: 714

GREENFIELD

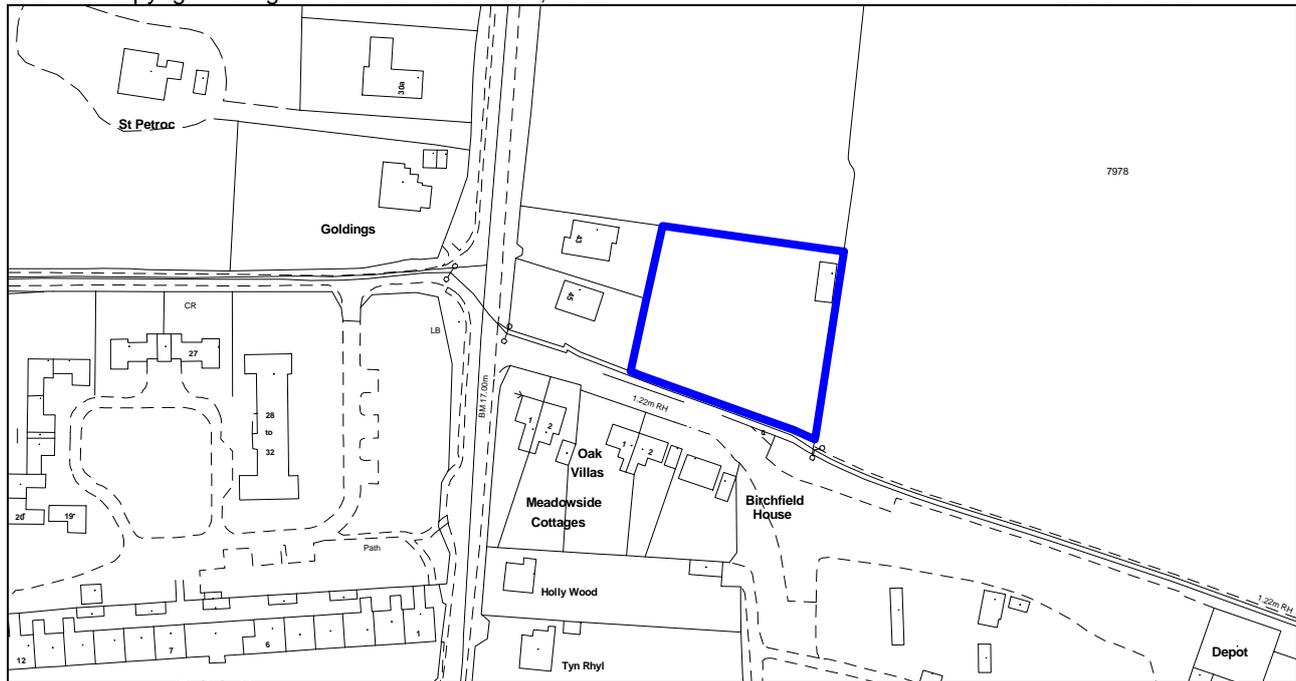
ADDRESS: Land to the rear of 43 & 45 Aldeburgh Road, Leiston

SITE AREA: 0.22



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	4	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

This is a greenfield site, well related to the existing settlement. Due to the size and location of the site, a medium density development is considered suitable and gives an indicative capacity of approximately four homes. There is a reasonable prospect that the site could be developed within six to fifteen years. It may be possible for this site to be developed with 761a.

SHLAA SITE REF NO: 408a

BROWNFIELD

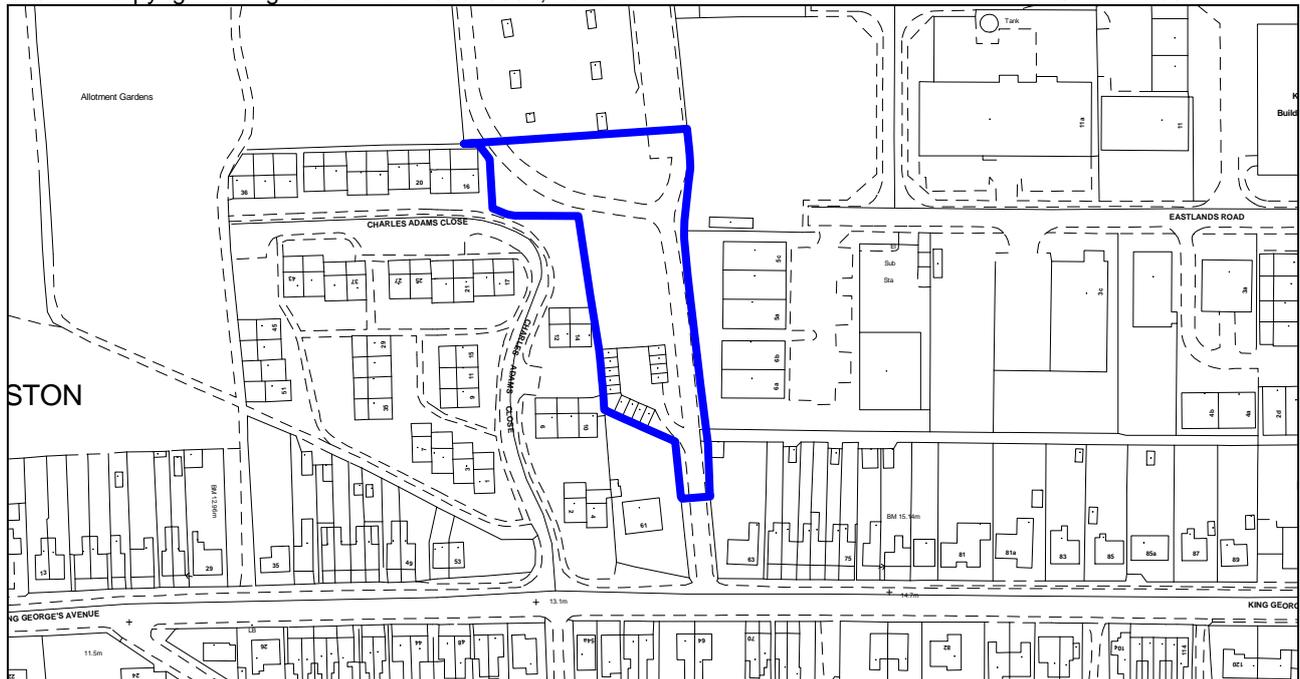
ADDRESS: Land at Caravan Park, King Georges Avenue, Leiston

SITE AREA: 0.43



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	8	6-15

CONSTRAINTS

Access & Highways	Possible	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted by the Town Council to be considered for development and the site is owned by SCDC
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The District Council own the site and it has the support of the Town Council to be developed for affordable housing. The site area has been reduced from what was originally submitted considering the access and relationship of the site to its surroundings and therefore a low density is assumed giving an indicative capacity of 8 homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 775

GREENFIELD

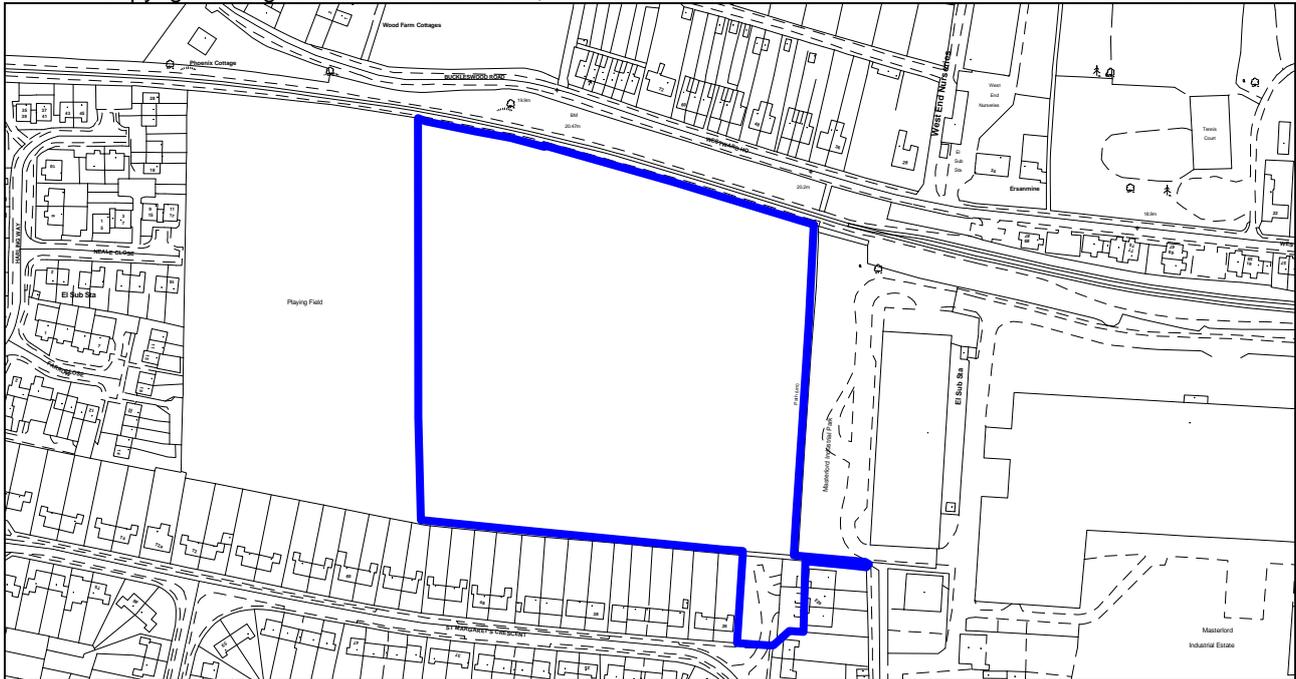
ADDRESS: Land adjacent to 26-52 St. Margaret's Crescent, Leiston

SITE AREA: 3.21



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Scale 1:3500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
90	HIGH	130	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	PS
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

This site is well related to the existing settlement. This location is considered suitable for a high density development resulting in an indicative capacity of approximately 130 homes. There is a reasonable prospect that the site could be developed in six to fifteen years

SHLAA SITE REF NO: 761a

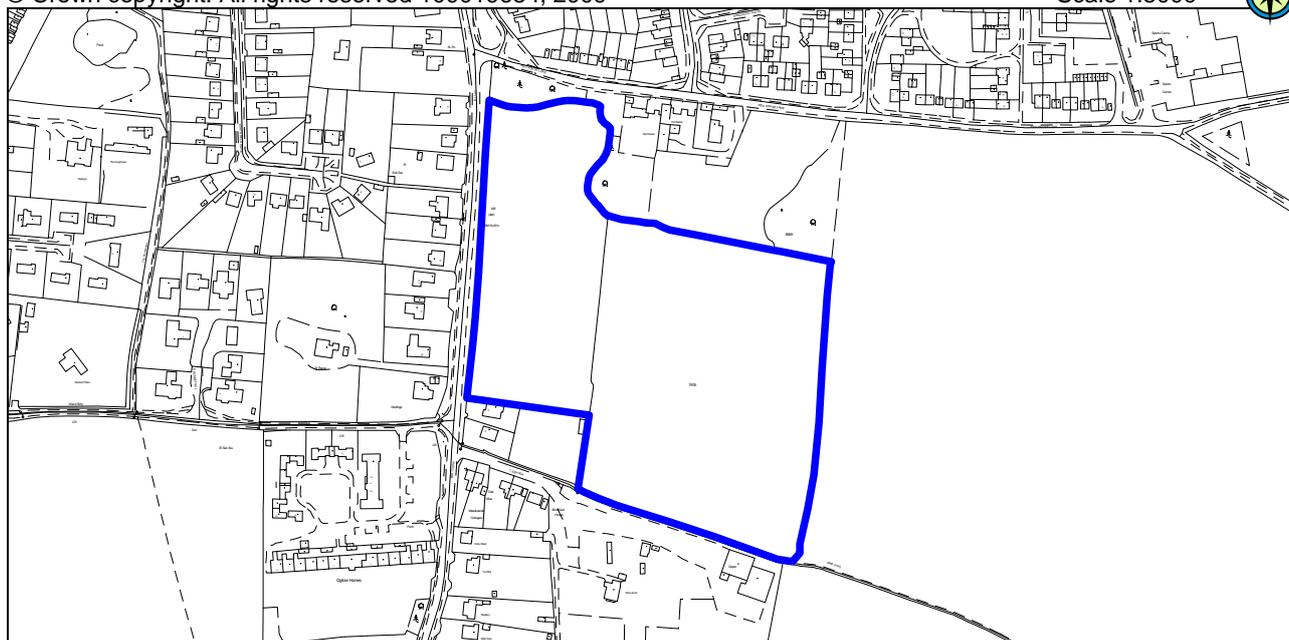
GREENFIELD

ADDRESS: Land opposite 18-30a Aldeburgh Road, Leiston

SITE AREA: 5.05

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Scale 1:5000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	150	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for development by an applicant and the Town Council. The site is available now.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The western part of the site has been submitted by an applicant and has the support of the Town Council. The eastern area was added more recently for consideration. The site is a greenfield site and is well related to the existing settlement. A medium density development is considered suitable giving an indicative capacity of 150 homes. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume that the site would not be developed until six to fifteen years.

SHLAA SITE REF NO: 693

GREENFIELD

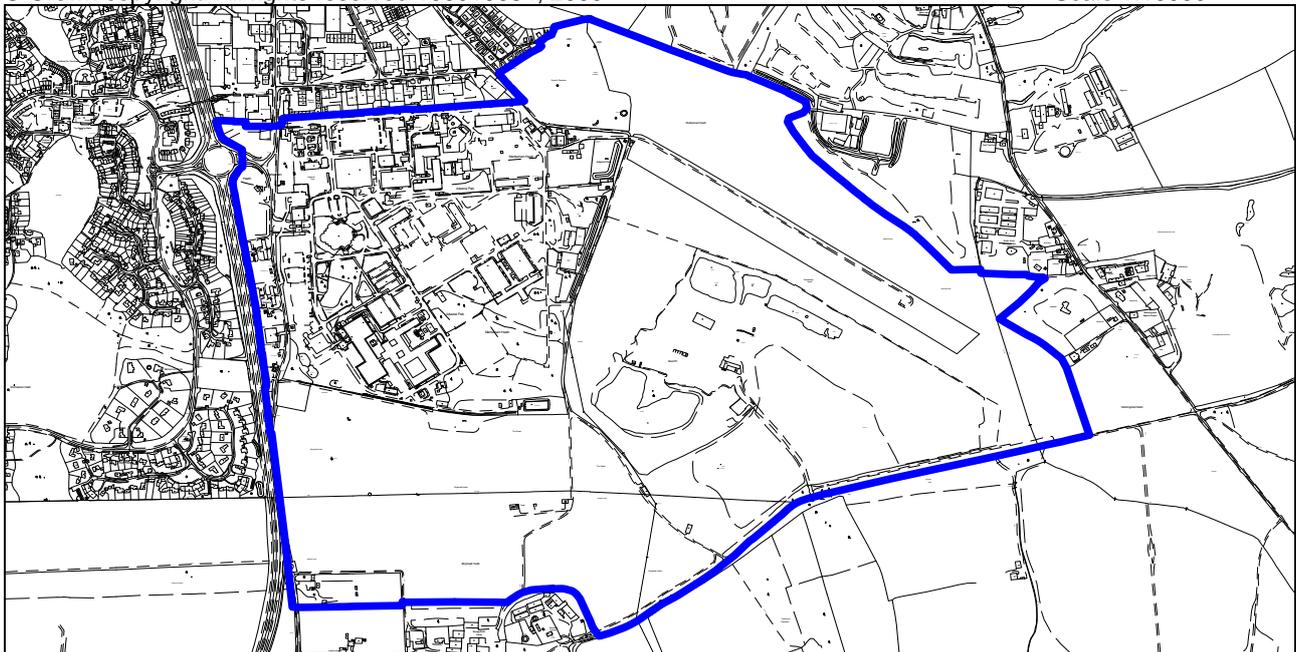
ADDRESS: Land at and adjoining Adastral Park, Martlesham Heath

SITE AREA: 157.48



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Scale 1:16000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
	HIGH	2000	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	Possible	Wildlife site or adjacent to	Countryside SSSI, PS
Existing use	Yes	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council and a current planning application is being considered for a mixed use development including 2000 homes.
Achievable	Yes - There is a reasonable prospect that the site could be completed within fifteen years.

SUMMARY

The Council is currently considering an outline application for a mixed use development on the site. The 2000 homes could be developed in years six to fifteen although the final homes may not be delivered until after the end of the plan period. The overall scheme will have a density of approximately 37 dwellings per hectare.

SHLAA SITE REF NO: 893

GREENFIELD

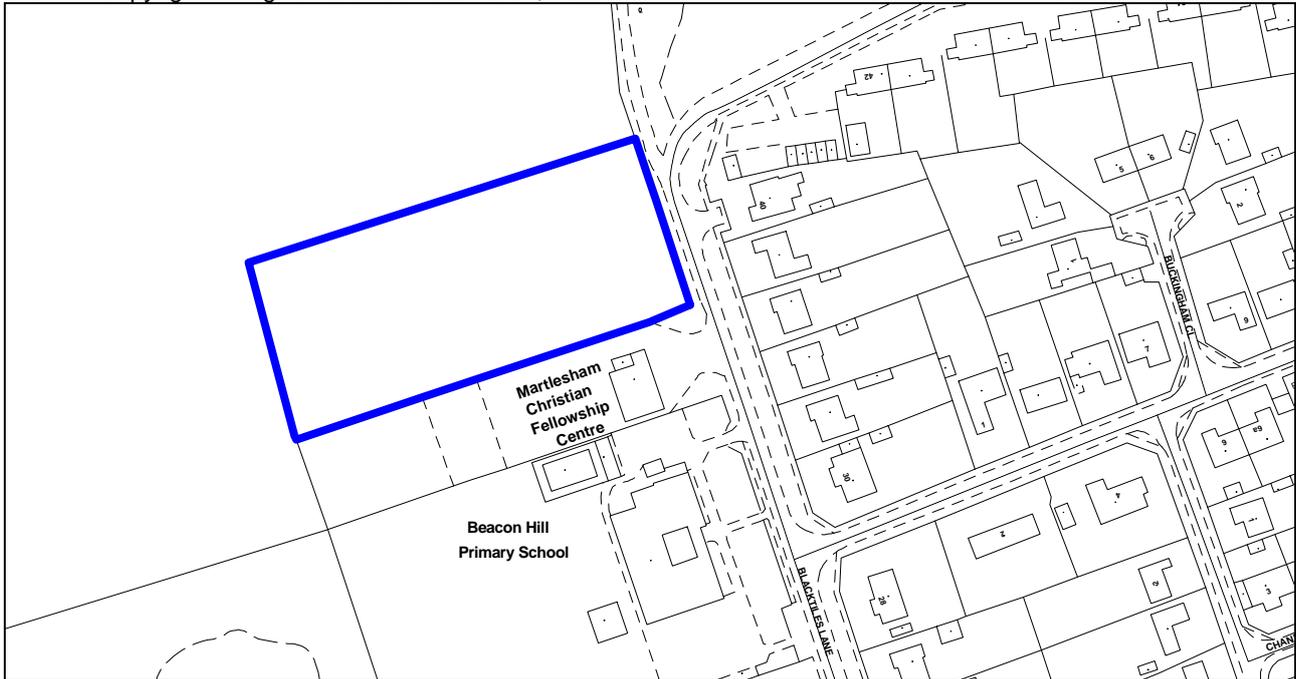
ADDRESS: Land south Bloomfield's Farm, Black Tiles Lane, Martlesham

SITE AREA: 0.52



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	8	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available now
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The area of the site has been reduced compared to that originally submitted to ensure the site is better related to the existing settlement and a low density assumed. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until years six to fifteen.

SHLAA SITE REF NO: 779

GREENFIELD

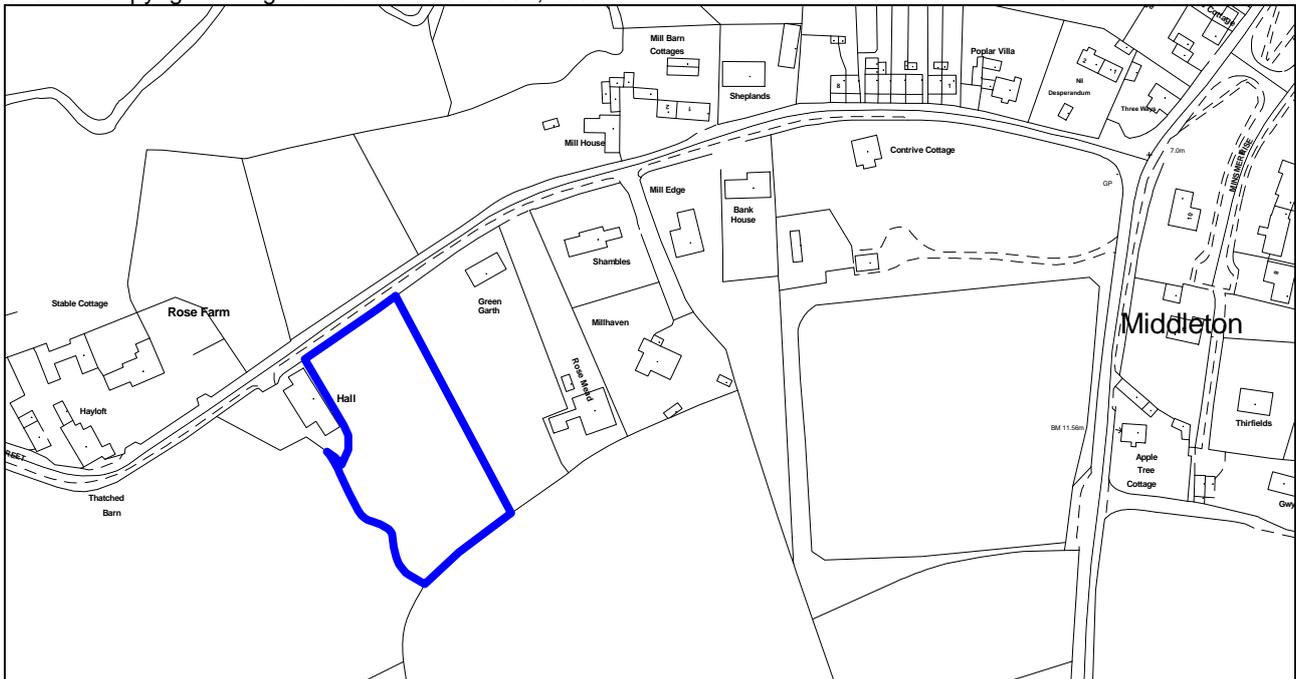
ADDRESS: Land west of Green Garth, Mill Street, Middleton

SITE AREA: 0.32



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	5	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available now.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The area of the site has been reduced compared to that originally submitted taking into account part of the site that has recently been developed. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until years six to fifteen.

SHLAA SITE REF NO: 350b

GREENFIELD

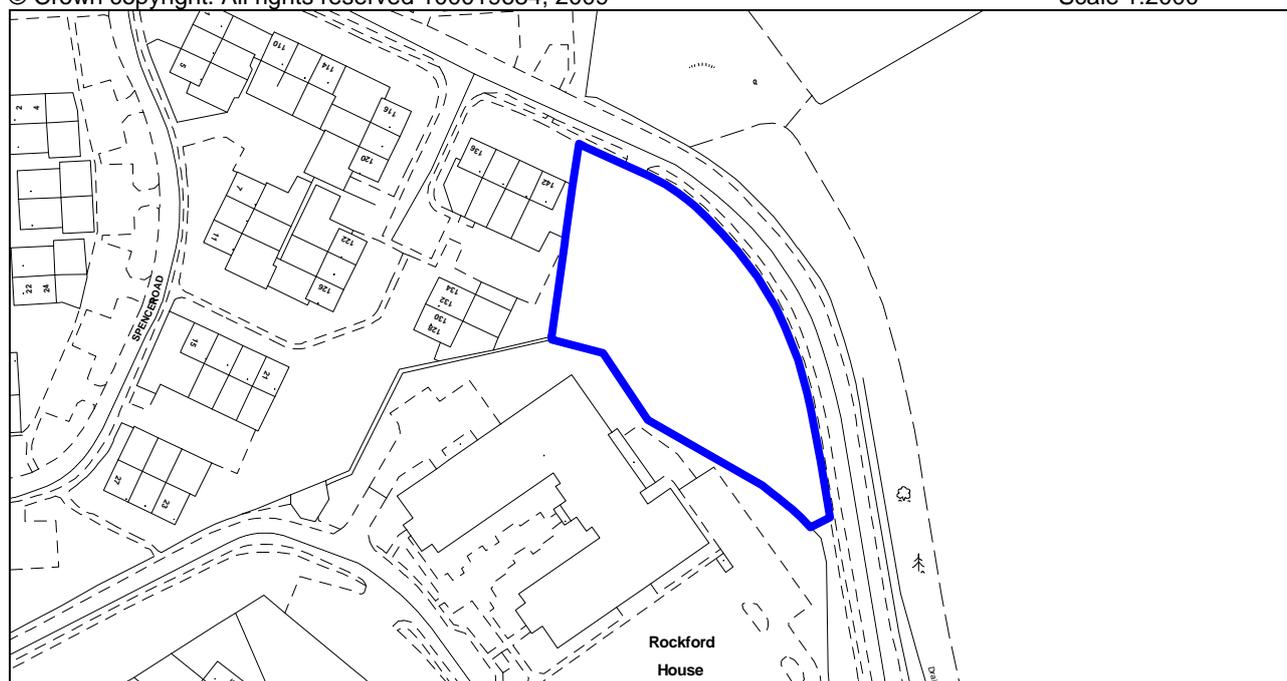
ADDRESS: Land adjacent to Rockford House, Redwald Road, Rendlesham

SITE AREA: 0.38



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	10	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site is well related to the existing settlement. There is a reasonable prospect that the site could be developed within six to fifteen years. A medium density development gives an indicative capacity of approximately 10 homes.

SHLAA SITE REF NO: 754

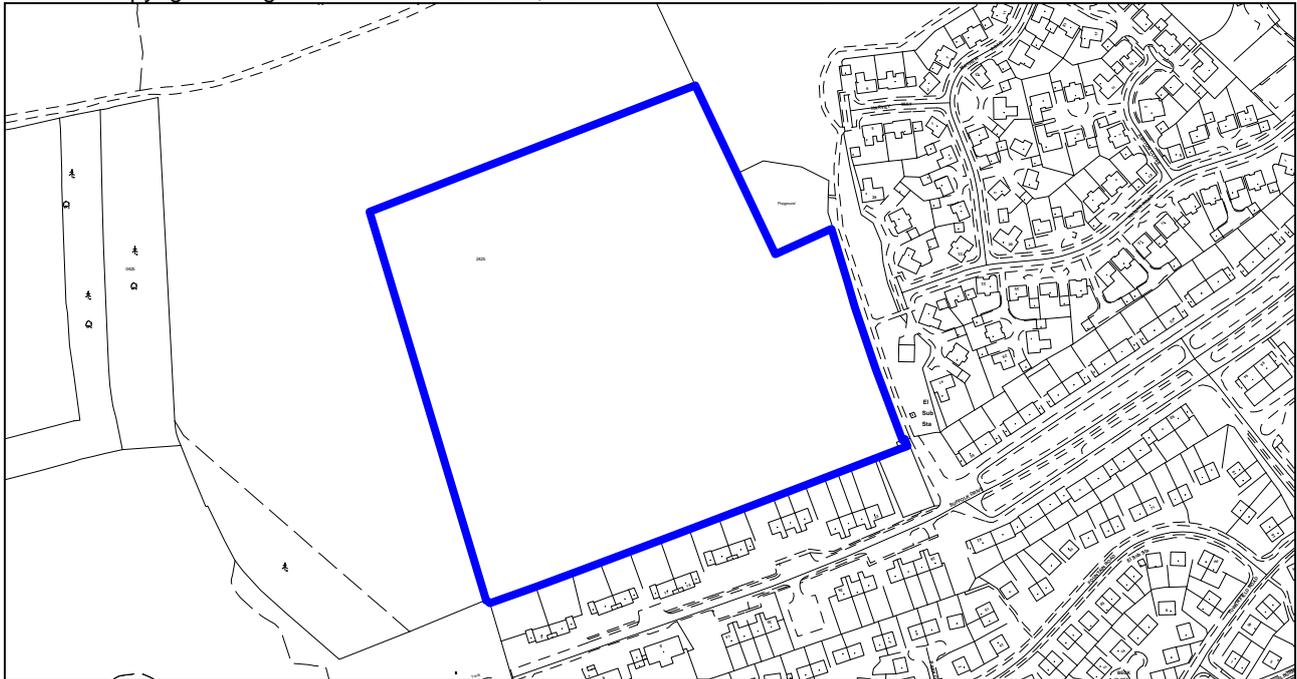
GREENFIELD

ADDRESS: Land to the rear of 3-33 Suffolk Drive, Rendlesham

SITE AREA: 5.93

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Scale 1:4500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	150	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The area of the site has been reduced compared to that originally submitted to ensure the site is better related to the existing settlement. It is considered that the site would be suitable for a medium density development and therefore the indicative capacity is approximately 150 homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 916

GREENFIELD

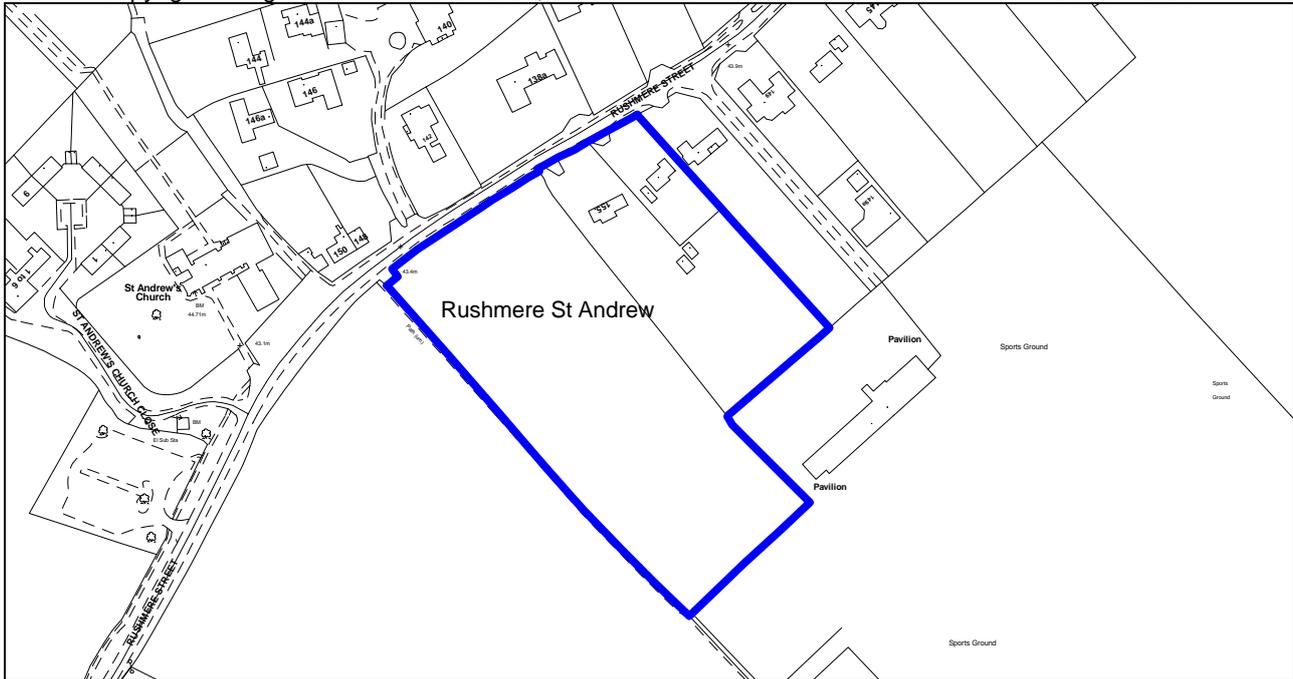
ADDRESS: Land at and surrounding 155 The Street, Rushmere St Andrew

SITE AREA: 1.82



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Scale 1:3000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY LOW	10	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Nearby
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available now
Achievable	Yes - The applicant has indicated that the site could be delivered for residential development within five years although within six to fifteen years is more realistic.

SUMMARY

The site does not have planning permission although the applicant has recently indicated that the site could be delivered within five years. The indicative capacity of 10 homes has taken into account the character of the surrounding area. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until years six to fifteen.

SHLAA SITE REF NO: 598

GREENFIELD

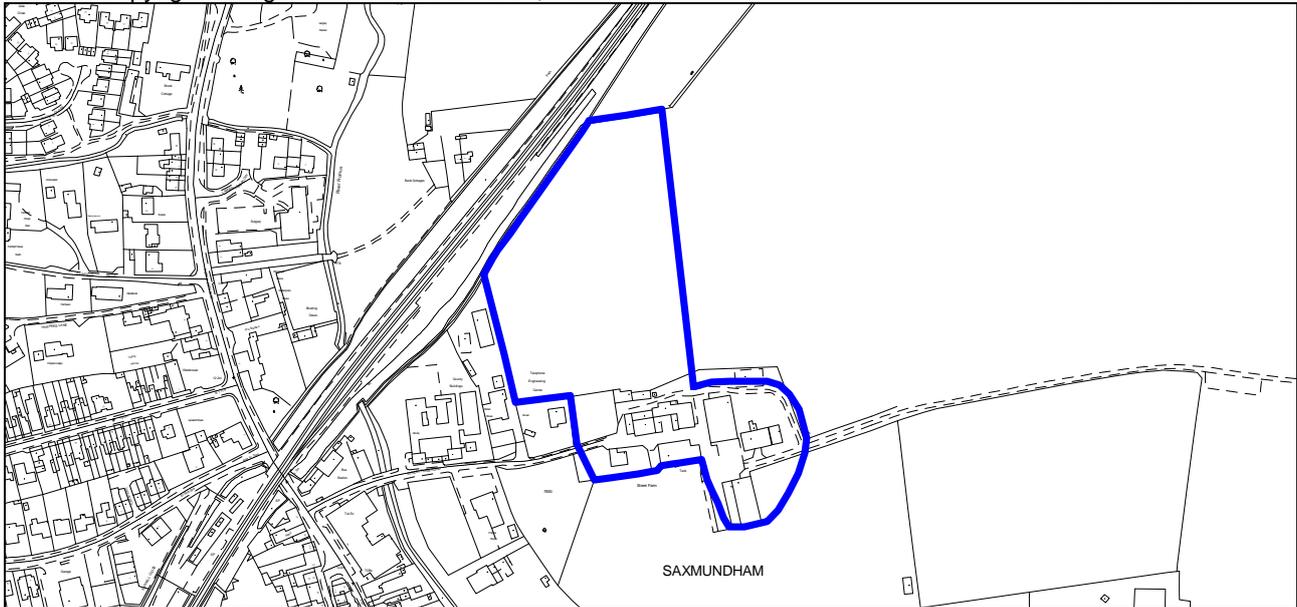
ADDRESS: Land at and to the north of Street Farm, Street Farm Road, Saxmundham

SITE AREA: 2.94



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Scale 1:4500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	90	6-15

CONSTRAINTS

Access & Highways	Possible	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site has been submitted to the Council as part of the LDF process and the applicant has indicated that the site is available and could be developed. At a medium density the site has an indicative capacity of approximately 90 homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 420

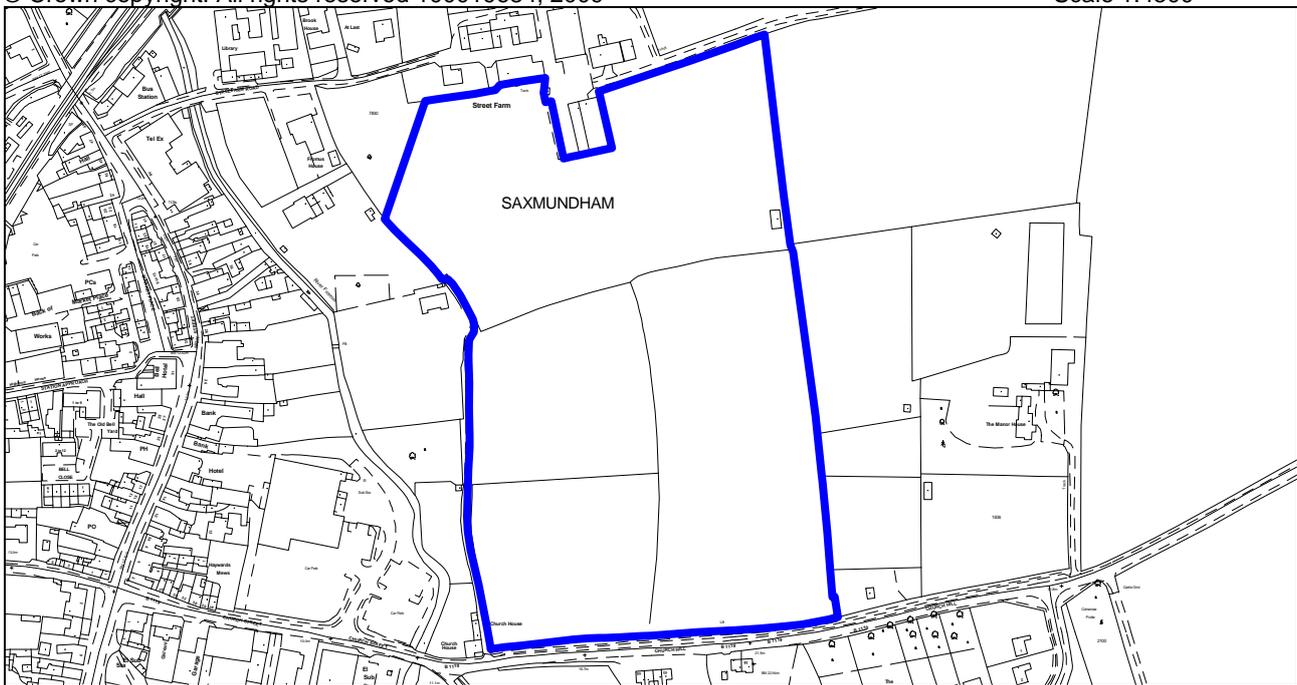
GREENFIELD

ADDRESS: Land opposite St John the Baptist's Church, Church Road, Saxmundham

SITE AREA: 6.92

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Scale 1:4500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
50	MEDIUM	100	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for development
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

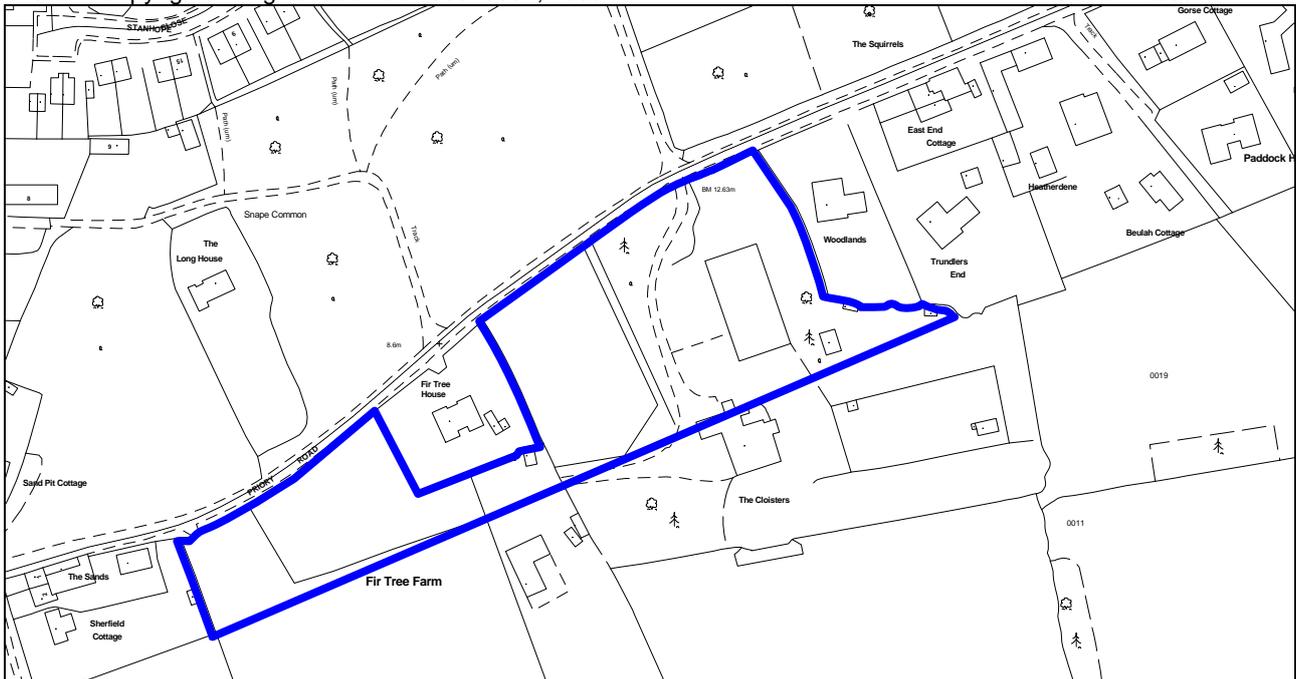
The site has been submitted to the Council to be considered for residential development. There is a current application awaiting a Section 106 Agreement on the western half of the site. The development of this site would be the next logical eastern expansion of the town. A medium density would result in an indicative capacity of 100 homes. It is expected that this site could be developed within six to fifteen years.

SHLAA SITE REF NO: 758
ADDRESS: Land to the south of Priory Road, Snape
SITE AREA: 1.18

GREENFIELD

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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY LOW	5	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Part CWS. PS
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site is well related to the existing settlement. A very low density development in character with the immediate surroundings is considered suitable in this location. There is a reasonable prospect that the site could be developed for five homes within six to fifteen years.

SHLAA SITE REF NO: 457a

GREENFIELD

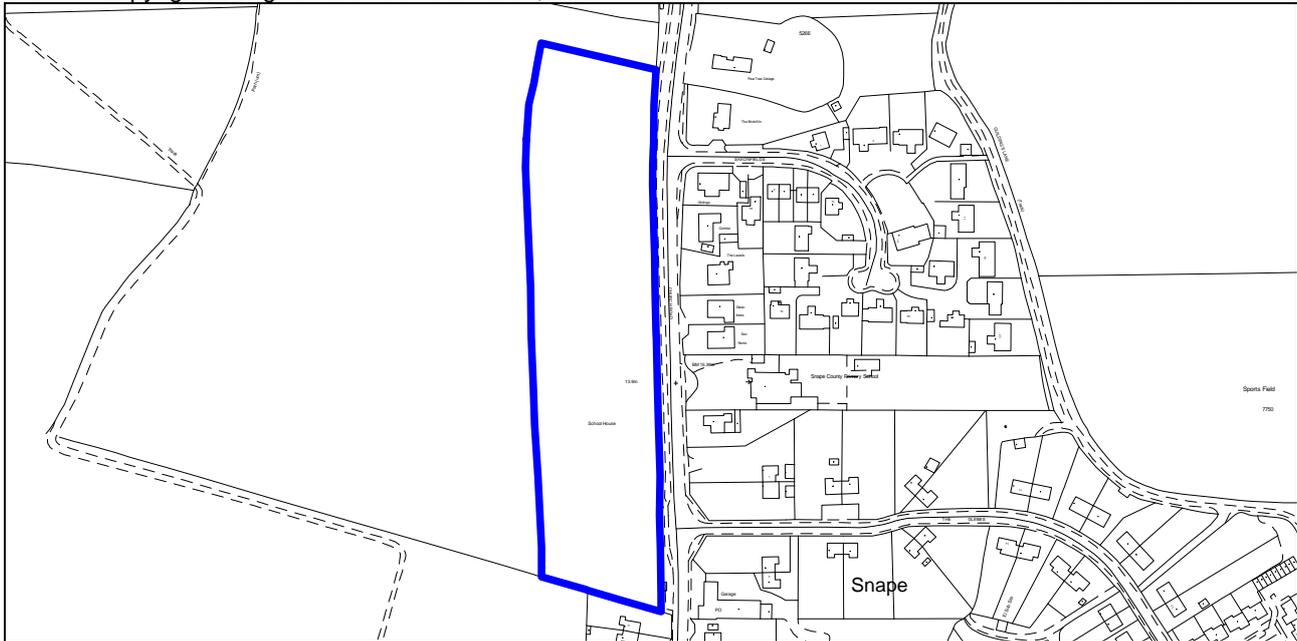
ADDRESS: Land opposite Snape County Primary School, Church Road, Snape

SITE AREA: 1.60



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Scale 1:3500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	20	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	Adj. AONB

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development by an applicant and the Parish Council.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site is well related to the existing settlement. There is a reasonable prospect that the site could be developed in a linear pattern at a low density, resulting in an indicative capacity of 20 homes, within six to fifteen years.

SHLAA SITE REF NO: 383a

GREENFIELD

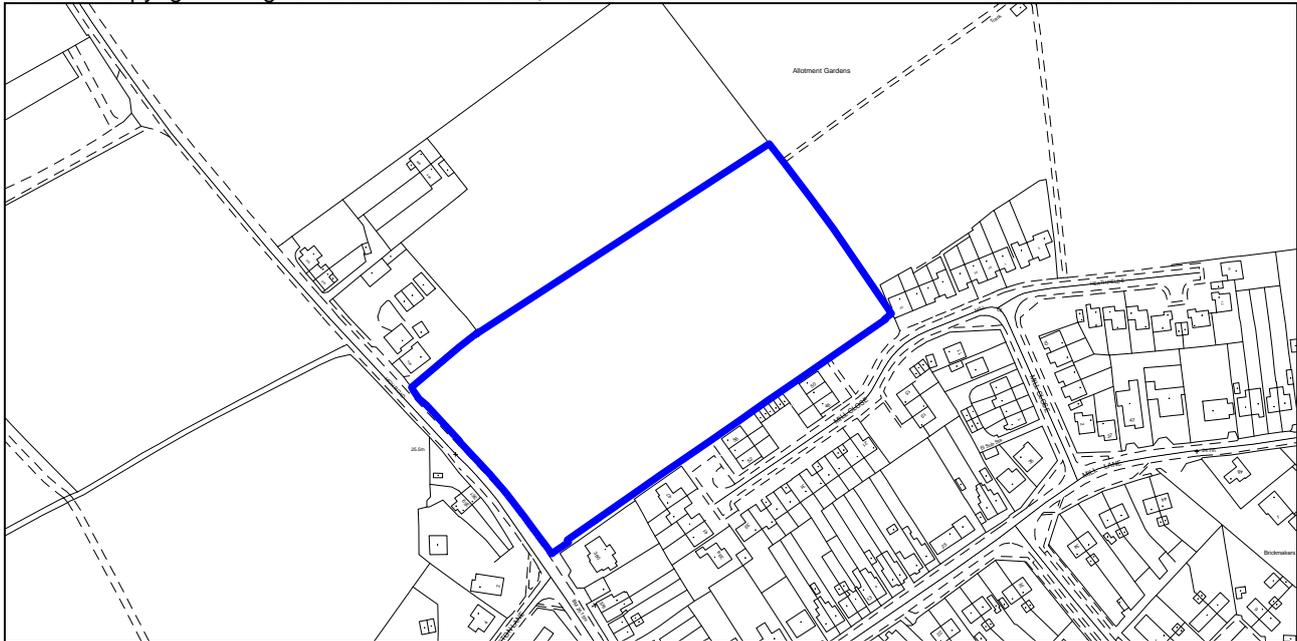
ADDRESS: Land adjacent to 400 High Road, Trimley St Martin

SITE AREA: 1.81



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	50	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	PS. Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The area of the site has been reduced from that originally submitted to ensure that the site area follows the existing settlement pattern and the scale of the site is more appropriate to the settlement. A medium density is considered suitable giving an indicative capacity of approximately 50 homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 383b

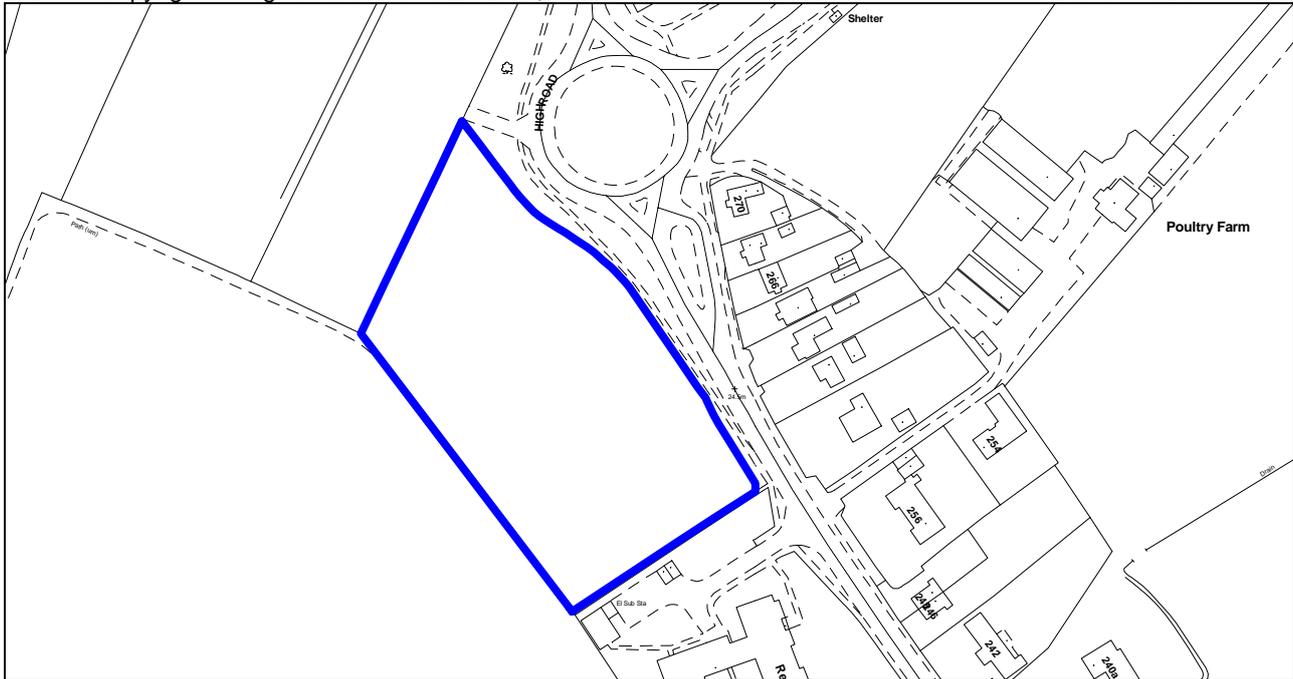
GREENFIELD

ADDRESS: Land adjacent to Reeve Lodge, 1 High Road, Trimley St Martin

SITE AREA: 1.03

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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	35	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The area of the site has been reduced from that originally submitted to ensure that the site is better related to the existing settlement and the scale of the site is more appropriate to the settlement. On a site of this size, a medium density of development could be achieved resulting in an indicative capacity of approximately 35 homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 653

MIXED

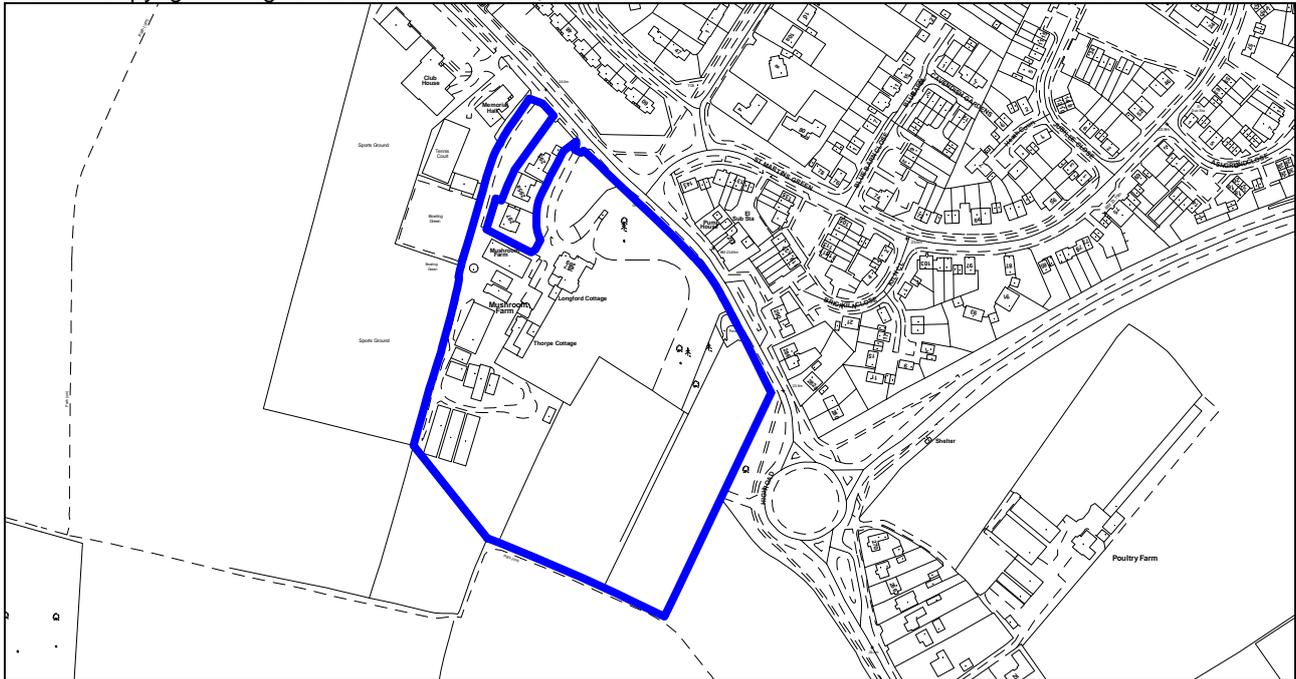
ADDRESS: Land at Mushroom Farm, High Road, Trimley St Martin

SITE AREA: 3.73



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Scale 1:4500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	110	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	Grade 2
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	PS
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site area has been reduced slightly compared to that originally submitted to ensure that it is all related to the existing settlement. It is a brownfield site and gives an indicative capacity of 110 homes at a medium density. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 936

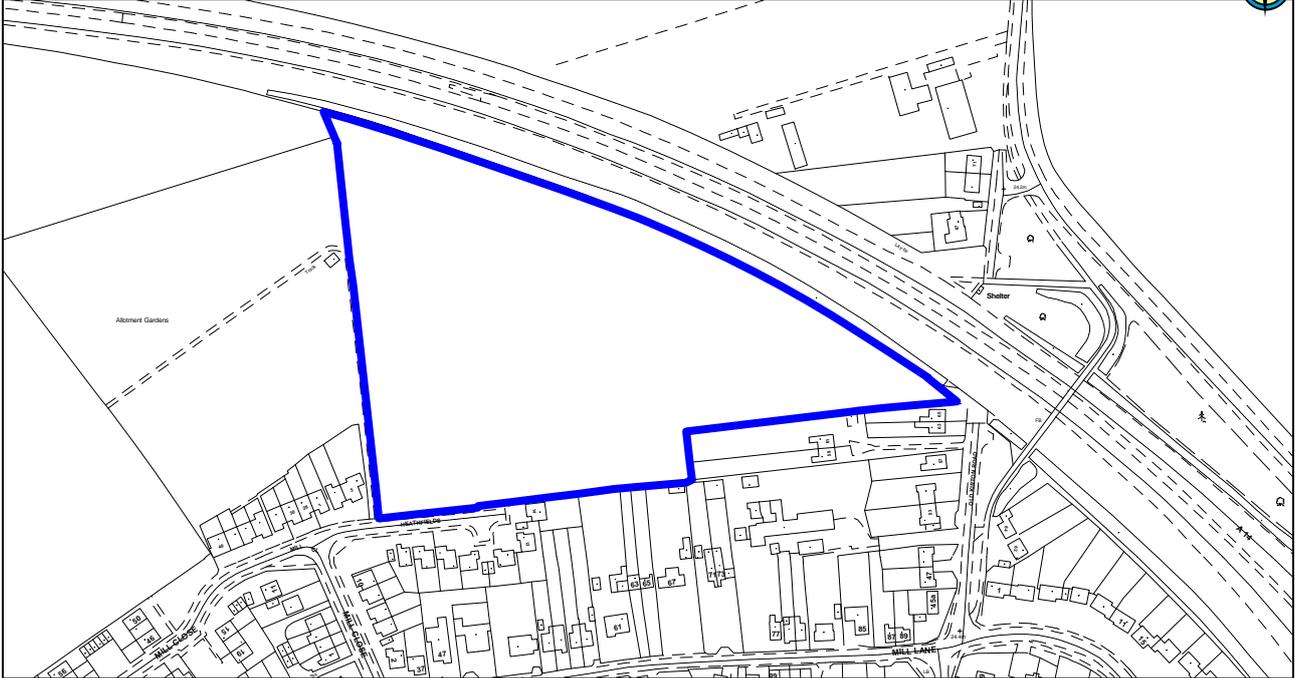
GREENFIELD

ADDRESS: Land to the north of Heathfields, Trimley St Martin

SITE AREA: 2.90

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Scale 1:3500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
40	MEDIUM	30	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	Noise

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available now.
Achievable	Yes – There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

Although there is no planning application on the site, the site has recently been submitted to the Council for consideration and the applicant has indicated that the site could be delivered within five years. Due to the location adjacent to the A14, a noise buffer would be required and therefore an indicative capacity of 30 homes has been calculated. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until years six to fifteen.

SHLAA SITE REF NO: 451b

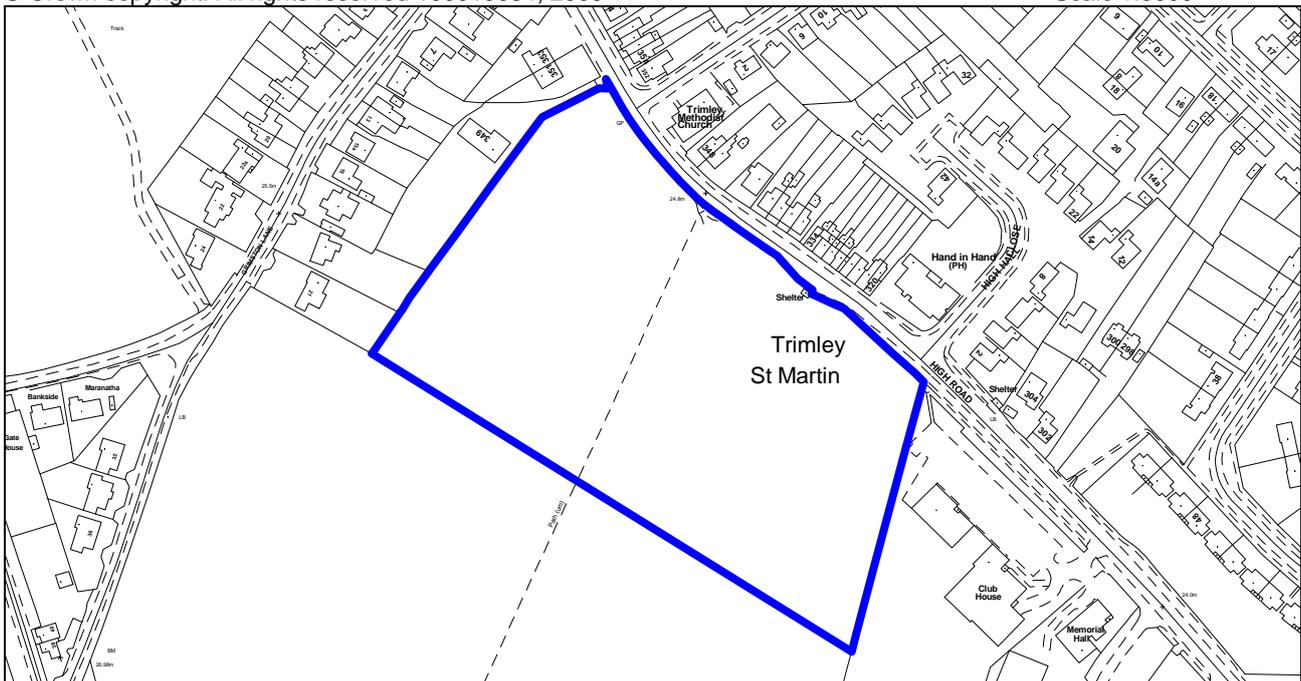
GREENFIELD

ADDRESS: Land off Grimston Lane and High Road, Trimley St Martin

SITE AREA: 2.42

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Scale 1:3000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	70	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available in the short term.
Achievable	Yes - There is a reasonable prospect that the site could be developed in six to fifteen years.

SUMMARY

The area of the site has been reduced from that originally submitted to ensure that the site is better related to the existing settlement and the scale of the site is more appropriate to the settlement. On a site of this size, a medium density of development could be achieved resulting in an indicative capacity of 70 homes. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until years six to fifteen.

SHLAA SITE REF NO: 451d

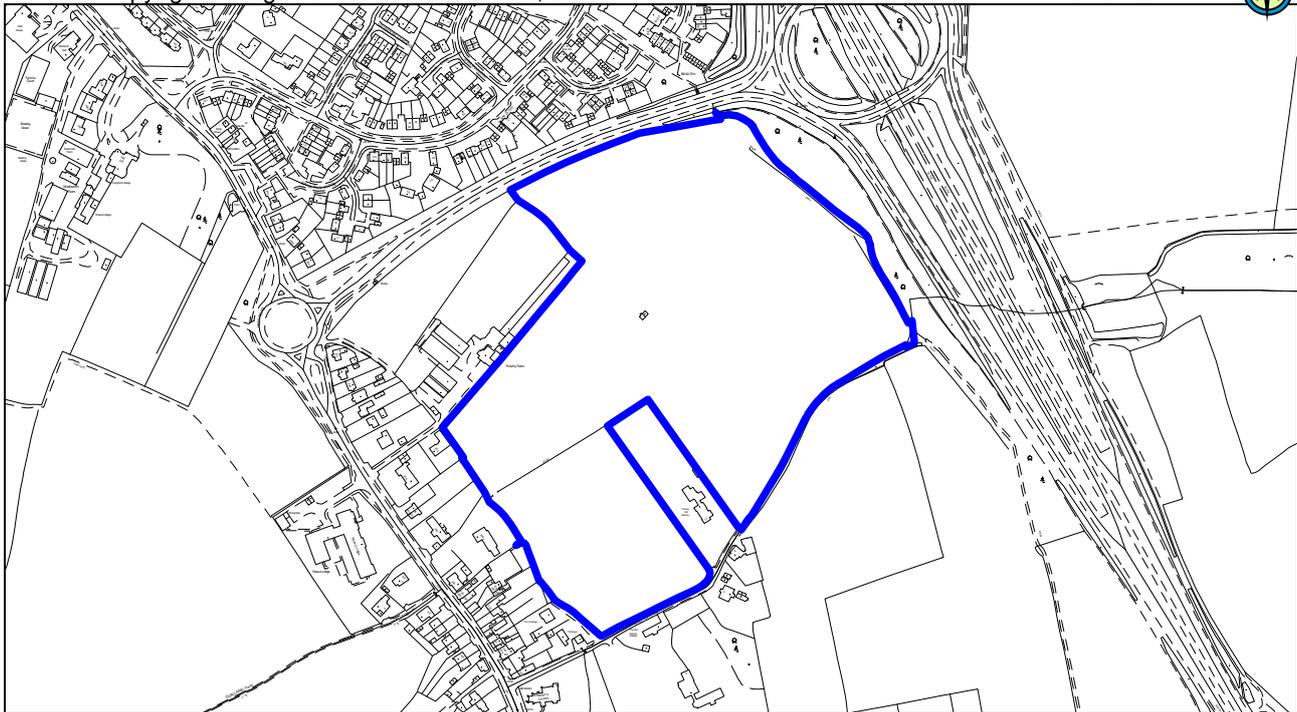
GREENFIELD

ADDRESS: Land surrounding Trimley Old Rectory Church Lane, Trimley St Martin

SITE AREA: 9.27

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Scale 1:6000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
60	MEDIUM	150	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available in the short term.
Achievable	Yes - There is a reasonable prospect that the site could be developed in six to fifteen years.

SUMMARY

The site is a potential location for growth in this area although not all the site is well related to the existing settlement. Part of the site would be required for a noise buffer for the A14. A medium density development would result in an indicative capacity of approximately 150 homes. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it is reasonable to assume that the site would not be developed until years six to fifteen.

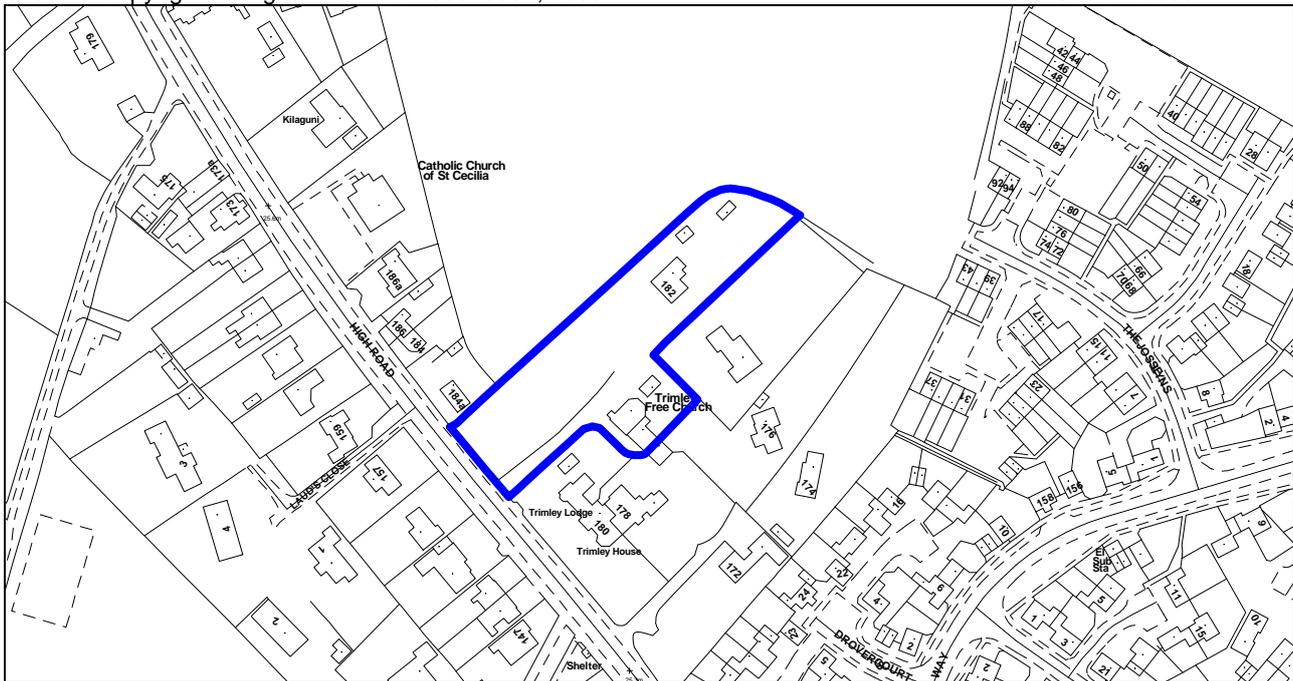
SHLAA SITE REF NO: 607
ADDRESS: Land at 182 High Road, Trimley St Mary
SITE AREA: 0.42

MIXED



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	5	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

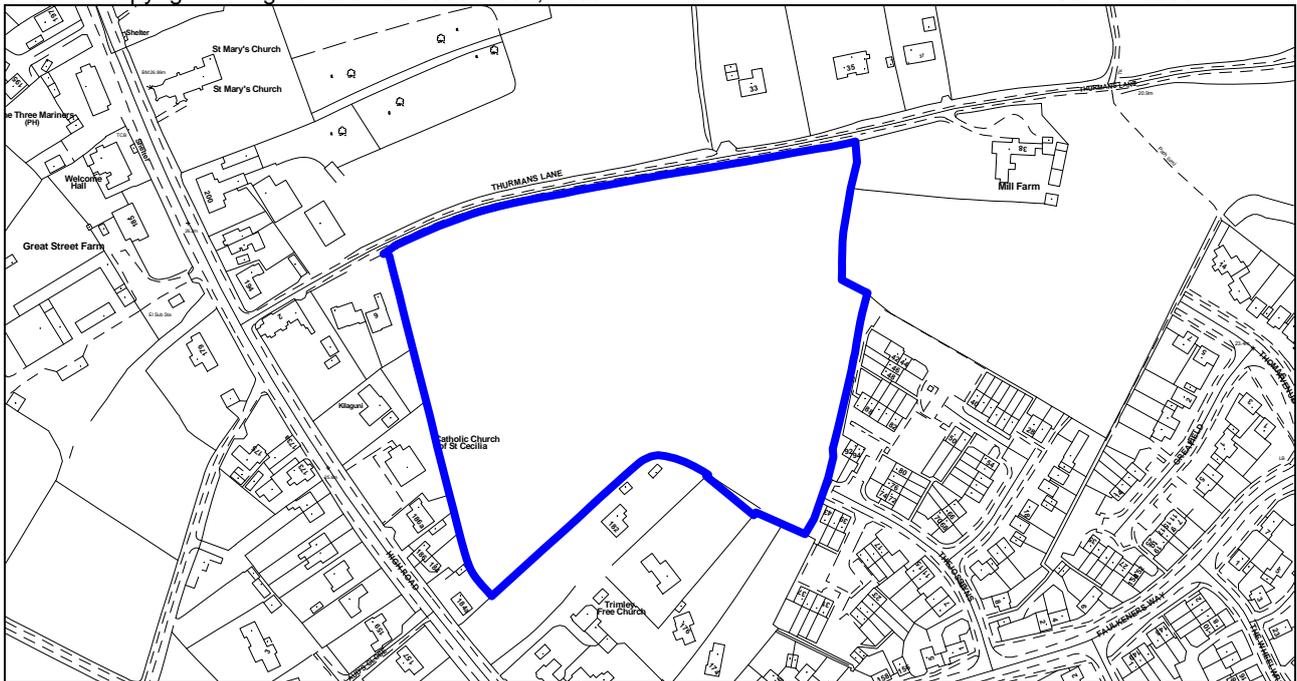
There is a reasonable prospect that the site could be developed within six to fifteen years. A low density development of the whole site taking into account the character of the surrounding area gives an indicative capacity of 5 homes.

SHLAA SITE REF NO: 383f
ADDRESS: Land south of Thurmans Lane, Trimley St Mary
SITE AREA: 3.03

GREENFIELD

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Scale 1:3500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	100	6-15

CONSTRAINTS

Access & Highways	Possible	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	PS Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site is a greenfield site well related to the existing settlement. A medium density development would result in the site having capacity of approximately 100 homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 451f

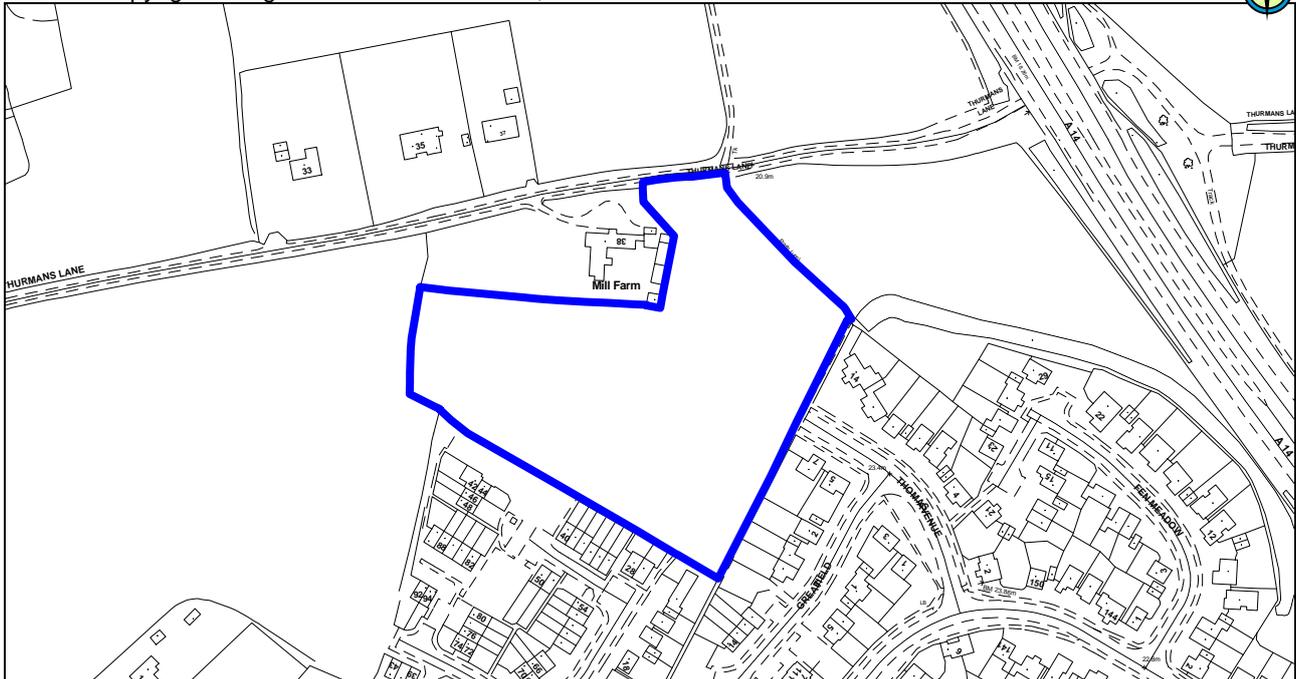
GREENFIELD

ADDRESS: Land adjacent to Mill Farm, 38 Thurmans Lane, Trimley St Mary

SITE AREA: 1.44

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Scale 1:3000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	HIGH	50	6-15

CONSTRAINTS

Access & Highways	Possible	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	Adjacent
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available in the short term.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site is a greenfield site well related to the existing settlement. A high density development at 35 dwellings per hectare on this site would result in an indicative capacity of 50 homes. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until years six to fifteen.

SHLAA SITE REF NO: 451h

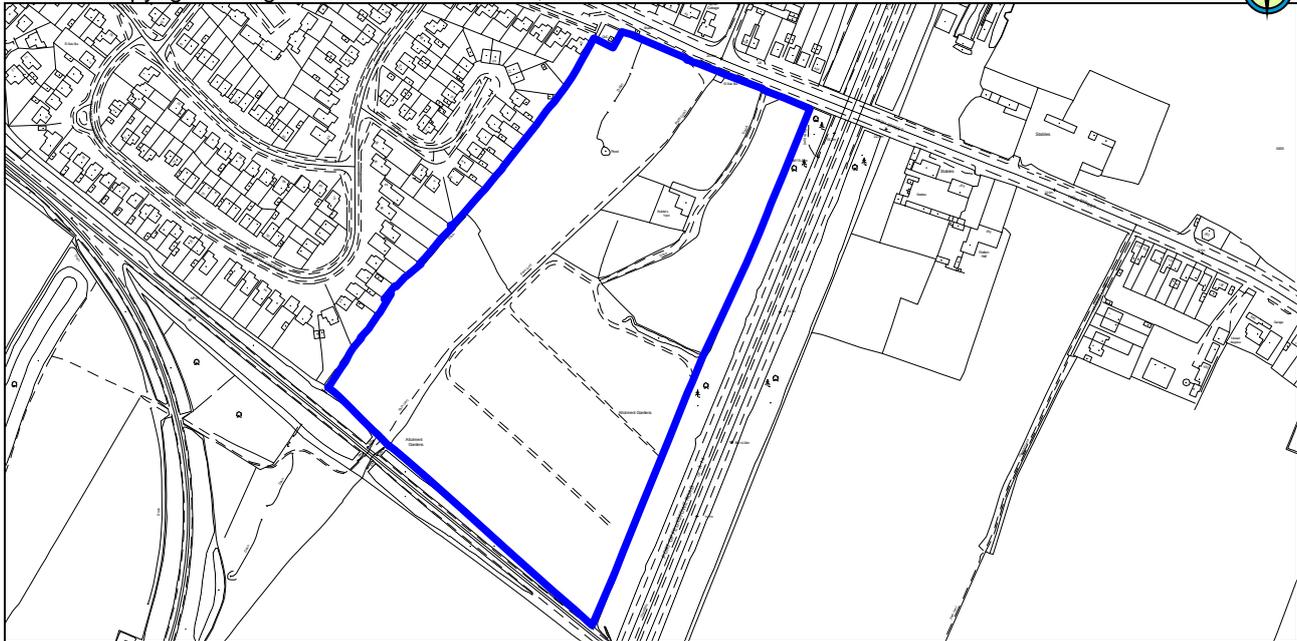
GREENFIELD

ADDRESS: Land adjacent to Welbeck Close and Chatsworth Crescent, Trimley St Mary

SITE AREA: 6.99

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Scale 1:5000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
70	MEDIUM	140	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	PS
Existing use	No	Other constraints	Noise

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to be considered for development and is available now.
Achievable	Yes - There is a reasonable prospect the site could be developed within six to fifteen years.

SUMMARY

The area suitable for housing is reduced to take account of a noise buffer zone adjacent to the railway line and the A14. The site is well related to the existing settlement. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until years six to fifteen. A medium density development would be suitable in this location although development would have to take account of potential noise problems.

SHLAA SITE REF NO: 509

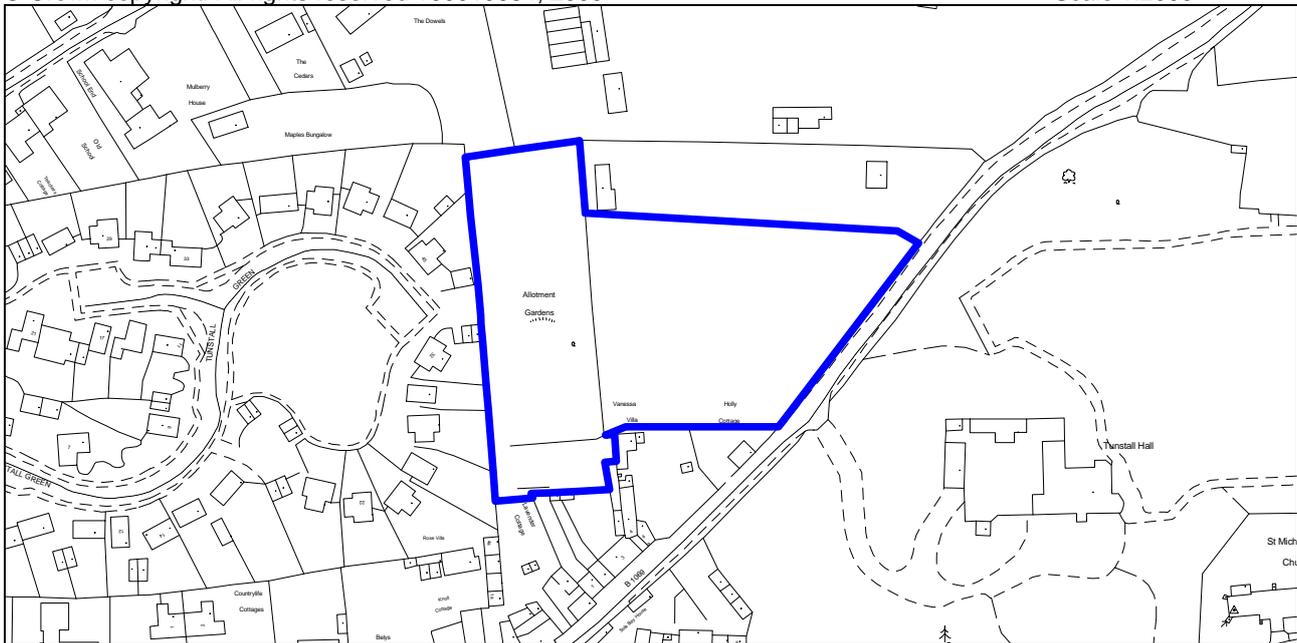
GREENFIELD

ADDRESS: Land opposite Tunstall Hall, Snape Road, Tunstall

SITE AREA: 0.73

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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
70	LOW	12	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	PS Countryside
Existing use	No	Other constraints	Adj. AONB

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site is a greenfield site well related to the existing settlement. Two sites have been combined and part should be used for allotment provision. This site would be capable of achieving 12 homes at a low density. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 730

GREENFIELD

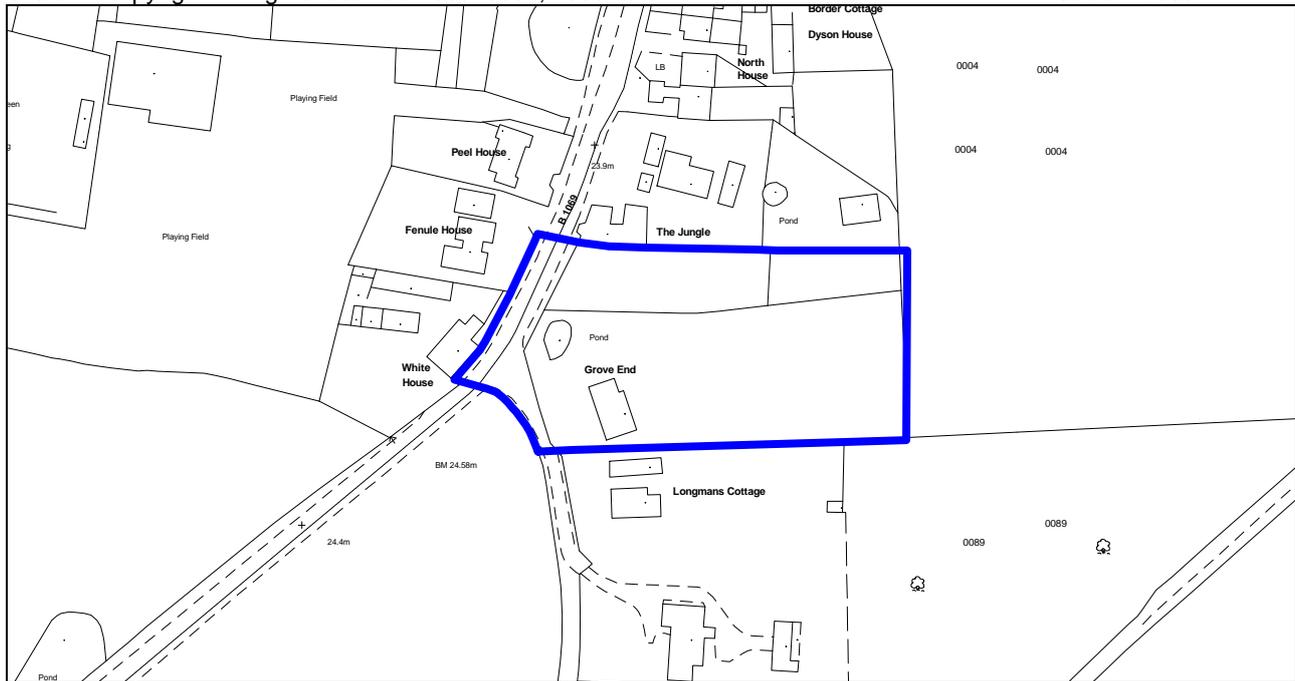
ADDRESS: Land at Three Corners, Woodbridge Road, Tunstall

SITE AREA: 0.50



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	6	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for a mixed use development
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site area has been reduced compared to that originally submitted to ensure the site is well related to the existing settlement. The site has an indicative capacity of 6 homes at a low density development to take into account the character of the immediate surroundings. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 597

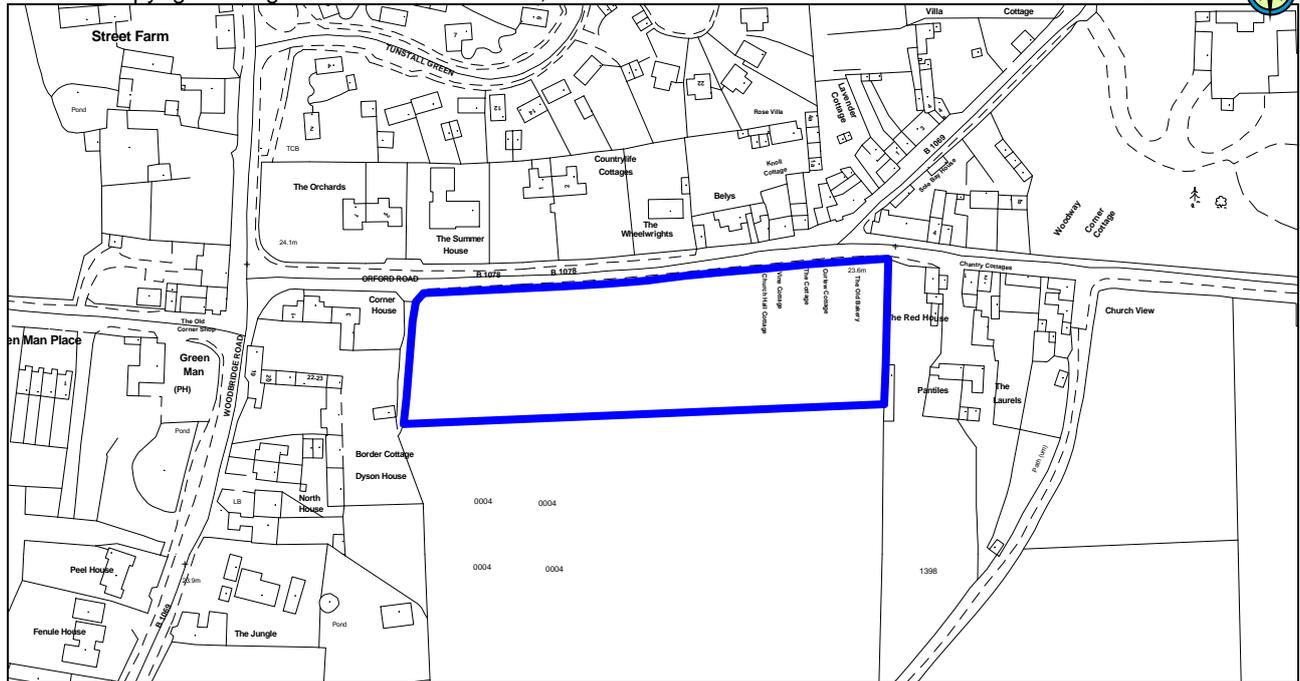
GREENFIELD

ADDRESS: Land adjacent to The Red House, Orford Road, Tunstall

SITE AREA: 0.71

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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	15	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	Adjacent
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	PS Countryside
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for a mixed use development and is available now.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site area has been reduced compared to that originally submitted to ensure the scale of the site is appropriate to it is well related to the existing settlement. It is considered development of this site could result in 15 homes. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until years six to fifteen.

SHLAA SITE REF NO: 586a

GREENFIELD

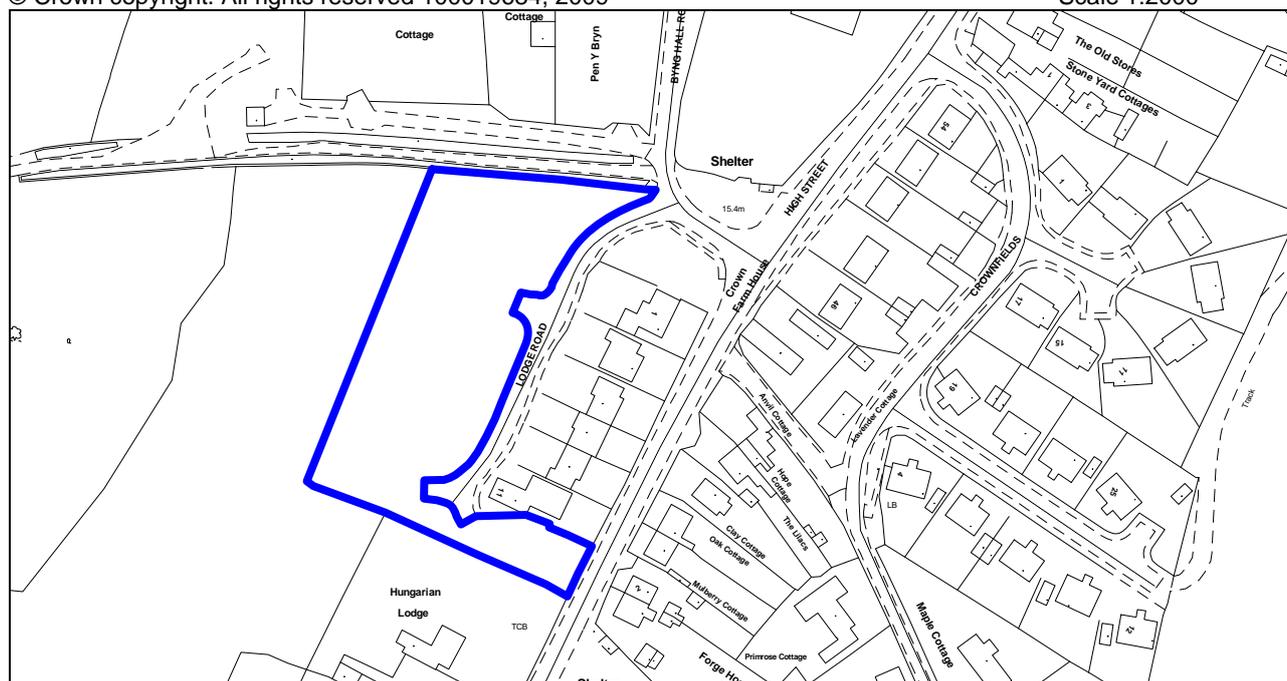
ADDRESS: Land adjacent to houses at Lodge Road, High Street, Ufford

SITE AREA: 0.43



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	10	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available now.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site area has been reduced compared to that originally submitted to ensure the site is of an appropriate scale and well related to the existing settlement. A low density development would give an indicative capacity of 10 homes for the site. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until years six to fifteen.

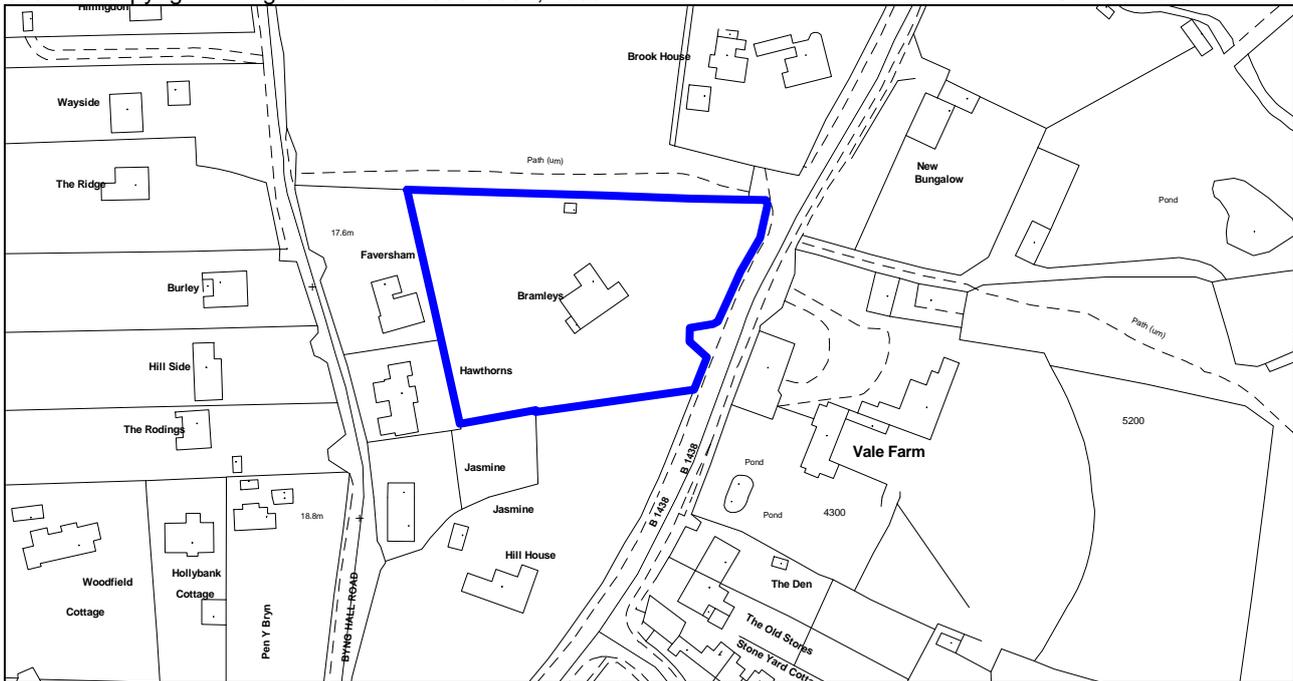
SHLAA SITE REF NO: 760
ADDRESS: Land at Bramleys, High Street, Ufford
SITE AREA: 0.44

GREENFIELD



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	6	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available now
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

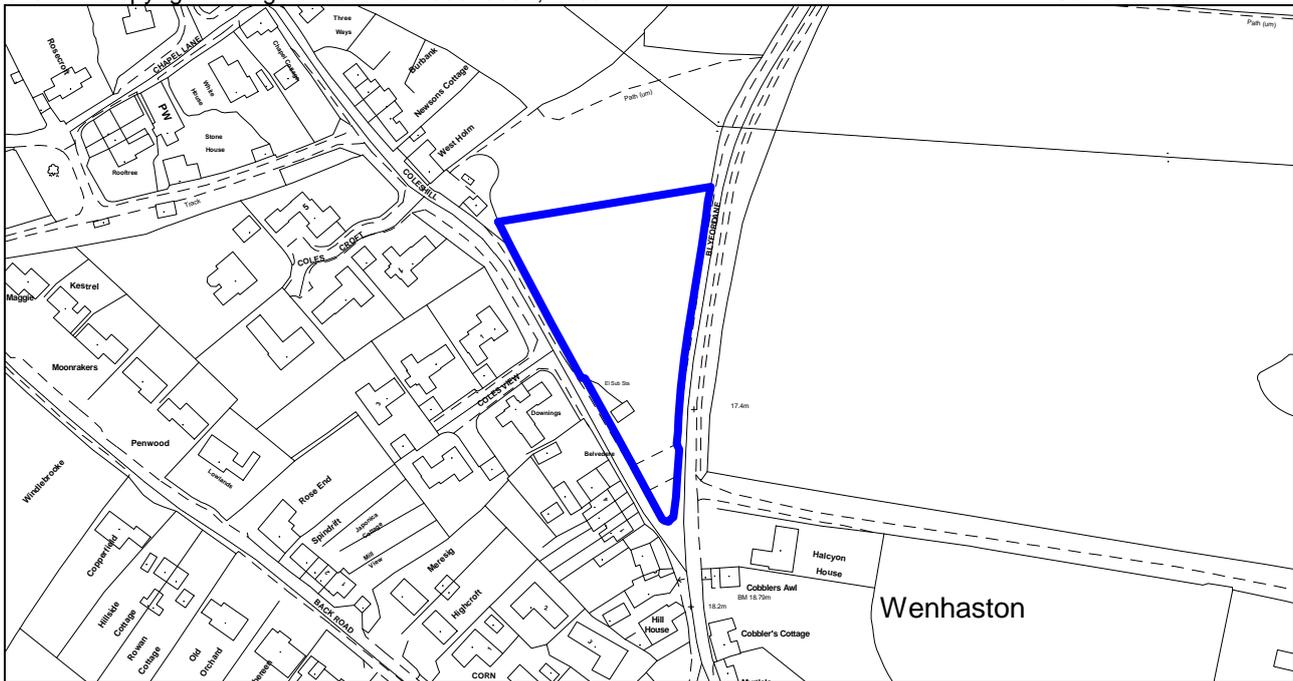
The site is well related to the existing settlement. A low density development gives an indicative capacity of 6 homes which the agent confirms as a minimum. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until years six to fifteen.

SHLAA SITE REF NO: 733
ADDRESS: Land off Coles Hill and Blyford Lane, Wenhaston
SITE AREA: 0.39

GREENFIELD

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SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	8	6-15

CONSTRAINTS

Access & Highways	Possible	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	Adj. AONB

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site area has been reduced compared to that originally submitted to ensure the site is of an appropriate scale and well related to the existing settlement. It is considered approximately eight homes would be suitable for this site to be in keeping with the local character. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 695

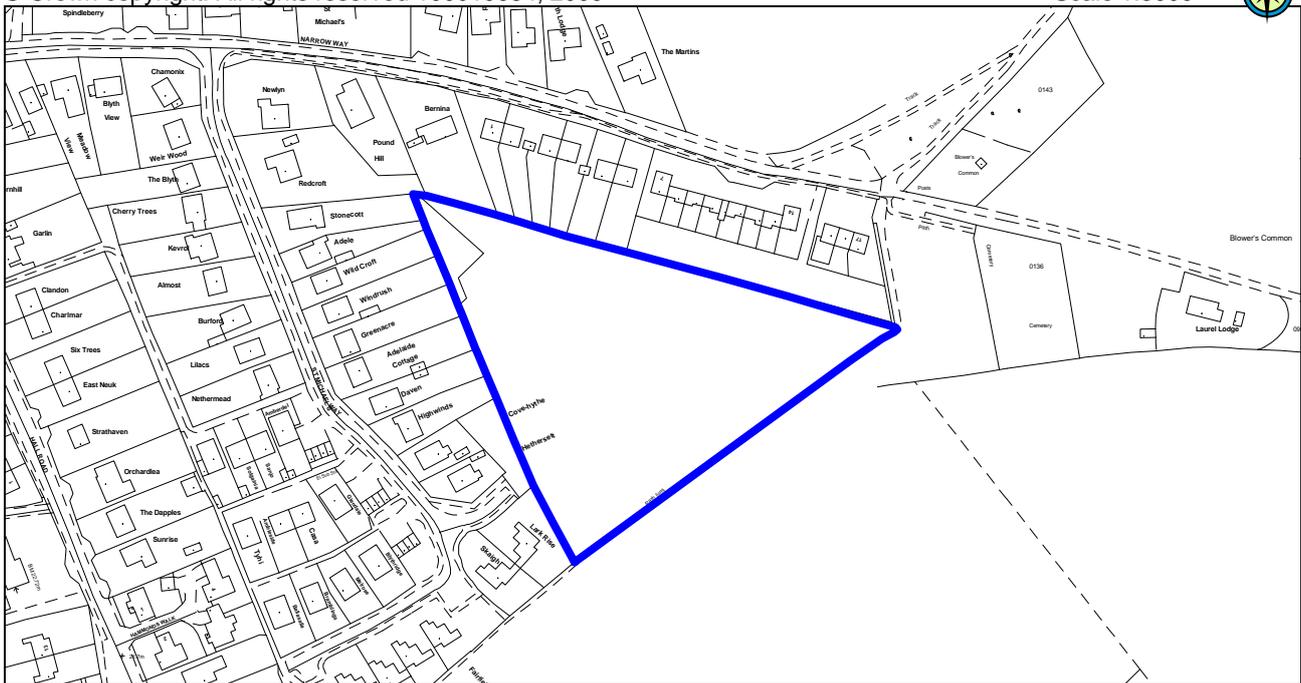
GREENFIELD

ADDRESS: Land off St Michael's Way and Narrow Way, Wenhaston

SITE AREA: 1.26

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Scale 1:3000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	20	6-15

CONSTRAINTS

Access & Highways	Possible	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	AONB

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development and is available now.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site could be accessed from St. Michael's Way subject to there not being any ownership constraints. The site is well related to the existing settlement. It is considered a low density of development could be achieved on the site giving an indicative capacity of approximately 20 homes. Although the site is available immediately, until there is progress on the Site Specific Allocations DPD, it would be reasonable to assume at this stage that the site would not be developed until years six to fifteen.

SHLAA SITE REF NO: 702c

GREENFIELD

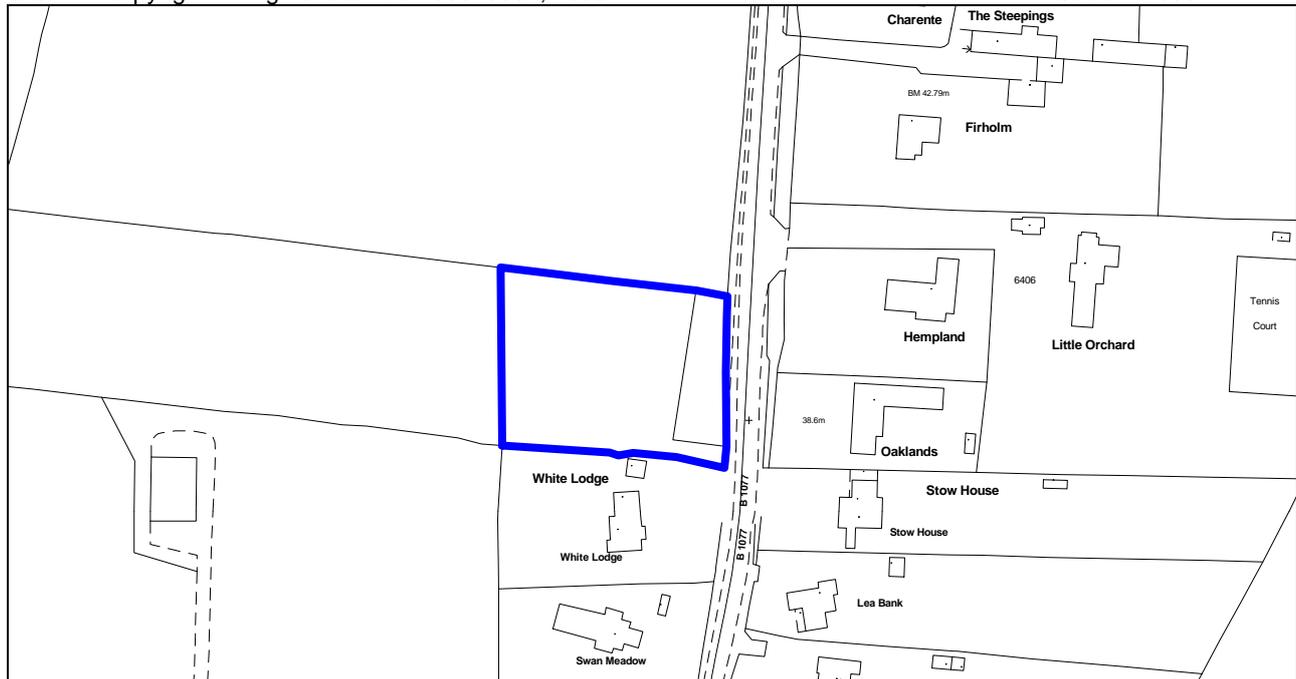
ADDRESS: Land to the north of White Lodge, Westerfield Road, Westerfield

SITE AREA: 0.27



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY LOW	2	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site area has been reduced compared to that originally submitted to respect the character of the existing settlement. A very low density of linear development gives an indicative capacity of two homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 702a

GREENFIELD

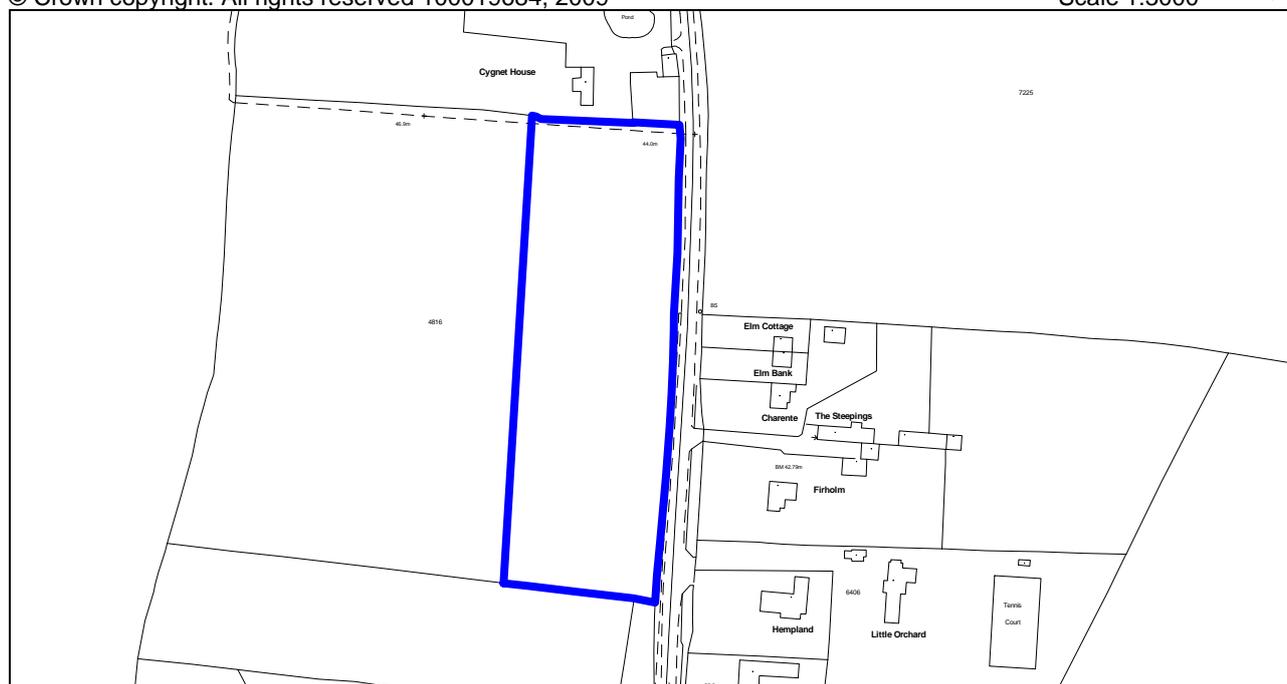
ADDRESS: Land to the south of Westerfield Hall Farm, Westerfield Road, Westerfield

SITE AREA: 1.14



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SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	VERY LOW	10	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for a mixed use development
Achievable	Yes - There is a reasonable prospect that the site could be developed within Six to fifteen years.

SUMMARY

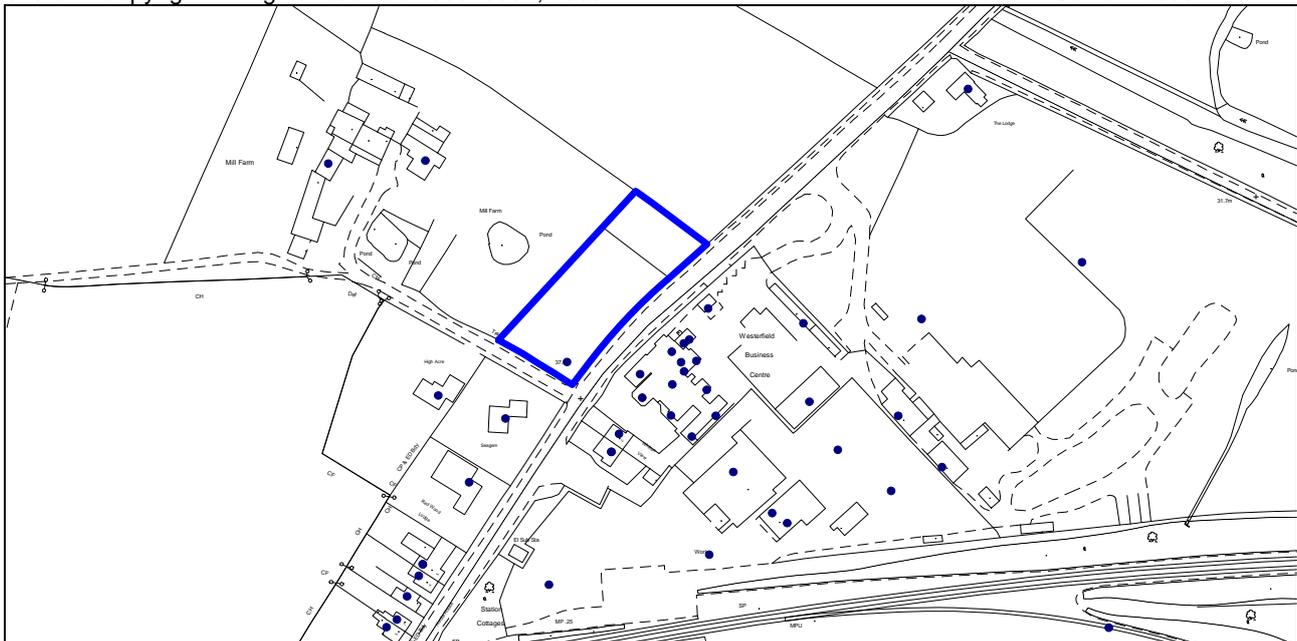
The site area has been reduced compared to that originally submitted to respect the character of the existing settlement. The site should only be developed after site 702c and follow a very low density linear pattern of development. There is a reasonable prospect that 10 homes could be developed on the site within Six to fifteen years.

SHLAA SITE REF NO: 680
ADDRESS: Land at Mill Farm, Westerfield Road
SITE AREA: 0.25

GREENFIELD

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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	4	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	Yes
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Opposite
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for development
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site is a Greenfield site on the edge of a cluster outside the village of Westerfield. Although not well related to the existing physical limits boundary, it is considered that the site is in a relatively sustainable location, close to the station and business centre and would not have a significant adverse impact on the environment. A low density development of approximately 4 homes is suggested.

SHLAA SITE REF NO: 776I

GREENFIELD

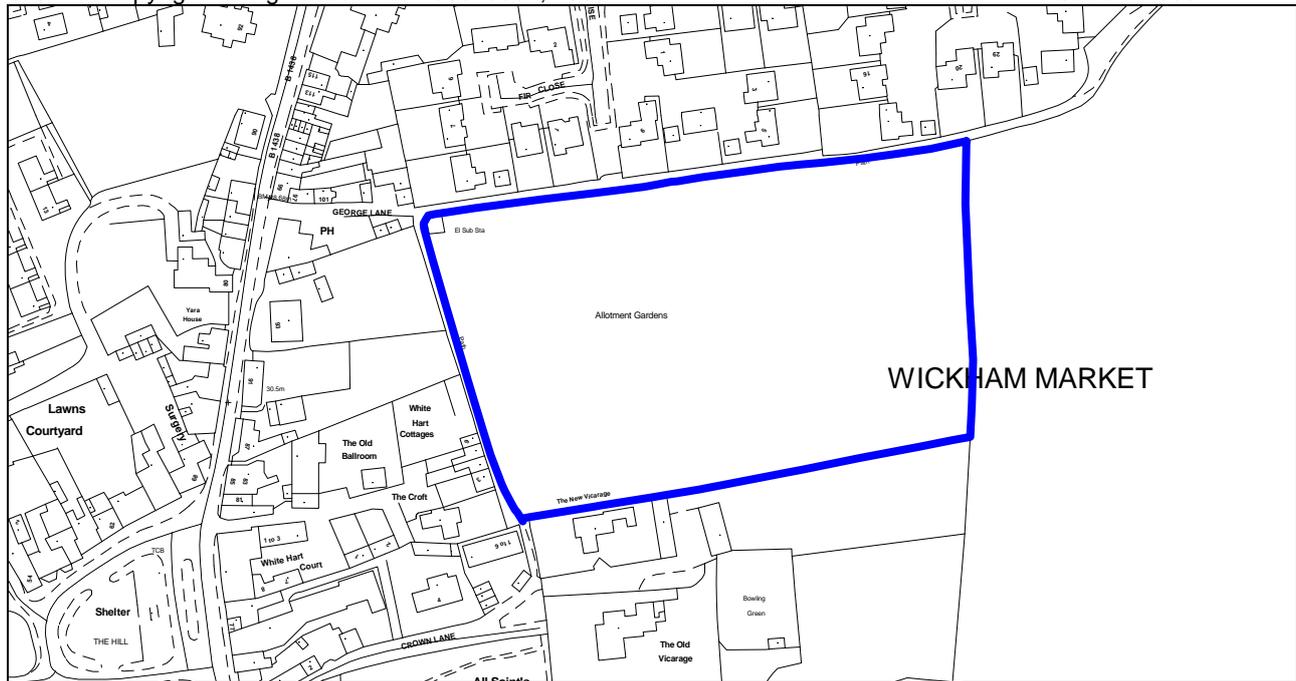
ADDRESS: Land rear of The New Vicarage, Crown Lane, Wickham Market

SITE AREA: 1.70



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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
70	MEDIUM	30	6-15

CONSTRAINTS

Access & Highways	Possible	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	Adjacent	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	No
Existing use	Possible	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for a mixed use development
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

Part of the site is currently used as allotments although it has been indicated to the Council that the site owner owns the land immediately to the east and the allotments could be moved. A minimum of 30 percent of the site should be retained as allotments. There may be some access issues to overcome but there is a reasonable prospect that the site could be developed within six to fifteen years. At a medium density, 30 homes could be provided.

SHLAA SITE REF NO: 830b

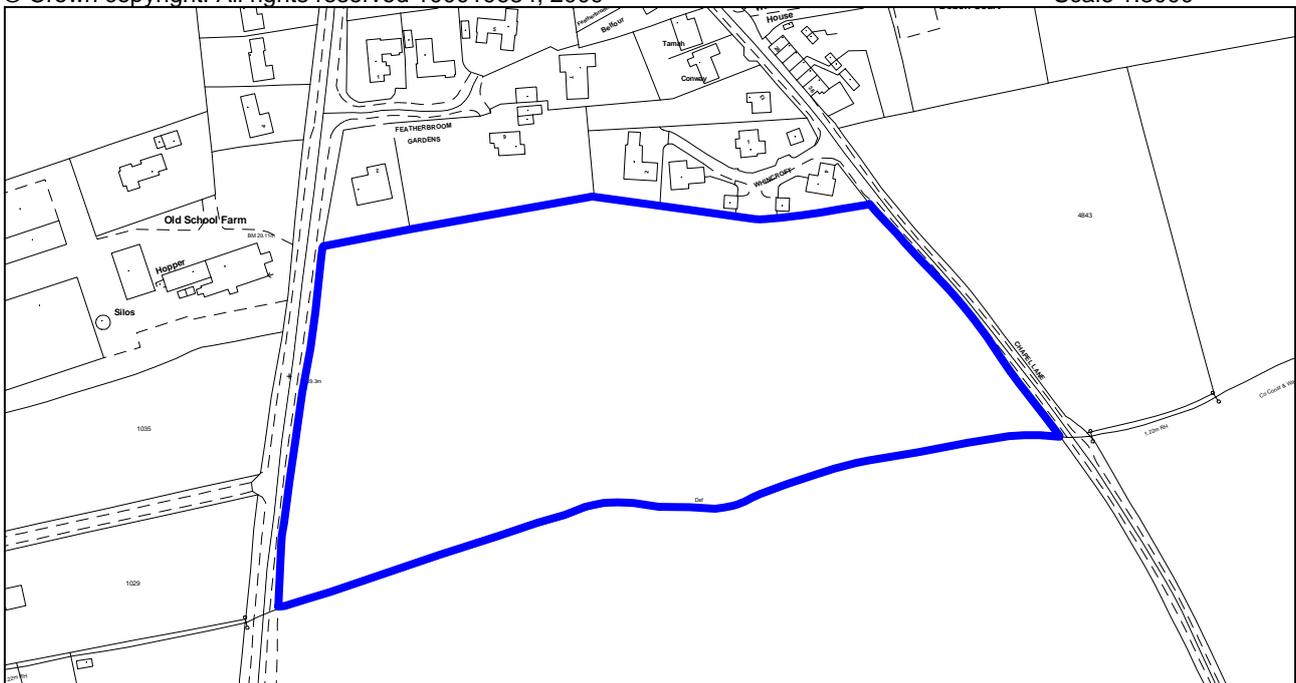
GREENFIELD

ADDRESS: Land south of Featherbroom Gardens and west of Chapel Lane, Wickham Market

SITE AREA: 3.16

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SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	MEDIUM	95	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for development
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

Development of the site would result in a significant increase to the existing settlement. Although other smaller sites are likely to be preferable earlier on, there is a reasonable prospect that this site could be developed within six to fifteen years if required. A medium density development on the edge of this settlement gives an indicative capacity of 95 homes for the site.

SHLAA SITE REF NO: 617

GREENFIELD

ADDRESS: Land to the west of 43 Dallinghoo Road, Wickham Market

SITE AREA: 0.36

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Scale 1:2500



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	6	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	Countryside
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site is a greenfield site well related to the existing settlement. Highways access would restrict significant scale of development in this location but there is a reasonable prospect that this site could be developed within six to fifteen years. A low density development would be the most appropriate in this location.

SHLAA SITE REF NO: 445

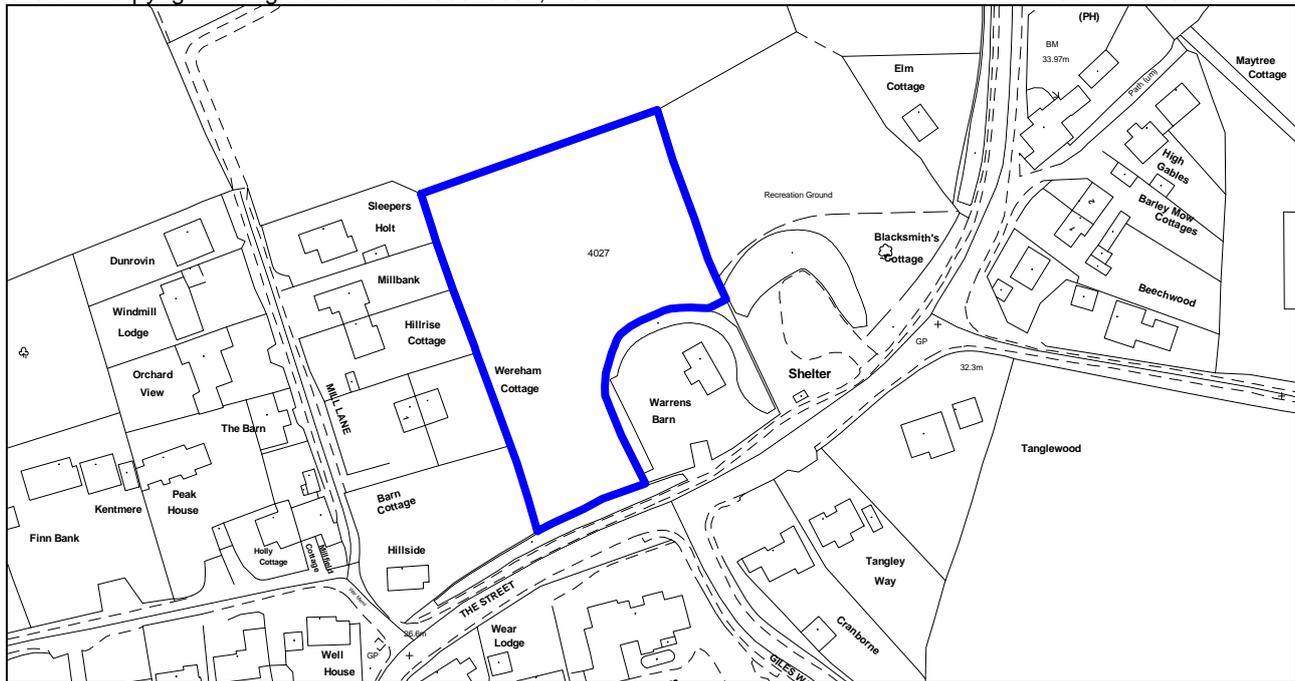
GREENFIELD

ADDRESS: Land adjacent to Warrens Barn, The Street, Withesham

SITE AREA: 0.47

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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	6	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Possible	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site is well related to the existing settlement. This site is considered to have an indicative capacity of six homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 705

GREENFIELD

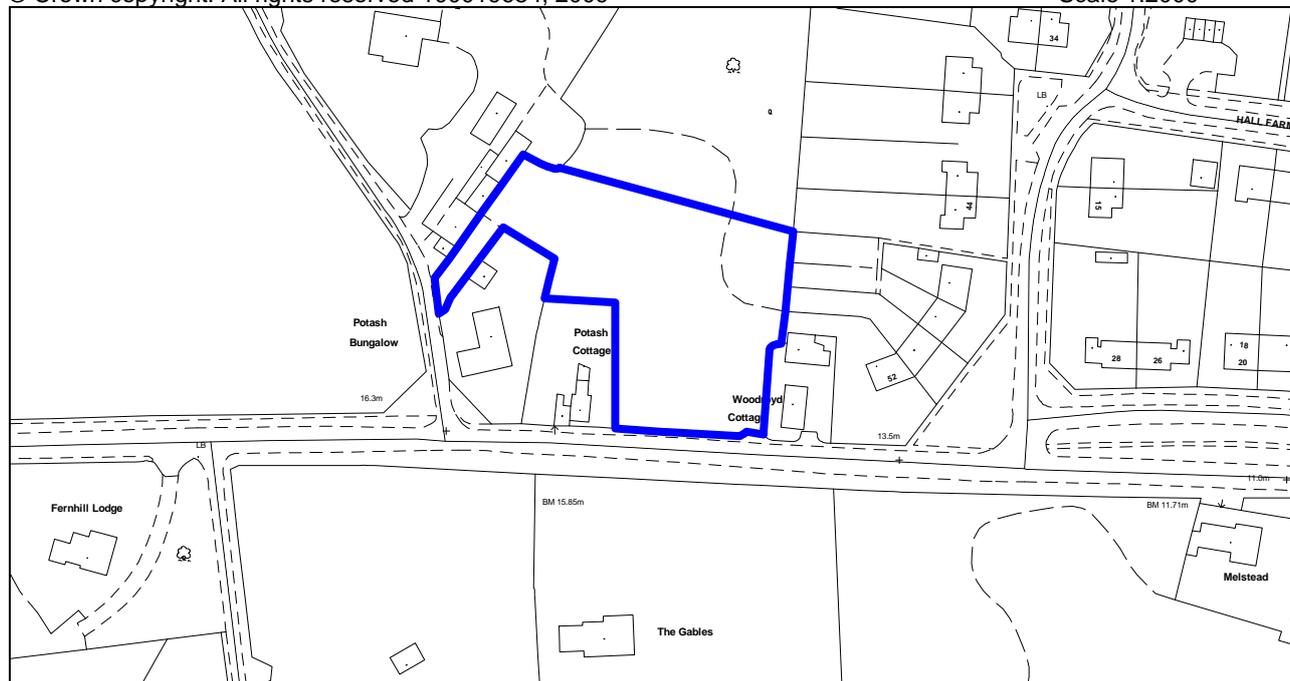
ADDRESS: Land off Woods Lane, adjacent to Woodroyd Cottage, Melton, Woodbridge

SITE AREA: 0.36



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Scale 1:2000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	6	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	No
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The area of the site has been reduced compared to that originally submitted taking into account the Tree Preservation Order. A low density is therefore assumed giving an indicative capacity of approximately six homes. There is a reasonable prospect that the site could be developed within six to fifteen years.

SHLAA SITE REF NO: 635

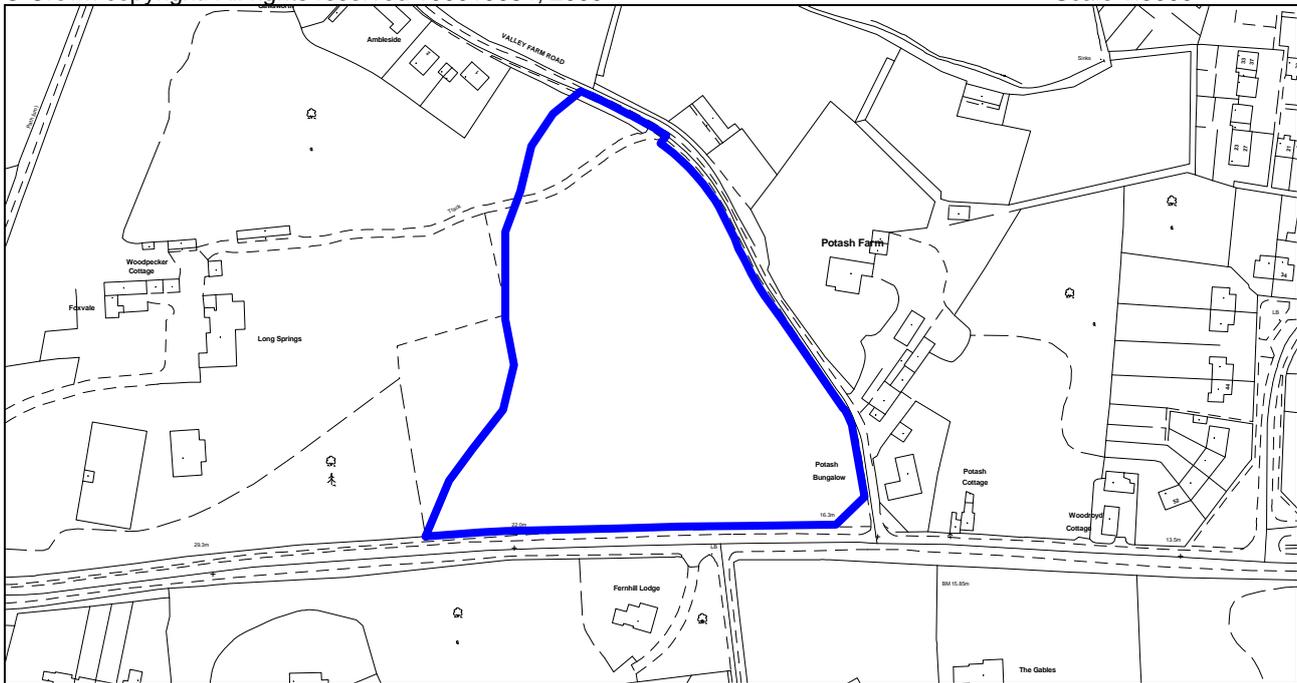
GREENFIELD

ADDRESS: Land north of Woods Lane and West of Valley Farm Road, Melton, Woodbridge

SITE AREA: 1.83

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Scale 1:3000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
90	LOW	40	6-15

CONSTRAINTS

Access & Highways	Possible	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	No	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	Yes
Contaminated	No	Wildlife site or adjacent to	Countryside PS
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes - The site has been submitted to the Council to be considered for residential development.
Achievable	Yes - There is a reasonable prospect that the site could be developed within six to fifteen years.

SUMMARY

The site has been submitted by two applicants for residential development. A medium density development would result in approximately 40 homes on the site. There is a reasonable prospect that these could be developed within six to fifteen years from the start of the plan.

SHLAA SITE REF NO: 645

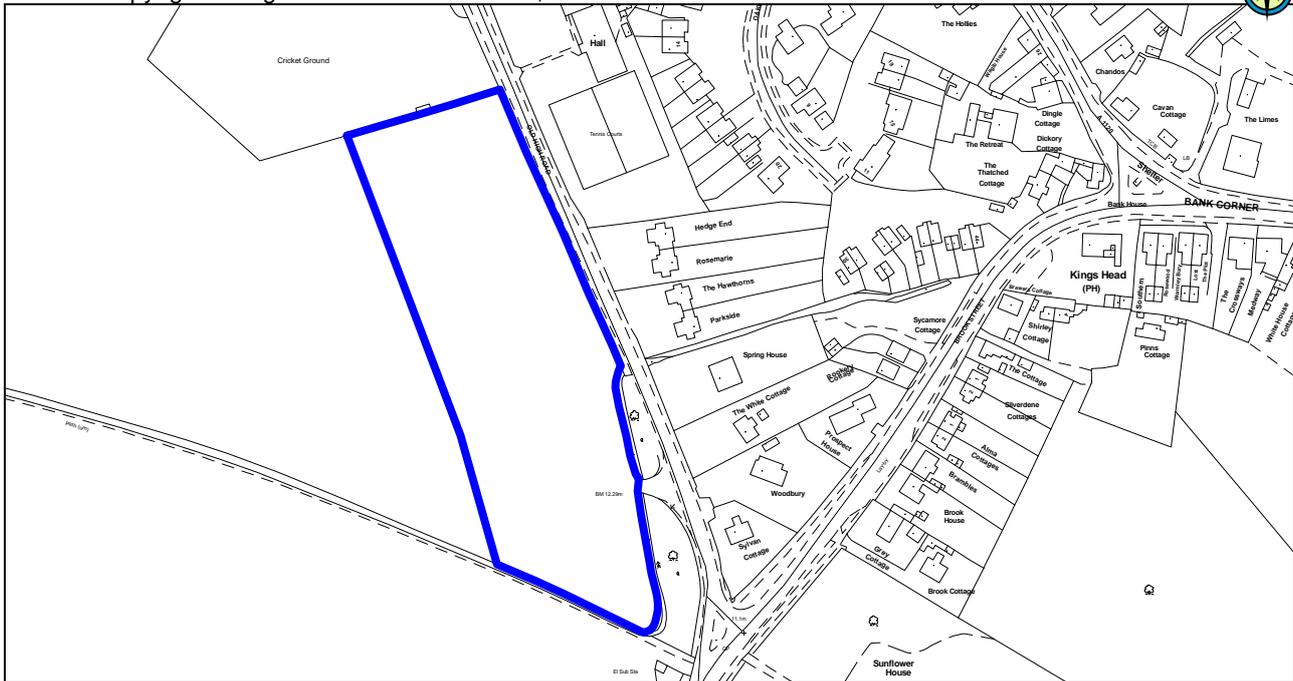
GREENFIELD

ADDRESS: Land opposite Spring House, Old High Road, Yoxford

SITE AREA: 1.32

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Scale 1:3000



SUGGESTED OPTION

% OF SITE FOR HOUSING	DENSITY OF SITE FOR HOUSING (HIGH, MEDIUM, LOW)	INDICATIVE CAPACITY (HOMES)	LIKELY DELIVERY TIMESCALE (YRS)
100	LOW	25	6-15

CONSTRAINTS

Access & Highways	No	Flood Zone	1
AQMA within or close to	No	Listed buildings or adjacent to	No
Area of Archaeological Importance	Yes	Recreation and open space	No
Conservation Area	No	TPO on site or nearby	No
Contaminated	Possible	Wildlife site or adjacent to	Countryside PS
Existing use	No	Other constraints	No

DELIVERABILITY

Suitable	Yes
Available	Yes – The site has been submitted to the Council to be considered for development. Part of the site has also been submitted by the Parish Council
Achievable	Yes - There is a reasonable prospect the site could be developed within six to fifteen years.

SUMMARY

There is a reasonable chance the site could be developed within six to fifteen years. A low density development gives an indicative capacity of approximately 25 homes for this site.

