

Draft Strategic Housing and Economic Land Availability Assessment



July 2018

www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview

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1. Introduction

- 1.1 Suffolk Coastal District Council is producing a new Local Plan covering the period 2016 to 2036. The Local Plan will contain policies and site allocations to meet identified needs for housing and employment land.
- 1.2 National planning policy set out in the National Planning Policy Framework states that local planning authorities should meet objectively assessed needs. The baseline quantified need for housing is identified through the national standard methodology, which is proposed to be introduced through changes to the National Planning Policy Framework (NPPF). This identifies the minimum amount of housing that the District must plan for. Needs for employment land are established through the Ipswich Functional Economic Area Sector Needs Assessment (2017). Needs for retail development are set out in the Ipswich and Suffolk Coastal Retail and Commercial Leisure Town Centre Study (2017). These baseline needs are set out below:

Land use	Baseline need (2016 – 2036)
Housing	9,900 dwellings (495 per annum x 20)
Employment Land	13 hectares ¹
Retail floorspace	2,600 – 4,600sqm convenience 7,700 – 13,100sqm comparison

- 1.3 The Strategic Housing and Economic Land Availability Assessment (SHELAA) is a key piece of evidence informing the Local Plan. The purpose of the Strategic Housing and Economic Land Availability Assessment (SHELAA) is to identify the potential supply of land available in Suffolk Coastal to meet the identified needs for housing and employment land over the Local Plan period. The need figures above should be viewed as baseline figures and the Local Plan can set more ambitious targets for housing and employment development, where the SHELAA identifies that sufficient land is available to do so.
- 1.4 The SHELAA also enables the Council to understand wherein the District land is available, and at the detailed level is also used to inform the selection of preferred sites for allocation alongside other evidence such as consultation responses and Sustainability Appraisal.
- 1.5 The SHELAA does not in itself allocate sites for development. It identifies those sites that are potentially suitable for allocation and which the Council can therefore consider further in identifying sites to meet its Local Plan strategy. **Identification as a potential site through the SHELAA process does not afford a site any planning status. The SHELAA is a technical document used to identify potentially suitable sites which are then considered further for**

1 Note this updates Table 16.2 on page 202 of the Ipswich Economic Area Sector Needs Assessment (September 2017), as the evidence used a 2014 base date.

allocation in the Local Plan. Identification as a potential site through the SHELAA process does not indicate that planning permission would be granted.

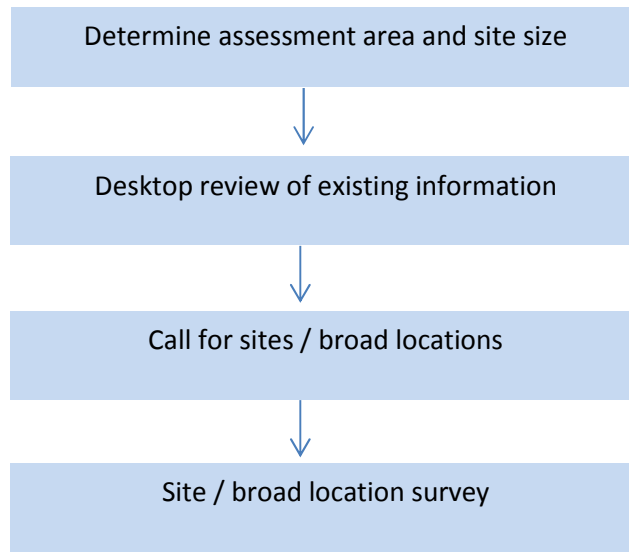
- 1.6 The Draft SHELAA is published alongside the First Draft Local Plan for consultation between 20th July and 14th September 2018. At this stage, further alternative sites may still be submitted for consideration for allocation in the Local Plan and these would be assessed through the SHELAA following the First Draft Local Plan consultation.
- 1.7 Further information on SHELAA is available in the national Planning Practice Guidance which can be viewed at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>.
- 1.8 The Draft SHELAA is published alongside the First Draft Local Plan for consultation between 20th July and 14th September 2018.

All sites are shown in the accompanying Draft SHELAA map book.

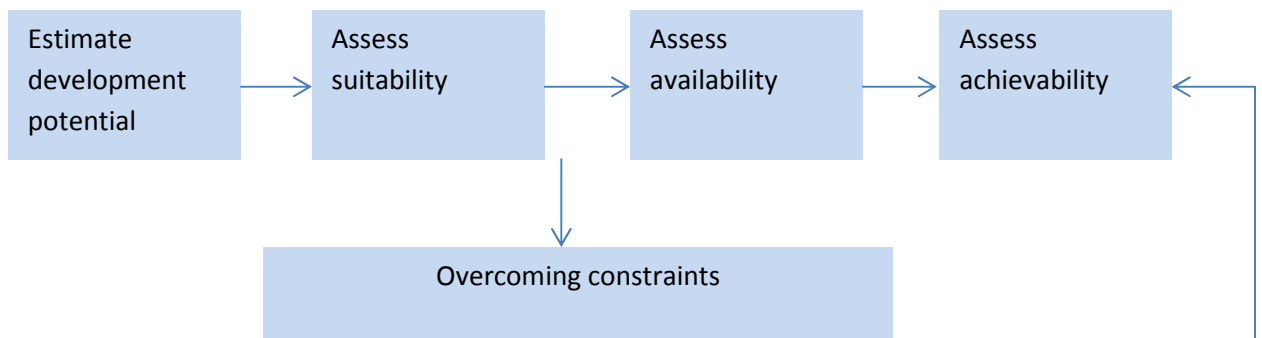
2. Methodology

- 2.1 The national Planning Practice Guidance sets out a methodology for undertaking the SHELAA, as summarised in the flowchart overleaf. This has been followed in undertaking this SHELAA.

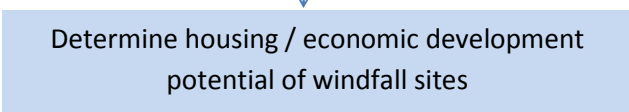
1. Site / Broad location identification



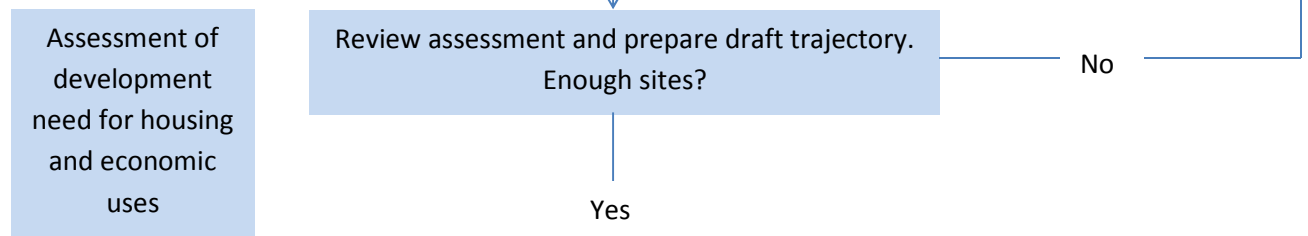
2. Site / broad location assessment



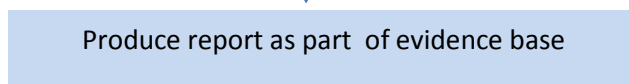
3. Windfall assessment



4. Assessment review



5. Final evidence base



Stage 1: Site Identification

2.2 The area covered by this SHELAA is Suffolk Coastal District, as shown on the map below, which is the same area to be covered by the new Local Plan. Based on housing market and economic evidence, Suffolk Coastal District sits within the Ipswich Housing Market Area and the Ipswich Functional Economic Area with Babergh and Mid Suffolk Districts and Ipswich Borough.



2.3 In identifying the supply of land for housing and economic uses, the Planning Practice Guidance sets out a number of sources whereby potential supply could be identified:

Existing Commitments

- Existing housing and economic development allocations and site development briefs not yet with planning permission
- Sites with planning permissions for housing or economic uses which are unimplemented or under construction

Sites not currently in the planning system

- Sites which have had planning permission refused or withdrawn

- Land in the Council's ownership
- Surplus, or likely to become surplus, public sector land
- Vacant and derelict land and buildings
- Additional opportunities in established uses

Call for Sites

- 2.4 To identify those sites not currently in the planning system, a Call for Sites was undertaken in autumn 2016. The Council has recently adopted the Site Allocations and Area Specific Policies Development Plan Document (January 2017) and the Felixstowe Area Action Plan Development Plan Document (January 2017). The Council therefore had records of numerous sites that had been considered through the production of these documents, but that had not been selected for allocation, which could be re-considered through the SHELAA for the new Local Plan. The purpose of the Call for Sites was to identify further sites that could be considered.
- 2.5 The Call for Sites was carried out during Autumn 2016 and involved direct contact with individuals and organisations whose contact details are held on the Council's consultation database, as well as promoted on the Council's website. Those submitting sites were asked to submit details which would enable the Council to understand the availability and achievability of sites. A copy of the Call for Sites form is shown in Appendix A.
- 2.6 Through the subsequent Local Plan Issues and Options consultation (18th August – 30th October 2017), the Council provided an opportunity for further sites to be submitted. The Call for Sites form was made available in order that details could be submitted. A further 55 sites were submitted.

All sites are shown on the maps in the accompanying Draft SHELAA map book.

Stage 2: Site assessment

- 2.7 The purpose of this stage is to determine whether sites are deliverable or developable². Deliverable sites are those which are suitable, available now and achievable within five years. Developable sites are those which are suitable and have a reasonable prospect that available and achievable with 15 years. The Local Plan will cover the timeframe to 2036 and the assessment will therefore consider the supply of sites over this period.

² As defined in footnote 11 of the National Planning Policy Framework

- 2.8 Those sites presented in the 2017 Issues and Options document, along with the additional sites submitted through the Issues and Options consultation, have been considered through the SHELAA.
- 2.9 Sites which have planning permission (as at 31.3.2018) have not been assessed for their suitability or availability but are identified as part of the supply of land. As the Site Allocations and Area Specific Policies DPD and the Felixstowe Area Action Plan DPD have been adopted relatively recently (January 2017), site allocations contained in these have not been revisited for suitability, and their contribution to supply is identified in Chapter 3. The Council proposes to carry forward these allocations into the new Local Plan where they remain unimplemented. Details of those sites which were contained in the 2017 Issues and Options document or submitted through the consultation, but which have planning permission or are already allocated, are shown in Appendix B.
- 2.10 The assessment of sites is to determine their availability, suitability and achievability. For those identified as available, suitable and achievable, an assessment of their development potential was also undertaken.
- 2.11 A number of sites have been put forward for uses other than housing or employment land (for example open space or areas to be protected from development). These have not been assessed as they are not considered to be available for housing or employment uses. These are listed in Appendix C. Whilst they may be suitable for allocation in the Local Plan to meet other objectives, they do not form part of the supply of housing or economic land.

Availability

- 2.12 A site will normally be considered to be available where it is within the ownership of a landowner or developer who has expressed an interest to develop or sell the site. This assessment has been based upon information submitted through the Call for Sites process.
- 2.13 For sites that were held on the Council's system and were presented in the 2017 Issues and Options consultation, but where no contact had been received from a landowner / promoter since before 2016, availability checks have been carried out as part of the production of the Draft SHELAA. Where no availability information has been forthcoming, or where the Council has received a response to indicate that a site is not available, these sites have been judged to be unavailable and have not been assessed further at this stage. Those sites identified as unavailable are listed in Appendix D.
- 2.14 There are a small number of sites where availability is identified as uncertain. These are instances where, for example, it is not clear whether all landowners fully support the promotion of the site. In these cases, sites have been retained in the assessment but no contribution towards supply is assumed at this stage.

Suitability

- 2.15 The suitability of a site includes planning and development considerations like access and environmental features as well as physical constraints affecting the site, impacts of development of the site, market attractiveness of proposed use of the site, its contribution to regeneration and the amenity and environment of neighbouring areas.
- 2.16 The PPG states that the SHELAA should consider sites capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares. Of the available sites, a threshold of 0.2ha has been identified for housing sites, in order to ensure a wide choice of smaller sites that may be suitable for development should insufficient sites of 0.25ha or more be identified. Housing sites below 0.2ha and employment sites below 0.1ha were discounted from the assessment and these are listed in Appendix E. Also shown in Appendix E are sites that have been put forward for one dwelling only as these are not considered to be available for a housing allocation, although they may come forward as windfall and contribute to supply in that way, subject to compatibility with policies.
- 2.17 The SHELAA does not take into account the settlement hierarchy, as the settlement hierarchy is to be reviewed through the review of the Local Plan. However, the SHELAA has included an assessment of how well related a site is to a settlement. Housing sites not judged to be within, adjoining or well related to the form a settlement were discounted, these are listed in Appendix F, and were not taken forward for further assessment. The following criteria have been used in identifying whether a site is well related to an existing settlement:
- Site is within the existing Physical Limits Boundary; or
 - Site is adjacent / adjoining existing Physical Limits Boundary (including where separated by the highway or other feature which forms part of the overall settlement form e.g. playing field); or
 - Site is within, adjoining or adjacent a settlement (including where separated by the highway or other feature which forms part of the overall settlement form e.g. playing field) which doesn't currently have settlement limits; or
 - Sites is adjacent / adjoining a site with planning permission or an allocated site, or another SHELAA site that is well related; and
 - In relation to any of the above, the site is well related in scale and form to the existing settlement pattern or other uses (such as transport connections) (part development of a site may be recommended).
- This has not been applied to sites put forward for employment uses.
- 2.18 Criteria for assessing the suitability of sites have been developed with authorities in the Ipswich Housing Market Area / Functional Economic Area, which includes Babergh and Mid Suffolk District Councils and Ipswich Borough Council, but adapted at local authority level to reflect the circumstances of each authority (such as through inclusion of coastal change risk in the Suffolk Coastal assessment).

- 2.19 The assessment has been undertaken through desk top assessment. Site visits have also been undertaken. Information from Suffolk County Council has informed assessments in relation to access, transport, archaeology and utilities / neighbouring uses (minerals and waste). Engagement with utilities providers is ongoing.
- 2.20 The suitability of a site, through the criteria, is influenced by national planning policy, local planning policy (where policy is up to date) and other factors including physical constraints affecting the site, the impacts of the development of the site and the impacts on amenity and environment of neighbouring areas.
- 2.21 When assessing sites across the District some will have constraints and impacts which are insurmountable and thus undermine the suitability of development. Other sites will have impacts and constraints which are surmountable, however, they may be costly to overcome and have an impact on the achievability of development. And others will have surmountable constraints and impacts that through mitigation could deliver the necessary development.
- 2.22 An initial check was undertaken to identify whether any sites had significant constraints that would make them unsuitable for development. This involved a desktop assessment to identify whether development of the site would result in:
- Loss of Special Protection Area, Special Area of Conservation, SSSI or Ramsar;
 - Loss of a National Nature Reserve;
 - Loss of ancient woodland;
 - Development in Flood Zone 3b;
 - Loss of a Scheduled Monument;
 - Loss of Statutory Allotments;
 - Loss of Local Green Space.
- 2.21 Where any of the above were identified, further assessment was not undertaken. Sites identified as having these absolute constraints are listed in Appendix G.
- 2.22 To assess the suitability of remaining sites a 'red', 'amber', 'green' approach has been applied to assessing the various types of constraints and impacts which may affect the development of sites.
- 2.23 'Red' impacts and constraints rule out the suitability of a site. Any site assessed as 'red' against any type of constraint or impact have been discounted from the assessment as the site will not be suitable for development.
- 2.24 'Amber' impacts and constraints do not rule out the suitability of development. However, some mitigation will be required in order for the site to be suitable. The feasibility and extent of that mitigation would need to be established through further work in considering potential site allocations. Therefore, sites assessed as 'amber' against any type of constraint or impact are considered suitable providing those constraints can be overcome. In some

instances, the cumulative extent of a number of 'amber' impacts have resulted in an overall conclusion of 'red'.

- 2.25 The 'green' category represents no constraint or impact with respect to that type of impact or constraint.
- 2.26 The criteria to assess the suitability of sites cover the following topics, and the full assessment criteria is contained in Appendix H:
- Access to site;
 - Utilities capacity;
 - Utilities Infrastructure;
 - Contamination;
 - Flood Risk;
 - Coastal change;
 - Market attractiveness;
 - Landscape / Townscape;
 - Biodiversity and Geodiversity;
 - Historic Environment;
 - Open space;
 - Transport and Roads;
 - Contribution to regeneration / re-use

Conclusions for sites judged to be unsuitable are shown in Appendix I.

- 2.27 Sites made available for consideration for employment or mixed use have been subject to assessment as part of the production of the Council's employment evidence, undertaken by Lichfields, utilising the suitability criteria outlined above.
- 2.28 Potential employment sites are only selected for suitability where they are at least 0.1 hectares in size. It is anticipated that Local Plan policies would provide opportunities for smaller sites to come forward to provide flexibility without these being specifically identified in the Local Plan. To reflect the rural nature of the District and to provide evidence that would enable an understanding of the potential from smaller sites in rural areas, a lower threshold (than contained in the Planning Practice Guidance) has been applied.

Achievability

- 2.29 A site is considered to be achievable where there is a reasonable prospect that development will occur on the site at a particular point in time (for the purposes of the new Local Plan review this is within the time period to 2036). A key determinant of achievability will be the economic viability of the site. This will be influenced by the market attractiveness of the site and any known likely abnormal construction and development costs.

- 2.30 Information on viability and potential abnormal costs has been sought from landowners as part of the Call for Sites process. At this stage, viability assessment has not been undertaken for the new Local Plan, however this will be undertaken prior to consultation on the Final Draft Local Plan. Past evidence (including in relation to DPDs adopted in 2017) would suggest that most sites in Suffolk Coastal would be viable. Having regard to completions over recent years it is not considered that there are any particular housing market constraints that would prevent development from coming forward.
- 2.31 Another factor affecting achievability will be the whether a developer has capacity to complete and let or sell a development over a certain period of time.

Summaries of assessments for those sites judged to be available, suitable and achievable are contained in Appendix J.

A full schedule of all sites discounted through the assessments and checks listed above is contained in Appendix K.

Stage 3. Windfall assessment

- 2.31 Windfall sites are sites which have not been specifically identified as part of the Local Plan process. This could include a range of sites ranging from brownfield sites becoming available through relocation / closure of existing uses, conversions or development in accordance with countryside policies.
- 2.32 As set out in the NPPF, local authorities may make allowance for windfall in the land supply assessment where there is compelling evidence that sites have consistently become available and will continue to provide a reliable source of supply.
- 2.33 To avoid double counting with sites identified as potential in the SHELAA, only average delivery rates of for windfall sites below 0.2ha have been considered. Over the past 5 years (2013/14 – 2017/18) this has been an average of 97 per annum. Many existing planning permissions which will be built out over the next few years are on windfall sites and therefore when projecting windfall trends forward it is important not to double count their contribution. Consistent with the approach taken in the Housing Land Supply Assessment (June 2018), and based on monitoring information, windfall contributions are therefore counted as 50 per year from 2020/21 onwards.

Stage 4. Assessment Review

- 2.34 The total capacity of land for each use has been totalled and compared against the need (set out in Section 1) for housing and employment use. If sufficient numbers of sites were not found to meet the needs, the Council would need to try to identify further sites. The Council may also undertake a reassessment of the development potential of already identified sites to see if the development potential could be increased (for example through higher densities or by revisiting sites previously discounted).
- 2.35 In estimating a dwelling yield for the purposes of the SHELAA a relatively conservative approach has been applied, in order to ensure that potential is not over inflated at a stage when potential constraints have not been assessed in detail. Consideration has been given to the densities set out in the adopted Core Strategy as well as densities achieved over past years.
- 2.36 The table overleaf sets out the densities that have been applied for the purposes of the SHELAA assessment. The Local Plan will consider appropriate densities in relation to site allocations, taking account of site specific circumstances.

Location	Estimated dwellings per hectare
Within and adjoining Felixstowe	30
Within and adjoining Market towns	30
Communities surrounding Ipswich	25
Elsewhere	15

- 2.37 A number of sites were made available for a mix of housing and employment (or other types of development like retail or community uses). Depending on the mix of uses proposed, an appropriate reduction to potential yield has been applied.
- 2.38 The anticipated timescales for delivery are also an important consideration. An indicative trajectory is plotted. For some larger sites, it is likely that delivery would extend beyond 2036 and therefore only the contribution to 2036 is plotted for the purposes of the SHELAA.

Stage 5. Evidence base

- 2.39 The outputs from the SHELAA are:
- Details, including mapped information, of all sites considered;
 - An assessment of each site (for some this includes early discounting where for example they are not available);
 - More details for those sites which are considered to be potential sites;
 - The potential type and quantity of development that could be delivered and an indication of any potential barriers to deliver or commencement;
 - An indicative trajectory.

These outputs are presented in this Draft SHELAA report.

3. Results and Conclusions

Housing Land

- 3.1 Under the proposed standard method for calculating housing need, the baseline housing requirement that would need to be planned for in Suffolk Coastal is 495 per annum (9,900 dwellings over the period 2016 – 2036).

Existing commitments

- 3.2 Existing commitments are sites that have planning permission, sites where there is a resolution to grant permission (subject to Section 106 agreement) and sites allocated in the existing plans (including Neighbourhood Plans). All sites with planning permission are assumed to be deliverable unless there is clear evidence a site will not come forward within the plan period. Appendix L sets out details of the anticipated delivery of sites with planning permission (as at 31.3.18) over the period to 2036, based on the Council’s Housing Land Supply Assessment published in June 2018. A total of 1,130 dwellings are already completed. The table below summarises projected delivery over a fifteen year period.

Committed supply	Number of dwellings
Within 5 years (2018 – 2023)	4,349
6 - 15 years (2023 – 2033)	2,691

Sites not within the planning system

- 3.3 Based upon the information submitted to the Councils alongside officer judgements in relation to delivery timescales and densities, an estimate has been made in relation to the potential yield and timescales for delivery, in relation to those sites identified as suitable, available and achievable.
- 3.4 This shows that there is potential capacity for 19,977 dwellings over the Local Plan period of 2016 – 2036. The indicative trajectory in Appendix M shows the estimated timescales for delivery, as summarised in the table overleaf.

	Number of dwellings
Within 5 years (2018 – 2023)	4,068
6 - 15 years (2023 – 2033)	14,659
Remainder of plan period 2033 - 2036	1,250
<i>Beyond 2036</i>	2,105
Total 2016 - 2036	19,977 (22,082 overall total)

- 3.5 It should be noted that this capacity is theoretical and is based on every potential site coming forward. In reality this is unlikely as the market is unlikely to be able to support this level of development and rate of delivery. Further, cumulative environmental and infrastructure constraints may impact upon the practicality of this level of development coming forward over the plan period.

Windfall

- 3.6 As stated in the methodology section, anticipated windfall on sites below 0.2ha is applied at a rate of 50 per year from 2020/21 onwards to avoid double counting with small sites already with planning permission. The estimated windfall for the Local Plan period is therefore 800 dwellings.

Total Supply

- 3.7 Total identified land supply over the Local Plan period is summarised in the table below.

Source	Land supply contribution
Completions 2016 – 2018 (as at 31.3.18)	1,130
Committed supply	7,040
Sites not in the planning system	19,977
Potential windfall contribution	800
Total potential supply 2016 - 2036	28,947

- 3.8 When considered alongside the existing commitments it is clear that with a supply of **28,947 dwellings** there is sufficient land supply to meet identified needs as set out in Section 1 of this document.

Employment Land

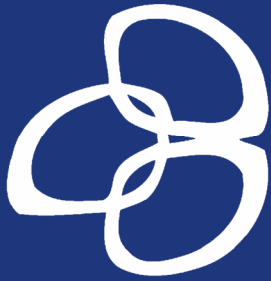
- 3.9 Latest monitoring indicates that there is a current supply of 81.1ha of employment land, within existing permissions and allocations³.
- 3.10 Sites identified as potential for employment through the assessment of sites not currently in the planning system would provide an indicative supply of 439ha.
- 3.11 The total supply is therefore **520.1ha of employment land**.
- 3.12 Numerically there is therefore sufficient land to meet employment land requirements. The Local Plan will however need to consider the employment evidence and ensure that sufficient land is provided to ensure flexibility in supply and to meet the qualitative needs of employment sectors.

Retail

- 3.13 Some sites made available by or on behalf of landowners for a range of uses include retail as a potential use for site. The Local Plan evidence base includes a Retail and Commercial Leisure Town Centre Study that identifies relatively modest requirements for new retail floorspace in the District. This evidence also identifies that convenience retail floorspace growth is most likely to manifest itself in small supermarkets serving neighbourhood residents. The emerging Local Plan approach to planning for new retail development is to consider it as a potential ancillary use within sites made available for housing, employment or mixed use. Therefore this SHLEAA does not specifically assess the suitability of sites for retail use.

³ Note that monitoring for the 2017/18 is still underway at the time of writing and therefore this figure may change

Appendix A: Call for Sites form



Suffolk Coastal District Local Plan

Call for sites

If you own or know about a site which could be suitable for new development over the next 20 years please let the Planning Policy Team know.

Introduction

Work is underway on a review of the Suffolk Coastal Local Plan. The Local Plan will set out the strategy and policies that will help guide development in Suffolk Coastal district over the next 15 to 20 years.

As part of the Local Plan review we are looking for sites that have potential for new development. If you own or know about a site which could be suitable for new development over the next 20 years please let us know. All sites received will be subject to consultation as part of the first consultation on the new Local Plan.

What you need to know before completing this form

1. If you have previously submitted sites to the Council for consideration, please resubmit these sites along with any new land you wish to promote.
2. Please complete a separate form for each site.
3. Each form should be accompanied by an Ordnance Survey site plan with the site boundary clearly edged in red. Any adjacent land in the same ownership should be edged in blue.
4. Housing sites must be able to deliver at least 5 dwellings.
5. Employment and other use sites must have a minimum area of 0.25 hectares or at least 500m² of floorspace.
6. All sites received will be subject to public consultation as part of the first consultation on the new Local Plan.
7. **Submissions should be received by Friday 28th October 2016**, ideally through our website at www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview. Alternatively, this form can be sent to Suffolk Coastal District Council, Planning Policy and Delivery Team, Melton Hill, Woodbridge, Suffolk, IP12 1AU or via our email address suffolkcoastallocalplan@eastsuffolk.gov.uk

If we require any further information we will be in touch.



Please complete all applicable fields

1. Your Details

Your details

Title	
Name	
Company	
Address	
Postcode	
Telephone	
Email address	

Please tick here if you do not want your contact details added to the Suffolk Coastal Local Plan mailing list.

Agent details

Title	
Name	
Company	
Address	
Postcode	
Telephone	
Email address	

Please tick here if you do not want your contact details added to the Suffolk Coastal Local Plan mailing list.

2. Site Details

Site address

Site Postcode

Site area
(hectares)

Do you own this site?

Yes

No

If **Yes**, I (my client) is:

The sole owner of the site

Owns part of the site

Developer contracted to buy the site

Speculative developer

Other
(please specify)

If there are other owners of this site, please provide contact details including name, company, address, postcode, telephone and email address where possible:

3. Current and potential use

Current use:

Are there any existing buildings on the site?

Yes

No

If **Yes** do these require relocation / demolition before the site could be developed?

Yes

No

Do any existing uses / buildings need to be re-provided elsewhere?

Yes

No

If **Yes**, please specify:

What use are you proposing (tick all that apply):

- Housing
- Residential / care home
- Gypsy or traveller pitch
- Retail
- Assembly and leisure
- Open space
- Holiday accommodation
- Business and office
- General industrial
- Storage or distribution

Other
(please specify):

Please provide further details on your proposal: (number of houses, bedrooms or floorspace for other uses):

4. Availability

Please indicate when the site could be made available (*tick the most relevant box*):

- Immediately 2016/17
- Within 5 years (by March 2022)
- 5-10 years (between 2022 and 2027)
- 10-15 years (between 2027 and 2032)
- 15-20 years (between 2032 and 2037)

If the site is not available within 5 years, please explain why:

5. Viability

Do you consider the site is viable for the use(s) you are proposing?

Yes No Don't know

Are there any abnormal costs associated with bringing forward this site?

Details

Contaminated land	<input type="checkbox"/>	
Demolition	<input type="checkbox"/>	
Access	<input type="checkbox"/>	
Other (<i>please specify</i>)	<input type="checkbox"/>	

What assumptions, if any, have you made in your assessment in terms of financial contributions?

Details

None	<input type="checkbox"/>	
Percentage of affordable housing	<input type="checkbox"/>	
Community Infrastructure Levy (CIL) ⁴	<input type="checkbox"/>	
Other (<i>please specify</i>)	<input type="checkbox"/>	

⁴ For information on the Community Infrastructure Levy for Suffolk Coastal District please visit <http://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/suffolk-coastal-community-infrastructure-levy-rates/>

6. Site visit

Are there any issues which would prevent officers of the Council undertaking a site visit?
(e.g. the site is secured and not visible from a public highway, an existing tenant)

Yes

No

If **Yes** please provide contact details of the person who should be contacted to arrange a site visit

7. Additional Comments

Thank you for completing this form. Please send to Suffolk Coastal District Council, Planning Policy and Delivery Team, Melton Hill, Woodbridge, Suffolk, IP12 1AU.

Website: www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview

Social media: www.twitter.com/eastsuffolk | www.facebook.com/eastsuffolkcouncils

Telephone: 01394 444550 /444363

Email: suffolkcoastallocalplan@eastsuffolk.gov.uk

The information you have supplied may be processed by computer or form the basis of manual records. Suffolk Coastal District Council will use the data for purposes relevant to the preparation of the Suffolk Coastal Local Plan and for no other purpose.

By responding you are accepting that your response and the information within it, including supporting documents, will be available for public inspection and published on line. However, personal addresses, telephone numbers and email addresses will be withheld.

Appendix B: Sites not subject to assessment through the SHELAA

The lists below show sites which were presented in the 2017 Issues and Options Consultation but which have not been considered through the SHELAA process due to their current planning status. Where sites have been put forward for a use which is different to that for which permission is granted or which is allocated, they have not been removed from the SHELAA process. Where part of a site has planning permission or is allocated, it is retained in the SHELAA.

Sites identified in Issues and Options consultation 2017 but which have planning permission as at 31st March 2018

Site reference	Proposed use	Site address	Planning permission reference	Permission
69	Housing	Land at and surrounding Walden, Fox Hill	DC/16/0990/FUL	New 3-4 bedroom detached house
81	Housing	Land at 31 Spring Lane	DC/17/1724/FUL	Demolition of existing dwelling and construction of new/to match existing with extended frontage
272	Affordable Housing, Employment, Tourism	Land surrounding Meadow Park Livery, Alderton Road, Hollesley	DC/14/0056/FUL	New two-storey, 4 bedroom house and shed with access route to public highway
331	Housing	Bloomfield's Farm, Black Tiles Lane, Martlesham	DC/16/1992/FUL	Proposed development to provide 47 dwellings, access, School car park, landscape/wildlife corridors. open space and landscaping
389	Employment	Land adjacent Yew Tree Courtyard, Roman Road	DC/15/2705/OUT	Creation of a new highways access (and stopping up of existing access) together with the expansion of an employment area (for offices, studios and workshop uses)
486	Housing	Queen's House, Woodbridge	DC/16/4008/FUL	External alteration and partial demolition of Queen's House to provide 6 residential units (Class C3). Demolition of single dwelling house and Groundsman's Hut and development of 26 residential units

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				(Class C3), replacement Groundsman's Hut and associated highway, drainage and landscape works.
530	Housing	The Old Police Station site and land to the East off Leiston Road, Aldeburgh	DC/17/1462/FUL	Demolition of former police station, creation of new access, public open space, erection of 19 dwellings including 6 affordable dwellings and all associated works
581	Housing	Land south of Beresford Drive, Woodbridge	C/09/1827	Erection of 7 dwellings and 2 flats including 3 affordable units
612	Housing	Land east of Water Tower, Spriteshall Lane, Trimley St Mary	DC/17/5336/FUL	Erection of six two-storey houses
6445	Mixed Use	Land at Candlet Road, Felixstowe	DC/15/1128/OUT	Application for Outline Planning Permission for up to 560 dwellings, including a Local Community Centre, a 60 Bedroom extra Care Home and 50 Assisted Living Units, 2 small Business Units and open space provision with associated Infrastructure.
735	Housing	Bloomfield's Farm, Black Tiles Lane, Martlesham	DC/16/1992/FUL	Proposed development to provide 47 dwellings, access, School car park, landscape/wildlife corridors. open space and landscaping
836	Housing	Land west of Station Road, Framlingham	DC/17/1853/OUT	Outline Application - Development of land for 4 dwelling houses
978	Housing	Land rear of Mill Lane,	DC/16/1919/FUL	Erection of 69 new homes with associated access, landscaping and

5 Note that whilst this site was removed from the SHELAA process due to having planning permission it is contained within the North Felixstowe Garden Neighbourhood proposed allocation.

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		Trimley St Martin		amenity space.
1023	Housing	Land at Anzani House, Anzani Avenue, Felixstowe	DC16/4424/PN3	Change of Use from offices to 197 residential apartments

Sites identified in Issues and Options consultation 2017 but which are allocated in Neighbourhood Plans as at 31st March 2018

Site reference	Proposed use	Site address	Neighbourhood Plan	Allocation
252	Community Use	Land between 89 and 103 High Street, Leiston	Leiston	TC2 – Mixed use
256	Community Use and Commercial Use	Land rear 16-22a Sizewell Road	Leiston	TC2 – Mixed use
257	Community Use, Playing Field, Recreation	Middle School, Waterloo Avenue, Leiston	Leiston	IN2 – New community centre and facilities
346	Mixed use	Land east of former Girdlestons factory site, Station Road, Melton	Melton	MEL20 – Employment (B1 uses) and green/community space (part of mixed use allocation)
527	Employment	Land West of New Street, and South of Saxtead Road, Framlingham	Framlingham	FRAM20 – Employment allocations
826	Mixed Use	Land between St Andrews Place and El Paso, Brick Kiln	Melton	MEL20 – residential (part of mixed use allocation)

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		Lane		
745	Housing Retail Leisure Office Storage	Woodbridge Road, Framlingham	Framlingham	FRAM27
1056	Housing	Land opposite 52-74 St Margarets Crescent, Leiston	Leiston	SA3 – Housing Allocation

Sites identified in Issues and Options consultation 2017 but which are allocated in the Site Allocations and Area Specific Policies DPD (2017) or the Felixstowe Area Action Plan DPD (2017).

Site reference	Proposed use	Site address	Plan	Allocation
186	Employment	Land adjacent to the Sheperd and Dog Piggeries, Felixstowe Road, Nacton	Site Allocations and Area Specific Policies DPD 2017	Site forms part of SSP20 – Ransomes employment allocation
436	Housing	Land East of Street Farm Road, Saxmundham	Site Allocations and Area Specific Policies DPD 2017	SSP14 – Housing allocations
712	Housing	Land south of Lower Road, Westerfield	Site Allocations and Area Specific Policies DPD 2017	SSP17 – Housing allocation
1141	Employment	Bentwaters Park, Rendlesham	Site Allocations and Area Specific Policies DPD 2017	SSP24 – Rendlesham (Bentwaters) – employment area

Appendix C: Sites made available for uses other than housing or employment use

Site Ref	Address	Site Area	Proposed Use	Parish / Town
14	Land opposite the Post Office, High Street	0.10	Physical limits reduction	Wickham Market
24	Land at recreation ground South of Post Mill Orchard and Post Mill Close	5.40	Recreation	Grundisburgh
33	Land adjacent to Fromus House, Street Farm Road	0.18	Car parking	Saxmundham
51	Opposite Primary School, Bridge Street, Bramfield	0.5	Area to be protected from development	Bramfield
75	land to the rear of Leaside Lodge, B1077	0.70	Physical limits extension	Witnesham
76	Land adj to Toad End, Little Street	0.16	Physical limits extension	Yoxford
83	Land adjacent to 15 The Terrace	0.21	Area to be Protected from Development	Aldeburgh
137	Land surrounding area of the Old Post Office, Old Post Office Lane	1.67	Area to be protected from development	Blaxhall
147	Adair Lodge Gardens, off High Street	0.10	Area to be Protected from Development	Aldeburgh
151	land South East of Hill Farm	0.79	Holiday units	Iken
181	land to the north of the Park & Ride site	1.90	Holiday accommodation	Martlesham
242	Land east Mill Farm, Rosemary Lane	0.67	Leisure	Kelsale cum Carlton
249	Land east of Darsham Station	0.12	Car park	Darsham
251	Land north of Ufford Road, Bredfield	2.92	Tourism	Bredfield
323	Land west of Manor Farm	5.94	Camp site	Hollesley
333	Land at and surrounding Woodbridge Town FC, A12	3.28	Recreation facility	Martlesham
370	Land rear of St. Mary's Church, Church Road, Otley	8.61	Area to be Protected from Development	Otley
727	South of Snape Maltings	16.74	Tourism	Tunstall
728	Land to the East of Snape Maltings	3.15	Tourism	Tunstall
805	Land adj Old Glebe House, Main Road	14.83	Open space	Westerfield
806	Land adj to Giffords, Tuddenham Lane	15.10	Open space	Westerfield

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912	Land opposite Brook House and Bridge House, Church Road	0.23	Access to development on adjacent site	Chediston
1060	Land at Ipswich Town Football Club training ground, Playford Road, Rushmere St Andrew	8.72	Playing fields	Rushmere St Andrew
1067	Yarn Hill, North of Hill Farm, Iken	0.90	Tourism	Iken
1072	Land inc. superstore, parish rooms & Beardmore Retail Park, Martlesham	11.83	District Centre	Martlesham
1082	Land North of Humber Doucy Lane (open space), Rushmere St Andrew	4.00	Open Space / Playing Field	Rushmere St Andrew
1094	Felixstowe Leisure Centre, Undercliff Road West	0.4	Leisure / tourism	Felixstowe
1108	Land adj. Hill Cottages (B1069), Tunstall	2.41	Tourism	Tunstall
1118	Land West of New Street, Framlingham	0.86	Playing field	Framlingham
1142	Land adj. Gelham Hall, Gelham Hall Road, Wickham Market	1.74	Allotments	Wickham Market
1148	Land at Mill Lane, Wickham Market	0.39	Car Park	Wickham Market

Appendix D: Sites identified as unavailable

Site Ref	Address	Site Area	Proposed Use	Parish / Town
2	Adjacent to Primary School, Hackney Road	2.38	Housing	Peasenhall
4	land to the rear of Sunnyside, The Hill	0.48	Housing	Westleton
5	land opposite The Red Lion, Main Road	1.29	Housing	Martlesham
6	Land adj to Ivy Cottage, Boot Street	0.20	Housing	Great Bealings
10	Land at Spring Farm, The Street	1.64	Housing	Dennington
12	Waterloo Farm, Halesworth Road	2.11	housing	Bramfield
19	Land adj 22 Grundisburgh Road	0.21	housing	Great Bealings
22	The Pig Farm, Middleton Road	5.21	Housing	Yoxford
32	Land adj to Riverside Villa, The Street	0.24	Housing	Cretingham
42	The Coalyard, Wilford Bridge Road	0.31	Housing	Melton
44	Adjacent to Bridge Cottage, Yarmouth Road	0.14	Housing	Ufford
47	Land adjacent to Contrive Cottage, Mill Street	0.40	Housing	Middleton
48	Land at Trailor Nursery, Bealings Road	0.20	Housing	Martlesham
55	Land opposite Willoughby Villa, Main Road	0.40	Housing	Parham
56	Land at and surrounding 22-24 Stoney Road	0.43	Housing	Grundisburgh
57	Land at and surrounding 26 Stoney Road	0.19	Housing	Grundisburgh
64	Bracken Hall, Main Road	1.15	Housing	Kesgrave
66	land to the rear of Field End, Little Street	0.22	Housing	Yoxford
67	Land adj The Old Dog, Lower Falkenham Road	0.18	Housing	Falkenham
71	Land adjacent to The Glen, Bruisyard Road	0.40	Housing	Peasenhall
80	Land adj Linden House, Lower Road	0.39	Housing	Westerfield
84	Land adjacent to 35 Mill Lane	0.85	Housing	Campsea Ashe
92	Land at The Chestnuts, Church Road	0.62	physical limits extension (not specified)	Saxmundham

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Site Ref	Address	Site Area	Proposed Use	Parish / Town
94	Land at The White Horse and Badingham House, Low Road	3.99	Physical limits extension (not specified)	Badingham
97	Land adj to The Round House, Pound Corner	2.33	Housing	Easton
104	land to the rear of Lodge Bungalow	0.38	Housing	Sweffling
105	Land adj to The Oaks, Carlton Road	0.40	Housing	Kelsale Cum Carlton
110	Land east of The Drift and north of 224-238 High Street	0.14	Housing	Wickham Market
114	Land at 182 High Road	0.42	Not specified	Trimley St Mary
116	Land adj to Alderlee, Main Road	0.52	Housing	Kelsale Cum Carlton
117	Land adjacent Brook House, Bealings Road	0.56	housing	Martlesham
122	Land at Poplartree Farm, Holdans Lane	0.23	Housing	Sweffling
123	Land at Carlton Gate, Brook Farm Road	0.39	housing	Saxmundham
126	Land off Hall Road, Rear of The Chestnuts	9.90	housing	Martlesham
127	land between the Street and Meeting Lane	0.89	housing	Grundisburgh
128	Land opposite 1-12 Streetfield	3.95	housing	Little Glemham
129	Land at 239 Ashe Row, B1078	0.12	Housing	Campsea Ashe
140	Land at Darsham Station	0.22	Housing	Darsham
141	Land at Station Nursery, Cordys Lane	1.12	employment	Trimley St Mary
142	Land North of 1-30 Woodside	48.15	mixed use	Martlesham
143	Land at Spring Lane and Yarmouth Road	4.54	n/a (Housing)	Ufford
146	Land at and surrounding Purdis Rise, Purdis Farm Lane	12.94	housing	Purdis Farm
149	east of hill farm, Iken	0.18	housing	Iken
150	Swallows Corner, Blacksmiths Lane	0.81	affordable housing	Iken
152	Land to the East of Wood Farm	9.12	housing	Sudbourne
155	Land to the rear of Bank House, Mill Street	0.11	Housing	Middleton
160	Land at Mill Farm, Westerfield Road	0.25	housing or employment	Westerfield

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Site Ref	Address	Site Area	Proposed Use	Parish / Town
163	Land north of Ship Corner, opposite Rose Cottage	0.13	physical limits extension	Blaxhall
164	Land to the rear of 1 - 2 Old Rectory Road	1.05	Housing	Badingham
166	Land adj Clematis Cottage, Little Street	0.18	housing	Yoxford
167	Land opposite The Hollies, Little Street	0.40	housing	Yoxford
170	Land opposite the Shepherd and Dog pub, Felixstowe Road	0.32	Employment	Nacton
174	land off Main Road, opposite Bracken Avenue	8.39	Housing	Kesgrave
179	Hill House, Three Stiles Lane	0.22	Housing	Martlesham
182	Land off Tuddenham Lane, Adjacent to Millbank House	1.27	housing	Rushmere St Andrew
184	Land opposite the Town House Cottages, Westleton Road	3.94	housing	Dunwich
185	land to the rear of 28 - 84 Westward Ho	0.92	housing	Leiston
188	Land adj to Sandpit Cottage, Low Road	0.26	Housing	Kelsale cum Carlton
189	Land adjacent to Bealings House, Bealings Road	2.18	Housing	Martlesham
190	Phoenix Bungalow, Westward Ho	0.14	Housing	Leiston
191	land adjacent Kings Knoll, Broomheath	0.23	Housing	Woodbridge
196	land adjacent to 22 Spring Lane	0.83	Affordable Housing	Wickham Market
202	land at Corner Farm, Snape Road	1.63	housing	Sudbourne
203	Land adjacent to Brick Kiln Farm, Mells	4.14	housing	Wenhaston
205	Land at Glenholme, Blackheath Road	0.57	housing	Wenhaston
210	land at Long Springs, Woods Lane	6.26	housing	Melton
211	Land off Gaymers Lane and adjacent to 179 High Road	0.83	housing	Trimley St Mary
214	Land at site of former allotments, off Tunstall Green	0.31	housing	Tunstall
215	Land to the south of Priory Road	1.18	Housing	Snape

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Site Ref	Address	Site Area	Proposed Use	Parish / Town
219	Land at former Bus Depot, Street Farm Road	0.16	mixed use	Saxmundham
220	Land at Walk Farm Cottage	1.27	housing	Martlesham
222	Land at Redcot, Elmham Drive	0.18	housing	Foxhall
225	Little Acre, Church Lane	0.32	Housing	Kirton
229	Land between Hill Farm and Braeside, Blyford Lane	0.09	Housing	Wenhaston
230	Land at and north of New Lea	0.77	Housing	Badingham
231	Land north Lyndell, Shop Road	1.56	Housing	Clopton
235	Land adjacent to 1 Holly Cottages, Holly Lane	0.05	Housing	Little Bealings
238	Land south of Lapwing Barn, Low Street	0.60	Housing	Badingham
239	Land north of Belvedere Close	2.00	Housing	Kelsale cum Carlton
240	Land at Trust Hall, The Street	0.17	Housing	Shottisham
241	Land south of 13 Granary Cottages	0.33	Housing	Darsham
243	Land adjacent to Vine Cottage	0.10	Housing	Middleton
248	Land at Oak Cottage, Shop Road	0.37	Housing	Clopton
250	Land north of White House Farm	0.21	Housing	Parham
253	Land including 26-40 Fairfield Road	0.39	Housing	Framlingham
263	Land surrounding 70 Abbey Road	0.40	Housing	Leiston
264	Land at Lyndhurst, Rectory Road	0.32	Housing	Hollesley
268	Land south of Half Moon Lane	10.65	Housing	Grundisburgh
278	Land north of The Pump House, off A1120	0.25	Housing	Sibton
279	Land South of Manor Cottages, Castle Hill	1.04	Housing	Eyeke
280	Land rear of The Old Mill House, The Street	1.14	Housing	Eyeke
281	Land at and surrounding Witchpit Farm	3.08	Housing and Employment	Melton
289	Land rear 28 Mill Road	2.18	Residential or commercial development	Newbourne
291	Land opposite Old Post Office Cottages, The Green	0.24	Housing	Saxtead
294	Land at and surrounding Gothic Farm new House,	1.57	Housing	Heveningham

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Site Ref	Address	Site Area	Proposed Use	Parish / Town
	Halesworth Road			
295	Land north west of Fir Cottage, Otley Road	6.18	Housing	Clopton
296	Land west of The Oaks, off Snipe Farm Road	0.09	Light Industrial	Clopton
305	Land north of Three Corners, B1077	0.07	Housing	Witnesham
314	Land east of the White Horse Inn, Halesworth Road	0.41	Housing	Sibton
315	Land north of The Boltons, Pouy Street	0.29	Housing	Sibton
319	Land at and west of Letheringham Lodge	2.09	Housing	Letheringham
326	Land south of Bankside, Dorleys Corner	0.30	Housing	Kelsale cum Carlton
327	Land north of A14, east of Walk Farm	64.95	Housing with Employment	Kirton
329	Land at Collies, 3 Stiles Lane	0.32	Physical limits extension	Martlesham
338	Land at Routemaster Motel, Walton Avenue	0.54	Leisure	Felixstowe
344	Land immediately south of railway line, Top Street	0.96	Housing (assumed)	Martlesham
348	Land east of The Old Rectory, Back Road	1.79	Housing	Middleton
353	Land at Rushmere St Andrew Sports Club	7.96	Housing	Rushmere St Andrew
355	Land south of The Chestnuts, Hall Road	0.73	Housing	Martlesham
356	Land surrounding Ham's Farmhouse, east of Kirton Road	92.05	Mixed use	Trimley St Martin
359	Land north of Park Farm Cottages	0.02	Affordable Housing	Parham
360	Land south and east of Green Farm Cottage, North Green	1.19	Affordable Housing	Parham
361	Land at Parham Airfield	3.44	Light Industrial	Marlesford
362	Land at Innocence Cottage, Innocence Lane	0.48	Housing	Kirton
363	Land north of Park Farm House	0.61	Housing	Kelsale cum Carlton
364	Land south 146 Kirton Road	1.87	Housing (assumed)	Trimley St Martin
365	Land north of Glenavon, Glemham Road	0.17	Housing	Sweffling
367	Land south of Chapel Farm, Woodbridge Road	0.61	Housing	Bredfield

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Site Ref	Address	Site Area	Proposed Use	Parish / Town
373	Land at Wyvale Garden Centre, Grundisburgh Road	2.54	Housing development	Woodbridge
392	land at Ismyr Cottage, Priory Lane	0.03	residential	Snape
395	land at Gorse Farm, Newbourne Road	6.81	residential	Waldringfield
396	land to the rear of 4 Ipswich Road	1.25	residential and leisure	Newbourne
397	land north of Millstones, Mill Lane	1.12	residential	Brandeston
404	land west of School Lane	0.50	residential	Easton
406	land south of Back Road	0.95	residential	Middleton
407	land to the east of Wash Lane	0.70	residential	Westleton
409	land at Church Farm, The Street	0.64	residential or employment/leisure	Chillesford
410	land south of Daphne Road	1.58	residential	Orford
411	land east of Harriers Walk	5.10	residential	Easton
412	land south of Aldringham Lane	4.94	residential	Aldringham cum Thorpe
413	land at The Manor Club, Manor Terrace	0.44	residential	Felixstowe
416	land east of St Peter's Church, The Street	0.37	residential	Charsfield
417	land north of The Limes, Church Road	0.55	residential	Charsfield
418	land to the rear of Rose Cottage, Chapel Lane	0.52	residential	Charsfield
442	land north of Love Lane	1.05	residential	Westleton
444	land The Drift, School Lane	0.58	residential	Bromeswell
491	Land opposite Burwash Cottages Main Road, Witlesham	1.92	Housing	Witlesham
492	Ash Farm Chediston Green Chediston	0.17	Housing	Chediston
623	land at The Forum Centre, Sea Road	0.24	mixed use	Felixstowe
624	land at Mannings Amusement Park, Sea Road	0.95	mixed use	Felixstowe
625	land at Felixstowe Sunday Market site, Sea Road	0.58	mixed use	Felixstowe
631	Land adjacent to Laurel Farm, Marsh Lane	3.95	housing	Felixstowe
633	Land at and surrounding Fleet House, Marsh Lane	9.09	housing	Felixstowe

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Site Ref	Address	Site Area	Proposed Use	Parish / Town
634	Rear of 9 and 11 South Close and 49 Garrett Crescent	0.35	Housing	Leiston
638	Land at 41, 45 and 47 Ferry Road	0.40	Housing	Orford
641	Land to the rear 70 Saxmundham Road	0.38	Housing	Aldeburgh
643	The Bungalow, Meeting Lane	0.24	Housing	Grundisburgh
654	Land to the rear of 101-137 Bucklesham Road	5.41	physical limits extension	Kirton
667	Land to the north of Thurmans Lane and to the east of the A14	4.52	housing	Trimley St Mary
720	Caravan Park, King Georges Avenue	0.43	housing	Leiston
722	Land adjacent to 112-128 Haylings Road	1.62	housing	Leiston
786	Land between the Old Police House and Park View, Park Road	0.13	Housing	Grundisburgh
790	Land adjacent to 33-37 Thurmans Lane	3.73	Housing	Trimley St Mary
796	Land adj to The Kennels, The Street	3.71	Housing	Easton
804	Land opposite The Leys, Saxtead Road	2.05	Housing	Dennington
807	Land east of the Moat House, Rookery Road	4.03	affordable housing	Monewden
808	land to the South of The Meadows	6.08	affordable housing	Monewden
809	Land adjacent to St Mary's Church, Church Road	3.00	Housing	Monewden
811	Land adj to houses at Lodge Road, High Street	0.43	Housing	Ufford
813	Land adj to Highfields, Davey Lane	0.17	physical limits extension	Charsfield
814	Land between Davey Lane and Church Lane	0.50	Housing	Charsfield
815	Land adjacent to 16 Alde Lane	0.26	Housing	Aldeburgh
818	Land at Lime Barn, Aldecar Lane	0.13	Housing	Benhall
821	Land adjacent Groveberry House, Church Road	0.46	Housing	Little Glemham
823	Land opposite 79-91 Abbey Road	0.49	Housing	Leiston
824	Land adjacent to 98 Abbey Road	0.38	Housing	Leiston
837	Land adj Street Farm, Low Road	0.94	housing/employment	Great Glemham

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Site Ref	Address	Site Area	Proposed Use	Parish / Town
838	Land adj Old School House, Low Road	0.47	housing/employment	Great Glemham
839	Land opposite Park Cottages, Chapel Lane	0.18	housing/employment	Great Glemham
840	Land adj Church Cottages	0.18	housing/employment	Great Glemham
841	Land adj to The Old Forge	0.91	housing/employment	Saxmundham
845	Land at Red Oak House, Summer Lane	0.31	Housing	Bromeswell
847	land to the south of Westerfield Hall Farm, Westerfield Road	1.14	Housing	Westerfield
848	land to the east of Westerfield Hall Farm, Westerfield Road	12.83	Housing	Westerfield
849	land to the north of White Lodge, Westerfield Road	0.27	Housing	Westerfield
867	Land adjacent to New House, The Street	1.17	Housing	Chillesford
868	Land adjacent to Corner House, Pedlars Lane	0.07	Housing	Chillesford
869	Land adjacent to Millers Bungalow, Mill Lane	0.03	Housing	Chillesford
870	Land at Kiln Farm, Main Road	138.66	Housing	Playford/Rushmere St Andrew
872	Land to the rear of 4 Low Street	2.00	Housing	Badingham
873	Land to the rear of Home Port, Carlton Road	0.64	Housing	Kelsale cum Carlton
875	Land adjacent 8 Woodbridge Road	2.67	Housing	Debach
876	Land to the rear of Orchard Bank, Church Road	1.70	Housing	Friston
877	Land to the rear of The Vicarage, Darsham Road	0.53	Housing	Westleton
879	Land adjacent to The Old Vicarage, Crown Lane	0.05	Housing	Wickham Market
880	Land rear of The Old Vicarage, Crown Lane	0.22	Housing	Wickham Market
881	Land rear of The New Vicarage, Crown Lane	1.70	Housing	Wickham Market
891	Land in between Sirocco and Ivy Lodge, The Street	0.17	Housing	Bredfield
894	Land west of May Tree Cottage, Caters Lane	0.26	Housing	Bredfield
897	Land north of Hill Farm House	0.27	Employment	Clopton
900	Land surrounding Trust Hall, The Street	0.91	Housing	Shottisham

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Site Ref	Address	Site Area	Proposed Use	Parish / Town
902	Land east of St. Margaret's House, The Street	0.54	Housing	Shottisham
904	Land at Aldeburgh Golf Course, off Golf Lane	0.13	Housing	Aldeburgh
917	Cliff Cottage, Fox Hill and Highfield, Fox Hill	0.36	Housing	Hollesley
918	9-12 Felixstowe Road	0.24	Housing	Martlesham
920	Land south of Ipswich Road	1.57	Mixed Use	Martlesham
935	Peewit & Felixstowe Beach Caravan Park, Walton Avenue	13.15	Housing	Felixstowe
936	land at Suffolk Sands Holiday Park, Carr Road	6.89	Housing	Felixstowe
939	Orchard Cottage, Stebbings Lane	0.36	Housing	Hollesley
940	Shawfields and Little Shaws, Shaw Valley Road	0.28	Housing	Martlesham
942	Lucarne, Fore St	0.33	Housing	Framlingham
944	Land south of Templars	1.16	Housing	Bredfield
947	Green Trees Land south and west of SHLAA site 827	0.76	Housing	Knodishall
948	Site west of Heath Road	0.38	Housing	Shottisham
950	Land at Faulkners Way	1.02	Housing	Trimley St Mary
957	Land to the north of Beacon Hill Lane, Thorpeness	0.35	Housing	Thorpeness
982	Land Opposite Thatched Cottage, Old Church Road, Melton	0.05	Housing	Melton
985	Land at Thurmans Lane, Trimley St Mary	1.24	Housing	Trimley St Mary
988	Land opposite 1-9 Oak View, Mill Hill, Peasenhall	0.22	Housing	Peasenhall
999	Suffolk Police HQ, Portal Avenue, Martlesham	10.74	Housing	Martlesham
1025	Land north of Stebbing's Lane, Hollesley	7.30	Housing	Hollesley
1026	Land north of Bushey Lane, Hollesley	4.01	Housing	Hollesley
1036	Land rear of St. Mary's Church, Church Road, Otley	8.61	Housing	Otley
1037	Land adj. 14-32 Park Lane, Kirton	6.28	Housing	Kirton
1049	Land at and surrounding Greenway, Hall Lane, Witlesham	0.46	Housing	Witlesham

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Site Ref	Address	Site Area	Proposed Use	Parish / Town
1050	Land at and behind 115 College Road, Framlingham	2.77	Housing	Framlingham
1052	Land at The Street/Park Road	8.47	Housing	Letheringham
1057	Land North of the Old Rectory, Badingham	0.59	Housing	Badingham
1058	Land adj. 70 Abbey Road, Leiston	0.45	Housing	Leiston
1059	Land adj. The Woodlands, Valley Farm Lane, Melton	3.21	Housing	Melton
1064	Land at and around Sandpit Cottages, Low Road	3.65	Housing	Great Glemham
1065	Fairway Launderers and Cleaners, Saxmundham Road, Aldeburgh	0.12	Employment	Aldeburgh
1066	Land adjacent to Leiston Road and The Drift	1.33	Housing	Aldeburgh
1069	Land adj. Hill Farm, Common Lane, Bromeswell	1.20	Housing	Bromeswell
1070	Land to the rear of 43 & 45 Aldeburgh Road, Leiston	0.22	Housing	Leiston
1071	Land adj. 15 Hollesley Road, Alderton	0.09	Housing	Alderton
1073	land to the rear of Fernhill Lodge, Woods Lane, Melton	0.98	Housing	Melton
1076	land to the rear of Willow Brook House, Bealings Road	4.54	Housing	Martlesham
1079	Land adjacent to Coldfair Green Primary School, Judith Avenue, Knodishall	0.55	Housing	Knodihall
1080	land north of Tollgate Cottage, North Entrance, Saxmundham	1.00	Housing	Saxmundham
1081	Garrison Lane car park, adj. 17 Garrison Lane	0.46	Housing	Felixstowe
1090	Longfield Nursery, Rectory Road, Stone Common, Blaxhall	0.47	Housing	Blaxhall
1093	Cliff House and surrounding land	1.23	Not specified	Felixstowe
1096	Land by the A14, west of Bluebird Lodge, Nacton	0.60	Housing	Nacton

Appendix E: Housing and employment sites below size threshold

Site Ref	Site Address	Site Area	Proposed Use	Parish / Town
9	Land adj to The Round Cottage, Framlingham Road	0.17	physical limits extension (Not specified)	Easton
40	Land opposite Daphne House, Daphne Road	0.07	Housing	Orford
58	Land adjacent to Brackenway, Blackheath Road, Wenhaston	0.09	Housing	Wenhaston
136	Land adjacent to 6 Deben Way	0.05	employment	Melton
159	Land adj to The Limes The Street	0.14	Housing	Farnham
161	Land at Green Farm, The Green	0.08	housing	Ubbeston
168	Land at Lower House Farm, Lower Road	0.08	Housing	Westerfield
247	Land rear of The Limes, Main Road	0.11	Housing	Benhall
274*	Land adjacent to The Cottage, Woodbridge Road	0.46	Housing	Burgh
300	Land opposite Peartree Farm, Grundisburgh Road	0.13	Housing	Clopton
301	Land opposite Peartree Farm, Grundisburgh Road	0.16	Housing	Clopton
303	Land south 2 Rose Cottages, Market Hill	0.07	Housing	Clopton
310	Land at Ibstock Farm, Walpole Road	0.18	residential or leisure	Bramfield
312	Land at The Club, Pouy Street	0.09	Housing	Peasenhall
316*	Land at The Brambles, Chediston Green	0.29	housing	Chediston
317	Land south of The Thatched Farmhouse, School Lane	0.09	Housing	Cookley
320	Land north west of Eastbridge Farm	0.16	Housing	Theberton
321	Land south of Lyndon Cottages, Bakers Hill	0.11	Housing	Theberton

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Site Ref	Site Address	Site Area	Proposed Use	Parish / Town
332	Land at and south of 4 Playford Road	0.18	Housing	Rushmere St Andrew
366	Land south of Little Dernford, Glemham Road	0.11	Housing	Sweffling
480	The Old Woodyard, Birds Hill	0.10	Housing	Clopton
492	Ash Farm Chediston Green Chediston	0.17	Housing	Chediston
541	Land Connected to The Farm Stead, Chediston	0.03	Housing	Chediston
673	Land adj. Birds View Cottage, Birds Hill/Snipe Farm Rd	0.18	Housing	Clopton
680	Forest Garage Hollesley Road	0.16	Housing	Rendlesham
725	Land to the north of the Tesco Store, Ropes Drive, Kesgrave, IP5 2FU	0.18	Housing	Kesgrave
726	Land to the south of the Tesco Store, Ropes Drive, Kesgrave, IP5 2FU	0.17	Housing	Kesgrave
730	Next to Car Park, Easton Street	0.16	Housing	Easton
817	Land adj to Alder Close, Aldecar lane	0.19	Housing	Benhall
828	Land opposite 28 Westward Ho	0.03	Housing	Leiston
829	Land adjacent 1-23 Westward Ho	0.10	Housing	Leiston
830	Land at Saxmundham Station, Station Approach	0.16	Housing	Saxmundham
857	land to the rear of 31-37 Bucklesham Road	0.18	Housing	Kirton
961*	Land at Mill Street, Middleton	0.46	Housing	Middleton
989	Land West Of Manor Terrace, Landguard Caravan Park, Manor Terrace, Felixstowe	0.19	Housing	Felixstowe
992	Land rear 194 High Road, off Thurmans Lane, Trimley St Mary	0.17	Housing	Trimley St Mary
1033	Land opposite 25-33 New Road,	0.12	Housing	Framlingham

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Site Ref	Site Address	Site Area	Proposed Use	Parish / Town
	Framlingham			
1074	land west of Herons Nest, Church Road, Wenhaston	0.14	Housing	Wenhaston
1107	LAND TO REAR OF 48 HIGH STREET, UFFORD, WOODBRIDGE, SUFFOLK,	0.02	Housing	Ufford
1122*	Martlesham House, School Lane	0.41	Housing	Martlesham
1134	Land adjacent Ford Hill / Shottisham Creek	0.18	Housing	Shottisham
1144	Part Side Garden Of Glenholme, Blackheath Road, Wenhaston	0.14	Housing	Wenhaston

* Sites submitted for one dwelling only

Appendix F: Sites identified as not well related to settlement

Site Ref	Site Address	Site Area	Proposed Use	Parish / Town
11	Land adjoining Eva's Place, Sibton Green, IP17 2JX	0.20	Housing	Sibton
45	Land at The Slaughter House, Low Road	2.23	Housing	Bramfield
50	Manor Farm, Little Bealings	0.46	Housing	Little Bealings
73	Land adjacent to Three Tuns PH, The Street	0.40	Housing	Pettistree
82	Land adj Rose Cottage, Fishpond Road	0.95	housing	Waldringfield
101	Land opposite The Hawthorns, Chediston Green	5.13	affordable housing	Chediston
120	Main Road	1.24	Housing	Kelsale Cum Carlton
131	Land at Woodlands Farm, Hyde Park Corner	1.56	Housing	Sudbourne
153	Land at Sandy Lane, East of 10 Sandy Lane	0.23	housing	Iken
182	Land off Tuddenham Lane, Adjacent to Millbank House	1.27	housing	Rushmere St Andrew
207	Land opposite Hacheston Lodge, The Street	0.85	housing	Hacheston
266	Land in between 12 and 14 Main Road	0.23	Housing	Hacheston
286	Land south of Hill Farm	0.61	Housing	Charsfield
287	Land east of Benstead, Main Road	0.40	Housing or Holiday lets	Kelsale Cum carlton
290	Land south Village Hall, Manor Road	10.27	Housing	Clopton
292	Land South of Saddlemaker's Lane, Melton	1.33	Housing and Open Space	Melton
298	Land opposite Potash Cottages, Market Hill	0.21	Housing	Clopton
299	Land north 1 Cherry tree Cottages, Grundisburgh Road	0.20	Housing	Clopton
302	Land south Peartree Farm, Grundisburgh Road	0.20	Housing	Clopton
304	Land at The Oaks, off Snipe Farm Road	0.88	Housing	Clopton
306	Land west of Gooderhams, Snipe Farm Road	0.23	Housing	Clopton

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Site Ref	Site Address	Site Area	Proposed Use	Parish / Town
310	Land at Istock Farm, Walpole Road	0.18	residential or leisure	Bramfield
318	Land at and surrounding Highfields, Davey Lane	0.69	Housing	Charsfield
340	Land adjacent to Hill Farm House, Drabbs Lane	0.39	Housing	Clopton
341	Land at and surrounding Hill Farm, Drabbs Lane	1.01	Mixed use	Clopton
357	Land east of Boundry House, Westleton Road	0.67	Housing	Darsham/Yoxford
368	Land east of The Froize Inn, The Street	0.90	Housing	Chillesford
376	land west of Pinehurst, Leiston Road	1.34	Housing	Aldeburgh
377	land to the north of Pinehurst, Leiston Road	3.53	Housing	Aldeburgh
378	land west of Marsh House, Saxmundham Road	3.09	Housing	Aldeburgh
383	Land at Street Farm, Brandeston Road, Earl Soham	0.83	Housing	Earl Soham
390	land adjacent to Eastfields, Roman Road	1.23	residential	Earl Soham
401	Land at Priory Farm (Yard & buildings)	0.60	Housing	Darsham
405	Land off Snape Road	6.44	housing + open space	Knodishall
425	Land off Barrack Lane, Ufford, IP13 6DU	0.74	Housing	Ufford
426	Land at East Lane, Ufford	0.47	Housing	Ufford
430	land at Grove Farm, The Street	1.06	mixed use	Little Bealings
443	land east of Fourways, Alderton Road	0.37	residential	Hollesley
446	Searsons Farm, Cordy's Lane	0.42	Housing and Open Space	Trimley St Mary
457	Land South of Church Farm House, Church Road, Otley	0.85	Residential	Otley
472	Land Adjacent to Keeper's Cottage High Street	0.37	housing	Ufford
473	Land Adjacent to Heath Road Wenhaston Ted's Field	2.20	Housing	Wenhaston
478	Valley Farm, IP13 6QX	1.73	Housing, Holiday accommodation	Clopton
479	Chapel Barn Farm, Leiston Road, IP15 4QE	5.31	Residential/holiday, care home,open	Aldeburgh

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Site Ref	Site Address	Site Area	Proposed Use	Parish / Town
			space	
483	Land at Priory Farm, IP17 3QD	0.67	Housing	Darsham
484	Beveriche Manor Farm, Moor Road	2.05	Housing	Middleton
488	Land South of 'Cambrai', Yarmouth Road	1.94	Housing	Ufford
497	Blue Barn Farm, Trimley St Martin	0.97	Housing	Trimley St Martin
507	Land opposite Sunnyside, School Lane, IP17 1HE	0.75	Housing	Benhall
509	Waldringfield Golf Club, Newbourne Road, IP12 4PT	36.59	Leisure/housing/tourism	Waldringfield
513	Land at Saddlemaker's Lane, Woodbridge, IP13 6AA	15.80	Housing	Woodbridge
516	Land adjacent to The Old Osiers, The Street, IP13 0ED	1.01	Housing	Easton
519	Land off Church road, Church common, Snape	2.38	Housing	Snape
523	Earl Soham Business Centre, to the north of Earl Soham	2.70	Housing	Earl Soham
536	Land to East of Holly Lodge	1.78	Housing	Bawdsey
538	Rectory Farm, Kettleburgh	1.05	Housing	Kettleburgh
539	Land North of Woods Lane Melton Woodbridge	9.55	Housing/ Care Home/ Open Space/ Office	Melton
548	land South of Snape Road	5.72	Housing	Friston
568	Land adjacent and North of Keats Close, Saxmundham, IP17 2BH	1.15	Housing	Saxmundham
570	Land at Main Road, Kelsale	1.87	Housing/community use	Kelsale Cum Carlton
582	Land rear of Deben Court, Chapel Lane	0.72	Housing	Wickham Market
635	Land at Kiln Farm, Kiln Lane	0.67	Housing	Great Bealings
645	Land at Yarmouth Road, Melton	9.46	Housing/ Care Home/ Open Space	Melton
646	Land South of Grundisburgh Road, Hasketon	2.35	Housing	Hasketon

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Site Ref	Site Address	Site Area	Proposed Use	Parish / Town
649	Station Road Blaxhall	0.58	Housing	Blaxhall
674	Land adj. Birds View Cottage, Birds Hill/Snipe Farm Road	0.62	Housing	Clopton
675	Land adj. Birds View Cottage, Birds Hill/Snipe Farm Rd	0.77	Housing	Clopton
676	Countess Wells Pig Unit, New Road	4.09	Housing	Framlingham
678	Bowling Green Farmyard, Pound Green Road, Badingham	2.43	Housing	Badingham
679	Forest Lodge Hollesley Road	0.25	Housing	Rendlesham
681	Land adj. Forest Lodge, Hollesley Road, Rendlesham	0.22	Housing	Rendlesham
682	Palm Springs, Eyke Road, Bromeswell	1.65	Housing	Bromeswell
683	Land at Bealings Road	3.32	Housing	Martlesham
687	Land at Friday Street, adjoining the A12	5.44	Housing	Benhall
688	Land at Friday Street Farm, Rose Hill	1.64	Housing	Benhall
689	Land south of Friday Street Farm	2.15	Housing	Farnham
696	Land East of Ufford Road, IP13 6AS	1.77	Housing	Bredfield
697	Land South of Woodbridge Road, IP13 6AE	1.29	Housing	Bredfield
698	Bentwaters Park, Rendlesham, IP12 2TW	10.82	Housing	Rendlesham
699	Bentwaters Park, Rendlesham, IP12 2TW	92.80	Holiday lets / Housing	Rendlesham
700	Site A, North of Orford Road, IP12 3PS	1.07	Housing	Chillesford
701	Site B, South of Orford Road, Chillesford, IP12 3PS	1.25	Housing	Chillesford
702	Site C, North of Orford Road, Chillesford, IP12 3PS	0.30	Housing	Chillesford
710	Land South East of Old Hall Farm Walpole Halesworth IP19 9AU	1.25	Housing	Walpole
729	Blaxhall Hall, Little Glenham	1.03	Housing/ Holiday Accomidation	Blaxhall

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Site Ref	Site Address	Site Area	Proposed Use	Parish / Town
733	Bucklesham Road North	15.24	Housing Office Storage	Brightwell/Bucklesham
737	The Green farm, Caters Road, Bredfield	0.34	Housing	Bredfield
738	Easton Farm Park, Pond Corner	4.60	Housing/Retail/Leisure/Holiday/office	Easton
741	Coldhall Lane, Saxmundham Road	4.03	Housing	Framlingham
747	Brick Lane, Framlingham	0.68	Housing/Holiday Accomidation/Office	Framlingham
748	Cole's Green, Brick Lane	0.95	Housing/Holidat Accomidation/Office	Framlingham
767	Abbey Farm	1.74	Housing/Office/Industry	Letheringham
781	Land Fronting Top Street and Sandy Lane	3.38	Residential/Care home/Office/Industry	Martlesham
782	Land opposite Bredfield Place, Dallinghoo Road, IP13 6BD	0.72	Housing	Bredfield
820	Land at Woodlands, Aldecar Lane	0.76	Housing	Benhall
889	Land North of South Cottage, Chapel Lane	1.23	Housing	Charsfield
908	Land west of Yarmouth Road and east of A12	21.20	Mixed Use	Ufford
952	land at Bealings Road	0.89	Housing	Martlesham
966	Land at Fenlands, Leiston Road	1.02	Housing	Aldeburgh
976	Land at Kirton Road, Falkenham	2.36	Housing	Falkenham
995	Land to the south of Primary School, Witnesham	0.80	Housing	Witnesham
1013	Brick Kiln Park, Church Road, Snape	0.99	Housing	Snape
1040	Land North of Priory Farm, off Lymballs Lane, Darsham	0.92	Housing	Darsham
1051	Land at Wood Farm, Helmingham Road, Otley	0.88	Housing	Otley
1095	Land adjacent to The Gables, Owls Green	1.14	Housing	Dennington
1098	Debach Airfield, Clopton	17.75	Housing	Clopton
1101	Land West of 2 Harleston Road, Linstead Parva	0.96	Housing	Linstead Parva
1103	Glenside, Main Road, Kelsale	0.80	Housing	Kelsale cum Carlton

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Site Ref	Site Address	Site Area	Proposed Use	Parish / Town
1104	Land at Mount Pleasant Station Road, Blaxhall	0.29	Housing	Blaxhall
1117	Farm View, Curlew Green, Kelsale	0.51	Housing / holiday accommodation / employment	Kelsale cum Carlton
1120	Beacon House, Playford Road, Little Bealings	7.22	Housing, holiday accommodation	Little Bealings
1125	Land at Playford Corner, north of Playford Road	40.04	Housing/sports & recreation/community use	Rushmere St Andrew
1127	Land adj. Hill Farm Cottage, Thorington Road, Bramfield,	0.21	Housing	Bramfield
1128	Land at Hill Farmhouse, Thorington Road, Bramfield,	0.57	Housing	Bramfield
1129	Land adj. Whispering Trees, Darsham Road, Bramfield,	0.76	Housing	Bramfield
1136	Land East of Grange Farm Cottages, Ramsholt Road, Alderton	0.79	Housing	Alderton
1137	Land opposite Grange Farm Cottages, Ramsholt Road, Alderton	0.24	Housing	Alderton
1147	Land at Hill Farm, High Street, Ufford	1.16	Housing	Ufford

Appendix G: Unsuitable Sites (significant constraints)

Site Ref	Site Address	Site Area	Proposed Use	Parish / Town	Constraint identified
223	Land at Crag Pitt Nurseries, Leiston Road	9.233633	Housing	Aldeburgh	Site is within SPA, SAC, SSSI or Ramsar
414	Former Reades Brickworks, Saxmundham Road,	4.271346	Housing	Aldeburgh	Site is within SPA, SAC, SSSI or Ramsar
70	Land at Walpole Bridge, opposite Bridge House	0.55	Physical limits extension	Walpole	Site is in flood zone 3b
276	Land West of Brick Kiln Lane	2.98	Mixed Use	Melton	Site is in flood zone 3b

Appendix H: Suitability Criteria

1. Access to site		
<p>Red</p> <p>There is no possibility of creating access to the site.</p>	<p>Amber</p> <p>There are potential access constraints on the site, but these could be addressed through development.</p>	<p>Green</p> <p>Access by all means is possible.</p>
<p>Access is an important consideration in determining the suitability of sites for development. Access is needed for both the construction, and occupation phases of a development.</p> <p>A site with no access or without the potential to provide suitable access cannot be considered suitable for development. Sites which can not be accessed by footpath will be considered to be constrained. The Highway Authority will be consulted to understand the access implications for sites.</p> <p>Levels of recorded collisions close to the site will be considered.</p>		

2. Utilities Capacity		
<p>Red</p> <p>No available utilities capacity and no potential for improvements.</p>	<p>Amber</p> <p>No available utilities capacity but potential for improvements.</p>	<p>Green</p> <p>Sufficient utilities capacity available.</p>
<p>The capacity of utilities including electricity, gas, and water supply together with the wastewater network and treatment facilities is critical to the development of a site. Utility providers will be consulted to understand whether there are any capacity issues affecting sites.</p>		

3. Utilities Infrastructure

Red	Amber	Green
n/a	Utilities infrastructure present on the site that could affect development potential.	No constraints from utilities infrastructure

Some sites may have strategic utilities infrastructure passing across it such as power lines and gas pipelines. Whilst this does not provide an absolute constraint to development it may limit the development potential of the site or involve additional costs which may affect the viability of the site.

4. Contamination

Red	Amber	Green
n/a	The site is potentially contaminated.	The site is unlikely to be contaminated.

Many potential sites across the District suffer from levels of contamination, such as sites on former or existing industrial and commercial land. Some greenfield sites may also be contaminated due to previous ground works and infilling. Land affected by contamination must be satisfactorily reduced to an acceptable level if it is proposed to be developed. Contamination is unlikely to provide an absolute constraint to development, however, where sites are contaminated the costs of development could increase which could affect the viability of the site. Existing information will be used to identify sites that are potentially, or known to be contaminated.

5. Flood Risk

Red	Amber	Green
Insufficient developable area outside of flood zone 3b.	The site is within flood zone 2 or flood zone 3a (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.	The site is not at risk from any flooding

Flood zones are defined by the Environment Agency and are present on the Environment Agency’s flood map. Flood Zone 1 represents an area with less than a 0.1% chance of flooding (a 1 in 1000 year flood event). Flood Zone 2 and Flood Zone 3a represent areas with greater than a 0.1% and a 1% chance of flooding respectively (1 in 1000 year and 1 in 100 year flood event).

The Environment Agency Flood Zones only show flood risk as of the situation today. However, when planning for new development the risk over the lifetime of development needs to be considered taking into account the effects of climate change. The Council’s Strategic Flood Risk Assessment identifies flood zones based on the lifetime of the development in certain areas. Where this information is available these flood zones will be used for the purpose of this assessment. The flood zones described above relate to fluvial and tidal flooding (flooding from rivers and the sea).

Surface water flooding can also be an issue. The Environment Agency has published a surface water flood map for England which identifies areas of high, medium and low and very low surface water flood risk together with information on velocity and depth. A low risk surface flooding event has a similar likelihood of occurring as flood zone 2 event of between 0.1% and 1% chance. Areas at risk from Surface Water Flooding are also identified in the Strategic Flood Risk Assessment.

Where sites are at risk from flooding their suitability will be based on the sequential test and exceptions test together with the potential for mitigation.⁶

6. Coastal Change

Red	Amber	Green
The site is for residential use and within the Coastal Change Management Area.	The site for non-residential use and within the Coastal Change Management Area or for any use and located within 30m of a Coastal Change Management Area.	The site is not within 30m of a Coastal Change Management Area.

The Coastal Change Management Area indicates the areas forecasted to be affected by coastal erosion in the period to 2105 as established by the Shoreline Management Plans covering the Suffolk Coastal District coastline. Within this area it is unlikely that permanent residential development will be suitable. However, some non-residential development may be appropriate where it supports local communities. Due to the uncertainty of the rate and extent of erosion any development within 30m of the Coastal Change Management Area requires a coastal erosion vulnerability assessment (CEVA), the findings of which could restrict the development potential.

⁶ See paras. 100-104 of the National Planning Policy Framework.

7. Market Attractiveness

Red	Amber	Green
The site is in a location not considered to be attractive to the market, and cannot be made so through development.	Through development the site may become attractive to the market.	The site is in a location considered to be attractive to the market.

Market attractiveness within this assessment will be based on the evidence found within housing needs assessments, The Employment Land Needs Assessment and the Retail and Leisure Needs Assessment, along with any other relevant information available at the time of the assessment.

8. Landscape/Townscape

Red	Amber	Green
Development of the site would have a detrimental impact on sensitive landscapes or a significant impact on the townscape which cannot be mitigated. ⁷	Development of the site would have a detrimental impact on the landscape/townscape or a detrimental impact on a sensitive landscape which could be mitigated.	Development of the site would not have an impact on the landscape.

Sensitive landscapes include those within and adjacent to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. Other considerations include the impact on tranquil areas; potential loss of protected trees on the amenity of the area; and impact on public Rights of Way. Sites with the potential to adversely affect designated heritage assets and conservation areas will be flagged. The Landscape Character Assessment and Settlement Sensitivity Assessment provide guidance relating to areas where landscapes may be more sensitive to change.

For employment uses, location in or within the setting of the AONB is identified having implications for employment land to accommodate different types of employment uses, considering the design and scale of some employment uses.

9. Biodiversity and Geodiversity

Red	Amber	Green
Development of the site would have a detrimental impact on designated sites,	Development of the site may have a detrimental impact on a designated	Development of the site would not have an impact on any designated sites,

⁷ See para 116 of the National Planning Policy Framework.

protected species or ecological networks which cannot be mitigated or compensated as appropriate	sites, protected species or ecological networks but the impact could be mitigated or compensated.	protected species or ecological networks.
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Designated sites include:

- Special Areas of Conservation (including possible Special Areas of Conservation)
- Special Protection Areas (including potential Special Protection Areas)
- Ramsar sites (including proposed Ramsar sites)
- Sites of Specific Scientific Interest
- National Nature Reserves
- Ancient Woodland
- Regionally Important Geological Sites
- Local Nature Reserves
- County Wildlife Sites
- Roadside Nature Reserves

Sites within the 6 designations at the top of the list will have already been excluded from the assessment. However, other sites in close proximity or with links to these sites may still result in a detrimental impact which cannot be mitigated and therefore need to be classified as a red impact. Where mitigation is possible, these sites could be assessed as an amber impact. Compensatory provision is not an option for the top three designations as compensatory measures are only appropriate where an overriding national need for development has been demonstrated.

Sites which could have a detrimental impact on the other designated sites listed above will be regarded as a red impact if mitigation or compensatory provision cannot be provided. Where mitigation or compensatory provision can be provided sites will be assessed as having an amber impact. ⁸

10. Historic Environment

Red	Amber	Green
Development of the site would cause substantial harm to a designated heritage asset or the setting of a designated heritage asset which cannot be mitigated. ⁹	Development of the site could have a detrimental impact on a heritage asset or the setting of a heritage asset, but the impact could be mitigated.	Development of the site would not have an impact on any heritage assets

⁸ See paras. 117-119 of the National Planning Policy Framework

⁹ See paras 132,133 of the National Planning Policy Framework

Heritage Assets are buildings, monuments, sites and places identified as having a degree of significance meriting consideration in planning decisions because their heritage interest.

Designated Heritage Assets in Suffolk Coastal include:

- Listed Buildings (grade I, grade II* and grade II)
- Registered Parks and Gardens
- Schedule Ancient Monuments
- Conservation Areas

Non designated heritage assets can include sites with archaeological potential and sites identified as having local heritage significance on the Suffolk Historic Environment Record.

11. Open Space

Red	Amber	Green
Development of the site would result in a loss of open space which is either not surplus to requirements or could not be replaced locally.	Development of the site would result in a loss of open space which is surplus to requirements or could be replaced locally.	Development of the site would not result in the loss of open space.

Open space includes play space, amenity space, playing fields, sports pitches, sports facilities, semi-natural space, parks and green corridors. Allotments and accessible natural greenspace.

Sites for development on open spaces will only be suitable if the open space is surplus to requirements or the open space can be replaced by a better or equivalent open space in terms of size and quality¹⁰.

12. Transport and Roads

Red	Amber	Green
Development of the site would have an unacceptable impact on the functioning of trunk roads and local roads that cannot be mitigated.	Any potential impact on the functioning of trunk roads and local roads could be mitigated	Development of the site will not have a detrimental impact on the functioning of local roads and trunk roads.

The Highway Authority and Highways England will be consulted to ascertain any potential impacts on the functioning of trunk roads and local roads. In assessing impacts, consideration will be given to the following:

- Accessibility to public transport and key services and facilities and employment opportunities for sites being considered for residential use
- Accessibility to public transport and housing and other facilities for sites being considered

¹⁰ See para. 74 of the National Planning Policy Framework.

for non-residential use

- Development potential and associated traffic generation
- Existing traffic conditions and capacity of local junctions.

13. Compatibility with Neighbouring Uses

Red	Amber	Green
Neighbouring uses to the proposed site would be incompatible with the proposed development type with no scope for mitigation.	Development of the site could have issues of compatibility with neighbouring uses, however, these could be mitigated.	Development would be compatible with existing and/or adjoining uses.

New development should be compatible with its surrounding land uses. If existing neighbouring land uses or potentially future land uses (i.e. from other neighbouring sites being considered in the assessment) would create amenity issues for current or future residents or occupiers such as noise, odour or light pollution which cannot be mitigated then the site should be considered unsuitable for development. Sensitive design may lessen the impact of amenity issues and in some cases may still allow a site to be used for a conflicting use.

For employment sites, information is collated about the nature of surrounding uses compared to the employment use having regard to amenity, noise, disturbance and economic benefits of locating alongside a related business use.

14. Contribution to Regeneration/reuse

Red	Amber	Green
Development of the site for the proposed use would undermine the regeneration of the area.	n/a	Development of the site for the proposed use would not undermine the regeneration of the area.

The development of some sites for certain proposed uses could undermine the regeneration of the area. Examples could include the sites which result in the loss of viable services or employments uses, or sites proposed for uses which do not make the best use of opportunities presented by that site.

Appendix I: Unsuitable Sites

Site Ref	Site Address	Site Area	Proposed Use	Parish	Reason
35	Land adj. to Beechview, Rectory Road	1.44	Housing	Hollesley	Narrow road unsuitable for the scale of development.
63	Land at rear Four Pheasants, The Street	0.34	Housing	Easton	Site is within a locally designated Historic Park and Garden and therefore development is unsuitable.
65	Land north of White Gables, Main Road	1.68	Housing	Kelsale cum Carlton	The site itself would only be considered to be well related to the settlement if considered with 239, however 239 is not available.
88	Land at 868A and 876 Foxhall Road	2.14	Housing	Rushmere St Andrew	Unsuitable vehicle access.
100	Land adj to The Old Slaughterhouse, Park Road	0.35	Housing	Aldeburgh	Suffolk County Council advise that access would only be suitable for a single dwelling.
132	Land adj to Westward, Summer Lane	1.10	Housing	Bromeswell	Site does not appear to have appropriate access.
221	Gibraltar Farm, Private Road, Martlesham	4.49	Housing	Martlesham	The site itself would only be considered to be well related to the settlement if considered with sites 940, 1076, 117 and 189. However these are identified as not suitable.
237	Land north of Fenner's, Mill Lane	1.33	Housing	Brandeston	Access via Mill Lane unsuitable due to narrow lane.
283	Land rear of The Gables, The Green, Grundisburgh, IP13 6TA	0.28	Housing	Grundisburgh	Access off narrow private road.
308	Land opposite The Chestnuts	0.41	Housing	Monewden	Access points would be close to junction and bends - unclear if visibility splays could be formed.
339	Land at and surrounding 306 Main Road	0.57	Housing	Kesgrave	Development would result in the loss of a County Wildlife Site.

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452	Land off Duke's Park	12.75	Housing/Retail	Woodbridge	Development of the site unlikely to be suitable due to landscape impacts and coalescence between Martlesham and Woodbridge. The site is identified as an important gap in Martlesham Neighbourhood Plan.
454	Land West of Old High Road, Yoxford	1.37	housing	Yoxford	Development of the site would result in loss of Historic Park and Garden.
458	Land South & East Cherry Tree Cottage, Curlew Green	1.82	Housing	Kelsale cum Carlton	The site itself would only be considered to be well related to the settlement if considered with 239, however 239 is not available.
463	Cemetery Field, School Lane, Easton	1.99	Housing	Easton	Unsuitable for development. No suitable access can be provided and School Lane is too narrow for two way system. Road widening solution is not feasible.
466	The Orchard, School lane Hollesley. (off Hollesley school drive)	1.36	Housing	Hollesley	Access issues - school pupils use narrow road
481	Land between Judith Avenue and Fitches Lane	0.88	Housing	Knodishall	Site is identified as wildlife management area associated with permission to the north.
495	The Conifers, Carlton Road, Kelsale, Saxmundham, IP17 2NP	0.58	Housing	Kelsale cum Carlton	Site entirely within the historic parkland.
517	Land adj. Salisbury House, Manse Lane, Cratfield, IP19 0DJ	1.42	Housing	Cratfield	Access does not appear feasible for this scale of site.
522	Foxhall Stadium, land on Foxhall Heath	32.79	Housing, residential, open space	Foxhall	The mainly woodland / commonland / motorsports stadium at the fringe of the Ipswich urban area is unsuitable due to landscape and biodiversity impacts.

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525	Land at the back of Little Crimbles, Dennington, IP13 8AP	0.47	Housing	Dennington	Access is subject to the development of site 804 to the East, however 804 not available therefore access not possible.
540	Land off Daphine Road	1.02	Housing	Orford	Access issues as site is opposite an existing junction.
546	Land West of Blaxhall Church Road	1.14	Housing	Tunstall	Unsuitable for development. Significant access and visibility constraints.
566	Land at Orwell Park Gardens, off Church Road, IP10 0EW	0.29	Housing	Nacton	Part of the locally identified historic park and garden of Orwell Park.
618	Area FF and Fentons Wood, Wilkinson Drive	3.75	Housing	Kesgrave	Part of site permitted and development of remaining area would result in loss of open space.
665	Land adjacent to 33 Thurmans Lane, Trimley St Mary	3.86	housing	Trimley St Mary	Site entirely within an Area to be Protected from Development.
677	Field off B1120 on Northern Road out of Framlingham	3.10	Housing	Framlingham	The site borders the Scheduled Monument 'Framlingham Castle', and Framlingham Conservation Area to the South. There is an area of large trees which go some way to mitigate views over the Conservation Area and the Castle however, would not be sufficient.
708	Land east of Old Hall Farm	0.70	Industrial	Walpole	Although the adjacent site serves an existing demand for employment and has a good level of market attractiveness, this site is rated unsuitable due to its location, lack of access to services and access.
709	Land south of Old Hall Farm	1.17	industrial	Walpole	Although the adjacent site serves an existing demand for employment and has a good level of market attractiveness, this site is rated unsuitable due to its location, lack of access to services and access.

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732	Bucklesham Street East	4.13	Housing	Bucklesham	A solution to overcoming the lack of site vehicle access is required in order for the site to be considered deliverable.
734	Bloomfield's Farm, Black Tiles Lane, Martlesham	0.65	Housing	Martlesham	The access track between the site and Black Tiles Lane could accommodate cycle and pedestrian access but not vehicular access.
759	Land West of Port Felixstowe Road	4.74	Housing and Open Space	Trimley St Mary	Site is Area to be Protected from Development.
819	Land adj to Ella House, Aldecar Lane	0.27	Housing	Benhall	It seems unlikely that issues related to landscape impact can be overcome.
909	Land in between A12 and Yarmouth Road	2.89	Mixed Use	Ufford	Unsuitable due to vehicle access via A12 access road.
928	Land west of the Street	1.83	Housing/Leisure/Open Space	Wenhaston	Narrow roads and no footways. Could not support large scale development.
960	Land to the south east of St Andrews Rd, Knodishall	1.67	Housing	Knodishall	Access issues - northern access to highway has limited visibility which does not appear feasible to mitigate.
994	Land to north of Playford Lane, Rushmere St Andrew	5.97	Housing	Rushmere St Andrew	Narrow lane unsuitable for this level of development.
1043	Land South of Back Road, fronting Fletchers Lane, Middleton	1.70	Housing	Middleton	Very narrow lanes without passing places, trees along frontage, unsure if visibility splays achievable. Proposed scale of development is unsuitable for narrow lanes.
1106	Land adj. Shawfields, Shaw Valley Road, Martlesham	0.43	Housing	Martlesham	The site does not have vehicle access and is entirely woodland so is likely to be of biodiversity interest.
1113	3 Corner Field, Wickham Market, Woodbridge, Suffolk	1.10	Housing	Wickham Market	Island site so pedestrian crossings would be required. This does not appear feasible due to lack of connections and rural nature of road.

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1124	Stables, Bridge Road, Levington	0.49	Housing	Levington	Unsuitable vehicle access being isolated from Bridge Road by requiring a narrow access strip between existing residential properties.
1126	Part Os 1500, Bridge Street, Bramfield	1.12	Housing	Bramfield	The access point is single track. Widening the access point is not possible as listed buildings border both sides of the access point.
1131	Land at Eagle Way, Martlesham Heath,	0.72	Housing and car parking	Martlesham Heath	The developable area of the site lies in an Area to be Protected from Development.
1135	Land south of Villa Hill, Shottisham	0.79	Housing	Shottisham	Significant access constraints limit the suitability of development on the site.

Appendix J: Potential Sites

Site Details

Parish / Town	Aldeburgh
Site reference	402 Land to the west of Hall Farm Lane
Site Area (hectares)	0.91
Proposed use	Housing and Open space
Existing land use	Field in equestrian use.
Neighbouring land uses	Borders residential housing to the North and East. Meadows for horses border the site to the south. An unused meadow borders the site to the west and a SSSI 'brickworks' beyond this. Any views over the SSSI from the site may need to be mitigated.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Access is only possible via a dirt track. SCC comments that access form and width unlikely to be able to provide access to more than 5 dwellings (shared access drive).
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines over the access road leading to the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	A small section of the site is within flood zone 3a, and a larger part in flood zone 2.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Within AONB, and Heritage Coast. The site is more than 200m east of a SSSI, which is also naturally screened from the site.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	<p>Potentially suitable. Issues to be addressed include; access, utility infrastructure, flood risk, and landscape and townscape.</p> <p>Access may not be possible for more than 5 dwellings and therefore may only be suitable for part development.</p>
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assmed - no specific issues identified
Are there any commencement issues?	None identified

Estimated dwellings yield	5
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Aldeburgh
Site reference	640 Land between Roos and Saxmundham Road
Site Area (hectares)	0.25
Proposed use	Housing
Existing land use	Residential garden
Neighbouring land uses	Residential land lies to the North, West, and South. A large pond borders the Eastern edge of the site, and beyond this is residential land use.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Current access is along narrow single track road. SCC comment that access width not currently suitable for 8 dwellings. Would need to be widened.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run along the North West border of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	South Eastern half of the site is within a recorded area of surface water flooding.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Within the AONB, and the Heritage coast.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	The North East quarter of the site lies within an SCC Monument 'WWII strongpoint' at 'Watering Forest'
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, and historic environment.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Aldeburgh
Site reference	642 Land adjacent to 1 Crescent Road
Site Area (hectares)	0.31
Proposed use	Housing
Existing land use	Residential curtilage
Neighbouring land uses	Surrounding uses are residential

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Crescent road - unadopted road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Within AONB, and the Heritage Coast.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	AP125 Aldeburgh – Garret Era Area.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Access via an unadopted road although junctions of Crescent Rd with highway are poor quality.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	9
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Aldeburgh
Site reference	997 Land adjacent to 187 Saxmundham Road, Aldeburgh
Site Area (hectares)	0.20
Proposed use	Housing
Existing land use	Golf course
Neighbouring land uses	Residential to the South, South East and South West. Aldeburgh Golf Course to the North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via the A1094.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables run along the southern border of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	Vast majority of the site is within an area of Surface Water Flooding.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site is entirely within the AONB. Site is also situated entirely within a County Wildlife Site.
Biodiversity	Amber	A hedgerow runs along the Southern border of the site. Large trees occupy the Eastern part of the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, and biodiversity value.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	6
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Alderton
Site reference	199 Land north of 33 Hollesley Road
Site Area (hectares)	0.32
Proposed use	Housing
Existing land use	Woodland/pasture (residential curtilage); paddock
Neighbouring land uses	Residential opposite (east)

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing access adj. 30 limit; visibility good (bend to S).
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Established tree line along E boundary, thickest at SE corner.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Site 93m from Grade II LB.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Road narrow. Footpath opp site.
Compatibility with neighbouring uses	Green	Currently paddock to rear of GII LB.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, heritage assets, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner / agent

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	5
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Alderton
Site reference	855 Land North of Ramsholt Road, IP12 3AQ
Site Area (hectares)	0.30
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Some residential E & W.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	No existing access; road frontage site. Hedge along frontage, unclear if 90m visibility splays could be formed. No footways at access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Site within AW cordon sanitaire - Within 400m of waste water treatment plant. Tel cables (OH) across site N – S. Within Minerals Consultation Area.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flood risk
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	AONB. Hedgerow survey 2008: Poor. Site has views across open countryside, but is screened from the highway by an established hedge.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Second World War defences and barbed wire obstructions. Probable medieval to post medieval land allotment boundaries. Alderton historic settlement core. SCC Archaeological Service has identified the site as of potential archaeological value, which could impact the deliverability of smaller developments.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Narrow, minor road, no footpath.
Compatibility with neighbouring uses	Amber	Currently farmed. Site bounded E & W by existing dwellings. Within 400m of waste water treatment plant.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, the historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	5
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Aldringham cum Thorpe
Site reference	981 Land off Aldringham Road, Aldringham cum Thorpe
Site Area (hectares)	3.75
Proposed use	Housing
Existing land use	Golf course.
Neighbouring land uses	Golf course to the West. Recreation ground and caravn park, and agricultural land to the North. Residential to the South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via the B1353. No footways.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Entirely within the AONB. The Western part of the site encroaches on the SSSI 'Aldeburgh-Leiston' and the SPA 'Sandlings'. The SPA 'Sandlings' also borders the site to the South.
Biodiversity	Amber	A number of SBIS Protected Species and Priority Species have been recorded on the site.
Historic Environment	Amber	The site borders Thorepness Conservation Area to the South and East. A Grade II listed building lies to the South.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No Footways and speed limit terminal adjacent to site. Unclear whether it is feasible to link to village centre.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	<p>Part of site is potentially suitable. Issues to be addressed include; access, landscape, biodiversity value, impacts on the historic environment, and highways impacts.</p> <p>The Western area of the site within the SPA area is not suitable for development.</p>
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	56
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Aldringham/Leiston
Site reference	1139 Land east of Leiston Road, Aldringham/Leiston
Site Area (hectares)	8.51
Proposed use	Housing
Existing land use	Agricultural land. Flat, trees/hedges to the North.
Neighbouring land uses	Residential land use to the East (with some listed buildings) and West (mostly bungalows). Agricultural to the South, Area to be protected from development to the North. A water tower lies to the North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential use of existing access at NW corner of site onto the B1069/Leiston Road. SCC comments No Footways and speed limit terminal adjacent to site. Unclear whether it is feasible to link to village centre.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding runs across the site, from the South East corner to the North East corner. This covers 2.3ha of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	TPOs run along the Northern and Eastern borders of the site. An area to be protected from development lies to the North of the site. A public footpath crosses the site in the Eastern part of the site.
Biodiversity	Amber	A SBIS protected/notable species recorded on the site.
Historic Environment	Amber	Grade II listed buildings lie 5m directly to the East; viewable from site. A grade II listed building lies 120m to the South West of the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No issues identified. SCC comment B1069 junction to north in Leiston approaching capacity. New footways and pedestrian crossing likely to be required.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; flood risk, landscape, biodiversity value, impacts on the historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	128
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Badingham
Site reference	503 Land off Mill Road, Badingham
Site Area (hectares)	1.16
Proposed use	Housing
Existing land use	Agricultural, part trees and shrubbery
Neighbouring land uses	Follows line of residential land use and borders Mill road. The site is well screened from adjacent countryside east and south of Mill Road by continuous high hedging and trees to these elevations.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Mill Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface Water Flooding recorded in the North West corner of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Mill road is narrow and single track in places.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	Following completion of site SSP5 to the south

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Estimated dwellings yield	17
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Bawdsey
Site reference	455 Land fronting The Street, Bawdsey,
Site Area (hectares)	1.47
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	S part of site adj. residential

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing single track access, visi good. Could be widened. SCC commented there are hedges along frontage, no footway access
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Tel cables (OH) along E boundary across access. Tel junction (OH) SE corner, OH cables running W.
Contamination	Green	No issues identified.
Flood Risk	Amber	Risk of surface wtr flooding across centre of site
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site in AONB. Site divided by access; N half of site in a dip. S part flat. Hedge & some fence to road frontage
Biodiversity	Green	No issues identified.
Historic Environment	Amber	SCC Archaeological Service has identified the site as of potential archaeological value. Cropmarks of multiphase enclosures, fields and boundaries
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footpaths. footways depend on verge widths
Compatibility with neighbouring uses	Amber	S part of site adj. resi; poss overlooking.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities capacity and infrastructure, flood risk, landscape, historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	22
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Bawdsey
Site reference	1035 Land adj. Saxon Lodge, The Street, Bawdsey
Site Area (hectares)	0.25
Proposed use	Housing
Existing land use	Residential curtilage
Neighbouring land uses	School, residential along northern boundary.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing single track access. SCC commented that it is not clear if visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site in heritage coast & AONB. Site flat. Intermittent mixed hedge/trees on all boundaries. Some trees throughout site.
Biodiversity	Amber	TPO to rear of site
Historic Environment	Amber	Site 95m from GII LB. Bawdsey historic settlement core
Open Space	Green	No issues identified.
Transport and Roads	Amber	School Ln & East Ln narrow. Some footpath outside site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, biodiversity value, and highways impacts.
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Availability

Is the site available?	Unknown
Evidence of availability / comments	No recent submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	4
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Benhall
Site reference	493 Land South of Forge Close between Main Road and Ayden
Site Area (hectares)	3.87
Proposed use	Housing and Open space
Existing land use	Agricultural land
Neighbouring land uses	East Suffolk railway line lies to the South West of the site (Noise). No issues.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Main Road/B1121. Footway along frontage and crossing point to continuous footway on opposite side required.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Phone lines are located along the north western edge of the site. Electricity lines run along the southern edge of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	Small area of surface water flooding on site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Hedgerows on the site may be a source of biodiversity.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Main road is a wide road with a pavement running along one side. It leads onto the A12. Footway along frontage and crossing point to continuous footway on opposite side required.
Compatibility with neighbouring uses	Amber	Railway borders the site to the South West.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, biodiversity, highways impacts, and compatibility with neighboring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	58
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22 dependent on development of permission to the north

Site Details

Parish / Town	Benhall
Site reference	494 Land fronting Main Road between Grays Lane and Kiln Lane
Site Area (hectares)	13.90
Proposed use	Housing
Existing land use	Agricultural
Neighbouring land uses	Railway line runs along the Western edge of the site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Main road, Kiln Lane, and Grays Lane. Potential impact upon Church Street signalised junction. Detailed analysis and potential mitigation required. Footway widening required on Main Rd. Assess in conjunction with adjacent site
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding runs through the middle of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	A public footpath runs through the eastern part of the site.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Grade II listed buildings are located to the south and east of the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Potential impact upon Church Street signalised junction. Detailed analysis and potential mitigation required. Footway widening required on Main Rd. Assess in conjunction with adjacent sites.
Compatibility with neighbouring uses	Amber	Railway line runs along the Western edge of the site.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape, historic environment, highways impacts, and compatibility with neighbouring uses. Part development may be suitable.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified , although if considered with sites to the north likely infrastructure costs and timescales associated with strategic scale development
Are there any commencement issues?	None identified

Estimated dwellings yield	208
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Benhall
Site reference	715 Land South of Saxmundham
Site Area (hectares)	4.50
Proposed use	Housing, open space
Existing land use	Agriculture
Neighbouring land uses	Open space surrounds the site. However, the site is bordered by the A12 to the West and the railway line to the East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Kiln Lane is a narrow road with few passing points.
Utilities capacity	Green	no issues identified.
Utilities Infrastructure	Green	no issues identified.
Contamination	Green	no issues identified.
Flood Risk	Amber	Significant surface water flooding recorded on the site.
Coastal Change Risk	Green	no issues identified.
Market Attractiveness	Green	no issues identified.
Landscape and Townscape	Green	no issues identified.
Biodiversity	Green	no issues identified.
Historic Environment	Green	no issues identified.
Open Space	Green	no issues identified.
Transport and Roads	Amber	Links to east and north of site required - with adjacent site 714. Potential impact upon Church Street signalised junction. Detailed analysis and potential mitigation required. Assess in conjunction with adjacent sites.
Compatibility with neighbouring uses	Amber	Site is bordered by the A12 to the West and railway line to the East.
Contribution to regeneration	Green	no issues identified.

Suitability conclusion	Possibly suitable when considered with site 714 to the immediate north. Issues to be addressed include; access, flood risk, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes. Possible issues associated with rail crossing – site would likely need to be considered with other surrounding / adjoining sites
Evidence of achievability	Submission considers site to be viable Possible abnormal costs associated with rail crossing.
Are there any commencement issues?	Issues associated with rail crossing

Estimated dwellings yield	54
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Benhall
Site reference	716 Land South of Saxmundham
Site Area (hectares)	16.29
Proposed use	Employment, open space
Existing land use	Agricultural
Neighbouring land uses	A12, agriculture

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	New dedicated vehicle access to the A12 required but not dualled at this location.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead electricity lines cross the site. These would either reduce the developable area of the site or need to be put underground.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Landscape and townscape impacts of development west of the A12 at Saxmundham.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative A12 impacts. Potentially significant investment to provide suitable junction layout. Assess in conjunction with adjacent sites.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	The site is not well related to the settlement but it is adjacent the A12 so suitable for employment use, subject to issues related to access, utilites and landscape.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Submission considers site to be viable.
Are there any commencement issues?	None identified

Estimated dwellings yield	
Estimated employment land yield (hectares)	16
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Benhall
Site reference	751 Land behind Herons Way and Meadow Walk, Festival Close
Site Area (hectares)	3.65
Proposed use	Housing
Existing land use	
Neighbouring land uses	No issues.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Access currently only possible vfor farm vehicles via the field to the North.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Electricity lines run along the northern edge of the site and the south east corner.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	The site is surrounded by hedges, which may provide a habitat for biodiversity.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Festival Close is very narrow. Connection to B1121 via site 493 required.
Compatibility with neighbouring uses	Amber	Railway line borders the site to the West.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, biodiversity value, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	55
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Blaxhall
Site reference	427 land south of Old Post Office Lane
Site Area (hectares)	1.30
Proposed use	Housing
Existing land use	Allotments
Neighbouring land uses	Some residential south & east, also hostel to

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Unclear if visibility/clearance to junctions can be achieved, no footway access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Tel cables (OH) & tel cabinets E end of site.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Prominent site in sensitive landscape setting. Site slopes down E – W. Various hedges dissect site.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Roads narrow, no footpath.
Compatibility with neighbouring uses	Amber	Currently allotments. Some residential S & E, also hostel to E.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable, subject to allotments being surplus or appropriately relocated. Issues to be addressed include; utilities infrastructure, landscape, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Submission related to developer agreement subject to planning

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	20
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Blaxhall
Site reference	650 Mill Common Blaxhall
Site Area (hectares)	0.56
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Currently agricultural. Residential to west.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing access, visibility good (junction immediately to W). It is unclear if access could be located far enough from junction, no footway access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	Currently farmed.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. Sensitive landscape setting. Site largely flat, slopes down S – N. Trees/hedge W boundary.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Narrow roads, no footpath. Site adj. crossroads.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Blythburgh
Site reference	475 Land adjacent to Lion House
Site Area (hectares)	0.20
Proposed use	housing
Existing land use	Overgrown / wasteland
Neighbouring land uses	The site is surrounded by residential land use. The house on the Southern corner of the site is single storey (bungalow). Houses around the site are of a very high quality and this should be encouraged.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Access onto A12 unlikely to be possible due to 90m visibility splays
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines lie above the Southern corner of the site, and across the Western part of the site.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Within the AONB and Conservation Area.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	A grade II listed building abuts the site at the North East corner. Site lies within an SCC Monument 'Blythburgh Market 1066'. SCC Archaeological Service has identified the site as of potential archaeological value, which could impact the deliverability of smaller developments.
Open Space	Green	No issues identified.
Transport and Roads	Amber	The A12 is narrow along the course of the site. Close to accident cluster site near White Hart PH. Very narrow footway and no ped crossing points. unlikely to be able to provide ped crossing facility on A12.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape, historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Submission by landowners

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	3
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Blythburgh
Site reference	504 Hawthorn Farm, Dunwich Road, Blythburgh, IP19 9LT
Site Area (hectares)	0.27
Proposed use	Housing
Existing land use	
Neighbouring land uses	Arable land to the East. Residential land uses to the South, North and West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via B1125. Very limited visibility from existing access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run over the southern border of the site. and across the western edge of the site, over the access point.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Within the AONB. Western and Eastern edges of the site border the conservation area.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Site lies entirely within the SCC monuments "Anglo-Saxon town". A grade II listed building lies 6m to the North West of the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Close to accident cluster site near White Hart PH
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape, historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - demolition plus conversion of 1 building however this is not considered to be a significant abnormal cost
Are there any commencement issues?	Demolition required

Estimated dwellings yield	4
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Blythburgh
Site reference	797 Part garden of Farthings, London Road and land adjacent
Site Area (hectares)	0.38
Proposed use	Housing
Existing land use	Part vacant land, allotments, and mature trees in the North.
Neighbouring land uses	Residential land use surrounds the site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via The Street, B1125, and the A12. Unclear if visibility splays could be formed. Site elevated from highway, gradients may not work
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Within the AONB. The Heritage Coast lies just outside the site to the East.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Within Blythburgh Conservation Area and just South of a grade II listed building. SCC Archaeological Service has identified the site as of potential archaeological value, which could impact the deliverability of smaller developments.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Close to accident cluster site near White Hart PH
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, the historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	6
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Blythburgh
Site reference	1111 Land north of London Road
Site Area (hectares)	1.80
Proposed use	Housing
Existing land use	Site currently used for a few grazing sheep. The site slopes down from the North East corner to the South West corner of the site.
Neighbouring land uses	Hedges border the site to the West of the site. Residential land to the West is on lower lying land than the site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access directly onto the A12.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	A small area of the site, in the South West corner, is within FZ3a and FZ2.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Within the AONB. 1.1ha (more than half the site) in the North of the site lies in Blythburgh Conservation Area.
Biodiversity	Amber	SBIS protect/ notable species lies in the North of the site.
Historic Environment	Amber	The Grade I Listed Holy Trinity Church lies 88m to the North of the site, and is sited on a hilltop overlooking the site. A grade II listed building also lies 45m North of the site, with a direct view onto the site. 1.1ha of the site lies in Blythburgh Conservation Area.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Nearby area has a high level of recorded collisions.
Compatibility with neighbouring uses	Amber	Grade I and II listed buildings to the North West. Car park to the North. Residential land use to the West. Area to be protected from development lies directly to the West of the site.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape (more specifically the impact on the Conservation Area), biodiversity, impacts on the historic environment, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	27
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Blythburgh
Site reference	1112 Land south of London Road
Site Area (hectares)	2.62
Proposed use	Housing
Existing land use	Site currently used for grazing sheep. Site is undulating. The highest point of the site is the Eastern most point.
Neighbouring land uses	Residential land use to the North, and East of the site. The residential land to the North East is relatively newly built. A12 and open field to the West of the site, trees and hedges border the A12. Single large dwelling and surrounding garden to the So

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Potential access via the A12 to the West and Chapel Road to the North.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding in two locations on the site, to the North and East.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Within the AONB. 1.59ha of the north of the site lies within Blythburgh Conservation Area, which is 61% of the site.
Biodiversity	Amber	SBIS protected/notable species recorded in the North of the site.
Historic Environment	Amber	Part of site within Conservation Area
Open Space	Green	No issues identified.
Transport and Roads	Amber	Nearby area has a high level of recorded collisions.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; flood risk, landscape (more specifically the impact on the Conservaation Area), biodiversity value, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	39
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Boyton
Site reference	762 Land South of Boyton Chapel, The Street
Site Area (hectares)	0.85
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential N, W, S, agricultural to E.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	No existing access, but road frontage site. Site level higher than road level. Trees along frontage, no footway access
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. Site in AONB.
Biodiversity	Amber	BAP Species identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Roads narrow, no footpath.
Compatibility with neighbouring uses	Green	Residential N, W, S, agricultural to E.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities capacity, landscape, biodiversity value, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	13
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Brandeston
Site reference	569 Land at The Street & Mill Lane, Brandeston, IP13 7AP
Site Area (hectares)	2.06
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Site is bordered by residential development to the East, South, and North. Vacant land to the West. Agricultural land to the North East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Mill Lane and The Street.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the site from East to West, above the Mill Lane access point.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site's southern edge borders Brandeston Conservation Area. Site is just north of a Sensitive landscape area.
Biodiversity	Amber	BAP species on the southern border of the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Mill Lane is narrow abutting the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape, biodiversity, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	31
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Bredfield
Site reference	60 Land opposite Little Orchard, Woodbridge Road, Bredfield
Site Area (hectares)	0.82
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential to W, agricultural to N,S, E.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access to a straight section of Woodbridge Road. Footpath adj. to site. Mature hedge along frontage.
Utilities capacity	Green	Agent states access to water, electric & sewer available.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Flood Zone 1. Surface water flood risk within the northern part of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedgerow survey 2008: Rich. ROW along Southern edge of site.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Site is 65m from GII LB.
Open Space	Green	No issues identified.
Transport and Roads	Green	Good provided footways can be widened.
Compatibility with neighbouring uses	Green	Residential to W, agricultural to N,S, E.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, historic environment.	

Availability

Is the site available?	Uncertain
Evidence of availability / comments	Agent submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	0
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	-

Site Details

Parish / Town	Bredfield
Site reference	449 Land between Woodbridge Road & Ufford Road, Bredfield
Site Area (hectares)	1.88
Proposed use	Housing
Existing land use	Former poplar plantation and pasture land
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access options are to winding and narrow points of Ufford Road or Woodbridge Road, the latter also being through woodland. Access only suitable via site 695.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	A large part of the east of the site is at risk of surface water flooding. Flood Zone 2 & 3 SE corner.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The western part of the site is woodland. Hedgerow Survey: Rich. ROW across W part of site.
Biodiversity	Amber	No records of protected species within the site. The western part of the site is woodland so may be of biodiversity interest.
Historic Environment	Amber	Site 25m from GII LB.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Potential access options are to winding and narrow points of Ufford Road or Woodbridge Road, the latter also being through woodland. Nearby location maintains a high level of recorded collisions.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to address include; access, flood risk, landscape, biodiversity, historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	28
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Bredfield
Site reference	459 Land Alongside Woodbridge Road
Site Area (hectares)	0.34
Proposed use	Housing
Existing land use	Paddock
Neighbouring land uses	Agricultural N & E, residential S & W.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing via adj. residential (Harley Cottage). Access good provided hedge can be moved.
Utilities capacity	Amber	Currently paddock; possible connection issues
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding in northern part of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedgerow Survey 2008: Rich. Hedge to W boundary. Drainage ditch to W.
Biodiversity	Green	No issues identified.
Historic Environment	Green	Site 155m from GII LB.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Footpath outside site & some opposite. Bus stop outside site. Nearby location maintains a high level of recorded collisions.
Compatibility with neighbouring uses	Green	Agricultural N & E, residential S & W.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities capacity, flood risk, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	5
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Bredfield
Site reference	534 Land South of Tudor Cottage, East of The Street, Bredfield
Site Area (hectares)	0.59
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing at NW corner; Good access provided hedge can be moved.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cable along E boundary & across site W – E.
Contamination	Green	Currently farmed.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Rich. Low density residential N, open countryside to E.
Biodiversity	Green	No protected species recorded within the site.
Historic Environment	Amber	Site 10m from GII LB.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Some footpath S of site, but not directly outside. Nearby location maintains a high level of recorded collisions.
Compatibility with neighbouring uses	Amber	Relatively open nature of site & adjacent areas may impact on site density.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; utilities infrastructure, landscape / townscape, historic environment, highways impacts, and compatibility with neighbouring uses. Issues related to potential effect on setting of Gd II Listed Build
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	9
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Bredfield
Site reference	694 Land West of Woodbridge Road, IP13 6AE
Site Area (hectares)	0.25
Proposed use	Housing
Existing land use	Employment use
Neighbouring land uses	Residential N, W, S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing access has poor visibility.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Amber	Potential contamination from garage located onsite which includes vehicle storage.
Flood Risk	Green	Site located in flood risk zone 1. No records of surface water flooding on site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedgerow survey: rich. Some hedgerows to the west.
Biodiversity	Green	No records of protected species within the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Site is located between two sharp bends. Some parking on the road. Nearby location maintains a high level of recorded collisions.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, contamination, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed although existing employment uses need to be relocated
Are there any commencement issues?	Existing employment uses to be relocated

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	4
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Bredfield
Site reference	695 Land East of Woodbridge Road, Bredfield
Site Area (hectares)	0.88
Proposed use	Housing
Existing land use	Woodland and vacant land
Neighbouring land uses	N/A

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access options are two winding and narrow points of Ufford Road or Woodbridge Road, the latter also being through woodland.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	A large part of the east of the site is at risk of surface water flooding. FZ 2 & 3 SE corner.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The western part of the site is woodland. Hedgerow Survey: Rich.
Biodiversity	Amber	No records of protected species within the site. The western part of the site is woodland so may be of biodiversity interest.
Historic Environment	Amber	Site 25m from GII LB.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Potential access options are to winding and narrow points of Ufford Road or Woodbridge Road, the latter also being through woodland. ROW across W part of site. Nearby location maintains a high level of recorded collisions.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape, biodiversity, historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	13
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Bredfield
Site reference	736 The Green Farm, Caters Road, Bredfield
Site Area (hectares)	0.50
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	The site's surroundings are countryside and housing.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access road is single track.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	A number of notable and priority species are located on site.
Historic Environment	Amber	Grade II listed building is located to the West of the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	The potential access point at Caters Road to the South of the site is single track. Nearby location maintains a high level of recorded collisions.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; Access, biodiversity value, historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Submission on behalf of landowners

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	7
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Bredfield
Site reference	783 Land north of Ivy Lodge, The Street
Site Area (hectares)	0.22
Proposed use	Housing
Existing land use	Vacant land.
Neighbouring land uses	Residential to the East and North. Agr buildings to the West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via The Street.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables run across the South Eastern corner of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	An area of Surface Water Flooding lies in the middle of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Mature trees border the site to the North, and may be of biodiversity value.
Historic Environment	Amber	The site is directly North East and South of two grade two listed buildings.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Amber	Agricultural buildings located directly to the West of the site.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, biodiversity value, impacts on the historic environment, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	3
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Bredfield
Site reference	784 Land between A12 & Woodbridge Road
Site Area (hectares)	0.76
Proposed use	Housing
Existing land use	Vacant land
Neighbouring land uses	Currently agri. Residential N & W, business use to W.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Narrow track road not suitable for increased traffic without improvements.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	Site is within flood zone 1. Some surface water flood risk to the east of the site outside of the boundary.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedgerow survey: rich. Site is flat with hedgerows to the west and east and some trees to the north. Drainage ditch to the south and west.
Biodiversity	Green	No records of protected species within the site.
Historic Environment	Amber	Post Medieval artefact scatter of brick, pottery and tile.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Site is located between two sharp bends. Some parking on the road and partial footpath opposite the site. Nearby location maintains a high level of recorded collisions.
Compatibility with neighbouring uses	Green	Site is currently agricultural. Residential development to the north and west. Some business use to the west as well.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include access and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	11
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Brightwell
Site reference	469 Hunters Heath, Brightwell
Site Area (hectares)	2.41
Proposed use	Housing
Existing land use	Vacant land.
Neighbouring land uses	Vacant land to the North, South and West. Employment land to the East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via roads to the west and outh of the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Water Mains crossing site.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	A public footpath borders the site to the South and North East.
Biodiversity	Amber	Protected Species, County Wildlife Site (167m). Majority agricultural land plus a strip of woodland across the north of the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along road to the west of the site.
Compatibility with neighbouring uses	Amber	Employment uses to the east.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape, biodiversity value, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Demolition of existing building required but this is not considered to be a significant abnormal cost.
Are there any commencement issues?	Demolition of existing buildings required

Estimated dwellings yield	60
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Brightwell
Site reference	515 Sheepdrift Farm, Brightwell, IP10 0BJ
Site Area (hectares)	3.07
Proposed use	Housing
Existing land use	Employment site.
Neighbouring land uses	Vacant land to the West, agricultural to the North, Employment to the South, and Woodland to the South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via road to the South of the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Amber	Existing buildings on the site may create contamination issues.
Flood Risk	Amber	Surface Water Flooding has been recorded on the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along the road to the South of the site. Sustainable links to north essential to link to local amenities.
Compatibility with neighbouring uses	Amber	Employment land to the East.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, contamination, flood risk, biodiversity value, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowners submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Demolition of existing building required but this is not considered to be a significant abnormal cost.
Are there any commencement issues?	Demolition of buildings required

Estimated dwellings yield	76
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2026/27

Site Details

Parish / Town	Brightwell
Site reference	713 Land South of Adastral Park, Newbourne Road
Site Area (hectares)	10.27
Proposed use	Housing
Existing land use	
Neighbouring land uses	Influenced by development of the wider Adastral Park and Martlesham Heath commercial areas.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Influenced by adjacent large scale development at Adastral Park and the Martlesham Heath commercial area.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Water mains crossing the site.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Protected species; county wildlife site (160m), majority agricultural land, woodland strip across north of the site.
Historic Environment	Amber	SCC Archaeological Service has identified the site as of potential archaeological value, stating that any buildings or features on the airfield should be considered Non-Designated Heritage Assets. There are also two scheduled monuments just outside the site area.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Links to north essential to create sustainable links to amenities.
Compatibility with neighbouring uses	Amber	Influenced by adjacent large scale development at Adastral Park and Martlesham Heath commercial area.
Contribution to regeneration	Amber	Influenced by adjacent strategic development at Adastral Park and employment areas.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, biodiversity value, the historic environment, compatibility with neighbouring uses, highways impacts, and contribution to regeneration. Dependent on sites 469 and 5	

Availability

Is the site available?	Yes
Evidence of availability / comments	

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	257
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Brightwell
Site reference	731 Bucklesham Road West
Site Area (hectares)	3.30
Proposed use	Housing
Existing land use	
Neighbouring land uses	The site is situated between the A12 and Bucklesham village. Close proximity to A12 traffic.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Lack of footways and visibility for vehicle access affected by uncontinuous hedgerows and bends in road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding recorded in the middle of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Btwn A12 and bucklesham village.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	Footway link to existing footways on Main Rd required. Long distance so may not be feasible.
Compatibility with neighbouring uses	Amber	Situated btwn A12 and Bucklesham village. Close proximity to A12 traffic.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape, highways impacts, and compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	49
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Bucklesham
Site reference	432 Land to the south-east of Levington Road, Bucklesham
Site Area (hectares)	1.40
Proposed use	Housing
Existing land use	
Neighbouring land uses	Continuous hedgerow and young trees to site Levington Lane boundary serve to screen from existing houses opposite.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Pavement to opposite side of narrow Levington Lane. Continuous hedgerow and young trees to site Levington Lane boundary. Access is via a narrow section of road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	FZ1. No surface water flooding recorded within the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Continuous hedgerow and young trees to site Levington Lane boundary serve to screen from existing houses opposite.
Biodiversity	Green	Protected BAP species recorded outside the site to the SE in close proximity (within original SHLAA site boundary).
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts to village roads and highways conflicts.
Compatibility with neighbouring uses	Green	Continuous hedgerow and young trees to site Levington Lane boundary serve to screen from existing houses opposite.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to address include; access and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	35
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Bucklesham
Site reference	433 Land to the South of Main Road, Bucklesham
Site Area (hectares)	2.69
Proposed use	Mixed use
Existing land use	
Neighbouring land uses	Allotments immediately adjoin the site to the south. A dwelling adjoins the site taking away some of its prominent main road frontage.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	No issues identified.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Existing telecoms infrastructure at the north of the site requires accessing.
Contamination	Green	No issues identified.
Flood Risk	Amber	Northern half and sw corner subject to surface water flooding.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	The site is of archaeological interest.
Open Space	Green	No issues identified.
Transport and Roads	Amber	May be issues with Seven Hills road depending on scale of development proposed.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; utilities infrastructure, flood risk, impact on the historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	54
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Bucklesham
Site reference	531 Land to rear of 6 Levington Lane, Bucklesham, IP10 0DZ
Site Area (hectares)	0.81
Proposed use	Housing
Existing land use	Vacant land
Neighbouring land uses	Paddock that is screened behind existing buildings including houses fronting Main Road containing farm / equine buildings in the north of the site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Unclear whether vehicle access can be satisfactorily achieved via Street Farm immediately to the north. Unclear how site will be access from the highway.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	FZ1. Surface water flooding within the south of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No records of protected species within the site.
Historic Environment	Amber	SCC Archaeological Service has identified the site as of potential archaeological value, which could impact the deliverability of smaller developments.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts to local highways.
Compatibility with neighbouring uses	Green	Paddock that is screened behind existing buildings including houses fronting Main Road containing farm / equine buildings in the north of the site.
Contribution to regeneration	Green	Paddock that is screened behind existing buildings including houses fronting Main Road containing farm / equine buildings in the north of the site.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, the historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	12
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Bucklesham
Site reference	766 Land south of White House Farm
Site Area (hectares)	1.93
Proposed use	Housing and Open Space
Existing land use	
Neighbouring land uses	Agricultural field in use for crop production. Vegetation to site boundaries.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Narrow winding lane to western site boundary is also characterised by continuous high hedgerows.
Utilities capacity	Green	No issues identified
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	FZ1. No records of surface water flooding within the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	BAP species recorded on site – Curlew.
Historic Environment	Amber	SCC Archaeological Service has identified the site as of potential archaeological value, which could impact the deliverability of smaller developments.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Narrow winding lane to western site boundary is also characterised by continuous high hedgerows.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, biodiversity value, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Submission by landowners

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	23
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Bucklesham
Site reference	768 Land Opposite Bucklesham School
Site Area (hectares)	4.09
Proposed use	Housing/Office/Industry/Storage
Existing land use	Agricultural
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Opportunity for vehicle access along Brightwell Road site elevation.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts. Wide local access roads although site entrance would have to be constructed.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	The site is not within, adjoining or well related to a settlement so is assessed for employment use suitability only. Site is considered potentially suitable for employment uses, issues to be addressed include highways and access issues.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	
Estimated employment land yield (hectares)	4
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Bucklesham
Site reference	770 Land between Bucklesham School & Bucklesham Hall, Bucklesham
Site Area (hectares)	3.71
Proposed use	Mixed
Existing land use	
Neighbouring land uses	N/A

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Site access would have to be constructed to facilitate employment development.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Piecemeal development away from contiguous settlements.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts.
Compatibility with neighbouring uses	Amber	Compatibility issues between employment development and the school opposite the site.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	The site is not within, adjoining or well related to a settlement. Made available for mixed use and assessed by Lichfields as suitable for employment development B1/B2/B8.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	
Estimated employment land yield (hectares)	4
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Bucklesham
Site reference	1028 Land north of White House, The Street, Bucklesham
Site Area (hectares)	2.20
Proposed use	Housing
Existing land use	Vacant land
Neighbouring land uses	Some amenity impacts to neighbouring properties.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Main Road. Good access provided hedge can be moved.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	An Anglian Water Cordon Sanitaire is located in the North West of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding has been recorded through the middle of the site, West to East.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting..
Biodiversity	Amber	An SBIS Protect and Notable Species and Priority Species has been recorded in the South West of the site. Mature trees and hedgerows located on the edges of the site, and may be of biodiversity value.
Historic Environment	Amber	A Grade II listed building lies 30m to the West of the site.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, biodiversity value, and impacts on the historic environment.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	33
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Butley
Site reference	453 Former Middle School site, 9 Short Walk, IP12 3NU
Site Area (hectares)	0.85
Proposed use	Housing
Existing land use	Residential curtilage
Neighbouring land uses	N/A

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing access off Church Road
Utilities capacity	Green	Existing connections onsite
Utilities Infrastructure	Amber	O/H cables along access. Access to water, power & drains onsite.
Contamination	Amber	Some brownfield land onsite (former school), remainder was playing field.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. Site in AONB. Residential to E, agricultural to N, S & W; hedge along site boundary so relatively well screened.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	Footpath opp site along Church Road.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; contamination and landscape impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	13
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Butley
Site reference	549 Land Between Church Road and B1084
Site Area (hectares)	2.50
Proposed use	Housing/Open Space
Existing land use	Agriculture
Neighbouring land uses	N/A

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	2 existing field access points off Woodbridge Rd to W across adj. field & off Church Rd/Short Walk (narrow track).
Utilities capacity	Amber	Agricultural field; poss connection constraints
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow survey: poor. Site is located within the AONB.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Amber	ROW through centre of the site
Transport and Roads	Amber	Footway improvements on Church Road. Site is some distance from amenities
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities capacity, landscape, open space, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	30
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Butley
Site reference	916 Land at Wantisden Corner
Site Area (hectares)	1.13
Proposed use	Housing / Physical limits extension
Existing land use	Residential
Neighbouring land uses	N/A

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing access off Wantisden Corner; poor visi & opposite a junction. Site fronting bend nearby junction and embankment. Also unclear how visibility splays can be formed.
Utilities capacity	Green	Existing resi; connections assumed.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	The south boundary borders flood risk zones 2 and 3.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site is located within AONB.
Biodiversity	Green	No issues identified.
Historic Environment	Green	Some archaeological finds on site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, contamination, landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	5
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Campsea Ashe
Site reference	422 land to the south of Station Road
Site Area (hectares)	1.80
Proposed use	Housing
Existing land use	Meadow
Neighbouring land uses	Residential to east.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing access has good visibility. Some bends to the east and west. Access good.
Utilities capacity	Amber	Connections potential unclear
Utilities Infrastructure	Amber	Overhead wires stretch along north boundary across the access.
Contamination	Green	No issues identified.
Flood Risk	Amber	Records of surface water flooding along the northern edge of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedgerow survey: rich. Sensitive landscape setting. Hedges and trees along east and west boundaries, with hedges also along the north. Mature/dead tree located in the centre of the site.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Site is located 45 metres and 86 metres from grade II listed buildings. SCC Archaeological Service has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Green	Footpath adjacent to the site.
Compatibility with neighbouring uses	Green	Residential uses to the east.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; utilities capacity and infrastructure, flood risk, and impact on the historic environment. Part development of the site may be suitable.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	15
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Charsfield
Site reference	102 Land adjacent to Charsfield Primary School
Site Area (hectares)	1.24
Proposed use	Housing/Open Space/Parking
Existing land use	Agriculture
Neighbouring land uses	Residential opp (E), some residential N/NW. School to south.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	The site is open and accessed off Church Road. would be acceptable providing footway provided along frontage and narrow road widened into site
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead wires along east boundary.
Contamination	Green	No issues identified.
Flood Risk	Amber	Risk of surface water flooding in centre of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Site undulating and slopes down north west to south east. Trees and some hedges along north, west and south boundaries.
Biodiversity	Amber	2 BAP species identified.
Historic Environment	Amber	Site opposite grade I listed building and is part of Charsfield historic settlement core.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Narrow 30mph road with no footpath. ROW adjacent to south boundary. Suitable provided road can be widened.
Compatibility with neighbouring uses	Green	Residential uses to east, north and north west. School to the south.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, biodiversity, historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	15
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Charsfield
Site reference	812 Land behind 15 St Peters Close
Site Area (hectares)	0.87
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	N/A

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing access off St Peters Close.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Site slopes down from east to west. Trees and hedges on all boundaries.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Site is 100 metres from grade I listed building and 65 metres from an area to be protected from development. Views of the Church Tower from east end of the site. SCC Archaeological Service has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include access and impacts on the historic environment.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	13
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Charsfield
Site reference	890 Land South of Springfield House, Chapel Lane
Site Area (hectares)	1.56
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential N/S/W. Site level higher than residential to S & W.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Site is located on a corner with no existing direct access. Site is higher than adjacent roads. Hedge along frontage, level change, close to junction, unclear if visibility splay could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables across north west corner stretching south west to north east. Other overhead cables along southern boundary.
Contamination	Green	No issues identified.
Flood Risk	Green	Chapel Lane and The Street at risk of surface water flooding.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Site undulating and slopes down north to south. Trees and hedges in the north, south and west. Drainage ditch along southern boundary.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Site 39 metres from grade II listed building.
Open Space	Green	Possible footpath across site.
Transport and Roads	Amber	The Street and Chapel Lane are narrow with no footpaths. Site is higher than road level. No footway links to site.
Compatibility with neighbouring uses	Amber	Residential uses to the north, south and west. Site level is higher than residential to south and west.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	23
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Chediston
Site reference	309 Land at New Dawn and Shenandoah, Chediston Green
Site Area (hectares)	0.66
Proposed use	Housing
Existing land use	Bungalows and meadow
Neighbouring land uses	Residential land lies to the north and east. Agricultural land to the south and west.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Chediston Green. Unclear how visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run along the northern border.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along Chediston Road. Road widening may be needed and may be unfeasible with scale of development.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	10
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Chillesford
Site reference	178 Land off Pedlars Lane, adjacent to Hertfords Place
Site Area (hectares)	0.26
Proposed use	Housing
Existing land use	Grassland
Neighbouring land uses	Residential close to S boundary; possible overlooking.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing shared access that narrows to track/footpath/bridleway.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables along east boundary.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedgerow survey: poor. Grade 4 agricultural land. Site is located within the AONB. Site is mostly flat but slopes from north to south. Mixed hedges along north, west and east boundaries.
Biodiversity	Green	BAP species identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Amber	Green/Amber: Residential close to southern boundary with possible overlooking.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	4
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Chillesford
Site reference	703 Site D, Land West of Pedlars Lane, Chillesford, IP12 3PS
Site Area (hectares)	0.56
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	N/A

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Pedlar's Lane. Accessed via bridleway.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow survey: poor.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	ROW adjacent to east boundary.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	8
Estimated employment land yield (hectares)	

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Clopton
Site reference	341 Land at and surrounding Hill Farm, Drabbs Lane
Site Area (hectares)	1.01
Proposed use	Mixed use
Existing land use	Workshop / storage / parking
Neighbouring land uses	Residential adj. to N.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Multiple access points with good visibility.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Amber	Rubble, agricultural storage and other buildings on site as well as numerous vehicles.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedgerow survey: rich. Site mostly flat but slopes down slightly east to west.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footpaths.
Compatibility with neighbouring uses	Amber	Residential uses adjacent to the north.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	The site is not within, adjoining, adjacent or well related to a settlement so consideration is for employment use only.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Submission states that development considered viable. Would possibly be subject to relocation of existing uses.
Are there any commencement issues?	Possible relocation of some existing uses

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	
Estimated employment land yield (hectares)	1
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Clopton
Site reference	342 Land at Snipe Farm, Snipe Farm Road
Site Area (hectares)	1.09
Proposed use	Housing and Employment
Existing land use	Farm buildings
Neighbouring land uses	Residential to S & N.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Limited visibility, suggest no intensification of current access use.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Numerous overhead cables across the site.
Contamination	Amber	Existing agricultural buildings, numerous vehicles and agricultural equipment.
Flood Risk	Green	Risk of surface water flooding on north boundary.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	PDL. Site slopes down slightly west to east. Some hedges on north boundary, hedges and trees to west. Trees on site especially adjacent to access. Drainage ditch along east boundary.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	10 metres from grade II listed building.
Open Space	Green	ROW adjacent northern boundary.
Transport and Roads	Amber	Road is narrow with no footpath.
Compatibility with neighbouring uses	Green	Residential to the south and north.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, contamination, historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Submission states that development considered viable. Demolition of existing buildings required
Are there any commencement	Demolition of existing buildings.

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

issues?

Estimated dwellings yield	13
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Clopton
Site reference	375 land west of Nighingale Cottage, Pond Road
Site Area (hectares)	0.30
Proposed use	Housing
Existing land use	Vacant land.
Neighbouring land uses	Residential to the North and East. Agricultural to the West and South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via B1078. Limited visibility and no footways. High speed road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Mature trees border the site to the North and East, and may be of biodiversity value.
Historic Environment	Amber	A grade II listed building lies to the East of the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Appears very unlikely that footways could be provided
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, biodiversity value, the historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	4
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Clopton
Site reference	896 Land east of Shop Road
Site Area (hectares)	4.30
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Currently agri. Residential to W.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing access with good visibility.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	Overhead cables opposite west boundary.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Site largely flat with a gentle slope down north east to south west. Trees and hedges on all boundaries. Drainage ditch along west boundary.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Narrow, single track 30mph road with no footpaths.
Compatibility with neighbouring uses	Green	Currently used for agriculture. Residential uses to the west.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	64
Estimated employment land yield (hectares)	

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Clopton
Site reference	910 Land in between Orchard End and Grove Farm Cottages, Snipe Farm Road
Site Area (hectares)	1.16
Proposed use	Housing
Existing land use	Vacant land
Neighbouring land uses	Residential NE & SW, agricultural W.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing access through agricultural field with average visibility.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables on east part of the site running north to south. Possible overhead cable on southern boundary.
Contamination	Amber	Some hardstanding on site as well as nissen hut and storage building.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Trees and hedges to the north and east, some trees and hedges to the south and west. Site slopes down slightly north to south.
Biodiversity	Green	No issues identified.
Historic Environment	Green	Some archaeological finds.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Narrow lane.
Compatibility with neighbouring uses	Green	Residential uses north east and south west, agricultural to the west.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include utilities infrastructure, contamination, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

issues?

Estimated dwellings yield	17
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Clopton
Site reference	911 Land North of Grove Farm Cottages
Site Area (hectares)	0.22
Proposed use	Housing
Existing land use	Vacant land
Neighbouring land uses	Residential to N – overlooking from 1st floor. Residential to S – overlooking from rear elevation.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing single track access. Visibility is good with a junction to the south.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables through site east to west and along east boundary.
Contamination	Green	No issues identified.
Flood Risk	Amber	Risk of surface water flooding at the west end of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedgerow survey: poor. Various trees throughout site and some hedges to the east.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Road is narrow with no footpath.
Compatibility with neighbouring uses	Amber	Residential uses to the north run risk of overlooking from 1st floor. Residential uses to the south run risk of overlooking from rear elevation.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; utilities infrastructure, flood risk, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	3
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Clopton
Site reference	1097 Debach Airfield, Clopton
Site Area (hectares)	20.37
Proposed use	Business & office, general industrial, storage or distribution & renewable energy
Existing land use	Employment
Neighbouring land uses	Agriculture, some residential

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing access suitable.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Amber	Potential land contamination due to previous use of the site – Grove Farm (NW of site) identified as low priority contaminated land
Flood Risk	Amber	Surface water flooding present in SE/NW/SW/Ctr of the site
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site is situated in a large open area. Listed building located SW of the site may have views affected.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Listed building located SW of the site may have views affected – but this is unlikely
Open Space	Green	No issues identified.
Transport and Roads	Amber	Road at the entrance of site is adequate however road South and West of the site is narrow and unmarked. Development of this scale would impact upon A12 junctions.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Site currently allocated for employment. Additional employment uses would be acceptable subject to issues of cumulative impact on roads & size/scale of proposed additional uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	
Estimated employment land yield (hectares)	10
Estimated retail floorspace (sqm)	
Estimated commencement date	2024/25

Site Details

Parish / Town	Cransford
Site reference	505 Palastra Field, The Street, Cransford, IP13 9NZ
Site Area (hectares)	1.20
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential land use lies to the North. Poultry buildings lie to the west (smell). Agricultural land to the South and East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via West Farm Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run along the Northern border.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	The Northern part of the site lies within Cransford historic settlement core.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along West Farm Road.
Compatibility with neighbouring uses	Amber	Poultry buildings lie to the west of the site.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, historic environment, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	18
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Cratfield
Site reference	1088 Land South of Holly Tree Farm, Bell Green Cratfield
Site Area (hectares)	1.28
Proposed use	Housing
Existing land use	
Neighbouring land uses	A Cordon Sanitaire lies on the eastern edge of the site. Residential land to the North and South East. Agricultural land lies to the East, South, and west.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Bell green.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Cordon Sanitaire lies on the Eastern edge of the site. Power lines from across the site, from East to West, and along the Eastern border.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	A grade II listed building lies 11 m to the South of the site. Also, more than half of the site within Cratfield Bell Green Historic Settlement Core. SCC Archaeological Service has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along Bell Green. Scale of development may not be suitable for development.
Compatibility with neighbouring uses	Amber	Cordon Sanitaire lies on the eastern edge of the site.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, historic environment, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	19
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Cretingham
Site reference	119 North West corner of The Street & Framsdan Road
Site Area (hectares)	0.84
Proposed use	Housing
Existing land use	
Neighbouring land uses	Residential land use lies to the North, East, and South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via The Street and Framsdan Road. Close to bend, and unclear if visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Entire site lies within a Sensitive landscape area.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	The entire site lies within Cretingham historic settlement core. Useful to know the site lies 30m to West of a grade II listed building.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, and the historic environment.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	13
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Darsham
Site reference	660 Land East of The Street, Darsham
Site Area (hectares)	1.11
Proposed use	Housing
Existing land use	
Neighbouring land uses	Sits well in the settlement, residential land use lies to the West, South and East. Agricultural land lies to the North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via The Street. Unclear if visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	There are 7 Tree Preservation Orders (Numbering, Individuals) along the Southern edge of the site.
Biodiversity	Amber	Trees bordering the site may be of biodiversity value.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Footway can be continued along site frontage.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, and biodiversity value.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	17
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Darsham
Site reference	690 Land south of Darshame Station, east of A12
Site Area (hectares)	7.33
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Railway line borders the Eastern edge of the site. Yoxford STW covers the Southern part of the site. Residential land use lies to the North and South of the site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via the A12 and Westleton Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	The Southern part of the site lies within Yoxford Sewage Treatment Works (STW) Cordon Sanitaire.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Footway plus widening of Westleton Road required plus ped crossing to continuous footway on A12.
Compatibility with neighbouring uses	Amber	Railway line borders the Eastern edge of the site.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	110
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Darsham
Site reference	691 Land at The Street
Site Area (hectares)	4.05
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential land use is situated to the East and North of the site. Open greenspace is located to the West and South of the site. The Street borders the site in the North, with agricultural land on the other side of The Street. Two storey residential

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via The Street.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the North East corner of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding has been recorded in the North East corner of the site and at points on the Southern border.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	The site is on the site of an SCC Monument 'Darsham Old Hall', built in the 15th Century.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Link into existing footway on The Street required.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, impacts on the historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	61
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Darsham
Site reference	692 LAND TO THE EAST OF FOX LANE DARSHAM IP17 3QF
Site Area (hectares)	13.89
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential land use lies to the North, Low Road, and Fox Lane to the East and West of the site, respectively. Farm buildings lie to the South of the site. Fox Lane lies to the West of the site, and beyond this lies tree plantations. Low Road lies to t

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Fox lane and Low Road. Low Road unsuitable for access without significant improvement.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines cross the site, both north to south and east to west.
Contamination	Green	No issues identified.
Flood Risk	Amber	Small area of surface water flooding recorded in the East of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Fox lane and Low Road are very narrow. Fox lane would require widening plus footway. Low Road unsuitable for access without significant improvement.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	208
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Darsham
Site reference	874 Land east of the Old Rectory, Darsham, IP17 3PX
Site Area (hectares)	0.53
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential land use to the North, west and South West. South East and east of the site is agricultural land. The site does not overlook the grade I listed building to the West. A ditch borders the North East edge of the site. On the other side of the dit

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Wash Lane.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface Water Flooding has been recorded on the North East of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Within Darsham Conservation Area.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	A grade I listed building is located 58m to the west of the site. SCC Archaeological Service has identified the site as of high potential archaeological value, which could impact the deliverability of smaller developments.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Wash Lane is narrow in places, including outside the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape, historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Darsham
Site reference	1130 Land To The West Of Darsham Cottage, Main Road, Darsham,
Site Area (hectares)	24.98
Proposed use	Housing, open space, business/offices
Existing land use	Agriculture. Agricultural buildings in the North East corner of the site, unsure if still being used.
Neighbouring land uses	Residential land use to the East of the site as well as some vacant agricultural buildings in the North East corner of the site. Railway line along parts of the Western border of the site and some woodland. Train station borders the site to the South. Pet

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Right turn lane should be provided for access on the A12, which must be clear of level crossing. Willow Marsh Lane unsuitable for main access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the site and the Northern border.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding runs along the western border of the site, and small areas in the North East of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Pedestrian crossing facility may be needed to access nearby amenities.
Compatibility with neighbouring uses	Amber	Railway line runs along parts of the Western border of the site, Railway Station to the South, Petrol Station to the South East across the A12.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	188
Estimated employment land yield (hectares)	12
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Dennington
Site reference	62 Land off Laxfield Road
Site Area (hectares)	2.53
Proposed use	Housing
Existing land use	Vacant land fronting the road, agricultural land to the rear (in the East).
Neighbouring land uses	Sewage Treatment Works located to the North of the site. Residential land use is located to the West. Agricultural land to the East. School to the South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Laxfield Road. No footway along road frontage.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	The site borders Dennington Conservation Area in to the South, and is 50m North of two grade II listed buildings.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Amber	Sewage Treatment Works located to the North of the site.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, impacts on the historic environment, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landoner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	38
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Dennington
Site reference	860 Land adjacent to Bardolph Cottages, Saxstead Road
Site Area (hectares)	0.63
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential land use is to the North, West and East. Agricultural land to the South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via the A1120. No footway to site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding has been recorded in the north west corner of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Wooded area fronting Saxstead Road may be of biodiversity value.
Historic Environment	Amber	A grade II listed building lies 27m across the road from the site.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utility infrastructure, flood risk, and historic environment.
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Availability

Is the site available?	Uncertain
Evidence of availability / comments	Landowner submission, but part of site in other ownership

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	0
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	-

Site Details

Parish / Town	Dennington
Site reference	861 Land to the rear of Dennington Lodge, Laxfield Road
Site Area (hectares)	1.36
Proposed use	Employment
Existing land use	Redundant agricultural buildings
Neighbouring land uses	Site is surrounded by farmland, and greenspace.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing vehicle access to adjacent B road. Existing access would require improvements to support larger development.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Amber	Rural location away from concentrations of local employment. May be of interest to local business needs.
Landscape and Townscape	Amber	Impacts to open countryside depending on how the site were developed.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts to surrounding roads.
Compatibility with neighbouring uses	Amber	Agrucultural surroundings.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Remote farm potentially suitable for employment consideration only. Issues to be addressed include; access, market attractiveness, landscape / townscape, cumulative highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	
Estimated employment land yield (hectares)	1
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Earl Soham
Site reference	535 Land between Bedfield road and A1120, at Cherry Hill
Site Area (hectares)	0.86
Proposed use	Housing
Existing land use	Residential
Neighbouring land uses	Residential land use to the South and West, bordered by roads to the West and South East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Bedfield Road, and Framlingham Road. No footways along road frontage.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Areas of surface water flooding cover the Western edge of the site and part of the Eastern area of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access and flood risk.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	13
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2024/25

Site Details

Parish / Town	Earl Soham
Site reference	1143 Land at Yes Tree Court (Business Site)
Site Area (hectares)	0.97
Proposed use	Employment
Existing land use	Group of trees to S, fresh tree planting to N, hedge to E. Employment to SW, agricultural to N.
Neighbouring land uses	Employment land to the South. Agricultural land to the West, North and East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Reliant on adjacent site 389 for vehicle access.
Utilities capacity	Green	No issues identified
Utilities Infrastructure	Green	No issues identified
Contamination	Green	No issues identified
Flood Risk	Amber	A small area of surface water flooding has been recorded in the East of the site.
Coastal Change Risk	Green	No issues identified
Market Attractiveness	Green	No issues identified
Landscape and Townscape	Green	No issues identified
Biodiversity	Green	No issues identified
Historic Environment	Amber	A grade II listed building lies 70m to the South of the site.
Open Space	Green	No issues identified
Transport and Roads	Amber	Cumulative highways impacts.
Compatibility with neighbouring uses	Green	No issues identified
Contribution to regeneration	Green	No issues identified

Suitability conclusion	Potentially suitable for employment use. Issues to be addressed include vehicle access, flood risk, historic environment and cumulative highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - no specific issues identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	
Estimated employment land yield (hectares)	1
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Easton
Site reference	739 Sanctuary Field, Pound Corner
Site Area (hectares)	1.64
Proposed use	Housing/ Holiday Accommodation
Existing land use	
Neighbouring land uses	Residential (E).

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing to S boundary, bends E & W. Tel cables (OH) across access. Minor road from Framlingham Road not suitable for high traffic flows.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Tel cables (OH) across site (NE – SW).
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface wtr flooding across E edge of site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Rich. Site adj. Area to be Protected from Development & Conservation Area. Sensitive landscape setting. Drainage ditch along S boundary.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Road narrow, no footpath.
Compatibility with neighbouring uses	Green	Residential (E).
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, the historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	25
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Easton
Site reference	740 Kettleburgh Road, Easton
Site Area (hectares)	2.31
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential to S/SE.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing access off Kettleburgh Rd, adj. to junction. Narrow rural road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Risk of surface wtr flooding NE corner
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Rich. Sensitive landscape setting. Gentle slope down N – S. Some hedge N & NE boundaries. Views W across open countryside.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Site adj. to 2 GII LB's
Open Space	Green	No issues identified.
Transport and Roads	Amber	Some footpath opp to E. Visibility good along Framlingham Rd, poor along Kettleburgh Rd which is narrow & has numerous bends.
Compatibility with neighbouring uses	Green	Currently agri. Residential to S/SE.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape / townscape, historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

issues?

Estimated dwellings yield	35
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Eyke
Site reference	423 Church Farm, Eyke, IP12 2QG
Site Area (hectares)	12.16
Proposed use	Housing, open space
Existing land use	Agriculture
Neighbouring land uses	Residential S & N.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	2 accesses to NW side of site. 1) Main access through farm buildings; visi good. 2) Access track further N; visi good S, poor N.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Amber	N (built area) part of site has various buildings for animal & vehicle storage; poss risk of contamination. S part of site farmed.
Flood Risk	Amber	Surface Water flooding in various places.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. AONB. Trees & some hedge S boundary, hedge & some trees N. Views across open countryside & woodland E. Some trees onsite.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Site 25m from GI LB & 12m from GII LB. SCC Archaeological Service has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Roads nearby well used and narrow places
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; contamination, flood risk, landscape, historic environment, and highways impacts. Development of part of site considered suitable.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	182
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Eyke
Site reference	776 Land to the south of Eyke CoE Primary School and East of The Street
Site Area (hectares)	3.47
Proposed use	Housing/Car Park/Open Space
Existing land use	Agriculture
Neighbouring land uses	Residential & school to N, residential to W.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	It may be acceptable for existing car park access to be used, depending on site usage.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	Currently farmed.
Flood Risk	Amber	Surface wtr flooding front & rear of site
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. AONB. Trees/hedge to N & E boundaries.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Thin scatter of unpatinated flint flakes. Site opp. GII LB.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements to footways may be required depending on usage.
Compatibility with neighbouring uses	Green	Residential NW & NE, school to NW.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape / townscape, impacts on the historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	41
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Eyke
Site reference	777 Land to the west of The Street, Eyke
Site Area (hectares)	8.35
Proposed use	Housing/Open Space
Existing land use	Agriculture
Neighbouring land uses	Residential to N, agricultural to E,W & S. Nursery further S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	No road frontage access; field access to site is further S outside of plotted area; visi good W, restricted to E. No footways access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	Currently farmed.
Flood Risk	Green	Surface wtr flooding to rear of site
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	Hedgerow Survey: Poor. Sensitive landscpe setting. Site slopes down SE – NW. Trees/hedge to E & S boundaries.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Site adj. GII LB. Cropmarks of fragmentary and undated cropmarks. SCC Archaeological Service has identified the site as of high potential archaeological value, which could impact the deliverability of smaller developments.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footpaths
Compatibility with neighbouring uses	Green	Nursery/residential to SW, residential to NE
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, impacts on the historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	13
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Felixstowe
Site reference	144 Haven Exchange Site, Walton Avenue
Site Area (hectares)	2.27
Proposed use	housing
Existing land use	
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Vehicle access in place to current commercial use.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	Mostly FZ1. Approximately 5% of the site is FZ2.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No townscape designation or designated heritage assets.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No designated heritage assets within or adjacent the site.
Open Space	Green	No open space designations.
Transport and Roads	Amber	Sustainable links to north required.
Compatibility with neighbouring uses	Green	Caravan park to south.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Assessed by Lichfields consultants as suitable for employment development with vehicle access in place. No overriding constraints to employment development identified.
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Availability

Is the site available?	Uncertain
Evidence of availability / comments	

Achievability

Is the site achievable?	Yes
Evidence of achievability	Dependent on employment uses
Are there any commencement issues?	Dependent on employment uses

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	
Estimated employment land yield (hectares)	0
Estimated retail floorspace (sqm)	
Estimated commencement date	-

Site Details

Parish / Town	Felixstowe
Site reference	750 Land North of Candlet Road
Site Area (hectares)	36.50
Proposed use	Housing and Open Space
Existing land use	
Neighbouring land uses	Adjacent main Cadllet Road route into Felixstowe town / town centre. Gateway fringe of Felixstowe urban area.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Likely to require link from Dockspru roundabout or Candlet Rd. Gulpher Road is a quiet lane, no vehicular access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	FZ1.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Agricultural land with some equestrian / horticulture / allotments. Gateway fringe of Felixstowe urban area.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Gateway fringe of Felixstowe urban area. No designated heritage assets in close proximity to the site. SCC Archaeological Service has identified the site as of potential archaeological value, which could impact the deliverability of smaller developments.
Open Space	Green	No issues identified.
Transport and Roads	Amber	New junction to Candlet Road frontage would be required for vehicle access. Access for sustainable modes required.
Compatibility with neighbouring uses	Amber	Adjacent main Cadllet Road route into Felixstowe town / town centre. Gateway fringe of Felixstowe urban area.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include access, impacts on the historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	876
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Felixstowe
Site reference	800 Land adj to playing field, Quinton's Lane
Site Area (hectares)	8.24
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	The site is separated from existing settlements and is surrounded by agricultural fields.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Visibility is particularly poor to Gulpher Road. The site may be reliant on adjacent site 502c coming forward.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	Pylons long the Gulpher Road site boundary.
Contamination	Green	No issues identified.
Flood Risk	Green	No records of surface water flooding on site. Areas of FZ2 / FZ3 adjoining the northern boundary.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Surrounded by agricultural fields and linked to built up area by site 644. A RoW track running north to south is immediately outside the eastern boundary and serves to link the site with the main built up area of Felixstowe.
Biodiversity	Green	The site is an agricultural field bounded by hedgerows, shrubbery and trees.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts on narrow roads serving the site and in the vicinity. Approach roads very narrow without footways. Significant improvements required.
Compatibility with neighbouring uses	Amber	The site is separated from existing settlements and is surrounded by agricultural fields.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include access, landscape, cumulative highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	247
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2024/25

Site Details

Parish / Town	Felixstowe
Site reference	801 Land adj to park Farm, Hyem's Lane
Site Area (hectares)	5.79
Proposed use	physical limits extension
Existing land use	Agricultural land
Neighbouring land uses	The site is separated from the existing built up area in rural landscape.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Narrow, winding roads to site boundaries to which to introduce vehicular access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding to western fringes within the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site is separated from the existing built up area in rural landscape. A footpath track adjoins the western boundary of the site. Flat agricultural field with shrubbery and some trees to its boundary areas. Existing direct footpaths link the site with
Biodiversity	Green	Belt of Shrubbery, wild flowers and thick grass to Gulpher Road site boundary. Incomplete low hedges, trees and shrubbery to site boundaries.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Narrow, winding roads serving the site and in the vicinity.
Compatibility with neighbouring uses	Amber	The site is separated from the existing built up area in rural landscape.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include access, flood risk, landscape / townscape, cumulative highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	none identified

Estimated dwellings yield	174
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2024/25

Site Details

Parish / Town	Felixstowe
Site reference	802 Land behind Upperfield Drive
Site Area (hectares)	3.79
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Flat agricultural land on the settlement fringe. Housing adjoining east and south boundaries. The site is adjacent Park Farm buildings to the north.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	The site is dependant on adjoining AAP housing allocation to the northeast or site 502e the north via Park Farm for vehicular access. Pedestrian access from the south is available via a footpath from Upperfield Drive.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding within the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Flat agricultural land on the settlement fringe. Housing adjoining east and south boundaries. 2 right of way footpaths traverse and serve the site.
Biodiversity	Green	The site is agricultural land and there is limited shrubbery to its boundaries.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Uncertain impacts given vehicular access limitation. Assessment of whether residential approach road (upperfield Drive) could accommodate additional traffic flows required.
Compatibility with neighbouring uses	Amber	Flat agricultural land on the settlement fringe. Housing adjoining east and south boundaries. The site is adjacent Park Farm buildings to the north.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, highways impacts and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	none identified

Estimated dwellings yield	114
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Felixstowe
Site reference	941 Land at Deben High School, Garrison Lane
Site Area (hectares)	4.07
Proposed use	Housing
Existing land use	
Neighbouring land uses	Surrounded by residential areas.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing vehicle access in place serving current education use of the site. Main access onto Garrison Lane - A154.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Amber	Clarify timescale of site availability and current international college use of the site.
Landscape and Townscape	Green	Urban site surrounded by residential areas.
Biodiversity	Green	No issues identified.
Historic Environment	Green	Buildings on the site are not listed and the site is not within or adjacent a conservation area. SCC Archaeological Survey states large air raid shelters are possibly present on the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts on highways in Felixstowe.
Compatibility with neighbouring uses	Green	Surrounded by residential areas.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	<p>Potentially suitable. Issues to be addressed include market attractiveness and cumulative highways impacts.</p> <p>Whether the site is available in the shorter or longer term or whether the international college use of the site is continuing. The loss of a co</p>
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - no specific issues identified
Are there any commencement issues?	Exsting lease on site

Estimated dwellings yield	163
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Felixstowe
Site reference	1091 Brackenbury Sports Centre
Site Area (hectares)	1.80
Proposed use	Not specified
Existing land use	Sports centre
Neighbouring land uses	Multiple TPOs adjacent the site to the east and west.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing vehicle access in place serving existing sports centre uses.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	FZ1. Surface water flood risk within the north and the SW of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	Brownfield site.
Landscape and Townscape	Green	Multiple TPOs adjacent the site to the east and west. Consider the massing and footprint of new development in comparison to the existing use of the site which is characterised by areas of open space and car parking within site.
Biodiversity	Green	No record of protected BAP species on the site.
Historic Environment	Green	No issues identified.
Open Space	Amber	Existing sports centre provision on the site.
Transport and Roads	Amber	Cumulative impacts on NE Felixstowe.
Compatibility with neighbouring uses	Green	Suburban situation. Multiple TPOs adjacent the site to the east and west. Consider the massing and footprint of new development in comparison to the existing use of the site which is characterised by areas of open space and car parking within site.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable for housing subject to the relocation of sports facilities. Issues to be addressed include; flood risk, open space, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Dependent on relocation of leisure, this is being proposed through submission relating to site 1092
Are there any commencement issues?	Relocation of existing use

Estimated dwellings yield	72
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2025/26

Site Details

Parish / Town	Felixstowe
Site reference	1092 Eastward Ho
Site Area (hectares)	143.53
Proposed use	Leisure/housing/commercial
Existing land use	Agri, woodland, allotment, open space.
Neighbouring land uses	Neighbouring suburban area of NE Felixstowe including medical centre.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing vehicle access from nearby roundabout that also serves adjacent community and outdoor leisure uses. Access from roundabout at south western corner of site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	2 drains SW to NE across the west of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	Recorded surface water flooding SW to NE across the west of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	2 footpath RoWs SW to NE across the west of the site.
Biodiversity	Amber	Protected BAP species within the site - Grasshopper Warbler.
Historic Environment	Amber	SCC Archaeological Service has identified the site as of potential archaeological value.
Open Space	Green	Golf and equestrian use on west of the site.
Transport and Roads	Amber	Cumulative highways impact to North Felixstowe. Capacity improvements may be required to roundabout.
Compatibility with neighbouring uses	Green	Neighbouring suburban area of NE Felixstowe including medical centre.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, biodiversity value, impacts on the historic environment, and cumulative highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed, however strategic scale infrastructure considerations
Are there any commencement issues?	Strategic scale and multiple ownerships, requires masterplanning

Estimated dwellings yield	792 ¹¹
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

¹¹ Also see sites 750, 800, 801 and 802 for full indicative yield for full site area

Site Details

Parish / Town	Foxhall
Site reference	335 Land at and to rear of High Trees, Oakhurst and Molen, Bucklesham Road
Site Area (hectares)	2.37
Proposed use	Housing
Existing land use	Site is comprised of a number of houses and back gardens.
Neighbouring land uses	Most of the site is existing houses and private gardens. Dependant upon how development of the site were taken forward.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Bucklesham Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Amber	Potential contamination issues resulting from existing buildings on the site.
Flood Risk	Amber	Surface water flooding has been recorded in the Northern half of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	A number of SBIS Protected/Notable Species and Priority Species have been recorded on the site. A number of large trees litter the site and border the site on all sides, and may be of biodiversity value.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footways on Bucklesham Road.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, contamination, flood risk, biodiversity value, and highways impacts.	

Availability

Is the site available?	Part
Evidence of availability / comments	Partly available, only to the rear of Oakhurst.

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	11
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Foxhall
Site reference	485 Land North & South of Bucklesham Road, IP10 OAG
Site Area (hectares)	143.57
Proposed use	Mixed
Existing land use	Agricultural land
Neighbouring land uses	Dependant upon how the strategic site were taken forward, its masterplanning and potential strategic green infrastructure.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	The scale of the site is likely to require strategic improvements in the surrounding highways network and highways access infrastructure.
Utilities capacity	Amber	Engagement with providers around the phasing and nature of development would be required to inform this check.
Utilities Infrastructure	Amber	Pylons on the site.
Contamination	Green	Proximity to adjacent landfill site to the site's northeast may require investigation.
Flood Risk	Amber	Areas subject to surface water flooding throughout the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	The scale of the site is likely to require strategic improvements in the surrounding highways network and expensive highways access infrastructure. Evidence would be required to give scrutiny to infrastructure delivery necessary to service the site and it
Landscape and Townscape	Amber	Significant landscape and townscape impacts in relation to growth and change to the East Ipswich urban – rural fringe. A bridleway RoW runs north – south through the middle of the site. Opportunities presented for new green infrastructure.
Biodiversity	Amber	Protected species (hedgehog) within the site.
Historic Environment	Green	No conservation areas of designated historic assets within or in close proximity to the site.
Open Space	Green	Opportunities presented for public open space, sports pitch, playspace and other green infrastructure provision.
Transport and Roads	Amber	The scale of the site is likely to require strategic improvements in the surrounding highways network (eg: Severn Hills A12 – A14 junction that is understood to be near capacity). Opportunities presented for new green infrastructure.
Compatibility with neighbouring uses	Green	Dependant upon how the strategic site were taken forward, its masterplanning and potential strategic green infrastructure.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities capacity and infrastructure, flood risk, landscape, biodiversity, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Submission from landowner

Achievability

Is the site achievable?	Yes
Evidence of achievability	There is nothing specific to suggest development isnt viable, however it is a strategic scale scheme which would have numerous infrastructure and other costs associated. In particular highways improvements may have an impact upon viability. It is unlikely to be delivered in full in the Local Plan period.
Are there any commencement issues?	Strategic scale - requires resolution on infrastructure requirements, masterplanning, phasing.

Estimated dwellings yield	1700
Estimated employment land yield (hectares)	30
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Foxhall
Site reference	765 Land North of Bucklesham Road
Site Area (hectares)	6.26
Proposed use	Retail/Office/General industry/Storage
Existing land use	Agricultural land
Neighbouring land uses	Agricultural to the North, and West. Residential to the South, A12 to the east.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential use of existing access via Bucklesham Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables run along the Southern border.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface Water Flooding has been recorded in the North of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Trees border the site to the West and may be of biodiversity value.
Historic Environment	Amber	SCC Archaeological Service has identified the site as of potential high archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Depending on scale of development, site may generate significant HGV traffic through Bucklesham village.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	<p>Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, biodiversity value, impacts on the historic environment, and highways impacts.</p> <p>Lichfield employment use check finds site is located adjacent to the strategic road network and sits in an area that enjoys high market attractiveness for B2 and B8 employment use.</p>
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Availability

Is the site available?	Yes
Evidence of availability / comments	Submission by landowners

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	
Estimated employment land yield (hectares)	6
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Foxhall
Site reference	780 Land at Springbank Farm
Site Area (hectares)	1.89
Proposed use	Housing
Existing land use	Growing conifer trees.
Neighbouring land uses	The site is relatively isolated for housing. Neighbouring employment uses could present opportunities for economic development.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Purdis Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	High voltage overhead cables run along the Purdis Road frontage.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting.
Biodiversity	Amber	Site bounded by mature trees to the South, East and West. These may be of biodiversity value.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Purdis Road is narrow and would need improvements.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape, biodiversity value, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	47
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Foxhall
Site reference	977 Foxhall landfill site, Foxhall Road, Foxhall
Site Area (hectares)	18.21
Proposed use	Employment
Existing land use	Waste uses
Neighbouring land uses	Waste uses, agriculture

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	The site has existing road access to the A12 via Foxhall Road serving the existing landfill / household refuse use although visibility is tight. Improvements to access junction onto Foxhall Road. Potentially right turn lane.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Within Minerals Consultation Area.
Contamination	Amber	The current use of the site is landfill.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Amber	Current use of the site may mean the site is not available in the short term. Viability impacts of cleaning up and preparing the site.
Landscape and Townscape	Amber	The site is isolated from existing settlements so may constitute piecemeal development in the urban – rural fringe of Ipswich.
Biodiversity	Amber	The nature of the brownfield site has potential to have generated biodiversity value.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts to nearby highways.
Compatibility with neighbouring uses	Amber	Within 250m of waste facility
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable for employment use only. Not within, adjacent or well related to an existing settlement. Issues to address include access to site, contamination, market attractiveness, landscape / townscape, biodiversity, highways & surrounding uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed, although likely costs related to contamination
Are there any commencement issues?	Contamination issues

Estimated dwellings yield	
Estimated employment land yield (hectares)	18
Estimated retail floorspace (sqm)	
Estimated commencement date	2028/29

Site Details

Parish / Town	Framlingham
Site reference	16 Land adj to Framlingham Tyres, Woodbridge Road
Site Area (hectares)	0.26
Proposed use	Housing
Existing land use	Office / yard
Neighbouring land uses	To the West and South of the site lies commercial land use.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Access would need to be shared with adjacent garage if feasible.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Site lies within Anglia Water's Sewerage Treatment Works (STW). Within 400m of waste water treatment plant. Within Minerals Consultation Area.
Contamination	Green	No issues identified.
Flood Risk	Amber	Site borders flood zone 3a and lies within flood zone 2.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Amber	Employment land use to the South and West. Within 400m of waste water treatment plant.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utility infrastructure, flood risk, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - subject to relocation of office use
Are there any commencement issues?	Relocation of office uses

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2028/29

Site Details

Parish / Town	Framlingham
Site reference	261 Land north of Kings Avenue
Site Area (hectares)	2.38
Proposed use	Housing/Expansion of school grounds
Existing land use	Agriculture
Neighbouring land uses	Residential development to the South. Play space to the South East. School lies to the East (noise). Agricultural land to the North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Dennington Road and Kings Avenue.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	BAP species on the site.
Historic Environment	Green	No issues identified.
Open Space	Amber	The Kings Avenue Play Area is located in the south east corner of the site.
Transport and Roads	Amber	Speed limit reduction would be required if accessed from Dennington Road.
Compatibility with neighbouring uses	Amber	Play Space in the South East corner of the site. A school lies to the East of the site.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	<p>Potentially suitable. Issues to be addressed include; access, biodiversity, open space, highways impacts, and compatibility with neighbouring uses.</p> <p>Identified as education reserve site in Framlingham Neighbourhood Plan. Housing would only be suitable if reserve site not needed.</p>
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	57
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Framlingham
Site reference	393 Charnwood Field, Rose Farm, Framlingham
Site Area (hectares)	6.67
Proposed use	Housing,Retail,Business & office,Storage
Existing land use	Agriculture
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Good access via A1120. Footways would require widening and speed limit reduction.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	No designated heritage assets, but the Grade II listed Saxtead Lodge is next door (west). Impact on the setting of this building may require mitigation.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	The site is not within, adjoining, adjacent or well related to a settlement so is not suitable for housing. Lichfields assessed the site as potentially suitable for employment use site has good local and strategic access and could become attractive through
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	
Estimated employment land yield (hectares)	7
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Framlingham
Site reference	428 land at Hill Farm, Kettleburgh Road
Site Area (hectares)	18.21
Proposed use	mixed use
Existing land use	Agricultural land.
Neighbouring land uses	Agrricultural land to the North, West, and South. Residential and employment land uses to the East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Kettleburgh Road. Footway upgrades on adjacent roads required and improved ped links to town.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	The South Eastern part of the site lies within AW STW Cordon Sanitaire.
Contamination	Green	No issues identified.
Flood Risk	Amber	Areas of Surface Water Flooding lie in the middle of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along Victoria Mill Road. However, Kettleburgh Road is a good quality road outside the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, and highways impacts. Conclusions relate to part of site not allocated in Framlingham Neighbourhood Plan.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	374
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Framlingham
Site reference	438 land at Bridge Cottage, Kettleburgh Road
Site Area (hectares)	1.14
Proposed use	mixed use
Existing land use	Horticulture, livestock and amenity
Neighbouring land uses	Borders the sewerage works to the East. Kettleburgh road to the West and North, open fields beyond the road.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via kettleburgh Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Site lies within boundary of AW STW Cordon Sanitaire - within 400m of waste water treatment plant. Within Minerals Consultation Area.
Contamination	Green	No issues identified.
Flood Risk	Amber	Site is wholly within FZ2 and mostly within 3a. Areas of FZ3b are recorded on site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Within a Sensitive landscape area.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Amber	Borders the sewerage works to the East. Within 400m of waste water treatment plant.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable for employment depending on nature of use, due to existence of sewage treatment works adjoining the site. Issues to be addressed include; access, utility infrastructure, flood risk, landscape, and compatibility with neighbouring uses
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	
Estimated employment land yield (hectares)	1
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Framlingham
Site reference	526 Land fronting New Street, south of Saxtead road, Framlingham
Site Area (hectares)	11.17
Proposed use	Housing, education/primary school, public recreation, surgery & community use
Existing land use	Agricultural land
Neighbouring land uses	Residential development is located to the North. The western edge of the site is bordered by New Street. Agricultural land lies to the South, east and west.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via New Street, which narrow throughout its course. Access would require footway provision and speed limit reduction.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the site from west to east.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding runs across the western edge of the site. This may affect the access to the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Multiple public footpaths run across the site.
Biodiversity	Amber	BAP species present.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	New Street is narrow throughout with passing places. New Street is too narrow to support large scale development. Improvements to sustainable routes from site to town centre required.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastrucutre, flood risk, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	268
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Framlingham
Site reference	547 Land at Dennington Road, North of Thomas Mills High School
Site Area (hectares)	13.95
Proposed use	Housing/Care Home/Education/Open Space
Existing land use	Agricultural land
Neighbouring land uses	A mill lies to the West of the site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Dennington Road. Proposed access from Dennington Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Sub station borders the site to the South West. Power cables cross the site in a number of locations.
Contamination	Green	No issues identified.
Flood Risk	Amber	There is recorded surface water flooding on the site, in the East and the North, as well as a small section in the West.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Public footpaths run across the middle of the site, and along the Northern edge of the site.
Biodiversity	Amber	BAP species lies on the southern edge of the site.
Historic Environment	Amber	Post medieval artefact discovered in the Western part of the site. A grade II listed building lies 23m to the west of the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Peppers Wash Lane is very narrow, with passing places.
Compatibility with neighbouring uses	Amber	Employment use lies to the West. Sub station to the South West.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, biodiversity, historic environment, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	335
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2002/21

Site Details

Parish / Town	Framlingham
Site reference	742 Coldhall Lane, Saxmundham Road
Site Area (hectares)	5.99
Proposed use	Housing
Existing land use	Agricultural land.
Neighbouring land uses	Residential to the North, Agricultural to the East, South. Vacant land to the West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Saxmundham Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	A public bridleway runs along the Eastern border of the site. A public footpath runs along the Western and Southern borders of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface Water Flooding has been recorded along the Southern border of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	A number of SBIS Protected/Notable Species and Priority Species have been recorded on the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Consideration should be given to whether these sites (741-9) could link between Fairfield Road and Saxmundham Road, thus providing an alternative route to the town centre. This may mitigate the impact of the sites on the town centre.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Eastern part of site is potentially suitable, as western part allocated for cemetery extension in Framlingham Neighbourhood Plan. Issues to be addressed include; access, utilities infrastructure, flood risk, and biodiversity value.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	180
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Framlingham
Site reference	743 Infirmary Lane, Framlingham
Site Area (hectares)	6.35
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential land use to the West. Agricultural land lies to the South, East and North. Construction has begun on the land to the West. A residential dwelling lies to the East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Infirmary Lane.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the site from East to West.
Contamination	Green	No issues identified.
Flood Risk	Amber	A small area of surface water flooding has been located in the South West corner of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Infirmary Lane may need improvements if required to provide access from the Site to Fore Street. Consideration should be given to whether these sites (741-9) could link between Fairfield Road and Saxmundham Road, thus providing an alternative route
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, and highway impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	Access through permitted Fairfield Rd site to the west

Estimated dwellings yield	190
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Framlingham
Site reference	744 Hollgate Hill, Woodbridge Road
Site Area (hectares)	2.26
Proposed use	Housing/Retail/Office/Storage
Existing land use	Agricultural land use.
Neighbouring land uses	Sewerage treatment works to the North, Employment uses to the East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access along the existing access road from the Northern corner of the site onto Woodbridge Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Entirely within Cordon Sanitaire - Within 400m of waste water treatment plant. Within Minerals Consultation Area.
Contamination	Green	No issues identified.
Flood Risk	Amber	A very small area of FZ3b lies on the western border of the site. FZ3a and 2 are recorded in the West of the site. An area of Surface Water Flooding lies in the West of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting. A public footpath runs along the inside of the Eastern boundary of the site.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements will be needed along the existing access road to the site, via Woodbridge Road.
Compatibility with neighbouring uses	Amber	Sewerage treatment works immediately adjacent to the North, Within 400m of waste water treatment plant. Employment uses to the East.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable for employment depending on nature of use, due to existence of sewage treatment works adjoining the site. Issues to be addressed include; access, utility infrastructure, flood risk, landscape, transport and roads, and compatibility w
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	
Estimated employment land yield (hectares)	2
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Framlingham
Site reference	746 Fairfield Road South
Site Area (hectares)	8.49
Proposed use	Housing/Retail/Leisure/Office
Existing land use	Agricultural land.
Neighbouring land uses	Surrounded by agricultural land.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via a bridleway that runs along the Eastern border.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface Water Flooding has been recorded in the North East corner of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	A public footpath and bridleway border the site to the East, West and South.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	The bridleway would require significant improvements for development to be acceptable. Consideration should be given to whether these sites (741-9) could link between Fairfield Road and Saxmundham Road, thus providing an alternative route to the tow
Compatibility with neighbouring uses	Amber	This site on its own would be surrounded by agricultural land and not connected to the built up area of the Framlingham.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	<p>Potentially suitable. Issues to be addressed include; access, flood risk, landscape, highways impacts and compatibility with neighbouring uses.</p> <p>Lichfields assess the site as well suited to employment development and is within an area already established</p>
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	204
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Framlingham
Site reference	749 Brick Lane, Framlingham
Site Area (hectares)	4.39
Proposed use	Housing/Primary School
Existing land use	Agricultural land
Neighbouring land uses	Residential land to the South. Agricultural land to the East and North. Construction has begun on land to the West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Brick Lane
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run along the Southern border with Brick Lane.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Brick may require improvements. Consideration should be given to whether these sites (741-9) could link between Fairfield Road and Saxmundham Road, thus providing an alternative route to the town centre. This may mitigate the impact of the sites on
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement	None identified

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issues?

Estimated dwellings yield	66
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Friston
Site reference	496 Land at Grove Road Friston
Site Area (hectares)	0.95
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	'Cow house and milking parlour for Church Farm' is located directly to the South of the site. Agricultural land to the East and North. Residential land to the West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Grove Road. Close to junction and no footways access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run over the south west corner.
Contamination	Green	No issues identified.
Flood Risk	Amber	Area of surface water flooding in the Southern half of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along Grove Road. Narrow lane.
Compatibility with neighbouring uses	Amber	Cow house and milking parlour for Church Farm is located directly to the South of the site.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	14
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Friston
Site reference	550 Land West of Saxmundham Road, Friston
Site Area (hectares)	9.00
Proposed use	Housing/Open Space
Existing land use	agricultural land
Neighbouring land uses	Residential development to the South. Playing field to the East. Agricultural land to the West and North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Saxmundham Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding recorded in the north west corner and in the middle of the eastern edge.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	A public footpath runs across the site. Going from the middle of the southern edge to the top of the western edge.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	There is a grade II* listed building 57m to the south of the site. The entire site lies within Friston Hall and surrounding park and gardens.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements to footway on B1121 required.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape, impacts on the historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement	None identified

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issues?

Estimated dwellings yield	108
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Great Bealings
Site reference	1105 Howard Construction (Anglia) Ltd., Boot Street, Great Bealings
Site Area (hectares)	0.22
Proposed use	Housing
Existing land use	Employment
Neighbouring land uses	Residential (E) agricultural (W & S)

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing access to site; bend to W, visibility poor. To E visibility seems acceptable
Utilities capacity	Green	Site has utilities connections
Utilities Infrastructure	Amber	Site within cordon sanitaire. Hydrant adj. N boundary.
Contamination	Amber	Brownfield site; potential for contamination.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting. Site currently has numerous buildings on it & slopes down slightly W – E. Some trees on S part of site. 2m fence N & E, slight bank to N boundary.
Biodiversity	Green	BAP species identified adj. site.
Historic Environment	Amber	GII LB 38m from site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Road (30mph) narrow in places, some footpath opp. site & up Grundisburgh Rd.
Compatibility with neighbouring uses	Green	Residential (E) agricultural (W & S)
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Currently used for employment; if alternative employment use cannot be found, may be suitable for housing subject to consideration of the following issues; landscape, biodiversity value, impacts on the historic environment, and compatibility with neighbour
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner / agent

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - relocation existing business required
Are there any commencement issues?	Subject to relocations of existing business

Estimated dwellings yield	3
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2024/25

Site Details

Parish / Town	Grundisburgh
Site reference	351 Land west of Chapel Road
Site Area (hectares)	5.16
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential N, W, E; recreation ground E.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing; visi ok. Scope for other/additional access off Park Road or Chapel Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	Currently farmed.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting. N part of site slopes down slightly SW – NE. S part of site slopes down slightly N – S.
Biodiversity	Amber	BAP species identified.
Historic Environment	Green	Opp Grundisburgh Hall Park.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Rd narrow, no footpath. Footways on Park Road or Chapel Road are required.
Compatibility with neighbouring uses	Green	Residential N, W, E; recreation ground E.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, biodiversity, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	77
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Grundisburgh
Site reference	560 Land to the East of Woodbridge Road
Site Area (hectares)	1.85
Proposed use	Housing, Open Space
Existing land use	Agriculture
Neighbouring land uses	N/A

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing; visi poor. No footway access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	Currently farmed.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting. Site slopes down S – N. Views across open countryside E, SE.
Biodiversity	Green	No issues identified.
Historic Environment	Green	Some arch finds.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footpath. ROW along N boundary.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	22
Estimated employment land yield (hectares)	

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Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Grundisburgh
Site reference	1119 Land to the west of Ipswich Road, Grundisburgh
Site Area (hectares)	2.78
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential N & E, agricultural S & W.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Road frontage site (N & E), existing field access NE corner of Ipswich Rd & Wood Farm Rd; view good W, bend to E.
Utilities capacity	Green	Connections likely (new dev site adj.).
Utilities Infrastructure	Green	Hydrant adj. E boundary. O/H cables N & E boundaries.
Contamination	Green	Currently farmed
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site opp. Sensitive landscape setting/historic park. Drainage ditch N, E. Some mature trees N, E. Site slopes down N – S.
Biodiversity	Amber	BAP species identified adj. site.
Historic Environment	Green	Site adj. historic parkland.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Some footpath opp. site (E). 30mph outside site. Wood Farm Road (N) single track & 60mph. Pedestrian crossing to existing footways may be required.
Compatibility with neighbouring uses	Green	Residential N & E, agricultural S & W.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, biodiversity value, impacts on the historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	42
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Grundisburgh
Site reference	1133 Land to the east of Woodbridge Road, Grundisburgh
Site Area (hectares)	1.98
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential N (poss. overlooking) & W, Agricultural E & S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Road frontage site, but existing access outside of site area. No footways access.
Utilities capacity	Amber	Connection possibilities unclear.
Utilities Infrastructure	Green	O/H cables along W & E boundaries.
Contamination	Green	Currently farmed
Flood Risk	Green	Surface wtr flooding, FZ2 & 3 adj. NE boundary.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting, adj. Con Area (N). Undulating site slopes down W & E from ctr. Hedge W, Trees/hedge E.
Biodiversity	Green	BAP species identified opp. site.
Historic Environment	Amber	Site 70m from GII LB.
Open Space	Green	No issues identified.
Transport and Roads	Amber	ROW along NE boundary. No footpaths near site. Road 30mph.
Compatibility with neighbouring uses	Green	Residential N (poss. overlooking) & W, Agricultural E & S.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities capacity, landscape, biodiversity value, impacts on the historic environment, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	30
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Hacheston
Site reference	467 Land fronting east side of The Street, Hacheston
Site Area (hectares)	0.42
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing access adj. bus stop, visibility good. Access would need to be clear of existing bus layby.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Sensitive landscape setting. Site slopes down W – E. Some trees/hedge N, hedge along roadside (W). Grass verge (outside site) along most of W boundary.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	14m from GII LB.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Bus stop & footpath outside site. Visibility good.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to address include; impact on the historic environment and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	6
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Hacheston
Site reference	652 Land opposite 2 Low Meadows, The Street
Site Area (hectares)	0.50
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	No existing access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Tel cables (OH) across site (E – W).
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Sensitive landscape setting. G2 A.L. Site flat sloping down W - E; ground level higher than the road. Some trees on boundary.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Footpath opposite site. Bends to the N, road 30 limit.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access. Utilities infrastructure, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	7
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Hacheston
Site reference	1109 Church Field, Os 2646, The Street, Hacheston
Site Area (hectares)	0.53
Proposed use	Housing
Existing land use	Meadow
Neighbouring land uses	Agricultural E & S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing field access SW corner.
Utilities capacity	Amber	No obvious utilities connections
Utilities Infrastructure	Amber	O/H cables SW corner of site.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting. Rights of way across N end of site (E – W). TPO’s opp. site. Site slopes down W – E. Hedge/trees S, some hedge E, hedge/some trees N, hedge W. Partly overgrown NW corner.
Biodiversity	Amber	Bats identified adj. site.
Historic Environment	Amber	Grade I church 23m from site.
Open Space	Green	No issues identified.
Transport and Roads	Green	Footpath adj. site. Bends N & S; visi poor to N. 60mph to S. Rights of way along S boundary. 30mph adj. site; 60mph to S.
Compatibility with neighbouring uses	Green	Agricultural E & S.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, biodiversity value, impacts on the historic environment, and compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Submission through Issues and Options consultation

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Hacheston
Site reference	1110 Field South East Of Garage, The Street, Hacheston
Site Area (hectares)	0.61
Proposed use	Housing
Existing land use	Meadow
Neighbouring land uses	Workshop/garage to N, residential to S & opp. site to E.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Site has 2 road frontages; existing access adj. A.C Mutimer garage to N; visibility good.
Utilities capacity	Green	Poss. connections to services available.
Utilities Infrastructure	Green	O/H cables along W boundary.
Contamination	Amber	Currently a meadow. Some poss. storage of vehicles on site.
Flood Risk	Green	Some surface water flooding N corner of site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting. Site level much lower than road. Hedge to W.
Biodiversity	Green	BAP species identified near site.
Historic Environment	Amber	Site 30m from Grade II LB.
Open Space	Green	No issues identified.
Transport and Roads	Green	Footpath outside site along The Street. Road 30mph. Bus stop outside & opp. site. Marlesford Road to rear single track, no footpath.
Compatibility with neighbouring uses	Amber	Workshop/garage to N, residential to S & opp. site to E; some overlooking.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, biodiversity value, impacts on the historic environment, and compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	9
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Hollesley
Site reference	398 land at Meadow Farm, Meadow Farm Lane
Site Area (hectares)	0.56
Proposed use	Housing
Existing land use	
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Dirt track (narrow). Existing access requires upgrading.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Tel cables (OH) run alongside access track.
Contamination	Green	No issues identified.
Flood Risk	Amber	Risk of surface wtr flooding around site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. Site in AONB. Site slopes down N – S, some young/small trees N end of site.
Biodiversity	Amber	The site is a mi of woodland, agricultural land and existing buildings. It may be of biodiversity interest.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Site access via unmade track.
Compatibility with neighbouring uses	Green	Paddocks & residential to N. Livery stables & yard adj. to W.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, biodiversity, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Hollesley
Site reference	477 Meadow Park Livery Stables, Alderton Road, IP12 3RQ
Site Area (hectares)	1.98
Proposed use	Housing
Existing land use	Stable block, livery, housing
Neighbouring land uses	Paddocks & residential N end. Livery stables & yard S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Dirt track (narrow). Existing access requires upgrading.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	Tel cables (OH) run alongside access track.
Contamination	Green	No issues identified.
Flood Risk	Amber	Risk of surface wtr flooding around site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. Site in AONB. Site slopes down N – S.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Site access via unmade track.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape / townscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - requires relocation of livery service
Are there any commencement issues?	Relocation of livery service

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Estimated dwellings yield	30
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Hollesley
Site reference	532 Land fronting Rectory road, Hollesley
Site Area (hectares)	3.00
Proposed use	Housing, open spaces
Existing land use	
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Poss disused access SW corner of site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	Tel cables (OH) opp E boundary.
Contamination	Green	No issues identified.
Flood Risk	Green	Risk of surface wtr flooding Northern most point of site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. Site in AONB. Flat; slopes down E – W. Site slightly higher than road level. Hedge E & SE boundaries.
Biodiversity	Green	No issues identified.
Historic Environment	Green	Fragmentary cropmarks of field boundaries and trackways
Open Space	Green	No issues identified.
Transport and Roads	Amber	Rectory Rd narrow with passing places. No footpath. No footways and narrow road may be unsuitable for large scale development. Footway extension on Rectory road required.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified

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Are there any commencement issues?	None identified
Estimated dwellings yield	45
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Hollesley
Site reference	542 Tower House, Tower Hill Road
Site Area (hectares)	0.96
Proposed use	Housing
Existing land use	Residential
Neighbouring land uses	Housing located to the North and East. Agriculture located to the South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing access located on curve in the road (Tower Hill Road).
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead telephone cables at existing access point.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface Water Flooding in the centre and West of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site is located entirely within the AONB.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No road markings on Tower Hill Road.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape / townscape, highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - demolition of buildings required
Are there any commencement issues?	Demolition of buildings

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	14
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Hollesley
Site reference	563 Land opposite Moorlands, Hollesley
Site Area (hectares)	0.76
Proposed use	Housing
Existing land use	
Neighbouring land uses	Currently paddock. Site sdj. Village hall.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Access via adj. field. Access on a bend (60mph limit)
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. AONB. Hedge along N boundary.
Biodiversity	Amber	Adjacent to SSSI and SPA.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Right of way adj. east boundary. Footpath opposite side of road.
Compatibility with neighbouring uses	Amber	Currently paddock. Site sdj. Village hall.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, biodiversity value, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	none identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	11
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Hollesley
Site reference	567 Land East of Rectory Road, Hollesley
Site Area (hectares)	0.88
Proposed use	Housing
Existing land use	
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	No existing access. close to junction.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Risk of surface wtr flooding on most of site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. Site in AONB. Site flat. Hedge S & W boundaries. Site higher than road (mainly on W edge). Drainage ditch NW corner.
Biodiversity	Amber	BAP species identified.
Historic Environment	Green	Three possible areas of barbed wire obstruction, or World War Two 'strongpoints'.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Some footpath opp SW corner. No footways and narrow road may be unsuitable for this scale of development.
Compatibility with neighbouring uses	Green	Currently farmed.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape, biodiversity value, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner / agent

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	none identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	13
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Hollesley
Site reference	761 Land to the West of Duck Corner
Site Area (hectares)	0.83
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	N/A

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	No existing access; hedgerow along road frontage. No footways.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Tel cables (OH) across middle of site (E - W)
Contamination	Green	Currently farmed.
Flood Risk	Green	*Some surface wtr at front of site at time of visit (21/03/17)
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. AONB. Site flat; slight slope down N – S.
Biodiversity	Green	No issues identified.
Historic Environment	Green	Some arch finds.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Road narrow (60 mph). No footways to site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	12
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Huntingfield
Site reference	693 Land to the West of the Village of Huntingfield, IP19 0PU
Site Area (hectares)	1.29
Proposed use	Housing
Existing land use	agricultural land
Neighbouring land uses	The site is bordered by residential land use to the East. Agricultural land lies to the west and South. Woodland lies to the North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via The Street and Brick Kiln Lane. No footways access, unclear if visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the site, north to south.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The Northern edge of the site lies within the Sensitive landscape area.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Narrow road and lack of footways.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	19
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Kelsale cum Carlton
Site reference	96 Land adjacent to 8 Carlton Road
Site Area (hectares)	0.84
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	No issues. Note that there is a footpath along the southern edge of this site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via rosemary Lane, a narrow lane. Access via narrow lane, on bend, with trees on frontage.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Vegetation surrounding the site could provide biodiversity habitat.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Rosemary Lane is a narrow road. Narrow lane and no footways, hence only suitable for very minor traffic generation usage.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, biodiversity, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	13
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Kelsale Cum Carlton
Site reference	450 Land Adj. Mill Farm, Rosemary Lane IP17 2QS
Site Area (hectares)	3.81
Proposed use	Housing
Existing land use	Agricultural and vacant land.
Neighbouring land uses	Residential land is located to the East and South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Rosemary Lane and the A12
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines cross the site from east to west.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding has been recorded across the western side of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	The overgrown western portion of the site and trees and hedges along the borders could provide biodiversity habitat.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, and biodiversity value.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	57
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Kelsale Cum Carlton
Site reference	487 Land adjacent to FirTrees, Rosemary Lane
Site Area (hectares)	1.93
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential land use to the West, North, and East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Rosemary Lane. Narrow lane and close to bends.
Utilities capacity	Green	No issue identified.
Utilities Infrastructure	Green	No issue identified.
Contamination	Green	No issue identified.
Flood Risk	Green	No issue identified.
Coastal Change Risk	Green	No issue identified.
Market Attractiveness	Green	No issue identified.
Landscape and Townscape	Green	No issue identified.
Biodiversity	Amber	Trees and hedges surrounding the site could provide biodiversity habitat.
Historic Environment	Green	No issue identified.
Open Space	Green	No issue identified.
Transport and Roads	Amber	Narrow lane and no footway. Only suitable for very minor traffic generation usage.
Compatibility with neighbouring uses	Green	No issue identified.
Contribution to regeneration	Green	No issue identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, biodiversity value, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	Buildings on site to be demolished

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	29
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Kelsale cum Carlton
Site reference	1020 Land adjacent to Pear Tree Close, Kelsale cum Carlton
Site Area (hectares)	5.57
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential land use surrounds the site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Carlton Road and Rosemary Lane.
Utilities capacity	Green	No issue identified.
Utilities Infrastructure	Green	No issue identified.
Contamination	Green	No issue identified.
Flood Risk	Amber	An area of Surface Water Flooding has been recorded in the North of the site.
Coastal Change Risk	Green	No issue identified.
Market Attractiveness	Green	No issue identified.
Landscape and Townscape	Amber	A public footpath runs along the Southern border of the site leading onto Rosemary Lane.
Biodiversity	Amber	A number of SBIS Protected Species and Priority Species have been recorded in the Southern point of the site.
Historic Environment	Green	No issue identified.
Open Space	Green	No issue identified.
Transport and Roads	Amber	Rosemary Lane is narrow at the potential access point. Link to footway along Carlton road. Potential A12 junction safety improvement required in conjunction with other sites.
Compatibility with neighbouring uses	Green	No issue identified.
Contribution to regeneration	Green	No issue identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape, biodiversity value, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	84
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Kesgrave
Site reference	520 Land East of Bell Lane & South of Kesgrave
Site Area (hectares)	61.62
Proposed use	Mixed use
Existing land use	Vacant farmland
Neighbouring land uses	Residential, roads

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Would require mitigation at the Foxhall Road junction, and improvements to Dobbs Lane. Sustainable links to Longstrops and Kesgrave required.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	FZ1. Surface water flooding is recorded sporadically throughout the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No known achievability constraints or abnormal costs.
Landscape and Townscape	Amber	Policy designation applying to the easternmost part of the site is Area to be Protected from Development.
Biodiversity	Amber	Protected Species (brown hare) recorded within the site, adjacent Site of Specific Scientific Interest, adjacent County Wildlife Site.
Historic Environment	Amber	SCC Archaeological Service has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Likely increases in traffic on Foxhall Road. Cumulative issues on nearby road network.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape / townscape, biodiversity, impacts on the historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - subject to consideration of strategic scale infrastructure requirements
Are there any commencement issues?	Subject to strategic scale infrastructure requirements and site masterplanning

Estimated dwellings yield	1232
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Kesgrave
Site reference	565 Land at Mead Drive/Kays Close, Kesgrave, IP5 2HL
Site Area (hectares)	0.44
Proposed use	Housing
Existing land use	Open land
Neighbouring land uses	Residential surroundings including a care home, community and sports facilities and cycle / pedestrian routes.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access onto / via Mead Drive / Kays Close.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No record of protected species within the site. Overgrown bushes and shrubs cover most of the site.
Historic Environment	Green	No issues identified.
Open Space	Green	Cycle routes running north to south within the western fringe of the site.
Transport and Roads	Amber	Cycle routes running north to south within the western fringe of the site. Cumulative impacts around Kesgrave district centre area.
Compatibility with neighbouring uses	Green	Residential surroundings including a care home, community and sports facilities and cycle / pedestrian routes.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	11
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Kettleburgh
Site reference	74 Land adj to Moyses Cottage and north of Lings Field
Site Area (hectares)	0.30
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential land use lies to the South East and East. Woodland to the North. Agricultural land to the West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Low Street. Large visibility splays required.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the site from North to South.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The eastern part of the site lies within the Sensitive landscape area.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along Low Street fronting the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utility infrastructure, landscape, and transport and roads.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	No issues identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	5
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Kettleburgh
Site reference	198 Land adj. Churchside, Church Road
Site Area (hectares)	0.31
Proposed use	Affordable Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential development is located to the East, South. Agricultural land to the North. Vacant land to the west.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Church Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run along the southern border.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The Southern border of the site lies in the Sensitive landscape area.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	A Grade I listed building and two grade II listed buildings are located 66m West of the site. SCC Archaeological Service has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footways to site and narrow road.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape, and the historic environment.
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Availability

Is the site available?	Uncertain
Evidence of availability / comments	Uncertain if promoted by landowner

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	0
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	-

Site Details

Parish / Town	Kettleburgh
Site reference	245 Land west of Rectory Road
Site Area (hectares)	0.58
Proposed use	Affordable Housing
Existing land use	Private leisure use
Neighbouring land uses	Residential land use is located to the North and South. Agricultural land to the east and West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via rectory Road, although very narrow. No footways access and narrow lane.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the Eastern border, the North East corner, and across the site in the South from East to West.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding runs along the Eastern edge of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along Rectory Road. No footways access and narrow lane.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utility infrastructure, flood risk, and transport and roads.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	9
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Kettleburgh
Site reference	544 Land and Buildings Northside of the Street Kettleburgh
Site Area (hectares)	1.53
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential land to the east and West. Agricultural land to the South. Vacant land to the North, East, and West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via The Street. No footways access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run along the eastern border.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site is located within a Sensitive landscape area. A public footpath borders the western edge of the site.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along The Street. No footways to site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	23
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Kirton
Site reference	552 Land fronting Falkenham Road
Site Area (hectares)	3.64
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Existing dwellings on the other side of Falkenham Road

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Falkenham Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables run along part of Falkenham Road boundary. Anglian Water cordon sanitaire covers the NE half of the site.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Trees and hedges border the site to the East, and may be of biodiversity value.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Footway extension on Falkenham Road required.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, biodiversity value, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	55
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Kirton
Site reference	553 Land fronting Church Lane, Kirton
Site Area (hectares)	0.35
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential to the North, West, South. Agricultural to the East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Church Lane. No footways access and narrow lane.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables run along the Western border, frontin Church Lane.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface Water Flooding has been recorded across the majority of the site, excluding the South East corner of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Thick hedgerow borders the site to the South.
Historic Environment	Amber	A Grade II listed building lies to the North of the site, and can be viewed from the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Church Lane is very narrow (single track) fronting the site. No footways access and narrow lane.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, biodiversity, historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Are there any commencement issues?	None identified
Estimated dwellings yield	5
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Kirton
Site reference	754 Land West of Bucklesham Road
Site Area (hectares)	1.15
Proposed use	Housing and Open Space
Existing land use	Agriculture
Neighbouring land uses	Cumulative impacts to winding Bucklesham Road and the wider village that is characterised by narrow lanes, limited footways and on street car parking issues.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Opportunity for vehicle and pedestrian access from Bucklesham Road. Site opposite junction with no footways access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	The western part of the site is subject to surface water flooding. Also the northern boundary.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	Protected species recorded adjacent but not within the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts to winding Bucklesham Road and the wider village that is characterised by narrow lanes, limited footways and on street car parking issues. No footways to the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	17
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Kirton
Site reference	755 Land West of Trimley Road
Site Area (hectares)	10.15
Proposed use	Housing and Open Space
Existing land use	Agriculture
Neighbouring land uses	The site flanks the west of Kirton village and is to some extent screened by low hedgerows along Trimley Road. Potential impacts on triangular amenity village green space focal area between Trimley Road / Falkenham Rd / Rectory Lane.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential vehicle access from the lengthy eastern site boundary to Trimley Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Pylons within NE and SE fringes of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	FZ1. Surface water flooding within the site, mostly to south and NE fringes.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site flanks the west of Kirton village and is to some extent screened by low hedgerows along Trimley Road. Potential impacts on triangular amenity village green space focal area between Trimley Road / Falkenham Rd / Rectory Lane.
Biodiversity	Amber	Species on site: European water vole.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Low hedgerows shrubbery to most of Trimley Road boundary. Pavement along the opposite side of Trimley Road. Potential cumulative impacts to narrow roads elsewhere around Trimley village characterised by lack of footways.
Compatibility with neighbouring uses	Amber	The site flanks the west of Kirton village and is to some extent screened by low hedgerows along Trimley Road. Potential impacts on triangular amenity village green space focal area between Trimley Road / Falkenham Rd / Rectory Lane.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; utilities infrastructure, flood risk, landscape / townscape, biodiversity value, highways impacts and compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - although buildings need relocation
Are there any commencement issues?	Relocation of existing buildings

Estimated dwellings yield	152
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Kirton
Site reference	856 land to the rear of 76 - 86 Bucklesham Road
Site Area (hectares)	0.57
Proposed use	Housing
Existing land use	
Neighbouring land uses	Amenity impacts on adjacent houses.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Vehicular and pedestrian access to Bucklesham Road. Access appears to be the public right of way, narrow track.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Cordon sanitaire at the southern access point of the site.
Contamination	Green	No issues identified.
Flood Risk	Green	FZ1. No records of surface water flooding on the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	The site is behind existing houses.
Biodiversity	Green	No protected species recorded within the site.
Historic Environment	Amber	Adjacent a grade II listed building (Manor House) to the east of the site on Bucklesham Road.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Capacity issues around the site's vehicular access to Bucklesham Road affected by whether it is intended to serve larger adjoining site 325.
Compatibility with neighbouring uses	Green	Amenity impacts on adjacent houses.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	9
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Kirton
Site reference	1077 Land to the rear of 31-37 Bucklesham Road, Kirton
Site Area (hectares)	0.56
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	The site adjoins an established residential area.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential vehicle access to winding section of Bucklesham Road. No footways access, site is next to a layby which may create visibility issues.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	FZ1. Surface water flooding to SE of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Natural grassed site.
Biodiversity	Green	Wild birds in spotted ion the adjoining grassed site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts to winding Bucklesham Road and the wider village that is characterised by narrow lane, limited footways and on street car parking issues. No footways access.
Compatibility with neighbouring uses	Green	The site adjoins an established residential area.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Knodishall
Site reference	52 Land opposite Knodishall Primary School, Judith Avenue
Site Area (hectares)	17.30
Proposed use	Housing
Existing land use	
Neighbouring land uses	A school is located to the North of the site. Residential land to the North. Agricultural land to the South, West and East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Access is possible via a very narrow (single track) road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the northwest corner.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding has been recorded in the middle of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Significant improvements to Sloe Lane required plus footway and/or pedestrian crossing on B1069.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utility infrastructure, and flood risk.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	260
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Knodishall
Site reference	271 Land rear of Little Barton and Bruins Loke, School Road
Site Area (hectares)	0.72
Proposed use	Housing
Existing land use	Vacant land.
Neighbouring land uses	Residential and employment land to the West, South, and East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	No apparent access point onto the site. Access may be possible through the existing uses to the South of the site and onto School Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	National Grid Towers and Power lines are located to the North of the site.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	SBIS Protected Species have been recorded on the Eastern border of the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	School Road is a dirt track and narrow in places. Visibility onto Leiston Road from School Road is very poor.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utility infrastructure, biodiversity, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - dependent on access between Broadacre and Crisps Garage
Are there any commencement issues?	Dependent on access through site 1100

Estimated dwellings yield	11
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2024/25

Site Details

Parish / Town	Knodishall
Site reference	1100 Land to the rear of Crisps Paramount Garage Ltd and Broadacres, Leiston Rd, Knodishall
Site Area (hectares)	1.05
Proposed use	Housing
Existing land use	Currently vacant land.
Neighbouring land uses	Nursing home and garage directly South. Vacant land to the East. Agricultural land to the North. Gardens to the West. Power towers lie to the North. Power lines runs over the Northern corner of the site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via the B1069. Unclear whether visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	National grid powerlines cross over the Northern most corner of the site (in a West-East direction) and national grid towers lie 5m to the North of the site and significantly overlook the site
Biodiversity	Amber	A SBIS protected/notable species lies on the Western border of the site.
Historic Environment	Amber	A grade II listed building lies 5m East of the access road.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Amber	Power towers lie to the North. Power lines runs over the Northern corner of the site. Nursing home and garage directly South.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, biodiversity value, impacts on the historic environment, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Submission from part owner of site – would require clarity that whole site is available

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	16
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Knodishall
Site reference	1102 Land rear of 27 Judith Avenue, Knodishall
Site Area (hectares)	1.41
Proposed use	Housing
Existing land use	Main part of site is former agricultural land, currently laid to grass, with private allotment adj. dwelling.
Neighbouring land uses	A Hundred River borders the site to the North. Residential land use to the South. Buildings also lie to the West. Buildings also lie to the East, school opp. site to S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Judith Avenue, facilitated by the demolition of existing building.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	A small area of the North of the site lies in FZ3b, 3a, and 2.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting.
Biodiversity	Amber	A SBIS protected/notable species (7 different species listed) lies on the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape, and biodiversity value.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Submitted on behalf of landowner

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	21
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Leiston
Site reference	3 Land adjacent to Sizewell Sports and Social Club, King Georges Avenue
Site Area (hectares)	8.38
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	School sports ground to the North. Playing fields and Leiston Leisure Centre lie to the West. Railway line borders the Eastern edge of the site. Agricultural land to the South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Grimsey's Lane is very narrow. Direct access from King George's Avenue recommended.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding has been recorded on the eastern side of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Station Road junction improvements may be required.
Compatibility with neighbouring uses	Amber	Railway line borders the eastern edge of the site
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, transport and roads, and compatibility with neighbouring railway line.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	251
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Leiston
Site reference	254 Land rear 43-67 Abbey Road
Site Area (hectares)	1.88
Proposed use	Housing
Existing land use	Pasture
Neighbouring land uses	School lies to the South of the site. Residential land to the East. Agricultural land to the North and West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	potential access onto narrow road. Improvement to access road required.
Utilities capacity	Green	No issues identified
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified
Flood Risk	Amber	The Northern part of the site lies in an area of surface water flooding.
Coastal Change Risk	Green	No issues identified
Market Attractiveness	Green	No issues identified
Landscape and Townscape	Green	No issues identified
Biodiversity	Amber	A BAP species lies on the site.
Historic Environment	Green	No issues identified
Open Space	Green	No issues identified
Transport and Roads	Green	No issues identified
Compatibility with neighbouring uses	Green	No issues identified
Contribution to regeneration	Green	No issues identified

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, and impact on biodiversity value.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	56
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Leiston
Site reference	255 132-136 Haylings Road
Site Area (hectares)	2.88
Proposed use	Housing/Holiday Homes
Existing land use	Gardens
Neighbouring land uses	Residential land use lies to the East of the site. Agricultural land lies to the South, West and North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential 30 mph speed limit extension required.
Utilities capacity	Green	No issues identified
Utilities Infrastructure	Green	No issues identified
Contamination	Green	No issues identified
Flood Risk	Amber	An area of surface water flooding runs through the Eastern half of the site.
Coastal Change Risk	Green	No issues identified
Market Attractiveness	Green	No issues identified
Landscape and Townscape	Green	No issues identified
Biodiversity	Green	No issues identified
Historic Environment	Amber	Potential archaeological site located on the site.
Open Space	Green	No issues identified
Transport and Roads	Green	No issues identified
Compatibility with neighbouring uses	Green	No issues identified
Contribution to regeneration	Green	No issues identified

Suitability conclusion	Potentially suitable. Issue to be addressed include; flood risk, and the historic environment.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Submission on behalf of multiple landowners

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	Multiple landowners involved

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	69
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Leiston
Site reference	498 Land at Red House Lane, Leiston
Site Area (hectares)	9.79
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	School is located to the North East of the site. National Grid pylons are located to the South of the site. Bus depot lies to the South West. Residential land lies to the North and West. Agricultural land to the South and East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	No issues identified.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run along the western border. National grid tower and power lines lie to the South of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding has been recorded in the North of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements to Red House Lane are required. Contribution towards Station Rd signalised junction improvements as with other sites in Leiston
Compatibility with neighbouring uses	Amber	National Grid pylons are located to the South of the site. Bus depot lies to the South West.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; utilities infrastructure, flood risk, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Uncertain
Evidence of availability / comments	Submitter has an interest in the site, however the nature is unclear

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	Following construction of site to the west (ref C/12/2139) and the north (ref DC/17/1605/FUL)

Estimated dwellings yield	0
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	-

Site Details

Parish / Town	Leiston
Site reference	1061 Land opposite 36-84 Westward Ho, Buckleswood Road, Leiston
Site Area (hectares)	0.25
Proposed use	Housing
Existing land use	Vegetation / railway use
Neighbouring land uses	Railway line bounds the site to the South. Residential land to the North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access along Westward Ho. Hedge may need to be relocated, no footway.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	A small area of Surface Water Flooding borders the site in the North.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	A public footpath borders the site to the East.
Biodiversity	Amber	Site is woodland, and therefore of potential biodiversity value. SBIS Protected Species and Priority Species have been recorded on the site.
Historic Environment	Amber	A grade II listed building lies to the North West of the site.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Amber	Railway line bounds the site to the South.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, biodiversity value, impacts on the historic environment, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	7
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Leiston
Site reference	1115 Dunns Hole, land off King Edward Road, Leiston
Site Area (hectares)	0.35
Proposed use	Housing
Existing land use	Woodland. Existing builder's storage building NW corner of site.
Neighbouring land uses	Residential land use to the North, East & West. Meadow to the South (linked to The Cupola). Vehicle storage to East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via King Edward Road and Church Road. Visibility from King Edward Road is very poor, and it is unclear whether the site can be accessed from Church Road which is very narrow.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Amber	Site was formally a landfill site, which is categorised as a low priority risk.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Two SBIS protected/notable species have been recorded on the site.
Historic Environment	Amber	Grade II listed building lies 55m to the South West of the site, with a uninterrupted view from the site. A Grade II* listed building lies to the North of the site; no clear views from site.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, contamination, biodiversity value, and impacts on the historic environment.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed, subject to possible contamination issues
Are there any commencement issues?	Possible contamination

Estimated dwellings yield	11
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2026/27

Site Details

Parish / Town	Levington
Site reference	15 Land adjacent Levington Park, Bridge Road
Site Area (hectares)	0.83
Proposed use	Housing
Existing land use	Equine
Neighbouring land uses	Situated at the edge of the existing village built up area.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Bridge Road. Close to bend and no footways access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Large overhead cables traverse the northern part of the site.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site is immediately adjacent to the AONB to the West and South of the site.
Biodiversity	Green	Hedgerow borders the site to the West, may be of biodiversity value.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvement may be required along Bridge Road. No footways access to the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utility infrastructure, landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	Removal of existing buildings

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	17
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Levington
Site reference	347 Land north west of Walk Farm
Site Area (hectares)	33.10
Proposed use	Off-port distribution facilities
Existing land use	Agriculture
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	The site is on the A14 but junction arrangements would need to be constructed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Within Minerals Consultation Area.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No known acheiveability constraints or abnormal costs.
Landscape and Townscape	Green	150m from AONB. PROW traverse the site but could be maintained in development.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Bowl Barrow Scheduled ancient monument is within the site. SCC Archaeological Service has identified the site as of significantly high archaeological value, and would welcome further discussion regarding the potential allocation of the site.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Amber	A crematorium is immediately adjacent the northern boundary of the site.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Site assessed by Lichfields Planning Consultants as unsuitable for the off-port distribution facilities the site is made available for. The site is in an excellent location adjacent to the A14 and has a number of constraints most significant of which is
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	
Estimated employment land yield (hectares)	33
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Levington
Site reference	1140 Land adj. to Stratton Hall Drift, Levington
Site Area (hectares)	1.69
Proposed use	Employment
Existing land use	
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential to introduce vehicle access to Old Felixstowe Road. No footways.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Impact on open countryside visual sensitivity from A14 and railway line.
Biodiversity	Amber	The site is overgrown grass and shrubbery adjacent a railway line so may be of biodiversity interest.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts to A14 and Old Felixstowe Road. Development would increase use of a substandard A14 access.
Compatibility with neighbouring uses	Amber	Adjacent the Felixstowe - Ipswich rail line used by passenger and freight trains.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable for employment use. Issues to address include; access, landscape, biodiversity value, cumulative highways impacts, and compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Submission on behalf of multiple landowners

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	
Estimated employment land yield (hectares)	2
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Linstead Parva
Site reference	471 Greyhound Field, Halesworth Road, TM3378 field number 1503
Site Area (hectares)	2.45
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Agricultural land to the South and West. Residential land to the East, North, and partly to the west.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via B1123. Access close to a bend. Unclear if visibility could be formed. No footways.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the site, from east to west. Power lines also run along the southern border.
Contamination	Green	No issues identified.
Flood Risk	Amber	The site lies within flood zones 2 and 3a, and also contains an area of surface water flooding.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	A BAP Species lies on the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footways to site or network.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, biodiversity value, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	37
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Marlesford
Site reference	400 land at Ivy House Farm, Ashe Road
Site Area (hectares)	0.88
Proposed use	residential and employment
Existing land use	Agricultural / business
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access to A12.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative A12 impacts.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	The site is not within, adjoining, adjacent or well related to a settlement. Considered suitable for employment use only.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	
Estimated employment land yield (hectares)	1
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Martlesham
Site reference	175 Land at and surrounding Woodbridge Football club
Site Area (hectares)	4.16
Proposed use	Housing
Existing land use	Football pitches
Neighbouring land uses	Adjoining housing estate area. Traffic noise impacts from adjacent A12. B1438 is a main bus route.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing vehicular and pedestrian access serving sports facilities.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	FZ1. No records of surface water flooding within the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Existing shrubbery, hedges and trees provide a green gateway to main road approaches to Woodbridge.
Biodiversity	Amber	Hedgerows, shrubbery and trees around site boundaries particularly to the B1438 and sporadically throughout the site are likely to be of some biodiversity interest. No records of protected BAP species within the site.
Historic Environment	Green	No issues identified.
Open Space	Amber	The site is used for sports pitches. Information required to demonstrate alternative compensatory provision.
Transport and Roads	Amber	Cumulative impacts on junctions around B1438 'Woodbridge approaches'. Would envisage an extension of Flynn Road.
Compatibility with neighbouring uses	Green	Adjoining housing estate area. Traffic noise impacts from adjacent A12. B1438 is a main bus route.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable, subject to relocation of the football club. Issues to be addressed include; landscape, biodiversity, open space, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Submission on behalf of developer

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - would involve relocation of football club
Are there any commencement issues?	Relocation of football club

Estimated dwellings yield	125
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2024/25

Site Details

Parish / Town	Martlesham
Site reference	330 Land at Little Thrift, Felixstowe Road
Site Area (hectares)	0.85
Proposed use	Housing
Existing land use	
Neighbouring land uses	The site does not adjoin the existing main built up area of Martlesham.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing direct vehicle access to Felixstowe Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	The site does not adjoin the existing main built up area of Martlesham.
Biodiversity	Amber	Some of the site is woodland.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	The site could benefit from and impact upon the existing cycle lane along Felixstowe Road.
Compatibility with neighbouring uses	Green	The site does not adjoin the existing main built up area of Martlesham.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; biodiversity, and highways impacts. Should the site be taken forward woodland and impacts on adjacent cycle route will need to be taken into account.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	21
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Martlesham
Site reference	470 The Chestnuts, Hall Road
Site Area (hectares)	1.15
Proposed use	Housing
Existing land use	Residential / woodland
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Opportunities directly off the A1214 or Hall Road including in conjunction with adjoining sites at The Chestnuts. There have been access issues with a previous related planning applications.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	FZ1. No records of surface water flooding within the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Apart from redevelopment potential of the existing detached dwelling plot, the site is mostly woodland that contributes to the character of the urban / rural fringe in this location.
Biodiversity	Amber	Apart from redevelopment potential of the existing detached dwelling plot, the site is woodland so is likely to be of biodiversity interest.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Potential cumulative highways impacts on Hall Road, the A1214 and its nearby junction with the A12. No footways on Hall Road.
Compatibility with neighbouring uses	Amber	The site is woodland that contributes to the character of the urban / rural fringe in this location.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to address include; access, landscape / townscape, biodiversity, landscape, highways impacts, and compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	29
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Martlesham
Site reference	533 Land East of Felixstowe road, Martlesham
Site Area (hectares)	16.66
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Urban – rural fringe

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential for vehicle access from Felixstowe Road, Waldringfield Road and narrow Three Stiles Lane that all bound the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Urban – rural fringe situation in relation to extending the Martlesham urban area towards protected estuaries. Hedgerows traverse the site as field boundaries.
Biodiversity	Green	Agricultural fields bounded by hedges, trees and shrubbery. Hedgerows traverse the site as field boundaries.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts to local highways including the cycle route along Felixstowe Road. Footways and potentially widening of Felixstowe road required.
Compatibility with neighbouring uses	Amber	Urban – rural fringe situation in relation to extending the Martlesham urban area towards protected estuaries.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape / townscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	416
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Martlesham
Site reference	1123 Land opposite Martlesham House, School Lane, Martlesham
Site Area (hectares)	0.70
Proposed use	Housing
Existing land use	
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential vehicle access to narrow Three Stiles Lane, School lane / Waldringfield Road. Unclear how visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Impacts to rural - urban fringe between Martlesham and Martlesham Creek.
Biodiversity	Amber	Hedgerows, shrubs and trees within the site and to site boundaries might be of biodiversity interest.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts to Three Stiles Lane, Waldringfield Road / School Lane.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape / townscape, biodiversity value, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	18
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Martlesham Heath
Site reference	1018 Land at Anson Road, Martlesham Heath
Site Area (hectares)	1.56
Proposed use	Housing
Existing land use	
Neighbouring land uses	Parkj home site access road

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Vehicle and pedestrian access opportunity via Anson Road and the access road serving neighbouring park homes site. Access road and junction with Anson Road may require improvements.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Cordon sanitaire within the west of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	FZ1. Surface water flooding on the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	An open break between built up areas including a park homes site.
Biodiversity	Green	The site comprises common land, scrub, grass, shrubs and trees.
Historic Environment	Amber	SCC Archaeological Service has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts on the park home site access road.
Compatibility with neighbouring uses	Amber	Cumulative impacts on the park home site access road.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape / townscape, impacts on the historic environment, highways impacts, and compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	39
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Melton
Site reference	408 Land to the North of Woods Lane
Site Area (hectares)	2.24
Proposed use	Housing
Existing land use	Paddock
Neighbouring land uses	No issues. Residential to the South and West, vacant land to the North, Low density residential to the East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential use of existing access onto Woods Lane, in the South West corner of the site. A right hand lane may be required. However, it is unclear if site could accommodate it.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables run along the Eastern border of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	An area of Surface Water Flooding runs onto the site, from the North East corner onto the middle of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	A public bridleway runs just outside the Eastern border of the site.
Biodiversity	Green	A Tree Preservation Order Group designation has been recorded adjacent to the Eastern border of the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, and flood risk.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - demolition required but not thought to impact achievability
Are there any commencement issues?	Demolition required

Estimated dwellings yield	34
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Melton
Site reference	490 Valley Farm Melton Woodbridge
Site Area (hectares)	11.76
Proposed use	Housing/ retirement village
Existing land use	Agricultural land
Neighbouring land uses	Haulage company in the middle of the site could create issues with noise.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Valley Farm Road, through site 408, through the permission to the South West, or via an old unused road from the Western border of the site directly accessing the A12. Valley Farm Rd unsuitable for access. Direct access onto Woo
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	A thin area of Surface Water Flooding runs onto the site from the North East corner, across the site to the Western boundary.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	A public bridleway runs along the eastern border of the site.
Biodiversity	Amber	Woodland covers the South Western area of the site, and may be of biodiversity value. A Tree Preservation Order Group lies just outside the Eastern border.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Woods Lane a good quality road with recent improvements, but Melton junction is at capacity. May impact upon Melton crossroads without mitigation or improvement to junction.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include, access, flood risk, landscape, biodiversity, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	353
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Melton/Woodbridge
Site reference	993 Council Offices, Melton Hill, Melton/Woodbridge
Site Area (hectares)	1.33
Proposed use	Housing
Existing land use	vacant brownfield site.
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via the B1438.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	The majority of the site lies in an Anglian Water Cordon Sanitaire, the western corner of the site is outside the designation.
Contamination	Amber	Existing buildings on the site represent potential contamination issues.
Flood Risk	Amber	A small area in the east of the site lies in FZ3a and a slightly larger area within FZ2.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site borders the AONB to the East. The site borders Woodbridge Conservation Area to the West. An individual TPO borders the site in the western corner.
Biodiversity	Amber	A SBIS Protected/Notable Species has been recorded on the site.
Historic Environment	Amber	Two Non-Designated Heritage Assets are located on the site, fronting the B1438. A grade II listed building lies directly to the north of the site.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Amber	Railway line borders the site to the east.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, contamination, flood risk, landscape, biodiversity value, impacts on the historic environment, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	District Council land subject to planning application

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - demolition of existing buildings required
Are there any commencement issues?	Demolition of existing buildings

Estimated dwellings yield	40
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Monewden
Site reference	769 Land Adjacent to The Meadows
Site Area (hectares)	0.32
Proposed use	Housing
Existing land use	Vacant land (paddock).
Neighbouring land uses	Residential to the East and west. Agricultural to the North and South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access along Rookery Road. Close to bends, unclear if visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Hedges and trees border the site to the North and West, may be of biodiversity value.
Historic Environment	Amber	A grade II listed building lies to the
Open Space	Green	No issues identified.
Transport and Roads	Amber	Rookery Road is narrow. No footways to site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, biodiversity value, historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	5
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Nacton
Site reference	1151 Land adj. 'Seven Hills' A12/A14 junction, Felixstowe Road
Site Area (hectares)	22.53
Proposed use	Business and/or non-port related distribution park
Existing land use	
Neighbouring land uses	A14 / agricultural

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential to introduce vehicle access to A12 / A14 at Seven Hills junction. Type of access required would depend on site usage and related traffic generation.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Amber	Vehicle access to A12 / A14 likely to require expensive junction development.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts to adjacent A12 / A14 and other surroundings roads. Cumulative capacity and accident issues.
Compatibility with neighbouring uses	Amber	A crematorium is immediately adjacent the northern boundry of the site.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, viability and highways impacts associated with the A12 / A14 Seven Hills junction. Site assessed by Lichfields Planning Consultants as an excellent location adjacent to the A14, a short dri
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner / agent submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Road access may require junction reconfiguration at Seven Hills.
Are there any commencement issues?	None identified

Estimated dwellings yield	
Estimated employment land yield (hectares)	23
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Newbourne
Site reference	285 Land rear of The Old Piggery, Mill Road
Site Area (hectares)	2.20
Proposed use	Mixed Use
Existing land use	Glass houses
Neighbouring land uses	Adjacent residential areas

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing vehicle and pedestrian access from Mill Road. Access appears dependent on existing highways access of site 501.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	FZ1. No surface water flooding recorded on site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Development would broaden the existing narrow linear settlement pattern.
Biodiversity	Green	No protected species recorded on site.
Historic Environment	Amber	Redevelopment has potential to enhance the setting of the adjacent Grade II listed Newbourne Hall and St Marys Church.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts on narrow parish highways commonly lacking footways. No footways to site.
Compatibility with neighbouring uses	Amber	Redevelopment needs to have regard to use of the site for vehicular and pedestrian access to horticulture
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to addressed include; access, historic environment, cumulative highways impacts, and the compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - demolition of existing buildings required but not thought to affect achievability
Are there any commencement issues?	Demolition of existing buildings

Estimated dwellings yield	26
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Newbourne
Site reference	501 Newbourne Business Park, Mill Road, IP12 4NP
Site Area (hectares)	0.51
Proposed use	Housing
Existing land use	Business / general industry
Neighbouring land uses	Adjacent commercial uses in a builders merchant and open storage, listed Newbourne Hall, opposite village hall and public opens space / playspace.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Reliant on adjacent site 285 site which currently ensures the site is served by existing vehicle access to Mill Road. Good existing access.
Utilities capacity	Green	No issues on the site.
Utilities Infrastructure	Green	No issues on the site.
Contamination	Green	No evidence of contamination on site.
Flood Risk	Green	No records of surface water flooding or high flood risk.
Coastal Change Risk	Green	No issues on the site.
Market Attractiveness	Green	No issues on the site.
Landscape and Townscape	Green	The site is occupied by commercial premises and open material storage. Adjacent horticultural structures to the rear, listed Newbourne Hall, opposite village hall and public opens space / playspace.
Biodiversity	Green	There is no evidence to indicate this previously developed site is of biodiversity significance.
Historic Environment	Amber	Adjacent listed Newbourne Hall. Depending on how the site were developed it might detract or enhance the setting of the listed building in comparison to the existing use of the site.
Open Space	Green	No issues on the site.
Transport and Roads	Amber	Potential cumulative impacts on highways and pedestrian conflicts and pressures in the Newbourne area. No footways.
Compatibility with neighbouring uses	Amber	Adjacent commercial uses in a builders merchant and open storage, listed Newbourne Hall, opposite village hall and public opens space / playspace.
Contribution to regeneration	Green	The site has potential to enhance the environment of this distinctive part of Newbourne.

Suitability conclusion	Potentially suitable. Issues to be addressed include; historic environment, highways impacts and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability /	Landowner submission

comments

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Newbourne
Site reference	1116 Land at Garden House, Mill Road, Newbourne
Site Area (hectares)	0.46
Proposed use	Housing
Existing land use	Residential
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing vehicle access onto Mill Road is in close proximity to multiple other residential, commercial and community vehicel access points. Unclear if visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues idnetified.
Flood Risk	Green	No Issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Impact on spacious distinctive historic rural environment.
Biodiversity	Green	The site is in private garden, horticulture and residential use.
Historic Environment	Amber	Close proximity to listed buildings on the other side of Mill Road.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative imnpacts to village roads. No footways to the site.
Compatibility with neighbouring uses	Amber	The site is adjacent the village hall
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, historic environment, highways impacts, and compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	6
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Otley
Site reference	98 Land north of the Depot, Church Road
Site Area (hectares)	0.51
Proposed use	Housing
Existing land use	Light industrial
Neighbouring land uses	Residential E, new residential S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing shared access, opposite junction. Tel cables (OH) across access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Tel cables (OH) across access.
Contamination	Amber	Site currently/prev Anglian Timber Fencing
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Open countryside N & W. New residential (under construction) S. Site overgrown; appears flat. Trees/hedge S, hedge N, some trees onsite. Drainage ditch on S boundary.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Site access opp. junction. Right of way along access.
Compatibility with neighbouring uses	Green	Residential E, new residential S.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, contamination, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - demolition of buildings required but not thought to affect achievability
Are there any commencement issues?	Demolition of buildings required

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Otley
Site reference	465 Land Bounded by Helmingham Road & Ipswich Road, Otley
Site Area (hectares)	1.33
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential N & S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	2 access points: 1) NE corner, shared access; visi good. 2) SW corner, existing; visi poor. Unclear if visibility splays could be formed. No footways access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Tel cables (OH) over access 1.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Site slopes down E – W. Trees/hedge all boundaries, drainage ditches N & E boundaries.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Site 38m from Grade II LB.
Open Space	Green	No issues identified.
Transport and Roads	Green	Helmingham Rd 30mph, no footpath. Ipswich Rd 60mph, narrow, no footpath.
Compatibility with neighbouring uses	Green	Residential N & S.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, and impact on the historic environment.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	20
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Otley
Site reference	764 Land at Chapel Road
Site Area (hectares)	1.69
Proposed use	Housing and Open space
Existing land use	Agriculture
Neighbouring land uses	Currently agri. Residential N & S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing; visi good. 30mph – 60mph adj. site heading N.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Tel cables (OH) along W boundary (over access)
Contamination	Green	No issues identified.
Flood Risk	Amber	Risk of surface wtr flooding N & S corners of site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Site flat. Hedge, some trees all boundaries. Drainage ditch S & W.
Biodiversity	Green	Tree Preservation Order N/W corner of site (at 8 Newlands adj. site)
Historic Environment	Amber	Archaeological records
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footpath outside site; some adj. at Newlands. Footway along frontage and linking to existing footway on Chapel Road required.
Compatibility with neighbouring uses	Green	Currently agri. Residential N & S.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	25
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Otley
Site reference	771 Land adjacent to Swiss Cottage Farm
Site Area (hectares)	6.24
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Some residential & surgery to S. Village hall & play area W.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing at S end of site; visi good. There may have been an access point (no sealed off) to the N; visi good. Direct access onto Chapel road required.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	Tel cables (OH) outside W boundary.
Contamination	Amber	Site contains argicultural buildings which may require decontamination.
Flood Risk	Amber	Some risk of surface wtr flooding along E boundary
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Site slopes down slightly N – S. S end of site has some trees. N end (paddocks) has trees/hedge S & E boundaries, fence to W.
Biodiversity	Green	BAP species identified.
Historic Environment	Amber	Site 30m from 2 Grade II LB
Open Space	Green	No issues identified.
Transport and Roads	Green	Chapel Rd 30mph. Footpath outside site.
Compatibility with neighbouring uses	Green	Some residential & surgery to S. Village hall & play area W.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; contamination, flood risk, and impacts on the historic environment.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - site clearance issues
Are there any commencement issues?	Site clearance of existing buildings

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Estimated dwellings yield	94
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2025/26

Site Details

Parish / Town	Otley
Site reference	772 Land North of Swiss Cottage Farm
Site Area (hectares)	11.30
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Site adj. farm Residential N.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing via farm track, visi good. Direct access onto Chapel road required, plus improvements to local junctions and ped crossing facilities to accommodate this level of development.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Some risk of surface wtr flooding E & W boundaries
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Stream along N boundary adj. resi. Site flat, hedge/some trees N,W,E. Drainage ditch N.
Biodiversity	Amber	Priority species identified on N boundary
Historic Environment	Green	No issues identified.
Open Space	Green	Right of way across N part of site, adj. to access.
Transport and Roads	Amber	
Compatibility with neighbouring uses	Amber	Site adj. farm Residential N.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, biodiversity value, highways imacts, and compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement	Following development of 771 to the west

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issues?

Estimated dwellings yield	170
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2030/31

Site Details

Parish / Town	Otley
Site reference	1001 Land north of Otley House, Helmingham Road, Otley
Site Area (hectares)	0.44
Proposed use	Housing
Existing land use	woodland
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access to Helmingham Road frontage characterised by continuous hedgerows. Unclear if visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Agricultural land.
Biodiversity	Green	Continuous hedgerows to site boundaries.
Historic Environment	Amber	Grade II Listed Building to south of site
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts to village roads and nearby junctions. No footways access.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	7
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Peasenhall
Site reference	37 Land adjacent Bridge Cottages, The Causeway
Site Area (hectares)	0.42
Proposed use	Housing
Existing land use	
Neighbouring land uses	Residential land use lies to the North, East and West of the site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via the A1120.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Pylons cross the middle of the site from east to west.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding has been recorded along the northern edge of the site. The northern edge of the site is also close to flood zone 2.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site lies within Peasenhall Conservation Area. Relocation of allotments required for development to be acceptable.
Biodiversity	Amber	The site may be of biodiversity interest being wholly overgrown by bushes.
Historic Environment	Amber	The northern half of the site lies within Peasenhall historic settlement core. The site is surrounded by grade II listed buildings.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along the A1120.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utility infrastructure, flood risk, landscape, biodiversity, historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	6
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Peasenhall
Site reference	380 land east of Newlands, Mill Road
Site Area (hectares)	0.52
Proposed use	Housing
Existing land use	Vacant land
Neighbouring land uses	Low density residential land use to the North, East and West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Mill Road. Unclear if visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Pylons along the northern boundary of the site along Mill Road.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along Mill Road. Footways required for more than 4 dwellings.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, and highways impacts.
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Availability

Is the site available?	Assumed
Evidence of availability / comments	Submission from agent – would require clarification regarding ownership

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Peasenhall
Site reference	718 Land adjoining Russell Close, Badingham road, Peasenhall
Site Area (hectares)	1.03
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential land use lies to the North and East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Russell Close and the A1120. Good access if accessed via Russell Close.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	The Southern edge of the site lies within flood zones 2 and 3a, as well as recorded surface water flooding.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Part of a Roman road runs across the middle of the site, from West to East.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Potential cumulative impacts on the A1120.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	15
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Peasenhall
Site reference	719 Land at Low Farm Bungalow, Peasenhall, IP17 2JN
Site Area (hectares)	0.41
Proposed use	Housing
Existing land use	Residential
Neighbouring land uses	Residential land use lies to the East and South of the site. Pub adjacent to the east.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Hubbards Hill. Hedge along frontage, close to bend, unclear if visibility splay could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	The majority of the site is within FZ2 and 3a. Parts of the site are within Fz3b. The access may only be possible in FZ3b.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The entire site lies on a conservation area and a sensitive landscape area.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	A grade II listed building lies 44m to the East of the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footway links to site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape, and impacts on the historic environment.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	6
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Peasenhall
Site reference	778 Land East of Mill Rise
Site Area (hectares)	0.29
Proposed use	Housing
Existing land use	Vacant land
Neighbouring land uses	Residential land to the South and North, Woodland to the West, vacant land across the road to the East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Mill Road. No footways access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footways to the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include access, landscape, and highways impacts.
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Availability

Is the site available?	Uncertain
Evidence of availability / comments	Would require clarity over ownership

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	0
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	-

Site Details

Parish / Town	Peasenhall
Site reference	779 Land West of Mill Rise
Site Area (hectares)	0.36
Proposed use	Housing
Existing land use	Woodland
Neighbouring land uses	Residential land to the West, East. Agricultural land use to the South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Mill Road. Trees and ditch on frontage.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power cables run along the Northern site boundary, over potential access points.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Site is covered by mature trees, the woodland could be of biodiversity value.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Footways required for more than 5 dwellings.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, biodiversity value, and highways impacts.
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Availability

Is the site available?	Uncertain
Evidence of availability / comments	Would require clarity over ownership

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	0
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	-

Site Details

Parish / Town	Peasenhall
Site reference	1042 Land at Sibton Road opposite Peasenhall & Sibton Methodist Church
Site Area (hectares)	1.34
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential land use to the South and West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Abbey Road and Sibton Road. No footways access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Pylons along eastern site boundary. Drain in ditch along northern site boundary.
Contamination	Green	No issues identified.
Flood Risk	Amber	The majority of the site lies in an area of surface water flooding. The site is also occupied by flood zone 2.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site lies in the Sensitive landscape area. Site borders a conservation area to the North, West and South of the site. A 'rich' Suffolk Hedgerow lies across the middle of the site.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	The site borders Peasenhall historic settlement core. Useful to know a grade II listed building lies 62m to the South West of the site. SCC Archaeological Service has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footways to the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, and impacts on the historic environment.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	20
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Peasenhall
Site reference	1146 Land adj. to Primary School, Hackney Road, Peasenhall
Site Area (hectares)	3.05
Proposed use	Housing
Existing land use	Vacant land
Neighbouring land uses	Residential land use to the South and East, Village also to the South, Open Space to the North, Agricultural land to the West. Hillcrest to W overlooks adj. meadow to E.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Badingham Road. No footways access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Flood Zone 2 borders the site to the South. Surface water flooding covers a larger area in the South of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The middle of the site is located within Peasenhall Conservation Area. A public footpath runs through the middle of the site from North to South. Sensitive landscape setting.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	The middle of the site is located within Peasenhall Conservation Area. Grade II listed buildings border the site to the South. A grade II listed building also lies 145m to the North West of the site, with a direct view from the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footways to the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape, impacts on the historic environment, and possible need to relocate allotments.	

Availability

Is the site available?	Uncertain
Evidence of availability / comments	Would require clarity over ownership

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - subject to demolition of existing buildings
Are there any commencement issues?	Demolition of existing buildings

Estimated dwellings yield	0
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	-

Site Details

Parish / Town	Pettistree
Site reference	284 Land south Hall Farm House, Loudham Hall Road
Site Area (hectares)	7.20
Proposed use	Employment
Existing land use	Part of horticultural nursery
Neighbouring land uses	n/a

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing access, visi good.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Nat Grid towers/lines to rear (S) of site. Within Minerals Consultation Area.
Contamination	Green	Some employment on site with horticulture.
Flood Risk	Amber	Some surface wtr flooding N & centre of site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	GII LB 42m from site (W)
Open Space	Green	No issues identified.
Transport and Roads	Green	ROW across site (N – S). Some footpath outside site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	The site is not within, adjoining, adjacent or well related to a settlement but is close to a junction of the A12 so has potential for employment use only.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - although possible removal of existing buildings but this is not thought to affect achievability
Are there any commencement issues?	Possible removal of buildings

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	
Estimated employment land yield (hectares)	7
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Pettistree
Site reference	1121 Land between High Street and Chapel Lane, Wickham Market
Site Area (hectares)	6.15
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Roads, housing to north

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Opportunity to introduce vehicle access to the B1438 High Street. Access good provided footway can be provided along frontage.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Some surface water flooding to the NW and NE corners of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive river valley landscape borders the site to the East. Open countryside to the South.
Biodiversity	Amber	A hedgerow borders the Eastern boundary and mature trees along the Western boundary, which may be of biodiversity value. Useful to know a SBIS Protected/ Notable Species and Priority Species has been recorded just outside the Northern boundary of the site
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Residential, countryside and cemetery surroundings. Extension to speed limit required, pedestrian crossing likely to be required.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape, biodiversity value, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Submitted by developer

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	92
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Purdis Farm
Site reference	195 Purdis Croft, Bucklesham Road
Site Area (hectares)	0.67
Proposed use	Housing
Existing land use	Dwelling and garden
Neighbouring land uses	Established residential surroundings.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Bucklesham Road. No footway access and hedges along frontage.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface Water Flooding has been recorded along the Eastern part of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	A number of Individual TPOs border the site to the West. A SBIS Protected/Notable Species and Priority Species has been recorded on the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footway link to site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, biodiversity value, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	17
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Rendlesham
Site reference	86 Land to the south of B1069 and opposite Bentwaters Business Park
Site Area (hectares)	2.33
Proposed use	Retail/Office/Industry/Storage
Existing land use	Agriculture
Neighbouring land uses	Currently agri. Site 50m from business units, Bentwaters.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing access (off Bentwaters access); visibility ok.
Utilities capacity	Green	No issues to address.
Utilities Infrastructure	Green	No issues to address.
Contamination	Green	No issues to address.
Flood Risk	Amber	Risk of surface wtr flooding most of site.
Coastal Change Risk	Green	No issues to address.
Market Attractiveness	Green	No issues to address.
Landscape and Townscape	Amber	AONB location. The site is adjacent to Whitmore wood.Hedgerow Survey: Poor. Site flat, trees on all boundaries.
Biodiversity	Amber	The site is adjacent to Whitmore wood. Bap species identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	Access 75m from roundabout. Footpath opp site. Cumulative highways impacts. Good provided scale is not large due to impact on Melton Crossroads.
Compatibility with neighbouring uses	Amber	Within 250m of minerals facility.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to address include; flood risk, landscape, and biodiveristy value.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed
Are there any commencement issues?	None identified

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Estimated dwellings yield	
Estimated employment land yield (hectares)	2
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Rendlesham
Site reference	451 Land to the North and East of Redwald Road Rendlesham
Site Area (hectares)	22.16
Proposed use	Housing Care Home Open Space
Existing land use	Agriculture
Neighbouring land uses	Currently agri. Residential to W.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing; visi good.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	W end within AW STW cordon sanitaire
Contamination	Green	No issues identified.
Flood Risk	Amber	Risk of surface wtr flooding across E & W ends & N boundary of site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedgerow Survey: Poor. S part site flat. Trees on all boundaries, wooded covert ctr of site. N part site flat, trees to N,S,E boundaries, some trees & fence to W. Some trees on E part of site (poss mature).
Biodiversity	Amber	BAP species identified
Historic Environment	Amber	Cropmarks and soilmarks of boundary ditches and trackways of probable medieval to post medieval date. SCC Archaeological Survey has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Footpath opp site. 2 bus stops near site. Footway links into Rendlesham required. May impact upon Melton crossroads without mitigation or improvement to junction.
Compatibility with neighbouring uses	Amber	Within 250m of minerals facility.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; flood risk, biodiversity value, and highways impacts. Southern part of site is allocation SSP13.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Submitter has agreement on site

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	268
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Rendlesham
Site reference	482 Old usaf site opposite tower field road
Site Area (hectares)	1.78
Proposed use	Any
Existing land use	
Neighbouring land uses	N/A

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing; visi good. No footway access to the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Amber	Land previously used as garages in connection with military airbase.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site in AONB. Hedgerow Survey: Poor. Site flat, hedge to all boundaries.
Biodiversity	Amber	BAP species identified
Historic Environment	Green	Multi-phase and fragmentary cropmark field boundaries
Open Space	Green	No issues identified.
Transport and Roads	Green	40 limit. No footpath outside.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable for housing or employment. Issues to be addressed include; access, contamination, the impact on the AONB (especially for the nature of employment development) and biodiversity value.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Potentail decontamination costs, but no evidence this would impact achievability
Are there any commencement issues?	Brownfield site although it is understoodthat the buildings have been removed. Possible decontamination costs.

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	21
Estimated employment land yield (hectares)	1
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Rendlesham
Site reference	506 Land to the rear of 3 - 33 Suffolk Drive, Rendlesham
Site Area (hectares)	6.12
Proposed use	Housing
Existing land use	Agricultural
Neighbouring land uses	Residential E & S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Right of access off Knight Road, across public footpath. Adjacent to private road. Consider access links to site from A1152.
Utilities capacity	Amber	Connections potential unclear
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Some risk of surface wtr flooding N & S edges of site
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Cropmarks of undated and fragmentary ditches. SCC Archaeological Survey has identified the site as of high potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	
Compatibility with neighbouring uses	Green	Residential E & S.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities capacity, flood risk, impacts on the historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Submittter identified potential abnormal costs associated with access
Are there any commencement issues?	Potential relocation of play area

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	92
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2025/26

Site Details

Parish / Town	Rendlesham
Site reference	557 The Mews Rendlesham and Additional Land
Site Area (hectares)	6.70
Proposed use	Housing/Retail/Open space/Office
Existing land use	Employment / amenity
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via A1152. No footway access to the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables run through the Southern part of the site.
Contamination	Amber	Pit in NW corner identified as contaminated land. Existing buildings in the South of the site may present contamination issues.
Flood Risk	Amber	Surface Water Flooding has been recorded in the North of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Site is covered in mature trees which may be of biodiversity value.
Historic Environment	Amber	A Grade II listed building lies just outside the site to the North West.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footway connections.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, contamination, flood risk, biodiversity value, impacts on the historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	30
Estimated employment land yield (hectares)	0
Estimated retail floorspace (sqm)	1000
Estimated commencement date	2021/22

Site Details

Parish / Town	Rendlesham
Site reference	685 Former Sports Centre Site, Sycamore Drive, IP12 2GF
Site Area (hectares)	0.48
Proposed use	Housing, Retail
Existing land use	Previously developed land - building demolished
Neighbouring land uses	Site in village centre; retail/takeaway, community use adj. New residential to S, school to W.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing; visibility good.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	Site already has utilities (previously developed land).
Contamination	Green	Former sports centre so contamination unlikely.
Flood Risk	Amber	Risk of surface wtr flooding
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedgerow survey: Poor. Site flat; part of village centre . Bar, shop, takeaway & community centre adj.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	Site well connected to surround area via roads & footpaths.
Compatibility with neighbouring uses	Green	Site in village centre; retail/takeaway, community use adj. New residential to S, school to W.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include flood risk.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	6
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	400
Estimated commencement date	2021/22

Site Details

Parish / Town	Rendlesham
Site reference	686 The Former Angel Theatre Site, Sycamore, IP12 2GG
Site Area (hectares)	0.55
Proposed use	Housing
Existing land use	Vacant
Neighbouring land uses	Site surrounded by resi.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing; visi good.
Utilities capacity	Green	Previously developed land; site has access to utilities.
Utilities Infrastructure	Amber	Within AW STW cordon sanitaire. Within 400m of waste water treatment plant. Within Minerals Consultation Area.
Contamination	Green	Former theatre so contamination unlikely.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedgerow Survey: Poor. Some trees onsite.
Biodiversity	Amber	BAP species identified
Historic Environment	Green	Military camp associated with RAF Butley/Bentwaters Airfield
Open Space	Green	No issues identified.
Transport and Roads	Green	Site well connected to surround area via roads & footpaths.
Compatibility with neighbouring uses	Amber	Within 400m of waste water treatment plant.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	<p>Potentially suitable. Issues to be addressed include; utilities infrastructure and biodeiversity value.</p> <p>Would be dependent on sports centre and theatre being surplus to requirements.</p>
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Rendlesham
Site reference	1132 Land to the west of Redwald Road, Rendlesham
Site Area (hectares)	0.32
Proposed use	Housing
Existing land use	Scrub
Neighbouring land uses	Employment (N), residential (W).

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Road frontage (E & W). It is unclear whether access can be made suitable clear of roundabout, no footway access to the site.
Utilities capacity	Green	Connections likely.
Utilities Infrastructure	Green	Hydrant connection on site. Drains on E & W boundaries of site.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface wtr flooding on most of site (large pond N end of site).
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site is lightly wooded & overgrown area with pond(s) ctr & N end of site at the entrance to the village (not open space). Site largely flat. Drainage ditch E & S.
Biodiversity	Green	BAP species identified on land opp.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Site adj. to access routes to village & roundabout. Bus stop adj. E boundary. Footpath adj. site (S & E) & opp. (W).
Compatibility with neighbouring uses	Amber	Employment (N), residential (W).
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, biodiversity value, flood risk, highways impacts and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	5
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Rushmere St Andrew
Site reference	474 Land adjacent to Bixely Drive
Site Area (hectares)	0.78
Proposed use	Housing
Existing land use	Part builders yard
Neighbouring land uses	Residential surroundings.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	The site has dedicated vehicle access in place. Unclear if visibility splays and footways can be achieved.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Residential surroundings.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts on the area around Foxhall Road. Access route appears too narrow for a two way system.
Compatibility with neighbouring uses	Green	Residential surroundings.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to address include access and highways impacts.
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Availability

Is the site available?	Uncertain
Evidence of availability / comments	Landowner submission, however legal issues to be resolved.

Achievability

Is the site achievable?	Uncertain
Evidence of achievability	Possible deliverability issues
Are there any commencement issues?	Demolition of existing buildings and resolution of legal issues, therefore suggested timescale for delivery 2027/28.

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	0
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	-

Site Details

Parish / Town	Rushmere St Andrew
Site reference	953 Land between Playford road and Bent Lane, opposite sports fields
Site Area (hectares)	1.52
Proposed use	Housing
Existing land use	Former sports facilities
Neighbouring land uses	Residential and sports pitch surroundings.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing vehicle access is in place serving the existing sports facilities use.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Residential and sports pitch surroundings.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Amber	The site is sports pitch / open space and consideration needs to be given to whether this is surplus or can be relocated.
Transport and Roads	Amber	Cumulative impacts to surrounding roads. Footway improvement required on Playford Road and potentially also Bent Lane.
Compatibility with neighbouring uses	Green	Residential and sports pitch surroundings.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include open space and highways impacts. Subject to the sports pitches being surplus or able to be relocated.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Possible issues as relates to provision of sports facilities elsewhere

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Are there any commencement issues?	Subject to relocation of sports use if necessary
Estimated dwellings yield	38
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Rushmere St Andrew
Site reference	1083 Land opposite 309-405 Humber Doucy Lane, Rushmere St Andrew
Site Area (hectares)	5.90
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Water tower adjoins the site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing vehicle access via narrow Stiles Lane.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	Water Tower adjoining the site.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site is separated from the nearest built up area by sports pitches and its impact on the urban – rural fringe of the Ipswich urban rea would need to be considered alongside larger adjacent site 1087.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Significant improvement to Tuddenham Lane required to accommodate traffic and ped use. Suitability of site may be influenced by Ipswich northern bypass. Assess in conjunction with adjacent sites.
Compatibility with neighbouring uses	Amber	A prominent water tower adjoins the site. The site is separated from the nearest built up area by sports pitches and its impact on the urban – rural fringe of the Ipswich urban rea would need to be considered alongside larger adjacent site 1087.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape / townscape, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Submission on behalf of all landowners

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	148
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Rushmere St Andrew
Site reference	1084 Land off Rushmere Road and Humber Doucy Lane, Rushmere St Andrew
Site Area (hectares)	6.40
Proposed use	Housing
Existing land use	
Neighbouring land uses	The site serves as a countryside gap separating by itself the built up areas of Rushmere village Ipswich.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Access potential is affected by continuous high hedgerows and trees to the site's boundaries along Humber Doucy Lane and The Street Rushmere as well as the immediate proximity of the 4 way junction of The Street Rushmere with Humber Doucy Lane and Rushmer
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	FZ1. Surface water flooding on the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site serves as a countryside gap separating by itself the built up areas of Rushmere village Ipswich. The site is agricultural field in use for crop production. Continuous hedgerows and trees to site boundaries only.
Biodiversity	Amber	Protected BAP species recorded on the site (Grayling). The site is agricultural field in use for crop production. Continuous hedgerows and trees to site boundaries only.
Historic Environment	Amber	Adjacent listed St Andrewes Church to the north. SCC Archaeological Survey has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts. Significant improvement to Humber Doucy Lane required to accommodate traffic and ped use. Suitability of site may be influenced by Ipswich northern bypass. Assess in conjunction with adjacent sites.
Compatibility with neighbouring uses	Amber	The site serves as a countryside gap separating by itself the built up areas of Rushmere village Ipswich.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion		Potentially suitable. Issues to be addressed include; access, flood risk, landscape / townscape, biodiversity value, historic environment, highways impacts and compatibility with neighbouring uses. Loss of open space.

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	159
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Rushmere St Andrew
Site reference	1085 Humber Doucy Lane, adjacent to Wanderers football club, Rushmere St Andrew
Site Area (hectares)	5.70
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Countryside between Rushmere village and the contiguous Ipswich built up area. The site adjoins sports (football) pitches.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	High hedgerow with some gaps along site boundary to Humber Doucy Lane. Pavements to one side of road along Rushmere Street boundary and northern part of Humber Doucy Lane boundary. Continuous Double yellow parking restriction to Humber Doucy and Rushmere
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	FZ1. Surface water flooding in the western part of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Agricultural land used for food production with continuous hedgerows, mature trees and shrubbery to all site boundaries. Countryside between Rushmere village and the contiguous Ipswich built up area. RoW footpath traverses the NE of the site.
Biodiversity	Green	Agricultural land used for food production with continuous hedgerows, mature trees and shrubbery to all site boundaries.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Continuous high hedgerow along site boundary to Humber Doucy Lane. Cumulative highways impacts on wider Rushmere village area characterised by narrow roads and road safety issues at the Ipswich urban fringe used as alternative routes to main road peak tim
Compatibility with neighbouring uses	Amber	The site has been identified as not suitable for housing development through the Draft Strategic Housing and Economic Land Availability Assessment as it is not within, adjoining or well related to the form of the settlement.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk,	

	landscape / townscape, highways impacts, and compatibility with neighbouring uses. Loss of open space.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	143
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Rushmere St Andrew
Site reference	1087 Land at and surrounding Hill Farm, Lamberts Lane, Rushmere St Andrew
Site Area (hectares)	109.39
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	The site would have significant impacts on the setting and character of adjoining Rushmere village to the south. The site adjoins sports pitches to the SW. The northern site boundary adjoins the East Suffolk Railway Line. Surrounded by countryside and

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Access difficult with railway bordering the site to the north. Strategic highways infrastructure delivery potential for a site of this size.
Utilities capacity	Amber	Phasing and local plan strategy to reflect engagement with utility companies.
Utilities Infrastructure	Amber	Pylons on the site at various locations.
Contamination	Green	No issues identified.
Flood Risk	Amber	FZ1. Surface water run off sporadically around the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Continuous Tree Preservation Order along the SE boundary with the adjoining built up area of Rushmere village. The scale of the site has implications for the setting of the Fynn Valley landscape to the north and settlement patterns in the East Ipswich urban – rural fringe.
Biodiversity	Amber	Some areas of thick natural grass adjacent Lamberts Lane may be of biodiversity interest. Protected BAP species recorded on the site.
Historic Environment	Amber	The site would have significant impacts on the setting and character of adjoining Rushmere village to the south. SCC Archaeological Survey has identified the site as of potential archaeological value.
Open Space	Amber	The site adjoins sports pitches to the SW. Part of the northern part of the site is used as a motorcross site adjacent the railway line.
Transport and Roads	Amber	Lambert Lane traverses the site but in its current state could not support vehicle, pedestrian and cycle access for a site of this scale. Improvements required to Humber Doucy Lane and junctions with Tuddenham Road and Rushmere Road.
Compatibility with neighbouring uses	Amber	The site would have significant impacts on the setting and character of adjoining Rushmere village to the south. The site adjoins sports pitches to the SW. The northern site boundary adjoins the East Suffolk Railway Line. Surrounded by countryside and

Contribution to regeneration	Green	No issues identified.
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Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities capacity and infrastructure, flood risk, landscapae, biodiversity value, historic environment, open space, highways impacts, and compatibility with neighbouring uses. Strategic high
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Availability

Is the site available?	Yes
Evidence of availability / comments	Developer / agent submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - strategc scale infrastructure requirements
Are there any commencement issues?	Scale of site would need masterplanning

Estimated dwellings yield	1350
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Rushmere St Andrew
Site reference	1089 Land off Rushmere Road and Humber Doucy Lane, Rushmere St Andrew
Site Area (hectares)	2.10
Proposed use	Housing
Existing land use	Vacant land
Neighbouring land uses	Adjacent existing housing.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via The Street and Humber Doucy Lane.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	An area of Surface Water Flooding has been recorded on the North East of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	The Southern, Eastern, and most of the Western are occupied by a TPO-Area. Large trees are littered throughout the site, and may be of biodiversity value.
Historic Environment	Amber	A grade II* listed building lies to the North of the site. SCC Archaeological Survey has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, biodiversity value, and impacts on the historic environment.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	42
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Rushmere St Andrew
Site reference	1145 Land South of Lamberts Lane, Rushmere St. Andrew
Site Area (hectares)	13.58
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential vehicle access from Lamberts Lane and Humber Doucy Lane. Good access subject to hedge relocation and footway provision along road frontage.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No Issues identified.
Landscape and Townscape	Amber	Impacts to urban rural fringe of the Ipswich built up area.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts to Rushmere and surroundings roads.
Compatibility with neighbouring uses	Green	Adjacent sports grounds and residential use.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape / townscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Developer / agent submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	340
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Saxmundham
Site reference	435 land north and east of The Manor House, Church Hill
Site Area (hectares)	7.08
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential development to the West and South of the site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Church Hill.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding in the South East of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Potential impacts on Church Street junction. Potential impact upon Church Street signalised junction. Detailed analysis and potential mitigation required.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	210
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Saxmundham
Site reference	559 Land at The Manor House, Church Hill
Site Area (hectares)	3.52
Proposed use	Housing and Open Space
Existing land use	dwelling and garden
Neighbouring land uses	Site has open space to the North, West and East. Residential land use is to the South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Church Hill.
Utilities capacity	Green	No issues identified
Utilities Infrastructure	Green	No issues identified
Contamination	Green	No issues identified
Flood Risk	Green	No issues identified
Coastal Change Risk	Green	No issues identified
Market Attractiveness	Green	No issues identified
Landscape and Townscape	Amber	It is probable that development here would be prominent in the landscape.
Biodiversity	Amber	Tall hedges surrounding the site and traversing the site could provide biodiversity habitat.
Historic Environment	Green	No issues identified
Open Space	Green	No issues identified
Transport and Roads	Amber	Potential impacts on Church Street junction. Potential impact upon Church Street signalised junction. Detailed analysis and potential mitigation required.
Compatibility with neighbouring uses	Green	No issues identified
Contribution to regeneration	Green	No issues identified

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, biodiversity value, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - demolition of existing buildings required but not thought to affect achievability
Are there any commencement issues?	Demolition of existing buildings

Estimated dwellings yield	84
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Saxmundham
Site reference	603 Seaman House, Seaman Avenue
Site Area (hectares)	1.15
Proposed use	Housing (and possibly provision of new community facility)
Existing land use	Dance School operates in the community building in the East of the site and residential land use in the South of the site.
Neighbouring land uses	Ambulance station borders the site in the West, Residential to the East, Saxmundham Free School to the South, Residential back gardens to the North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing access via Seaman Avenue in the North West corner of the site is good quality.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Public footpaths run along the Northern and Eastern boundaries of the site.
Biodiversity	Amber	Mature trees litter the site, predominantly in the North.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Amber	Borders Ambulance Station to the West, and Fire Station further West.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; biodiversity value, and compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - relocation of existing uses required
Are there any commencement issues?	Relocation of existing uses

Estimated dwellings yield	34
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Saxmundham
Site reference	798 Land south of Station Approach
Site Area (hectares)	0.21
Proposed use	Housing
Existing land use	Back gardens and vacant land used as a car park.
Neighbouring land uses	Site is surrounded by resi. Saxmundham railway station lies North West of the site, beyond a dwelling.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Station Approach. Unclear if visibility splays can be achieved.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	The entire site is within Saxmundham Conservation Area.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access and impacts on the historic environment.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	6
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Saxmundham
Site reference	1012 Land West of Hurtshall Park, Saxmundham
Site Area (hectares)	10.02
Proposed use	Housing
Existing land use	Agricultural land.
Neighbouring land uses	Agricultural land to the South, East and West, Residential to the North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via the B1121.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	FZ3b, 3a, and 2 occupy a small area of the eastern part of the site. Surface Water Flooding has been recorded along a larger part of the Western part of the site and a small area across the middle of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Site borders Saxmundham Conservation Area to the North. Listed Building to the east.
Open Space	Green	No issues identified.
Transport and Roads	Amber	The B1121 runs through the middle of the site. Impact on Chantry Road cross roads – capacity constraint.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, and impacts on the historic environment.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Developer submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	300
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Saxmundham
Site reference	1062 Land adjacent to Grafo Products LTD Works, St Johns Road
Site Area (hectares)	0.20
Proposed use	Housing
Existing land use	Vacant land. Back yard used as informal car park.
Neighbouring land uses	Site borders the railway line to the South East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	No issues identified.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site within Conservation Area.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Amber	Site borders the railway line to the South East.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include landscape impacts and compatibility with neighbouring uses.
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Availability

Is the site available?	Part
Evidence of availability / comments	Submission from part owner – would require clarity

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - demolition required
Are there any commencement issues?	Demolition of existing buildings

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	6
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Saxmundham/Benhall
Site reference	714 Land South of Saxmundham
Site Area (hectares)	26.90
Proposed use	Residential, open space
Existing land use	Agriculture
Neighbouring land uses	There are open fields to the West, South and East of the site. Residential land use to the North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Likely to require separate junction to A12. Kiln Lane is very narrow with no pavements or cycle lanes.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	A BAP (Barn Owl) is located in the middle of the site. Trees and hedges surrounding the site have biodiversity potential.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Potential impact on constrained Chantry Road (B1121 / B1119) crosroads.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access and biodiversity value.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Possible issues
Evidence of achievability	Potential issues associated with rail crossing
Are there any commencement issues?	Land assembly if considered with adjoining sites

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	495
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Saxmundham/Benhall
Site reference	717 Land South of Saxmundham
Site Area (hectares)	2.70
Proposed use	Residential
Existing land use	Agriculture
Neighbouring land uses	The site is surrounded by open space.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Kiln Lane is a narrow road with few passing places.
Utilities capacity	Green	No issues identified
Utilities Infrastructure	Green	No issues identified
Contamination	Green	No issues identified
Flood Risk	Amber	Surface water flooding has been recorded across the site.
Coastal Change Risk	Green	No issues identified
Market Attractiveness	Green	No issues identified
Landscape and Townscape	Amber	Development on this site would form a major incursion in the countryside
Biodiversity	Amber	A BAP Species has been recorded on the site.
Historic Environment	Green	No issues identified
Open Space	Green	No issues identified
Transport and Roads	Amber	Kiln Lane is very narrow with a level crossing at one end. Links to east and north of site required. Potential impact upon Church Street signalised junction. Detailed analysis and potential mitigation required.
Compatibility with neighbouring uses	Amber	Site is surrounded by arable farm land.
Contribution to regeneration	Green	No issues identified

Suitability conclusion	Possibly suitable when considered with sites 714 and 1012. Issues to be addressed include; access, flood risk, landscape, biodiversity value, highways impacts, and combatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Possible issues
Evidence of achievability	Possible issues related to crossing railway
Are there any commencement	Land assembly, masterplanning and crossing of railway

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

issues?

Estimated dwellings yield	141
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Saxtead
Site reference	388 Land off Saxted Green, Saxted
Site Area (hectares)	0.73
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential land use to the South and West. Residential land to the South, East and West. Agricultural land to the North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Saxtead Road. No footways access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the access point in the South and further infield across the South Western corner of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding covers the majority of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The Southern edge of the site borders Saxtead Conservation Area.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	The site lies in Saxtead historic settlement. The site of an old Roman road runs across the site, from the South West corner to the North East corner. Grade II listed building lies 61m South West of the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footways access.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, the historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	11
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Shottisham
Site reference	20 Land adjacent to 1-6 The Street
Site Area (hectares)	0.52
Proposed use	Housing
Existing land use	Meadow
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	No footway and ground level changes.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	FZ2 just to N/W of site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. Site in Conservation Area & AONB. Site lower than road. Open site, some overlooking NE. Extract from Conservation Area Appraisal To the east of the mill and before the development of the six semi-detached units further east there
Biodiversity	Green	No issues identified.
Historic Environment	Green	Part of site in Shottisham historic settlement core
Open Space	Green	No issues identified.
Transport and Roads	Amber	Roads narrow, no footpaths. No footway links to the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; utilities capacity, landscape, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Shottisham
Site reference	901 Land East of Heath Drive, Shottisham, IP12 3HF
Site Area (hectares)	0.54
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Currently agricultural use, adj. resi.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing access. Brow of a hill to W; visibility poor. Site is close to a bend, no footway access, and hedges and trees along frontage.
Utilities capacity	Amber	Connections availability unclear
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	N&E of site risk of surface wtr flooding
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. Site in AONB. Site flat. Trees/hedge along roadside up to access. Views across open countryside.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footpath. Road narrow with bends; visibility issues. Speed limit changes from 30 to 60 adj. access.
Compatibility with neighbouring uses	Green	Currently agricultural use, adj. resi.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; utilities capacity, flood risk, landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Sizewell
Site reference	545 Sizewell A Site, Nr Leiston
Site Area (hectares)	19.57
Proposed use	Office/Storage/Industry
Existing land use	Associated with Sizewell A
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	No issues identified.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Adjacent FZ3 land.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Amber	Development of commercial space directly adjacent to operational nuclear reactor likely to be unattractive to the wider market except for niche activities related to the nuclear facility.
Landscape and Townscape	Amber	Consider in combination with existing nuclear facility.
Biodiversity	Amber	Site adjacent to SSSI (Sizewell Marshes) and Special Protection Area (SPA) for wild birds.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	Traffic impact likely to be less than existing use.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	The site is not within, adjoining, adjacent or well related to a settlement, but the site is made available for consideration for employment use only. Assessed as unsuitable for employment use by Litchfield due to biodiversity impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - costs associated with decommissioning but submission states will not affect viability
Are there any commencement issues?	Decommissioning

Estimated dwellings yield	
Estimated employment land yield (hectares)	20
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Stratton Hall
Site reference	288 Land north and west of Walk Farm
Site Area (hectares)	14.70
Proposed use	Freight handling area
Existing land use	Agriculture
Neighbouring land uses	A14, agricultural uses

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Junction improvements required, particularly for HGV and westbound access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Within Minerals Consultation Area.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No known achievability constraints or abnormal costs.
Landscape and Townscape	Amber	A public right of way across the site could be maintained in the site's development.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	SCC Archaeological Survey has identified the site as of significant archaeological value of iron age and roman landscapes.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Main road access but cumulative highways impacts.
Compatibility with neighbouring uses	Amber	Within 250m of minerals facility.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Site assessed as suitable for employment development by Lichfields subject to landowner availability. Development would be required to mitigate impacts on the high value historic environment.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	
Estimated employment land yield (hectares)	15
Estimated retail floorspace (sqm)	
Estimated commencement date	2024/25

Site Details

Parish / Town	Stratton Hall
Site reference	1149 Land at Walk Farm, Old Felixstowe Road,
Site Area (hectares)	1.26
Proposed use	Employment
Existing land use	
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing vehicle access to a straight section of Old Felixstowe Road. Unclear whether access could be provided clear of bend and existing access with suitable visibility splays.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	Development of this site would increase the use of a substandard A14 access.
Compatibility with neighbouring uses	Amber	Cumulative highways impacts.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable for employment use. Issues to be addressed include access and cumulative highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	
Estimated employment land yield (hectares)	1
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Stratton Hall
Site reference	1150 Land adj. Walk Farm, Old Felixstowe Road, Stratton Hall
Site Area (hectares)	2.44
Proposed use	Employment
Existing land use	
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Road layout is challenging to introducing vehicle access to bends in access roads to A14.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Visual impacts to open countryside from A14 depending on how the site were taken forward.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable for employment use. Issues to be addressed include; access, landscape / townscape and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	
Estimated employment land yield (hectares)	2
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Sudbourne
Site reference	468 Land to the east of Snape Road, Sudbourne, IP12 2AZ
Site Area (hectares)	0.64
Proposed use	Housing
Existing land use	Paddock
Neighbouring land uses	Residential to S. Woodland to the North. Vacant land to the East and West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Snape road. No footways access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables cross the site from East to West. Within 400m of waste water treatment plant. Within Minerals Consultation Area.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface Water Flooding has been recorded in the North West corner.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site within AONB.
Biodiversity	Amber	Trees and hedges border the site along the Snape road frontage, and may be of biodiversity value.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along Snape Road. Limited footways and a pedestrian crossing may e required.
Compatibility with neighbouring uses	Amber	Within 400m of waste water treatment plant.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, biodiversity, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

issues?

Estimated dwellings yield	10
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2026

Site Details

Parish / Town	Sudbourne
Site reference	508 Land at Snape Road, Sudbourne
Site Area (hectares)	1.09
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential N boundary; some possible overlooking. Church to E.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing access off Snape Road. Access close to a junction, no footways access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Site within cordon sanitaire. Within 400m of waste water treatment plant. Within Minerals Consultation Area.
Contamination	Green	No issues identified.
Flood Risk	Amber	Risk of surface wtr flooding E edge of site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Poor. Site in AONB. Site flat. Pond in SW corner. Some hedge on S & W boundaries.
Biodiversity	Green	No issues identified.
Historic Environment	Green	Second World War military training activity within Orford Battle Training Area. GII LB 35m from site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	School Lane narrow. Footpath opposite site. Footway along road frontage and pedestrian crossing point required.
Compatibility with neighbouring uses	Amber	Residential N boundary; some possible overlooking. Church to E. Within 400m of waste water treatment plant.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Developer submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	16
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Sutton
Site reference	244 Land north Old Post Office Lane
Site Area (hectares)	2.37
Proposed use	Housing
Existing land use	Vacant land
Neighbouring land uses	Residential to the South and West, Agricultural to the North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Old Post Office Lane. Existing eastern access unsuitable for significant increase in use. Western access point likely to be required.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables over proposed access points.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface Water Flooding recorded in the middle of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Entirely within AONB.
Biodiversity	Amber	Mature trees in the North and East of the site, may be of biodiversity value.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Old Post Office Lane is very narrow (single track) with passing places. No footway link to site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, biodiversity value, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	36
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Sutton
Site reference	387 land south of Sutton Walks, Main Road
Site Area (hectares)	1.60
Proposed use	Residential
Existing land use	Agricultural
Neighbouring land uses	Residential opp & N.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	No direct access onto road. Drainage ditch along most of E boundary.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	Drainage ditch along most of E boundary.
Contamination	Green	No issues identified.
Flood Risk	Green	Drainage ditch along most of E boundary.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site in AONB. Mainly flat; slopes down at S end. Hedge on E boundary.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Footpath opposite.
Compatibility with neighbouring uses	Green	Agricultural use. Residential opp & N.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access and landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	24
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Theberton
Site reference	322 Land south west of Red House Farm, Cemetery Road
Site Area (hectares)	0.25
Proposed use	Housing
Existing land use	Vacant land
Neighbouring land uses	Residential land to the South, West and East. Unused land to the North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Cemetery Road. Unclear if visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run along the Southern border of the site.
Contamination	Green	No issues identified.
Flood Risk	Amber	The site borders flood zone 2 and 3a to the North.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site lies in a Sensitive landscape area. Useful to know the site lies 30m West of the AONB and the Heritage Coast.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along Cemetery Road, Very narrow road. No footways, narrow lane, maybe suitable for less than 5 dwellings.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	4
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Thorpeness
Site reference	959 Land to the west of Pilgrims Way, Thorpeness
Site Area (hectares)	3.39
Proposed use	Housing
Existing land use	Agricultural land.
Neighbouring land uses	Agricultural to the South, West and North. Recreation ground and caravan site to the West beyond the agri. Holiday cottages and residential to the East and South East. Vacant land to the North East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via the B1353. Main access via Pilgrims Way is unsuitable. Unclear if visibility splays could be formed via the B1353.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Entirely within the AONB. Borders the SSSI 'Thorpeness Common' to the North East.
Biodiversity	Amber	The site is bordered by mature trees and hedges to the South East.
Historic Environment	Amber	The site borders Thorepness Conservation Area to the South East. A Grade II listed building lies to the South East of the site, although is screened by mature trees from the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footways to the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, biodiversity value, impacts on the historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	31
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Trimley St Martin
Site reference	30 Land North East of High Road
Site Area (hectares)	5.89
Proposed use	Housing and Open space
Existing land use	Agricultural
Neighbouring land uses	Between High Road and the A14 in close proximity to Goslings Farm Shop and café.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential to introduce vehicle access direct to High Road along the west elevation of the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Mains water crossing site.
Contamination	Green	No issues identified.
Flood Risk	Amber	Small areas of the site are subject to surface water flooding.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Agricultural land between High Road and the A14.
Biodiversity	Amber	Protected species (Corn Marigold) within the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative traffic impacts to High Road and A14 junctions. Speed limit amendment and footway extension/ crossing point required.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to address include; access, utilities infrastructure, flood risk, biodiversity value, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	71
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Trimley St Martin
Site reference	372 Land to the north of Heathfields
Site Area (hectares)	2.90
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	The site adjoins allotments, housing and the A14 dual carriageway (noise impacts to mitigate).

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Vehicle access potential from Heathfields.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Small areas of surface water flooding in the SW fringes of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	The site is agricultural land. Overgrown grass, hedges, shrubs and small trees to edges of site around all elevations.
Biodiversity	Amber	Protected species (hedgehog) within the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts to Heathfields and nearby roads / junctions. Assessment of whether residential approach roads could accommodate additional traffic flows required.
Compatibility with neighbouring uses	Green	The site adjoins allotments, housing and the A14 dual carriageway (noise impacts to mitigate).
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to address include; flood risk, biodiversity value, and cumulative highway impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	43
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Trimley St Martin
Site reference	511 Land adjacent to Reeve Lodge, High Road
Site Area (hectares)	8.59
Proposed use	Mixed
Existing land use	Agriculture (Temp use associated with railway works)
Neighbouring land uses	Residential, railway, allotments.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	A track at Gunn Lane adjacent Reeve Lodge offers vehicular access potential but has restricted byway status. Gunn Lane access unsuitable for increased use, new access likely to be required.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flood risk in the middle of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	The site is screened from High Road by Reeve Lodge and its grounds and houses along High Road. The site also adjoins allotments. A public right of way track adjoins the runs along the southern site boundary.
Biodiversity	Green	The site is agricultural land and has incomplete hedgerows and some trees to its boundaries.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts. Limited capacity on routes to Felixstowe.
Compatibility with neighbouring uses	Green	The site is screened from High Road by Reeve Lodge and its grounds and houses along High Road. The site also adjoins allotments.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	LAndowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	Upon completion of Network Rail works

Estimated dwellings yield	117
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Trimley St Martin
Site reference	518 The Old Poultry Farm, High Road
Site Area (hectares)	0.62
Proposed use	Housing, business, general industrial
Existing land use	Smallholding
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing vehicle access from High Road. Existing access appears too narrow to support two way system.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site might constitute visual piecemeal development south of Howlett Lane.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts.
Compatibility with neighbouring uses	Amber	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape / townscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	7
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Trimley St Martin
Site reference	651 Land At High Road, Trimley St Martin
Site Area (hectares)	1.65
Proposed use	Self Built Pilot Scheme
Existing land use	Agricultural land
Neighbouring land uses	Residential to the East, Agricultural to the South and West. Car park to the North.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via High Road. Limited footway access to the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Two areas of Surface Water Flooding have been recorded on the site, in the North East and North West.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	A number of SBIS Protected/Notable Species and Priority Species have been recorded on the site. Trees and hedges border the site to the South, West, and North, and may be of biodiversity value.
Historic Environment	Amber	SCC Archaeological Survey has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Limited footways access, and pedestrian crossing required.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, impacts on the historic environment, and biodiversity value.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	25
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Trimley ST Martin
Site reference	706 Innocence Farm, Nr Kirton, Felixstowe, Trimley St Martin
Site Area (hectares)	115.64
Proposed use	Storage or distribution
Existing land use	Agriculture
Neighbouring land uses	A14, agriculture

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Site would require vehicular access. Significant junction improvements would be needed to access the site if access is to be directly onto the A14. Ideally access would be via an all movements junction.
Utilities capacity	Amber	Not known.
Utilities Infrastructure	Amber	Within Minerals Consultation Area.
Contamination	Amber	Not known.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	Adjacent uses are not employment, however given prominent location along A14 and associated connectivity it is likely market attractiveness would be high.
Landscape and Townscape	Amber	The site is Grade 2/3 Agricultural land but the impact on landscape would depend on proposal.
Biodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	No designated heritage assets. SCC Archaeological Survey has identified the site as of potential high archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Potential impacts on local road network and Dockspur roundabout.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Amber	N/A

Suitability conclusion	Lichfields conclusion: The site is assessed as suitable and is in an excellent location adjacent to the A14 with no overriding constraints. The site is available now for development and there is no evidence of costs to make the scheme unviable. Issues to address include access, transport, landscape and archaeology.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No evidence of costs which would make the scheme unviable
Are there any commencement issues?	None identified

Estimated dwellings yield	
Estimated employment land yield (hectares)	116
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Trimley St Martin
Site reference	756 Land South West of High Road
Site Area (hectares)	10.10
Proposed use	Housing and Open Space
Existing land use	Agriculture, farm shop and garden centre
Neighbouring land uses	Agriculture

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Potential for direct vehicle access to High Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding on parts of the north and south of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	The site is in use for horticulture incl garden centre and farm shop and agricultural land. Agricultural land. A public footpath runs north to south across the middle of the site.
Biodiversity	Amber	Protected species on the site (hedgehog).
Historic Environment	Amber	SCC Archaeological Survey has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative traffic and highways impacts to High Road and nearby junction with A14. Footway along frontage with ped crossing and links to village centre.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; flood risk, biodiversity value, impacts on the historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assmed - farm shop and garden centre may need to be relocated
Are there any commencement issues?	Possible relocation of farm shop and garden centre

Estimated dwellings yield	122
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Trimley St Martin
Site reference	757 Land South of High Road
Site Area (hectares)	17.00
Proposed use	Housing and Open Space
Existing land use	Agriculture
Neighbouring land uses	Surrounding uses are the raised railway line, agricultural land and residential.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential vehicle access from Grimston Lane. Access from Grimston Lane unlikely as improvements appears unfeasible. Direct link to High Road may be required.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Many parts of the site are subject to surface water flooding.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The scale of the site would change the pattern of built up development in the area. Public footpaths traverse the middle of the site from north to south and east to west.
Biodiversity	Amber	Protected species (swift) within the site.
Historic Environment	Green	The nearest listed buildings are on High Road.
Open Space	Green	No issues identified.
Transport and Roads	Amber	The scale of the site is likely to give rise to cumulative impacts on High Road and the wider Trimley villages.
Compatibility with neighbouring uses	Amber	Surrounding uses are the raised railway line, agricultural land and residential.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape / townscape impact, biodiversity value, cumulative highways and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - no specific issues identified
Are there any commencement issues?	None identified

Estimated dwellings yield	204
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Trimley St Martin
Site reference	852 Land opposite Morston Hall, Morston Hall Lane
Site Area (hectares)	11.94
Proposed use	Employment
Existing land use	Agriculture
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Site has vehicle access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Water mains cross the site. Within Minerals Consultation Area.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	Prominent location along A14.
Landscape and Townscape	Amber	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	SCC Archaeological Survey has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts. Would potentially increase use of substandard access onto A14.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape, impacts on the historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	
Estimated employment land yield (hectares)	12
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Trimley St Martin
Site reference	853 land at Morston Hall Road and adjacent to the A14
Site Area (hectares)	8.95
Proposed use	Employment
Existing land use	
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	No issues identified.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Water mains cross the site which will require consideration in any wider masterplan for the site. Within Minerals Consultation Area.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	The site is Grade 3 Agricultural land and although not in the AONB is close to it.
Biodiversity	Amber	Biodiversity or geodiversity designations on site, but a County Wildlife site is circa 400m away.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Amber	Cumulative highways impacts to A14, Trimleys and Felixstowe. Would potentially increase use of substandard access onto A14.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable for employment development. Issues to be addressed include; utilities infrastructure, biodiversity, and compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	
Estimated employment land yield (hectares)	9
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Trimley St Mary
Site reference	707 Christmasyards Wood, off Fagbury Road West, Felixstowe, IP11 4BB
Site Area (hectares)	44.05
Proposed use	Storage or distribution
Existing land use	Agriculture
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	No obvious means of vehicular access and would be difficult to provide, particularly as much of the site is bounded by railway line or other land parcels. Adjacent to existing port area. Assumed that access would be via existing port infrastructure
Utilities capacity	Amber	Not known
Utilities Infrastructure	Amber	verhead electricity cables on the site will require consideration in any wider masterplan for development.
Contamination	Amber	Not known
Flood Risk	Amber	c.5% of site in FZ 2/3Market
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	Site abuts significant established employment location at the Felixstowe port and is therefore its development is likely to be attractive to the market
Landscape and Townscape	Amber	Impact on landscape would depend on proposal. The site is Grade 2/3 Agricultural land and the site is adjacent to the AONB and the impact of its setting would require consideration in any development proposals. TownscapeNo townscape designation or designa
Biodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designaed heritage assets
Open Space	Green	There is a PROW within the site, however this could be maintained with development
Transport and Roads	Green	Site is clsoe to A14
Compatibility with neighbouring uses	Green	No incompatible uses surround the site
Contribution to regeneration	Green	No issues identified.
Suitability conclusion		Lichfields conclusion: The site is unsuitable because there is no obvious means of vehicular access and would be difficult to provide, particularly as much of the site is bounded by railway line or other land parcels. The site is therefore assessed as not

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed, subject to provision of access
Are there any commencement issues?	Provision of access

Estimated dwellings yield	
Estimated employment land yield (hectares)	44
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Trimley St Mary
Site reference	758 Land West of High road
Site Area (hectares)	12.38
Proposed use	Housing and Open space
Existing land use	Agriculture
Neighbouring land uses	The site adjoins allotments and a railway line along its southwestern boundary.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Access point opposite Thurmans Lane offers vehicular access potential from High Road. Access from Gaymers Lane unlikely as improvements appears unfeasible. Direct link to High Road may be required.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Pylons around Gunn Lane byway in the northwest within the site.
Contamination	Green	No issues identified.
Flood Risk	Green	FZ1.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site adjoins allotments and a railway line along its southwestern boundary. The site is largely screened from High Road but any scheme for the site would have to address relationships with the rear of neighbouring properties.
Biodiversity	Amber	Site partly in equine use. Contains some natural vegetation and trees within the site and around all boundary elevation areas (including a railway line) and may be of some biodiversity interest.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Impacts on High Road.
Compatibility with neighbouring uses	Amber	The site adjoins allotments and a railway line along its southwestern boundary. The site is largely screened from High Road but any scheme for the site would have to address relationships with the rear of neighbouring properties. The site also adjoins a p
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape / townscape, biodiversity value, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - demolition of building required
Are there any commencement issues?	Demolition of existing buildings

Estimated dwellings yield	149
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Tuddenham St Martin
Site reference	135 Off Keightley Way, Tuddenham St Martin
Site Area (hectares)	1.54
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential E & S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing; visi good.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	Currently farmed.
Flood Risk	Amber	Risk of surface wtr flooding N edge of site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedge, some trees N,W,S boundaries, hedge to E. Site slopes down W – E & from centre of sit to N.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	Residential Close; some on road parking. Footpaths throughout estate.
Compatibility with neighbouring uses	Green	Residential E & S.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to address include flood risk.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	23
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Tuddenham St Martin
Site reference	216 Land adjacent to Hilltop, Westerfield Lane
Site Area (hectares)	0.29
Proposed use	Housing
Existing land use	Residential
Neighbouring land uses	Residential N & W; Agricultural S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing (single) private drive. Visibility ok W, restricted E. Unclear if visibility splays could be formed, no footways access to the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Poss mains sewer under access. Tel cables (OH) over access.
Contamination	Green	Currently residential curtilage.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting & adj. Conservation Area. Site slopes down W – E. Hedge, some trees N,S,E. Some trees onsite, particularly S end.
Biodiversity	Green	No issues identified.
Historic Environment	Green	Site 60m from GI LB.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Some footpath opp. site. Road slightly narrow, with numerous cars parked along 1 side. No footways access to the site.
Compatibility with neighbouring uses	Green	Residential N & W; poss. Overlooking. Agricultural S.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to address include; access, utilities infrastructure, landscape, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	4
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Tunstall
Site reference	54 Land opposite Tunstall Hall, Snape Road
Site Area (hectares)	0.66
Proposed use	Housing
Existing land use	
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing access between 2 bends NE & SW; visibility poor. Unlikely for visibility splays to be achieved. No footway access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site adj. AONB. Hedge/trees on all boundaries. Trees throughout site.
Biodiversity	Green	No issues identified.
Historic Environment	Green	Tunstall historic settlement core. Site 55m from GII LB.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footpath. Speed limit past access goes from 60 – 30 heading into village. No footway access.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to address include; access, landscape, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	10
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Tunstall
Site reference	108 Land adjacent to The Red House, Orford Road
Site Area (hectares)	0.71
Proposed use	residential or retail
Existing land use	
Neighbouring land uses	Currently agri, residential W/N/E. Paddocks to rear (S).

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing shared access; 90 degree bend W – visibility poor. E visi good. No footway access and hedge on frontage.
Utilities capacity	Green	No issues to address.
Utilities Infrastructure	Green	No issues to address.
Contamination	Green	No issues to address.
Flood Risk	Amber	Risk of surface wtr flooding.
Coastal Change Risk	Green	No issues to address.
Market Attractiveness	Green	No issues to address.
Landscape and Townscape	Amber	Site in AONB. Site flat. Hedge N & E boundaries, some to W. Drainage ditch along N boundary.
Biodiversity	Green	Currently agri.
Historic Environment	Amber	Site within 20m of 2 GII LB. Within historic settlement core.
Open Space	Green	No issues to address.
Transport and Roads	Amber	Site between 90 degree bend (W) & narrow jctn (E). Road 30 mph. Footpath opposite. New footway and pedestrian crossing required.
Compatibility with neighbouring uses	Green	Residential W/N/E. Paddocks to rear (S).
Contribution to regeneration	Green	No issues to address.
Suitability conclusion	Potentially suitable. Issues to address include; access, lood risk, landscape, historic environment, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	11
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Tunstall
Site reference	194 land at Three Corners, Woodbridge Road
Site Area (hectares)	0.50
Proposed use	physical limits extension
Existing land use	3-4 large dwellings with large gardens.
Neighbouring land uses	Residential N & S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Access via existing track (ROW along track). Bend to N; visibility good. Poor access to paddock at rear of property. Existing access is unsuitable for significant increase in use.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Most of site at risk of surface wtr flooding.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Site in AONB. Existing dwelling with paddock to rear. Trees/hedge on all boundaries.
Biodiversity	Green	No issues identified.
Historic Environment	Green	Historic settlement core.
Open Space	Green	No issues identified.
Transport and Roads	Amber	If new access required, extension to footway required.
Compatibility with neighbouring uses	Green	Residential N & S.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; flood risk and landscape, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Tunstall
Site reference	415 Land opposite Hall Garden Cottage, Tunstall
Site Area (hectares)	0.99
Proposed use	Housing
Existing land use	Vacant
Neighbouring land uses	Residential to W

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing access (overgrown). Bends NE & SW; visibility poor. Unlikely to achieve the required visibility splays, no footways access to the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Site overgrown. Trees/hedge throughout.
Biodiversity	Amber	BAP species identified
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts to village roads. No footways access to the site.
Compatibility with neighbouring uses	Green	Residential to W; some overlooking.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, biodiversity, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	15
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Tunstall
Site reference	464 Plunketts Barns, Blaxhall Church Road, Tunstall
Site Area (hectares)	1.52
Proposed use	Residential
Existing land use	Residential and livery
Neighbouring land uses	Currently resi/paddocks with some agricultural storage. Residential S & SE; poss overlooking.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing access; visibility good S, bend to N restricts slightly. Unclear if visibility splays could be formed, no footways access, narrow lanes.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Amber	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedge & some trees N/S/W boundaries.
Biodiversity	Green	No issues identified.
Historic Environment	Green	Historic village core.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Road narrow, no footpath. No footways access to the site, narrow roads.
Compatibility with neighbouring uses	Green	Currently resi/paddocks with some agricultural storage. Residential S & SE; poss overlooking.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; contamination and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	23
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Tunstall
Site reference	543 Land North of School Road
Site Area (hectares)	0.54
Proposed use	Housing
Existing land use	Agricultural
Neighbouring land uses	Currently paddocks. Residential W & S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	No current direct access onto road. Unclear if visibility splays could be formed, no footways access, and narrow lanes.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Tel cables (OH) outside E boundary.
Contamination	Green	No issues identified.
Flood Risk	Green	Surface wtr flooding along SW boundary
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedge all boundaries, some trees E boundary. Pond adj. S corner.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Road narrow. No footpath. No footways access and narrow roads.
Compatibility with neighbouring uses	Amber	Currently paddocks. Residential W & S.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Tunstall
Site reference	760 Land South of B1078
Site Area (hectares)	0.80
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	n/a

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Informal access. Bend to W; visibility ok. Bend to E; visibility restricted. Unclear if visibility splays could be formed, and no footways access to the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Site flat. Hedge to N with numerous gaps. Views across open countryside S & W from site.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footpath. Speed limit 60 – 30 heading into village adj. site. No footways access.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include access and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	12
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Ufford
Site reference	177 land opposite the depot Yarmouth Road, Ufford
Site Area (hectares)	9.06
Proposed use	Employment
Existing land use	Former nurseries (disused)
Neighbouring land uses	Council depot (E), residential (E & W)

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing via narrow road serving existing horticulture use. Existing access not suitable for increased use due to narrow road and poor junction visibility. New access on Yarmouth Road may be feasible with hedge relocation.
Utilities capacity	Green	No issues to address.
Utilities Infrastructure	Green	No issues to address.
Contamination	Amber	C/06/0886 refers to retention of Acid Dispenser Compound.
Flood Risk	Green	Some surface wtr flooding S end of site
Coastal Change Risk	Green	No issues to address.
Market Attractiveness	Green	No issues to address.
Landscape and Townscape	Green	Hedge & trees all boundaries, some on site.
Biodiversity	Green	BAP species identified
Historic Environment	Green	No issues to address.
Open Space	Green	No issues to address.
Transport and Roads	Amber	Road narrow, no footpath. Main road (Yarmouth Rd) has footpath. No footways access to the site.
Compatibility with neighbouring uses	Green	No issues to address.
Contribution to regeneration	Green	No issues to address.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, contamination, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

issues?	
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Estimated dwellings yield	
Estimated employment land yield (hectares)	9
Estimated retail floorspace (sqm)	
Estimated commencement date	

Site Details

Parish / Town	Ufford
Site reference	420 land east of Crownfields
Site Area (hectares)	2.88
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential to W. Agri/business use onsite.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Green	Existing.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Amber	Agri/storage buildings & building materials on site.
Flood Risk	Amber	E edge of site in FZ 2&3. N & E of site risk of surface wtr flooding.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedgerow Survey: Rich. Sensitive landscape setting. Trees/hedge on all boundaries. Site slopes down W – E. Open in character; views across adj. land.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	
Compatibility with neighbouring uses	Green	Residential to W. Agri/business use onsite.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; contamination, flood risk, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	43
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Ufford
Site reference	424 Land off Barrack Lane, Ufford, IP13 6DU
Site Area (hectares)	1.46
Proposed use	Housing
Existing land use	Vaant land
Neighbouring land uses	Currently paddock/livestock. Residential to S.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing; bends to N (visi ok) & S (visibility poor). Unclear if visibility splays could be formed, no footways acces to the site, and narrow lane.
Utilities capacity	Green	No issues to address.
Utilities Infrastructure	Amber	Tel cables (OH) across access & along E & S boundaries.
Contamination	Green	No issues identified.
Flood Risk	Amber	Most of site at risk of surface wtr flooding. N part of site in FZ 2&3.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Hedgerow Survey: Rich. Sensitive landscape setting. Site slopes down slightly S – N. Drainage ditch E boundary, trees/hedge to E & W boundaries. Stream along N boundary.
Biodiversity	Green	No issues identified.
Historic Environment	Green	105 – 110m from 3x Grade II LB.
Open Space	Green	No issues to address.
Transport and Roads	Amber	Road 30mph. Some footpath outside & opp site. No footways to the site, and narrow lane. Development may be suitable if proposing less than 5 dwellings.
Compatibility with neighbouring uses	Green	Currently paddock/livestock. Residential to S.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	22
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Ufford
Site reference	512 Land at Lodge Road, Ufford
Site Area (hectares)	1.15
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential N,S,E. Site level higher than residential to SE.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Access will not be acceptable through the Area to be Protected from development to the East. Acceptable access only possible to the North. Access from High Street does not appear feasible, it is unclear whether visibility splays could be formed, no
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Access to the East is through an Area to be Protected from Development. Hedgerow Survey: Rich. Trees/hedge N & E. Site slopes down SW – NE.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	Late medieval to post medieval features & small pottery scatter.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Some footpath at entrance to site. Cumulative impacts to village highways. No footways to the site.
Compatibility with neighbouring uses	Green	Residential N,S,E. Site level higher than residential to SE.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	<p>Potentially suitable. Issues to be addressed include; access, landscape, historic environment, and highways impacts.</p> <p>Development of the site will only be acceptable where access can be demonstrated from the North of the site, not through the Area to b</p>
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Availability

Is the site available?	Yes
Evidence of availability / comments	Developer submission

Achievability

Is the site achievable?	Possible issues
Evidence of achievability	Issues relate to repositioning of gas main
Are there any commencement issues?	Repositioning of gas main

Estimated dwellings yield	17
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2024/25

Site Details

Parish / Town	Ufford
Site reference	556 Grove Farm
Site Area (hectares)	30.44
Proposed use	Housing/Business and office
Existing land use	Agriculture
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Requires site access to be improved. access would be onto a high speed road, there may be some forward visibility issues, right turn may be required.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No biodiversity designation on site, but a County Wildlife Site is adjacent to the site.
Historic Environment	Amber	SCC Archaeological Survey has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footways access to the site.
Compatibility with neighbouring uses	Green	Residential to south.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	The site is potentially suitable for employment use. Issues to be addressed include access and highways impacts. In terms of suitability for housing, the site is judged as being not within, adjacent or well related to the form of the settlement as is ther
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - although mix of uses including school proposed
Are there any commencement issues?	None identified

Estimated dwellings yield	
Estimated employment land yield (hectares)	30
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Ufford
Site reference	561 Crown Nursery, High Street
Site Area (hectares)	4.95
Proposed use	Housing/Open Space/Office/Care Home
Existing land use	Employment (nursery)
Neighbouring land uses	TPO Area opposite site. Hedgerow Survey: Rich. Sensitive landscape setting. Wooded area to S, some residential also.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing; visi good, though slight rise in road level to W. Secondary access via The Avenue (S); road narrow but visi good. Likely to be forward visibility issues, right turn lane required.
Utilities capacity	Green	No issues to address.
Utilities Infrastructure	Amber	Main sewer follows course of main access. Tel cables (OH) across access/W end of site.
Contamination	Amber	Record of land contamination.
Flood Risk	Green	No issues to address.
Coastal Change Risk	Green	No issues to address.
Market Attractiveness	Green	No issues to address.
Landscape and Townscape	Amber	TPO Area opposite site. Hedgerow Survey: Rich. Sensitive landscape setting. Wooded area to S, some residential also.
Biodiversity	Green	No issues to address.
Historic Environment	Green	No issues to address.
Open Space	Green	No issues to address.
Transport and Roads	Amber	Footpath outside site, slight rise in road level to W.
Compatibility with neighbouring uses	Green	Residential E & S; also NE (some overlooking)
Contribution to regeneration	Green	No issues to address.

Suitability conclusion	<p>Potentially suitable. Issues to address include access, highways impacts, utilities infrastructure and contamination.</p> <p>The site is assessed as suitable, available and achievable. The site is assessed by Litchfield as suitable for employment use with no</p>
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Availability

Is the site available?	Yes
Evidence of availability / comments	Developer submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - demolition of buildings required but not thought to impact achievability
Are there any commencement issues?	Demolition of existing buildings

Estimated dwellings yield	35
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Ufford
Site reference	1054 Land adj. Copse Corner, Byng Hall Road, Ufford
Site Area (hectares)	5.10
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	Residential to E, A12 to W.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing accesses N & S. N – narrow single track, S – narrow restricted byway
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Some surface wtr flooding along S access.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Trees/hedge E & W boundaries
Biodiversity	Green	BAP species identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Road narrow, no footpaths. Significant improvements to Byng Hall Road required to link site to local amenities.
Compatibility with neighbouring uses	Green	Residential to E, A12 to W.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Submission from part owner

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	77
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Walpole
Site reference	419 land south of Halesworth Road
Site Area (hectares)	2.95
Proposed use	Housing
Existing land use	Agricultural land.
Neighbouring land uses	Church to the West. Residential to the South West. Agricultural to the South, North, and East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Halesworth Road. Unclear if visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power cables run along the Northern border of the site, over any potential access point via Halesworth Road.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface Water Flooding located across the East of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	A grade II listed building lies 10m to the North of the site, just across the road and viewed directly from the site. A grade II* church lies 40m to the West of the site, although is blocked from view by trees. SCC Archaeological Service has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footways access to the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, impact on the historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	44
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Walpole
Site reference	711 Land adj. to Blacksmiths Cottage, Halesworth Road, Walpole, IP19 9AZ
Site Area (hectares)	1.19
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Agricultural to the North, East, and South. Resid to the West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Halesworth Road. Access close to layby, unclear if visibility splays could be formed.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The entire site lies within the Sensitive landscape area. A public footpath runs along the Eastern border of the site.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	The south west corner of the site is located within Walpole Historic Settlement core. A grade II listed building is located 10m to the south west of the site. The Church of St Mary is a grade II* listed building and located 83m to the South West of the site. SCC Archaeological Service has identified the site as of potential archaeological value.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footways to the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, the impacts on the historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	18
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Wantsden
Site reference	915 Land north west of Heath Cottage,
Site Area (hectares)	0.80
Proposed use	Employment
Existing land use	Agricultural building in the Western part of the site. The Eastern part is vacant land.
Neighbouring land uses	Site is surrounded by agricultural land.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via the Road adjoining the site to the North.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Telephone lines run along the Southern border. Within Minerals Consultation Area.
Contamination	Green	No issues identified.
Flood Risk	Amber	An area of Surface Water Flooding runs through the middle of the site, North to South.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Entirely within the AONB.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	The road adjoining the site is single track. Narrow rural roads unsuitable for significant HGV use.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - relocation of agricultural uses required
Are there any commencement issues?	Relocation of agricultural uses

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	
Estimated employment land yield (hectares)	1
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Wenhaston
Site reference	462 Land to the East of Star Public House and South of St. Michaels Way
Site Area (hectares)	3.48
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential land use to the North and West. Agricultural land lies to the North East and South East. A pub lies to the South West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Possible access via Hall Road. Footway link to primary school required on Hall Road. Bank would limit visibility from access onto Hall Road (removal required).
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the Southern corner of the site.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Within the AONB. Bordering the Western edge of the site is the Sensitive landscape area.
Biodiversity	Amber	A Tree Preservation Order lies on the northern border of the site.
Historic Environment	Amber	The site has 7 SCC monuments 2016 recorded on it. SCC Archaeological Survey has identified the site as of potential archaeological value, the costs of archaeological mitigation would be significant.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; Access, utilities infrastructure, landscape, historic environment, and biodiversity value.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	52
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Wenhaston
Site reference	558 Land West of Back Road
Site Area (hectares)	0.67
Proposed use	Housing/Open Space
Existing land use	Agricultural land
Neighbouring land uses	Residential land lies to the North, North West, and East. Agricultural land lies to the South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Heath Road, although very narrow. No footways access to the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run along the North West border.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding has been recorded across the northern part of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Heath Road is very narrow in places, including fronting the site. No footways access to the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	8
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Wenhaston
Site reference	564 Land between Blyford Lane & Coles Hill
Site Area (hectares)	0.61
Proposed use	Housing
Existing land use	vacant land
Neighbouring land uses	Residential land use lies to the North East, South and West of the site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via both Blyford Lane and Coles Hill.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run along all three borders, over potential access.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Within a sensitive landscape area. Just outside AONB.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utility infrastructure, and landscape and townscape.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	9
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Westerfield
Site reference	125 Westerfield Road, Westerfield. Adjacent to Cubitt's site
Site Area (hectares)	2.53
Proposed use	Housing
Existing land use	Vacant land
Neighbouring land uses	The site serves to separate existing built up parts of Westerfield.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Scope to introduce a direct access to Westerfield Road. No footways access to the site.
Utilities capacity	Green	Issues to be addressed.
Utilities Infrastructure	Green	Issues to be addressed.
Contamination	Green	Issues to be addressed.
Flood Risk	Amber	FZ1. The west of the site is subject to surface water flooding.
Coastal Change Risk	Green	Issue sto be addressed.
Market Attractiveness	Green	Issues to be addressed.
Landscape and Townscape	Amber	The site serves to separate existing built up parts of Westerfield.
Biodiversity	Amber	Continuous hedgerow, drain and pond to the middle of the site may be of biodiversity interest.
Historic Environment	Green	Issues to be addressed.
Open Space	Green	Issues to be addressed.
Transport and Roads	Amber	Cumulative impacts to Westerfield village including at the nearby railway level crossing. No footways access to the site.
Compatibility with neighbouring uses	Amber	The site serves to separate existing built up parts of Westerfield.
Contribution to regeneration	Green	Issues to be addressed.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, townscape, biodiversity, cumulative highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Are there any commencement issues?	None identified
Estimated dwellings yield	63
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Westerfield
Site reference	192 Land opposite Corner Croft, Sandy Lane
Site Area (hectares)	2.53
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	n/a

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Access to Lower or Sandy Road at west of south site boundaries will impact on Sandy Road / Lower Road junction adjacent the site. No footways access to the site. Footway link existing footway on Lower Road required (large distance).
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	Cordon Sanitaire outside the site to the south. Pylons to southern site boundary.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Agricultural fields adjacent Westerfield village.
Biodiversity	Green	Shrubbery, trees and hedges to site boundaries.
Historic Environment	Green	No listed buildings in proximity to the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts to parish roads. No footways access to the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner response

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	63
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Westerfield
Site reference	521 Land north of Church lane, west of Moss lane
Site Area (hectares)	0.81
Proposed use	Housing
Existing land use	Vacant
Neighbouring land uses	The site is immediately east of the main built up area of Westerfield village.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential vehicle access from Church Lane. No footways access to the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site is immediately east of the main built up area of Westerfield village.
Biodiversity	Amber	There is extensive tree and shrubbery throughout the site so it may be of biodiversity interest.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts to local highways. No footways access to the site.
Compatibility with neighbouring uses	Green	The site is immediately east of the main built up area of Westerfield village.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape / townscape, biodiversity, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Suffolk Coastal Draft Strategic Housing and Economic Land Availability Assessment (July 2018)

Estimated dwellings yield	32
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Westerfield
Site reference	684 Land adjacent to Westerfield Railway
Site Area (hectares)	1.04
Proposed use	Housing
Existing land use	Employment uses
Neighbouring land uses	Adjacent the East Suffolk Railway line and a level crossing. The site's redevelopment from employment use might present opportunity to enhance the setting of the railway station and sits surroundings.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	The site has existing access serving the employment site but it is in close proximity to the railway level crossing. No footways access to the site. It may be suitable use the existing access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Electricity substation within the west of the site.
Contamination	Amber	Potential contamination associated with railway related and employment site history. No available evidence of contamination on the site.
Flood Risk	Green	No records of surface water flooding. FZ1.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	Viability issues around redevelopment of employment land and premises.
Landscape and Townscape	Green	The site is largely screened by the raised railway line / station and other adjacent sites. The site's redevelopment might present layout opportunities to enhance local townscape and pedestrian circulation, eg: in terms of a focal point / social space /
Biodiversity	Green	As hardstanding and existing premises the site is unlikely to be of particular biodiversity interest but the southern boundary adjoins railway embankment shrubbery and trees. Yellowhammer bird species (characteristic of hedgerow environments) recorded her
Historic Environment	Green	Potential railway station area heritage interest. The site's redevelopment from employment use might present opportunity to enhance the setting of the railway station and sits surroundings.
Open Space	Green	The site's redevelopment might present opportunity to introduce a small area of new public open space at a village focal point.
Transport and Roads	Amber	No footways access to the site. The site's existing access is in close proximity to the railway level crossing. Potential cumulative impacts on traffic and pedestrian / highways conflicts in Westerfield village. However, the site's redevelopment might present opportunities to enhance pedestrian circulation, car parking / dropping off in relation to Westerfield station.

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Compatibility with neighbouring uses	Amber	Adjacent the East Suffolk Railway line and a level crossing. The site's redevelopment from employment use might present opportunity to enhance the setting of the railway station and its surroundings.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, highways impacts, and compatibility with neighbouring uses. Would involve loss of employment land.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - need for demolition / relocation of employment uses
Are there any commencement issues?	Relocation / demolition of employment uses

Estimated dwellings yield	26
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2024/25

Site Details

Parish / Town	Westerfield
Site reference	1138 Land at Church Lane, Westerfield
Site Area (hectares)	14.80
Proposed use	Housing
Existing land use	Agricultural
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential vehicle access long Church Lane frontage and via strip on track to Westerfield Road. No footways access to the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Agricultural fields bounde by railway line, tree belts and hedgerows.
Biodiversity	Amber	Agricultural fields bounde by railway line, tree belts and hedgerows.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts to Church Lane, Westerfield Road and surrounding highways and north Ipswich junctions. No footways access to the site. Additoina level crossing use.
Compatibility with neighbouring uses	Amber	The site adjoins a railway line and is close to commercial uses in Westerfield village.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape / townscape, biodiversity value, highways impacts, and compatibility with neighbouring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Developer submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - no specific issues identified
Are there any commencement issues?	None identified

Estimated dwellings yield	370
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Westleton
Site reference	371 Land at Cherry Lee, Darsham Road
Site Area (hectares)	1.21
Proposed use	Housing
Existing land use	Dwellings and gardens
Neighbouring land uses	Residential land to the North and South of the site. Agricultural land lies to the West

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via existing access point onto Darsham Road. Site on a bend and no footway access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run along the western border.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Improvements may be needed along Darsham Road. No footway links to site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Developer submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - demolition of existing buildings required
Are there any commencement issues?	Demolition of existing buildings

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Estimated dwellings yield	18
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Westleton
Site reference	447 Land to the South East of Blythburgh Road, Westleton
Site Area (hectares)	1.21
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential land lies to the West and South West. Agricultural land lies to the North, East, and South East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Blythburgh Road. No footways access to the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	The site lies 60m West of the AONB.
Biodiversity	Amber	A protected/notable and priority species lies in the North East corner of the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footways access to the site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include access, biodiversity value, and highways impacts.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	18
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Westleton
Site reference	554 Land West of B1125
Site Area (hectares)	2.10
Proposed use	Housing and Open Space
Existing land use	Agricultural land
Neighbouring land uses	Residential land use is located to the North of the site. Agricultural land lies to the South and West. Westleton Common lies to the East, on the other side of a large rise and trees.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Leiston Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the site, from East to West.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface water flooding has been recorded across the North and East of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site sits in an open landscape to the South and West.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Footway along Reckford road required. Potential 30 mph speed limit extension.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape impacts, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	25
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Westleton
Site reference	943 Land to rear of 2 - 8 Grangeview, Yoxford Road, Westleton
Site Area (hectares)	0.84
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Agricultural land lies to the South. Unused land to the West. Residential land to the North and East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Yoxford Road. No footway access, the site is close to a 60mph terminal, and trees and hedges run along the frontage.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power lines run across the site, from North to South.
Contamination	Green	No issues identified.
Flood Risk	Amber	The majority of the site is covered by surface water flooding.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The Northern part of the site lies in Westleton Conservation Area.
Biodiversity	Amber	A BAP Species lies on the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footway links to site.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, biodiversity, and highways impacts.
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Availability

Is the site available?	Uncertain
Evidence of availability / comments	Availabaility subject to legal issues

Achievability

Is the site achievable?	Uncertain
Evidence of achievability	Achievability subject to legal issues
Are there any commencement issues?	Removal of covenant

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Estimated dwellings yield	0
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	-

Site Details

Parish / Town	Wickham Market
Site reference	7 Land adj to 14 and 16 The Crescent, Dallinghoo Road
Site Area (hectares)	1.69
Proposed use	Housing
Existing land use	Agriculture
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential vehicle and pedestrian access from Dallinghoo Road at the north of the site. No footways access to the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	FZ1. Surface water flooding on the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	The site is used for crop production. Hedgerows to site and field boundaries. Adjacent established housing estate area to the east.
Biodiversity	Green	No records of protected BAP species on the site. The site is used for cop production. Hedgerows to site and field boundaries.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts on Dallinghoo Road around the school in proximity to the site. No footways access to the site.
Compatibility with neighbouring uses	Green	Adjacent established housing estate area to the east.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include vehicle access, highways and surface water flooding.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner response

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	25
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Wickham Market
Site reference	476 Land at the Drift, Wickham Market
Site Area (hectares)	0.27
Proposed use	Housing
Existing land use	Woodland
Neighbouring land uses	Allotments, residential and countryside surroundings.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access to the B1078 via The Drift. The Drift junction is narrow with limited visibility.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Part of the site is subject to surface water flooding.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site is woodland and agricultural land. Its nature is reflected in its inclusion within current local plan special landscape policy area.
Biodiversity	Green	The site is woodland and agricultural land.
Historic Environment	Amber	The site is situated astride the conservation area boundary.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts to the B1078 (High Street). The Drift is too narrow for a two way system.
Compatibility with neighbouring uses	Green	Allotments, residential and countryside surroundings.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape / townscape, historic environment, and cumulative highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement	None identified

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issues?

Estimated dwellings yield	4
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Wickham Market
Site reference	499 Land West of Old School Farm, High Street, Wickham Market
Site Area (hectares)	7.91
Proposed use	Housing
Existing land use	Agriculture and buildings
Neighbouring land uses	Site adjoins Pettistree conservation area that contains a number of listed buildings.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing vehicle access in place serving employment / commercial uses within the SE of the site.
Utilities capacity	Green	No issues to address.
Utilities Infrastructure	Green	No issues to address.
Contamination	Green	No issues to address.
Flood Risk	Green	No issues to address.
Coastal Change Risk	Green	No issues to address.
Market Attractiveness	Green	No issues to address.
Landscape and Townscape	Amber	The site adjoins a conservation area and cemetery A treelined footpath cuts across the site. Other trees within the site and to site boundaries.
Biodiversity	Amber	Trees, hedgerows, shrubs and overgrown grassed areas within the site are likely to be of biodiversity interest.
Historic Environment	Amber	Site adjoins Pettistree conservation area that contains a number of listed buildings. The site also adjoins a cemetery. SCC Archaeological Survey has identified the site as of potential archaeological value.
Open Space	Green	The site adjoins a cemetery.
Transport and Roads	Amber	Cumulative highways impacts to local roads. Footway widening required along frontage plus potential improvements to Walnuts lane towards school.
Compatibility with neighbouring uses	Amber	Site adjoins Pettistree conservation area that contains a number of listed buildings.
Contribution to regeneration	Green	The site contains existing employment / commercial units that are occupied.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape / townscape, biodiversity, historic environment, highways impacts and compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Land owner / developer

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	119
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Wickham Market
Site reference	785 Land to the north of Border Cot Lane Industrial Estate
Site Area (hectares)	1.39
Proposed use	Employment
Existing land use	Agriculture
Neighbouring land uses	

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	The site adjoins Playford Lane but this boundary is heavily treed and hedged. Playford Lane is narrow.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Agricultural field in use for crop production bounded by hedgerows and trees.
Biodiversity	Green	Agricultural field in use for crop production bounded by hedgerows and trees.
Historic Environment	Green	Agricultural field adjoining Rushmere village that is not a conservation area.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative impacts on narrow roads.
Compatibility with neighbouring uses	Green	Agricultural field adjoining Rushmere village.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable for employment use. Issues to address include access and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	
Estimated employment land yield (hectares)	1
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Wickham Market
Site reference	816 Land adj to Thong Hall, Thong Hall Road and South of Dallinghoo Road
Site Area (hectares)	6.67
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Adjacent established housing estate area to the east.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential vehicle and pedestrian access from Dallinghoo Road at the north of the site.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	FZ1. Surface water flooding on the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	The site is used for crop production. Hedgerows to site and field boundaries. Adjacent established housing estate area to the east.
Biodiversity	Green	No records of protected BAP species on the site. The site is used for crop production. Hedgerows to site and field boundaries.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts on Dallinghoo Road around the school in proximity to the site. Significant length of footway required on Dallinghoo Road. Potentially also widening of road and speed limit reduction.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	100
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Wickham Market
Site reference	878 Land off Yew Tree Rise
Site Area (hectares)	5.33
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Residential to the North and East. Allotments to the West. Agricultural land to the South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Spring Lane is too narrow. Potential access via Yew Tree Rise. However, the scale of development of this site may not be sufficiently accommodated via this residential street. Access not suitable from Spring Lane. Access via Yew Tree Rise may be with
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Entire site, except proposed access route, is within an Anglian Water STW Cordon Sanitaire. Within 400m of waste water treatment plant. Within Minerals Consultation Area.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting.
Biodiversity	Amber	A SBIS Protected/Notable Species and Priority Species has been recorded on the site.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Spring Lane is a single track road. Yew Tree Rise is residential back street. Spring Lane is very narrow. Not confident that Yew Tree Rise could accommodate this level of development traffic. Spring Lane is too narrow without footways.
Compatibility with neighbouring uses	Amber	Within 400m of waste water treatment plant.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape, biodiversity value, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	Possible relocation of some allotments to provide access

Estimated dwellings yield	80
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2022/23

Site Details

Parish / Town	Wickham Market
Site reference	1045 Land adj. to British Telecom Telephone Exchange, Border Cot Lane. Wickham Market
Site Area (hectares)	1.38
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Adjacent established employment area. Consider for employment growth.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Direct vehicle access to B1078 is available. Footway to opposite side of road. Hedgerows to site boundary along B1078. Limited footway provision.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	Hedgerow Survey: Poor. Sensitive landscape setting.
Biodiversity	Amber	BAP species identified.
Historic Environment	Green	Coin hoard found.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Cumulative highways impacts. Limited footway provision.
Compatibility with neighbouring uses	Amber	Adjacent established employment area. Consider for employment use.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; biodiversity value, highways impacts, and compatibility with neighboring uses.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	21
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Wickham Market
Site reference	1055 Land adj. Gelham Hall, North of Dallinghoo Road, Wickham Market
Site Area (hectares)	7.74
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Adjacent community recreation ground public open space to the NE.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Vehicle access potential from narrow winding road adjacent the east of the site. An existing vehicle access in place immediately north of the site serves users of the adjacent recreation ground.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	FZ1. Surface water flooding to site boundaries/ fringes.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Views across fields and open space to Wickham Market village and church.
Biodiversity	Green	Fields in use for crop production. Hedgerows to site and field boundaries.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Impacts on narrow winding road at the west of the site. Significant length of footway required on Dallinghoo Road. Potentially also widening of road and speed limit reduction.
Compatibility with neighbouring uses	Green	Adjacent community recreation ground public open space to the NE.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, landscape / townscape, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	116
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Wickham Market
Site reference	1114 Simons Cross Allotments, Wickham Market
Site Area (hectares)	1.26
Proposed use	Housing
Existing land use	Allotments
Neighbouring land uses	Residential to East. Vacant land to the North, West, and South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Access only appears feasible via Simon's Cross.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	A public footpath runs across the site, from East to West, and along the Western border. A bridelway border the site to the East.
Biodiversity	Amber	Trees and hedges border the site on all sides.
Historic Environment	Green	No issues identified.
Open Space	Amber	Development would result in a loss of allotments. Provision for local residents should be provided elsewhere if possible.
Transport and Roads	Amber	Potentially no footway provision.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; replacement of allotments if needed, access, landscape, biodiversity value, and open space.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Assumed - replacement of allotments may be needed
Are there any commencement issues?	Replacement of allotments

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Estimated dwellings yield	19
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2024/25

Site Details

Parish / Town	Witnesham
Site reference	555 Land off Sandy Lane
Site Area (hectares)	0.78
Proposed use	Housing
Existing land use	Agricultural land.
Neighbouring land uses	Currently agri. Residential to N & W.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Tuddenham Lane is very narrow (single track). Narrow lane would require widening and footway between The Street and new access point would be required.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Overhead cables run along the Northern border, over potential access points.
Contamination	Green	No issues identified.
Flood Risk	Green	The site borders an area of Surface Water Flooding to the North West.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting.
Biodiversity	Amber	Mature trees and hedgrows border the site to the North and West.
Historic Environment	Amber	Three Grade II listed buildings lie to the North East of the site.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Tuddenham Lane is very narrow (single track). However, The Street is a good quality road.
Compatibility with neighbouring uses	Amber	Agricultural buildings to the North East of the site.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, landscape, biodiversity value, historic environment, highways impacts, and compatibility with neighbouring uses.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	12
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Witnesham
Site reference	774 Land at Mow Hill, Witnesham
Site Area (hectares)	0.91
Proposed use	Housing
Existing land use	Agricultural land.
Neighbouring land uses	Agricultural to the East and South. Residential to the North and West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Mow Hill.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Open countryside to the East.
Biodiversity	Amber	Large trees border the site to the North and West, and may be of biodiversity value.
Historic Environment	Amber	A grade II listed building lies to the North West of the site.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, biodiversity value, and impacts on the historic environment. The site could be suitable for part development with 775.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	23
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Witnesham
Site reference	775 Land at Mow Hill, Witnesham
Site Area (hectares)	0.62
Proposed use	Housing
Existing land use	Agricultural land.
Neighbouring land uses	Pub and ancillary car park to the South, Residential to the West, Agricultural to the North, and vacant land prone to flooding to the East.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Mow Hill.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Amber	Surface Water Flooding runs along the South Eastern border, and just inside the Southern corner.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	Mature trees to the West, East, and South may be of biodiversity value.
Historic Environment	Amber	Two grade II listed buildings in view from the site, 70m to the South East.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, flood risk, biodiversity value, and impacts on the historic environment.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

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Estimated dwellings yield	9
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Woodbridge
Site reference	510 Toller's Field, Woodbridge School, IP12 4JW
Site Area (hectares)	1.86
Proposed use	Housing
Existing land use	playing fields
Neighbouring land uses	Consider amenity and servicing issues in relation to the adjacent school.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	This playing field is connected to the rest of the campus by a gap in the hedge. However road access to the site could be connected to the end of Upper Moorfield Road.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	FZ1. No record of surface water flooding on the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	This is a flat site, which is detached from the rest of the campus. Mature trees and hedges surrounding the site will minimise impact upon the surrounding landscape.
Biodiversity	Amber	Protected BAP species recorded on the site (Slow-worm). The site is surrounded by mature trees and hedges that may provide a habitat for biodiversity.
Historic Environment	Amber	Adjacent Woodbridge conservation area.
Open Space	Amber	Development on this site would lead to the loss of a cricket pitch. This can only be justified if there is a suitable replacement or the applicant can demonstrate that the pitch is surplus to requirements.
Transport and Roads	Amber	Upper Moorfield Road and surrounding streets are residential and the highway authority must be consulted about the suitability of development on this site.
Compatibility with neighbouring uses	Green	Consider amenity and servicing issues in relation to the adjacent school.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Suitability is subject to the playing field being surplus to requirements. Issues to be addressed include; access, biodiversity, historic environment, open space, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	Submission states viable, subject to access costs
Are there any commencement issues?	None identified

Estimated dwellings yield	56
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Woodbridge
Site reference	514 Land at Grundisburgh Road, Woodbridge, IP13 6HX
Site Area (hectares)	4.33
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	No issues.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Only suitable for 5 or less dwellings, with existing highways provisions.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	Electricity lines cross the site from north to south and also run along the southern edge of the site.
Contamination	Green	No issues identified.
Flood Risk	Green	FZ1. No records of surface water flooding on the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	This is a flat site and would form an extension to the west of Woodbridge. However land to the south of the site is already developed and the site is bounded to the east by the A12. Hedgerows to the north and west would probably reduce landscape impact.
Biodiversity	Amber	The field has been planted with oilseed rape but the mature trees and hedges surrounding it may be of value to biodiversity.
Historic Environment	Amber	There are two grade II listed buildings to the west of the site, including the former sick house.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Access is possible onto both Grundisburgh Road and the A12, which are busy roads. Nearby A12 roundabout accident cluster.
Compatibility with neighbouring uses	Green	No issues addressed.
Contribution to regeneration	Green	No issues addressed.

Suitability conclusion	Potentially suitable. Issues to be addressed include; landscape / townscape, biodiversity, historic environment, and highways impacts.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	104
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2020/21

Site Details

Parish / Town	Woodbridge/Hasketon
Site reference	551 Land West of The A12
Site Area (hectares)	31.93
Proposed use	Housing/Retail/Office/Education/Leisure
Existing land use	Vacant and agricultural land.
Neighbouring land uses	Employment to the North, Agricultural to the West and east. Golf course to the South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via Grundsiburgh Road. Accesses onto A12 and/or B1079 (with improvement).
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	A National grid High Pressure Mains pipeline runs across the middle of the site from North to South. Overhead cables run onto the site and are located in the North East corner.
Contamination	Green	No issues identified.
Flood Risk	Amber	SWF has been recorded in a number of locations across the site, mainly in the North and South of the site.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Green	No issues identified.
Biodiversity	Amber	A County Wildlife Site borders the site to the West. Trees and hedges border the site to the North and may be of biodiversity value.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Sustainable links to Woodbridge across A12 required.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, and biodiversity value.
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Availability

Is the site available?	Yes
Evidence of availability / comments	Landownr submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	Promoted by consortium of landowners

Estimated dwellings yield	383
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Site Details

Parish / Town	Yoxford
Site reference	441 land west of Cullcott Close
Site Area (hectares)	1.80
Proposed use	Housing
Existing land use	Agricultural land use.
Neighbouring land uses	Residential to the East. Agricultural to the North, South and West.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access via the A12. Right turn lane should be provided on A12 to 25 dwellings, no footways access.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Amber	Power cables run along the Eastern border of the site, over any potential access points with the A12.
Contamination	Green	No issues identified.
Flood Risk	Amber	The Eastern part of the site is occupied by an area of Surface Water Flooding.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Sensitive landscape setting.
Biodiversity	Amber	A number of SBIS Protect Species and a Priority Species have been recored on the site.
Historic Environment	Amber	Site borders the Historic Parkland 'Grove Park' to the North, and Yoxford Conservation Area to the North East.
Open Space	Green	No issues identified.
Transport and Roads	Amber	No footways to site, no pedestrian crossing facilities.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, utilities infrastructure, flood risk, landscape, biodiversity value, and impact on the historic environment.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	27
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2021/22

Site Details

Parish / Town	Yoxford
Site reference	832 Land adj Homeland, Main Road
Site Area (hectares)	0.35
Proposed use	Housing
Existing land use	Vacant land
Neighbouring land uses	Residential land use lies to the North, East and South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Existing access may need widening.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Within a Sensitive landscape area.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified.
Transport and Roads	Amber	Suitable for less than 8 dwellings.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.

Suitability conclusion	Potentially suitable. Issues to be addressed include; access and landscape.
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Availability

Is the site available?	Uncertain
Evidence of availability / comments	Uncertain if landowner promoting site

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	0
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	-

Site Details

Parish / Town	Yoxford
Site reference	1099 Land to rear of 1 Cullcott Close, Yoxford
Site Area (hectares)	1.00
Proposed use	Housing
Existing land use	Dwelling at the road access side of the site. The Eastern corner is used as a horse paddock. The rest of the site is a vacant field.
Neighbouring land uses	Residential land use to the West. Historic Park and Garden to the East. Vacant land to the North and South. Public footpath to the North, with greenfield land further north. Open field to the East and South.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Potential access onto Culcott Close via a single track road to the North of the existing dwelling or possibly through the demolition of existing dwelling. Dwelling numbers accessed via junction should be limited unless right turn land can be provide
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	No issues identified.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	The site directly borders Rookery Park (Local Designated District Park and Garden, and Historic Parkland). Sensitive landscape setting. Yoxford Conservation Area lies 13m to the North of the site.
Biodiversity	Green	No issues identified.
Historic Environment	Amber	A grade II listed building lies 50m to the North of the site. Site is on a hill, with a view over the listed building to the North.
Open Space	Green	No issues identified.
Transport and Roads	Green	No issues identified.
Compatibility with neighbouring uses	Green	No issues identified.
Contribution to regeneration	Green	No issues identified.
Suitability conclusion	Potentially suitable. Issues to be addressed include; access, landscape, and impacts on the historic environment.	

Availability

Is the site available?	Yes
Evidence of availability / comments	Landowner submission

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific issues or abnormal costs identified
Are there any commencement issues?	None identified

Estimated dwellings yield	15
Estimated employment land yield (hectares)	
Estimated retail floorspace (sqm)	
Estimated commencement date	2023/24

Appendix K: Full list of sites identified as not potential

Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
Aldeburgh	83	Land adjacent to 15 The Terrace	0.21	Area to be Protected from Development	Made available for other use
Aldeburgh	147	Adair Lodge Gardens, off High Street	0.10	Area to be Protected from Development	Made available for other use
Aldeburgh	100	Land adj to The Old Slaughterhouse, Park Road	0.35	Housing	Suffolk County Council advise that access would only be suitable for a single dwelling.
Aldeburgh	223	Land at Crag Pitt Nurseries, Leiston Road	9.23	Housing	Site is within SPA, SAC, SSSI or Ramsar
Aldeburgh	376	land west of Pinehurst, Leiston Road	1.34	Housing	Site not within, adjoining or well related to the form of a settlement
Aldeburgh	377	land to the north of Pinehurst, Leiston Road	3.53	Housing	Site not within, adjoining or well related to the form of a settlement
Aldeburgh	378	land west of Marsh House, Saxmundham Road	3.09	Housing	Site not within, adjoining or well related to the form of a settlement
Aldeburgh	414	Former Reades Brickworks, Saxmundham Road,	4.27	Housing	Site is within SPA, SAC, SSSI or Ramsar
Aldeburgh	479	Chapel Barn Farm, Leiston Road, IP15 4QE	5.31	Residential/holiday, care home, open space	Site not within, adjoining or well related to the form of a settlement
Aldeburgh	641	Land to the rear 70 Saxmundham Road	0.38	Housing	Unavailable
Aldeburgh	815	Land adjacent to 16 Alde Lane	0.26	Housing	Unavailable
Aldeburgh	904	Land at Aldeburgh Golf Course, off Golf Lane	0.13	Housing	Unavailable
Aldeburgh	966	Land at Fenlands, Leiston Road	1.02	Housing	Site not within, adjoining or well related to the form of a settlement

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
Aldeburgh	1065	Fairway Launderers and Cleaners, Saxmundham Road, Aldeburgh	0.12	Employment	Unavailable
Aldeburgh	1066	Land adjacent to Leiston Road and The Drift	1.33	Housing	Unavailable
Alderton	1071	Land adj. 15 Hollesley Road, Alderton	0.09	Housing	Unavailable
Alderton	1136	Land East of Grange Farm Cottages, Ramsholt Road, Alderton	0.79	Housing	Site not within, adjoining or well related to the form of a settlement
Alderton	1137	Land opposite Grange Farm Cottages, Ramsholt Road, Alderton	0.24	Housing	Site not within, adjoining or well related to the form of a settlement
Aldringham cum Thorpe	412	land south of Aldringham Lane	4.94	residential	Unavailable
Badingham	94	Land at The White Horse and Badingham House, Low Road	3.99	Physical limits extension (not specified)	Unavailable
Badingham	164	Land to the rear of 1 - 2 Old Rectory Road	1.05	Housing	Unavailable
Badingham	230	Land at and north of New Lea	0.77	Housing	Unavailable
Badingham	238	Land south of Lapwing Barn, Low Street	0.60	Housing	Unavailable
Badingham	678	Bowling Green Farmyard, Pound Green Road, Badingham	2.43	Housing	Site not within, adjoining or well related to the form of a settlement
Badingham	872	Land to the rear of 4 Low Street	2.00	Housing	Unavailable
Badingham	1057	Land North of the Old Rectory, Badingham	0.59	Housing	Unavailable
Bawdsey	536	Land to East of Holly Lodge	1.78	Housing	Site not within, adjoining or well related to the form of a settlement

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
Benhall	247	Land rear of The Limes, Main Road	0.11	Housing	Below size threshold
Benhall	507	Land opposite Sunnyside, School Lane, IP17 1HE	0.75	Housing	Site not within, adjoining or well related to the form of a settlement
Benhall	687	LAND AT FRIDAY STREET FARM, ADJOINING THE A12, IP17 1JU	5.44	Housing	Site not within, adjoining or well related to the form of a settlement
Benhall	688	LAND AT FRIDAY STREET FARM, ROSE HILL, Friday Street, IP17 1JU	1.64	Housing	Site not within, adjoining or well related to the form of a settlement
Benhall	817	Land adj to Alder Close, Aldecar lane	0.19	Housing	Below size threshold
Benhall	818	Land at Lime Barn, Aldecar Lane	0.13	Housing	Unavailable
Benhall	819	Land adj to Ella House, Aldecar Lane	0.27	Housing	It seems unlikely that issues related to landscape impact can be overcome.
Benhall	820	Land at Woodlands, Aldecar Lane	0.76	Housing	Site not within, adjoining or well related to the form of a settlement
Blaxhall	137	Land surrounding area of the Old Post Office, Old Post Office Lane	1.67	Area to be protected from development	Made available for other use
Blaxhall	163	Land north of Ship Corner, opposite Rose Cottage	0.13	physical limits extension	Unavailable
Blaxhall	649	Station Road Blaxhall	0.58	Housing	Site not within, adjoining or well related to the form of a settlement
Blaxhall	729	Blaxhall Hall, Little Glenham	1.03	Housing/ Holiday Accommodation	Site not within, adjoining or well related to the form of a settlement
Blaxhall	1090	Longfield Nursery, Rectory Road, Stone Common, Blaxhall	0.47	Housing	Unavailable
Blaxhall	1104	Land at Mount Pleasant Station	0.29	Housing	Site not within, adjoining or well

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
		Road, Blaxhall			related to the form of a settlement
Bramfield	12	Waterloo Farm, Halesworth Road	2.11	housing	Unavailable
Bramfield	45	Land at The Slaughter House, Low Road	2.23	Housing	Site not within, adjoining or well related to the form of a settlement
Bramfield	51	Opposite Primary School, Bridge Street, Bramfield	0.50	Area to be protected from development	Made available for other use
Bramfield	310	Land at Ibstock Farm, Walpole Road	0.18	residential or leisure	Below size threshold
Bramfield	310	Land at Ibstock Farm, Walpole Road	0.18	residential or leisure	Site not within, adjoining or well related to the form of a settlement
Bramfield	1126	Part Os 1500, Bridge Street, Bramfield	1.12	Housing	The access point is single track. Widening the access point is not possible as listed buildings border both sides of the access point.
Bramfield	1127	Land adj. Hill Farm Cottage, Thorington Road, Bramfield,	0.21	Housing	Site not within, adjoining or well related to the form of a settlement
Bramfield	1128	Land at Hill Farmhouse, Thorington Road, Bramfield,	0.57	Housing	Site not within, adjoining or well related to the form of a settlement
Bramfield	1129	Land adj. Whispering Trees, Darsham Road, Bramfield,	0.76	Housing	Site not within, adjoining or well related to the form of a settlement
Brandeston	237	Land north of Fenner's, Mill Lane	1.33	Housing	Access via Mill Lane unsuitable due to narrow lane.
Brandeston	397	land north of Millstones, Mill Lane	1.12	residential	Unavailable
Bredfield	251	Land north of Ufford Road, Bredfield	2.92	Tourism	Made available for other use

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
Bredfield	367	Land south of Chapel Farm, Woodbridge Road	0.61	Housing	Unavailable
Bredfield	696	Land East of Ufford Road, IP13 6AS	1.77	Housing	Site not within, adjoining or well related to the form of a settlement
Bredfield	697	Land South of Woodbridge Road, IP13 6AE	1.29	Housing	Site not within, adjoining or well related to the form of a settlement
Bredfield	737	The Green farm, Caters Road, Bredfield	0.34	Housing	Site not within, adjoining or well related to the form of a settlement
Bredfield	782	Land opposite Bredfield Place, Dallinghoo Road, IP13 6BD	0.72	Housing	Site not within, adjoining or well related to the form of a settlement
Bredfield	891	Land in between Sirocco and Ivy Lodge, The Street	0.17	Housing	Unavailable
Bredfield	894	Land west of May Tree Cottage, Caters Lane	0.26	Housing	Unavailable
Bredfield	944	Land south of Templars	1.16	Housing	Unavailable
Brightwell/Bucklesham	733	Bucklesham Road North	15.24	Housing Office Storage	Site not within, adjoining or well related to the form of a settlement
Bromeswell	132	Land adj to Westward, Summer Lane	1.1	Housing	Site does not appear to have appropriate access.
Bromeswell	444	land The Drift, School Lane	0.58	residential	Unavailable
Bromeswell	682	Palm Springs, Eyke Road, Bromeswell	1.65	Housing	Site not within, adjoining or well related to the form of a settlement
Bromeswell	845	Land at Red Oak House, Summer Lane	0.31	Housing	Unavailable
Bromeswell	1069	Land adj. Hill Farm, Common Lane, Bromeswell	1.20	Housing	Unavailable

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
Bucklesham	732	Bucklesham Street East	4.13	Housing	A solution to overcoming the lack of site vehicle access is required in order for the site to be considered deliverable.
Burgh	274*	Land adjacent to The Cottage, Woodbridge Road	0.46	Housing	Below size threshold
Campsea Ashe	84	Land adjacent to 35 Mill Lane	0.85	Housing	Unavailable
Campsea Ashe	129	Land at 239 Ashe Row, B1078	0.12	Housing	Unavailable
Charsfield	286	Land south of Hill Farm	0.61	Housing	Site not within, adjoining or well related to the form of a settlement
Charsfield	318	Land at and surrounding Highfields, Davey Lane	0.69	Housing	Site not within, adjoining or well related to the form of a settlement
Charsfield	416	land east of St Peter's Church, The Street	0.37	residential	Unavailable
Charsfield	417	land north of The Limes, Church Road	0.55	residential	Unavailable
Charsfield	418	land to the rear of Rose Cottage, Chapel Lane	0.52	residential	Unavailable
Charsfield	813	Land adj to Highfields, Davey Lane	0.17	physical limits extension	Unavailable
Charsfield	814	Land between Davey Lane and Church Lane	0.50	Housing	Unavailable
Charsfield	889	Land North of South Cottage, Chapel Lane	1.23	Housing	Site not within, adjoining or well related to the form of a settlement
Chediston	101	Land opposite The Hawthorns, Chediston Green	5.13	affordable housing	Site not within, adjoining or well related to the form of a settlement
Chediston	492	Ash Farm Chediston Green Chediston	0.17	Housing	Unavailable

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
Chediston	492	Ash Farm Chediston Green Chediston	0.17	Housing	Below size threshold
Chediston	541	Land Connected to The Farm Stead, Chediston	0.03	Housing	Below size threshold
Chediston	912	Land opposite Brook House and Bridge House, Church Road	0.23	Access to development on adjacent site	Made available for other use
Chediston	316*	Land at The Brambles, Chediston Green	0.29	housing	Below size threshold
Chillesford	368	Land east of The Froize Inn, The Street	0.90	Housing	Site not within, adjoining or well related to the form of a settlement
Chillesford	409	land at Church Farm, The Street	0.64	residential or employment/leisure	Unavailable
Chillesford	700	Site A, North of Orford Road, IP12 3PS	1.07	Housing	Site not within, adjoining or well related to the form of a settlement
Chillesford	701	Site B, South of Orford Road, Chillesford, IP12 3PS	1.25	Housing	Site not within, adjoining or well related to the form of a settlement
Chillesford	702	Site C, North of Orford Road, Chillesford, IP12 3PS	0.30	Housing	Site not within, adjoining or well related to the form of a settlement
Chillesford	867	Land adjacent to New House, The Street	1.17	Housing	Unavailable
Chillesford	868	Land adjacent to Corner House, Pedlars Lane	0.07	Housing	Unavailable
Chillesford	869	Land adjacent to Millers Bungalow, Mill Lane	0.03	Housing	Unavailable
Clopton	231	Land north Lyndell, Shop Road	1.56	Housing	Unavailable
Clopton	248	Land at Oak Cottage, Shop Road	0.37	Housing	Unavailable
Clopton	290	Land south Village Hall, Manor Road	10.27	Housing	Site not within, adjoining or well related to the form of a settlement
Clopton	295	Land north west of Fir Cottage,	6.18	Housing	Unavailable

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
		Otley Road			
Clopton	296	Land west of The Oaks, off Snipe Farm Road	0.09	Light Industrial	Unavailable
Clopton	298	Land opposite Potash Cottages, Market Hill	0.21	Housing	Site not within, adjoining or well related to the form of a settlement
Clopton	299	Land north 1 Cherry tree Cottages, Grundisburgh Road	0.20	Housing	Site not within, adjoining or well related to the form of a settlement
Clopton	300	Land opposite Peartree Farm, Grundisburgh Road	0.13	Housing	Below size threshold
Clopton	301	Land opposite Peartree Farm, Grundisburgh Road	0.16	Housing	Below size threshold
Clopton	302	Land south Peartree Farm, Grundisburgh Road	0.20	Housing	Site not within, adjoining or well related to the form of a settlement
Clopton	303	Land south 2 Rose Cottages, Market Hill	0.07	Housing	Below size threshold
Clopton	304	Land at The Oaks, off Snipe Farm Road	0.88	Housing	Site not within, adjoining or well related to the form of a settlement
Clopton	306	Land west of Gooderhams, Snipe Farm Road	0.23	Housing	Site not within, adjoining or well related to the form of a settlement
Clopton	340	Land adjacent to Hill Farm House, Drabbs Lane	0.39	Housing	Site not within, adjoining or well related to the form of a settlement
Clopton	341	Land at and surrounding Hill Farm, Drabbs Lane	1.01	Mixed use	Site not within, adjoining or well related to the form of a settlement
Clopton	478	Valley Farm, IP13 6QX	1.73	Housing, Holiday accommodation	Site not within, adjoining or well related to the form of a settlement
Clopton	480	The Old Woodyard, Birds Hill	0.10	Housing	Below size threshold
Clopton	673	Land adj. Birds View Cottage, Birds Hill/Snipe Farm Rd	0.18	Housing	Below size threshold

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Clopton	674	Land adj. Birds View Cottage, Birds Hill/Snipe Farm Road	0.62	Housing	Site not within, adjoining or well related to the form of a settlement
Clopton	675	Land adj. Birds View Cottage, Birds Hill/Snipe Farm Rd	0.77	Housing	Site not within, adjoining or well related to the form of a settlement
Clopton	897	Land north of Hill Farm House	0.27	Employment	Unavailable
Clopton	1098	Debach Airfield, Clopton	17.75	Housing	Site not within, adjoining or well related to the form of a settlement
Cookley	317	Land south of The Thatched Farmhouse, School Lane	0.09	Housing	Below size threshold
Cratfield	517	Land adj. Salisbury House, Manse Lane, Cratfield, IP19 0DJ	1.42	Housing	Access does not appear feasible for this scale of site.
Cretingham	32	Land adj to Riverside Villa, The Street	0.24	Housing	Unavailable
Darsham	140	Land at Darsham Station	0.22	Housing	Unavailable
Darsham	241	Land south of 13 Granary Cottages	0.33	Housing	Unavailable
Darsham	249	Land east of Darsham Station	0.12	Car park	Made available for other use
Darsham	401	Land at Priory Farm (Yard & buildings)	0.60	Housing	Site not within, adjoining or well related to the form of a settlement
Darsham	483	Land at Priory Farm, IP17 3QD	0.67	Housing	Site not within, adjoining or well related to the form of a settlement
Darsham	1040	Land North of Priory Farm, off Lymballs Lane, Darsham	0.92	Housing	Site not within, adjoining or well related to the form of a settlement
Darsham/Yoxford	357	Land east of Boundry House, Westleton Road	0.67	Housing	Site not within, adjoining or well related to the form of a settlement
Debach	875	Land adjacent 8 Woodbridge Road	2.67	Housing	Unavailable
Dennington	10	Land at Spring Farm, The Street	1.64	Housing	Unavailable

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Dennington	525	Land at the back of Little Crimbles, Dennington, IP13 8AP	0.47	Housing	Access is subject to the development of site 804 to the East, however 804 not available therefore access not possible.
Dennington	804	Land opposite The Leys, Saxtead Road	2.05	Housing	Unavailable
Dennington	1095	Land adjacent to The Gables, Owls Green	1.14	Housing	Site not within, adjoining or well related to the form of a settlement
Dunwich	184	Land opposite the Town House Cottages, Westleton Road	3.94	housing	Unavailable
Earl Soham	383	Land at Street Farm, Brandeston Road, Earl Soham	0.83	Housing	Site not within, adjoining or well related to the form of a settlement
Earl Soham	390	land adjacent to Eastfields, Roman Road	1.23	residential	Site not within, adjoining or well related to the form of a settlement
Earl Soham	523	Earl Soham Business Centre, to the north of Earl Soham	2.70	Housing	Site not within, adjoining or well related to the form of a settlement
Easton	9	Land adj to The Round Cottage, Framlingham Road	0.17	physical limits extension (Not specified)	Below size threshold
Easton	63	Land at rear Four Pheasants, The Street	0.34	Housing	Site is within a locally designated Historic Park and Garden and therefore development is unsuitable.
Easton	97	Land adj to The Round House, Pound Corner	2.33	Housing	Unavailable
Easton	404	land west of School Lane	0.50	residential	Unavailable
Easton	411	land east of Harriers Walk	5.10	residential	Unavailable

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Easton	463	Cemetery Field, School Lane, Easton	1.99	Housing	Unsuitable for development. No suitable access can be provided and School Lane is too narrow for two way system. Road widening solution is not feasible.
Easton	516	Land adjacent to The Old Osiers, The Street, IP13 0ED	1.01	Housing	Site not within, adjoining or well related to the form of a settlement
Easton	730	Next to Car Park, Easton Street	0.16	Housing	Below size threshold
Easton	738	Easton Farm Park, Pond Corner	4.60	Housing/Retail/Leisure/Holiday/off ice	Site not within, adjoining or well related to the form of a settlement
Easton	796	Land adj to The Kennels, The Street	3.71	Housing	Unavailable
Eyke	279	Land South of Manor Cottages, Castle Hill	1.04	Housing	Unavailable
Eyke	280	Land rear of The Old Mill House, The Street	1.14	Housing	Unavailable
Falkenham	67	Land adj The Old Dog, Lower Falkenham Road	0.18	Housing	Unavailable
Falkenham	976	Land at Kirton Road, Falkenham	2.36	Housing	Site not within, adjoining or well related to the form of a settlement
Farnham	159	Land adj to The Limes The Street	0.14	Housing	Below size threshold
Farnham	689	LAND SOUTH OF FRIDAY STREET FARM, FRIDAY STREET, IP17 1JU	2.15	Housing	Site not within, adjoining or well related to the form of a settlement
Felixstowe	338	Land at Routemaster Motel, Walton Avenue	0.54	Leisure	Unavailable
Felixstowe	413	land at The Manor Club, Manor Terrace	0.44	residential	Unavailable
Felixstowe	623	land at The Forum Centre, Sea	0.24	mixed use	Unavailable

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		Road			
Felixstowe	624	land at Mannings Amusement Park, Sea Road	0.95	mixed use	Unavailable
Felixstowe	625	land at Felixstowe Sunday Market site, Sea Road	0.58	mixed use	Unavailable
Felixstowe	631	Land adjacent to Laurel Farm, Marsh Lane	3.95	housing	Unavailable
Felixstowe	633	Land at and surrounding Fleet House, Marsh Lane	9.09	housing	Unavailable
Felixstowe	935	Peewit & Felixstowe Beach Caravan Park, Walton Avenue	13.15	Housing	Unavailable
Felixstowe	936	land at Suffolk Sands Holiday Park, Carr Road	6.89	Housing	Unavailable
Felixstowe	989	Land West Of Manor Terrace, Landguard Caravan Park, Manor Terrace, Felixstowe	0.19	Housing	Below size threshold
Felixstowe	1081	Garrison Lane car park, adj. 17 Garrison Lane	0.46	Housing	Unavailable
Felixstowe	1093	Cliff House and surrounding land	1.23	Not specified	Unavailable
Felixstowe	1094	Felixstowe Leisure Centre, Undercliff Road West	0.40	Leisure / tourism	Made available for other use
Foxhall	222	Land at Redcot, Elmham Drive	0.18	housing	Unavailable
Foxhall	522	Foxhall Stadium, land on Foxhall Heath	32.79	Housing, residential, open space	The mainly woodland / commonland / motorsports stadium at the fringe of the Ipswich urban area is unsuitable due to landscape and biodiversity impacts.

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Framlingham	253	Land including 26-40 Fairfield Road	0.39	Housing	Unavailable
Framlingham	676	Countess Wells Pig Unit, New Road	4.09	Housing	Site not within, adjoining or well related to the form of a settlement
Framlingham	677	Field off B1120 on Northern Road out of Framlingham	3.1	Housing	The site borders the Scheduled Monument 'Framlingham Castle', and Framlingham Conservation Area to the South. There is an area of large trees which go some way to mitigate views over the Conservation Area and the Castle however, would not be sufficient.
Framlingham	741	Coldhall Lane, Saxmundham Road	4.03	Housing	Site not within, adjoining or well related to the form of a settlement
Framlingham	747	Brick Lane, Framlingham	0.68	Housing/Holiday Accommodation/Office	Site not within, adjoining or well related to the form of a settlement
Framlingham	748	Cole's Green, Brick Lane	0.95	Housing/Holiday Accommodation/Office	Site not within, adjoining or well related to the form of a settlement
Framlingham	942	Lucarne, Fore St	0.33	Housing	Unavailable
Framlingham	1033	Land opposite 25-33 New Road, Framlingham	0.12	Housing	Below size threshold
Framlingham	1050	Land at and behind 115 College Road, Framlingham	2.77	Housing	Unavailable
Framlingham	1118	Land West of New Street, Framlingham	0.86	Playing field	Made available for other use
Friston	548	land South of Snape Road	5.72	Housing	Site not within, adjoining or well related to the form of a settlement

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Friston	876	Land to the rear of Orchard Bank, Church Road	1.70	Housing	Unavailable
Great Bealings	6	Land adj to Ivy Cottage, Boot Street	0.20	Housing	Unavailable
Great Bealings	19	Land adj 22 Grundisburgh Road	0.21	housing	Unavailable
Great Bealings	635	Land at Kiln Farm, Kiln Lane	0.67	Housing	Site not within, adjoining or well related to the form of a settlement
Great Glemham	837	Land adj Street Farm, Low Road	0.94	housing/employment	Unavailable
Great Glemham	838	Land adj Old School House, Low Road	0.47	housing/employment	Unavailable
Great Glemham	839	Land opposite Park Cottages, Chapel Lane	0.18	housing/employment	Unavailable
Great Glemham	840	Land adj Church Cottages	0.18	housing/employment	Unavailable
Great Glemham	1064	Land at and around Sandpit Cottages, Low Road	3.65	Housing	Unavailable
Grundisburgh	24	Land at recreation ground South of Post Mill Orchard and Post Mill Close	5.40	Recreation	Made available for other use
Grundisburgh	56	Land at and surrounding 22-24 Stoney Road	0.43	Housing	Unavailable
Grundisburgh	57	Land at and surrounding 26 Stoney Road	0.19	Housing	Unavailable
Grundisburgh	127	land between the Street and Meeting Lane	0.89	housing	Unavailable
Grundisburgh	268	Land south of Half Moon Lane	10.65	Housing	Unavailable
Grundisburgh	283	Land rear of The Gables, The Green, Grundisburgh, IP13 6TA	0.28	Housing	Access off narrow private road.
Grundisburgh	643	The Bungalow, Meeting Lane	0.24	Housing	Unavailable

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Grundisburgh	786	Land between the Old Police House and Park View, Park Road	0.13	Housing	Unavailable
Hacheston	207	Land opposite Hacheston Lodge, The Street	0.85	housing	Site not within, adjoining or well related to the form of a settlement
Hacheston	266	Land in between 12 and 14 Main Road	0.23	Housing	Site not within, adjoining or well related to the form of a settlement
Hasketon	646	Land South of Grundisburgh Road, Hasketon	2.35	Housing	Site not within, adjoining or well related to the form of a settlement
Heveningham	294	Land at and surrounding Gothic Farm new House, Halesworth Road	1.57	Housing	Unavailable
Hollesley	35	Land adj. to Beechview, Rectory Road	1.44	Housing	Narrow road unsuitable for the scale of development.
Hollesley	264	Land at Lyndhurst, Rectory Road	0.32	Housing	Unavailable
Hollesley	323	Land west of Manor Farm	5.94	Camp site	Made available for other use
Hollesley	443	land east of Fourways, Alderton Road	0.37	residential	Site not within, adjoining or well related to the form of a settlement
Hollesley	466	The Orchard, School lane Hollesley. (off Hollesley school drive)	1.36	Housing	Access issues - school pupils use narrow road
Hollesley	917	Cliff Cottage, Fox Hill and Highfield, Fox Hill	0.36	Housing	Unavailable
Hollesley	939	Orchard Cottage, Stebbings Lane	0.36	Housing	Unavailable
Hollesley	1025	Land north of Stebbing's Lane, Hollesley	7.30	Housing	Unavailable
Hollesley	1026	Land north of Bushey Lane, Hollesley	4.01	Housing	Unavailable
Iken	149	east of hill farm, iken	0.18	housing	Unavailable

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Iken	150	Swallows Corner, Blacksmiths Lane	0.81	affordable housing	Unavailable
Iken	151	land South East of Hill Farm	0.79	Holiday units	Made available for other use
Iken	153	Land at Sandy Lane, East of 10 Sandy Lane	0.23	housing	Site not within, adjoining or well related to the form of a settlement
Iken	1067	Yarn Hill, North of Hill Farm, Iken	0.90	Tourism	Made available for other use
Kelsale cum Carlton	65	Land north of White Gables, Main Road	1.68	Housing	The site itself would only be considered to be well related to the settlement if considered with 239, however 239 is not available.
Kelsale Cum Carlton	105	Land adj to The Oaks, Carlton Road	0.40	Housing	Unavailable
Kelsale Cum Carlton	116	Land adj to Alderlee, Main Road	0.52	Housing	Unavailable
Kelsale Cum Carlton	120	Main Road	1.24	Housing	Site not within, adjoining or well related to the form of a settlement
Kelsale cum Carlton	188	Land adj to Sandpit Cottage, Low Road	0.26	Housing	Unavailable
Kelsale cum Carlton	239	Land north of Belvedere Close	2.00	Housing	Unavailable
Kelsale cum Carlton	242	Land east Mill Farm, Rosemary Lane	0.67	Leisure	Made available for other use
Kelsale Cum carlton	287	Land east of Benstead, Main Road	0.40	Housing or Holiday lets	Site not within, adjoining or well related to the form of a settlement
Kelsale cum Carlton	326	Land south of Bankside, Dorleys Corner	0.30	Housing	Unavailable
Kelsale cum Carlton	363	Land north of Park Farm House	0.61	Housing	Unavailable

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Kelsale cum Carlton	458	Land South & East Cherry Tree Cottage, Curlew Green	1.82	Housing	The site itself would only be considered to be well related to the settlement if considered with 239, however 239 is not available.
Kelsale cum Carlton	495	The Conifers, Carlton Road, Kelsale, Saxmundham, IP17 2NP	0.58	Housing	Site entirely within the historic parkland.
Kelsale Cum Carlton	570	Land at Main Road, Kelsale	1.87	Housing/community use	Site not within, adjoining or well related to the form of a settlement
Kelsale cum Carlton	873	Land to the rear of Home Port, Carlton Road	0.64	Housing	Unavailable
Kelsale cum Carlton	1103	Glenside, Main Road, Kelsale	0.80	Housing	Site not within, adjoining or well related to the form of a settlement
Kelsale cum Carlton	1117	Farm View, Curlew Green, Kelsale	0.51	Housing / holiday accommodation / employment	Site not within, adjoining or well related to the form of a settlement
Kesgrave	64	Bracken Hall, Main Road	1.15	Housing	Unavailable
Kesgrave	174	land off Main Road, opposite Bracken Avenue	8.39	Housing	Unavailable
Kesgrave	339	Land at and surrounding 306 Main Road	0.57	Housing	Development would result in the loss of a County Wildlife Site.
Kesgrave	618	Area FF and Fentons Wood, Wilkinson Drive	3.75	Housing	Part of site permitted and development of remaining area would result in loss of open space.
Kesgrave	725	Land to the north of the Tesco Store, Ropes Drive, Kesgrave, IP5 2FU	0.18	Housing	Below size threshold

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Kesgrave	726	Land to the south of the Tesco Store, Ropes Drive, Kesgrave, IP5 2FU	0.17	Housing	Below size threshold
Kettleburgh	538	Rectory Farm, Kettleburgh	1.05	Housing	Site not within, adjoining or well related to the form of a settlement
Kirton	225	Little Acre, Church Lane	0.32	Housing	Unavailable
Kirton	327	Land north of A14, east of Walk Farm	64.95	Housing with Employment	Unavailable
Kirton	362	Land at Innocence Cottage, Innocence Lane	0.48	Housing	Unavailable
Kirton	654	Land to the rear of 101-137 Bucklesham Road	5.41	physical limits extension	Unavailable
Kirton	857	land to the rear of 31-37 Bucklesham Road	0.18	Housing	Below size threshold
Kirton	1037	Land adj. 14-32 Park Lane, Kirton	6.28	Housing	Unavailable
Knodihall	1079	Land adjacent to Coldfair Green Primary School, Judith Avenue, Knodishall	0.55	Housing	Unavailable
Knodishall	405	Land off Snape Road	6.44	housing + open space	Site not within, adjoining or well related to the form of a settlement
Knodishall	481	Land between Judith Avenue and Fitches Lane	0.88	Housing	Site is identified as wildlife management area associated with permission to the north.
Knodishall	947	Green Trees Land south and west of SHLAA site 827	0.76	Housing	Unavailable

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Knodishall	960	Land to the south east of St Andrews Rd, Knodishall	1.67	Housing	Access issues - northern access to highway has limited visibility which does not appear feasible to mitigate.
Leiston	185	land to the rear of 28 - 84 Westward Ho	0.92	housing	Unavailable
Leiston	190	Phoenix Bungalow, Westward Ho	0.14	Housing	Unavailable
Leiston	263	Land surrounding 70 Abbey Road	0.40	Housing	Unavailable
Leiston	634	Rear of 9 and 11 South Close and 49 Garrett Crescent	0.35	Housing	Unavailable
Leiston	720	Caravan Park, King Georges Avenue	0.43	housing	Unavailable
Leiston	722	Land adjacent to 112-128 Haylings Road	1.62	housing	Unavailable
Leiston	823	Land opposite 79-91 Abbey Road	0.49	Housing	Unavailable
Leiston	824	Land adjacent to 98 Abbey Road	0.38	Housing	Unavailable
Leiston	828	Land opposite 28 Westward Ho	0.03	Housing	Below size threshold
Leiston	829	Land adjacent 1-23 Westward Ho	0.10	Housing	Below size threshold
Leiston	1058	Land adj. 70 Abbey Road, Leiston	0.45	Housing	Unavailable
Leiston	1070	Land to the rear of 43 & 45 Aldeburgh Road, Leiston	0.22	Housing	Unavailable
Letheringham	319	Land at and west of Letheringham Lodge	2.09	Housing	Unavailable
Letheringham	767	Abbey Farm	1.74	Housing/Office/Industry	Site not within, adjoining or well related to the form of a settlement
Letheringham	1052	Land at The Street/Park Road	8.47	Housing	Unavailable

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Levington	1124	Stables, Bridge Road, Levington	0.49	Housing	Unsuitable vehicle access being isolated from Bridge Road by requiring a narrow access strip between existing residential properties.
Linstead Parva	1101	Land West of 2 Harleston Road, Linstead Parva	0.96	Housing	Site not within, adjoining or well related to the form of a settlement
Little Bealings	50	Manor Farm, Little Bealings	0.46	Housing	Site not within, adjoining or well related to the form of a settlement
Little Bealings	235	Land adjacent to 1 Holly Cottages, Holly Lane	0.05	Housing	Unavailable
Little Bealings	430	land at Grove Farm, The Street	1.06	mixed use	Site not within, adjoining or well related to the form of a settlement
Little Bealings	1120	Beacon House, Playford Road, Little Bealings	7.22	Housing, holiday accommodation	Site not within, adjoining or well related to the form of a settlement
Little Glemham	128	Land opposite 1-12 Streetfield	3.95	housing	Unavailable
Little Glemham	821	Land adjacent Groveberry House, Church Road	0.46	Housing	Unavailable
Marlesford	361	Land at Parham Airfield	3.44	Light Industrial	Unavailable
Martlesham	5	land opposite The Red Lion, Main Road	1.29	Housing	Unavailable
Martlesham	48	Land at Trailer Nursery, Bealings Road	0.20	Housing	Unavailable
Martlesham	117	Land adjacent Brook House, Bealings Road	0.56	housing	Unavailable
Martlesham	126	Land off Hall Road, Rear of The Chestnuts	9.90	housing	Unavailable
Martlesham	142	Land North of 1-30 Woodside	48.15	mixed use	Unavailable

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Martlesham	179	Hill House, Three Stiles Lane	0.22	Housing	Unavailable
Martlesham	181	land to the north of the Park & Ride site	1.90	Holiday accommodation	Made available for other use
Martlesham	189	Land adjacent to Bealings House, Bealings Road	2.18	Housing	Unavailable
Martlesham	220	Land at Walk Farm Cottage	1.27	housing	Unavailable
Martlesham	221	Gibraltar Farm, Private Road, Martlesham	4.49	Housing	The site itself would only be considered to be well related to the settlement if considered with sites 940, 1076, 117 and 189. However these are identified as not suitable.
Martlesham	329	Land at Collies, 3 Stiles Lane	0.32	Physical limits extension	Unavailable
Martlesham	333	Land at and surrounding Woodbridge Town FC, A12	3.28	Recreation facility	Made available for other use
Martlesham	344	Land immediately south of railway line, Top Street	0.96	Housing (assumed)	Unavailable
Martlesham	355	Land south of The Chestnuts, Hall Road	0.73	Housing	Unavailable
Martlesham	683	Land at Bealings Road	3.32	Housing	Site not within, adjoining or well related to the form of a settlement
Martlesham	734	Bloomfield's Farm, Black Tiles Lane, Martlesham	0.65	Housing	The access track between the site and Black Tiles Lane could accommodate cycle and pedestrian access but not vehicular access.
Martlesham	781	Land Fronting Top Street and	3.38	Residential/Care	Site not within, adjoining or well

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		Sandy Lane		home/Office/Industry	related to the form of a settlement
Martlesham	918	9-12 Felixstowe Road	0.24	Housing	Unavailable
Martlesham	920	Land south of Ipswich Road	1.57	Mixed Use	Unavailable
Martlesham	940	Shawfields and Little Shaws, Shaw Valley Road	0.28	Housing	Unavailable
Martlesham	952	land at Bealings Road	0.89	Housing	Site not within, adjoining or well related to the form of a settlement
Martlesham	999	Suffolk Police HQ, Portal Avenue, Martlesham	10.74	Housing	Unavailable
Martlesham	1072	Land inc. superstore, parish rooms & Beardmore Retail Park, Martlesham	11.83	District Centre	Made available for other use
Martlesham	1076	land to the rear of Willow Brook House, Bealings Road	4.54	Housing	Unavailable
Martlesham	1106	Land adj. Shawfields, Shaw Valley Road, Martlesham	0.43	Housing	The site does not have vehicle access and is entirely woodland so is likely to be of biodiversity interest.
Martlesham	1122 *	Martlesham House, School Lane	0.41	Housing	Below size threshold
Martlesham Heath	1131	Land at Eagle Way, Martlesham Heath,	0.72	Housing and car parking	The developable area of the site lies in an Area to be Protected from Development.
Melton	42	The Coalyard, Wilford Bridge Road	0.31	Housing	Unavailable
Melton	136	Land adjacent to 6 Deben Way	0.05	employment	Below size threshold
Melton	210	land at Long Springs, Woods Lane	6.26	housing	Unavailable

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Melton	276	Land West of Brick Kiln Lane	2.98	Mixed Use	Site is in flood zone 3b
Melton	281	Land at and surrounding Witchpit Farm	3.08	Housing and Employment	Unavailable
Melton	292	Land South of Saddlemaker's Lane, Melton	1.33	Housing and Open Space	Site not within, adjoining or well related to the form of a settlement
Melton	539	Land North of Woods Lane Melton Woodbridge	9.55	Housing/ Care Home/ Open Space/ Office	Site not within, adjoining or well related to the form of a settlement
Melton	645	Land at Yarmouth Road, Melton	9.46	Housing/ Care Home/ Open Space	Site not within, adjoining or well related to the form of a settlement
Melton	982	Land Opposite Thatched Cottage, Old Church Road, Melton	0.05	Housing	Unavailable
Melton	1059	Land adj. The Woodlands, Valley Farm Lane, Melton	3.21	Housing	Unavailable
Melton	1073	land to the rear of Fernhill Lodge, Woods Lane, Melton	0.98	Housing	Unavailable
Middleton	47	Land adjacent to Contrive Cottage, Mill Street	0.40	Housing	Unavailable
Middleton	155	Land to the rear of Bank House, Mill Street	0.11	Housing	Unavailable
Middleton	243	Land adjacent to Vine Cottage	0.10	Housing	Unavailable
Middleton	348	Land east of The Old Rectory, Back Road	1.79	Housing	Unavailable
Middleton	406	land south of Back Road	0.95	residential	Unavailable
Middleton	484	Beveriche Manor Farm, Moor Road	2.05	Housing	Site not within, adjoining or well related to the form of a settlement

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
Middleton	1043	Land South of Back Road, fronting Fletchers Lane, Middleton	1.7	Housing	Very narrow lanes without passing places, trees along frontage, unsure if visibility splays achievable. Proposed scale of development is unsuitable for narrow lanes.
Middleton	961*	Land at Mill Street, Middleton	0.46	Housing	Below size threshold
Monewden	308	Land opposite The Chestnuts	0.41	Housing	Access points would be close to junction and bends - unclear if visibility splays could be formed.
Monewden	807	Land east of the Moat House, Rookery Road	4.03	affordable housing	Unavailable
Monewden	808	land to the South of The Meadows	6.08	affordable housing	Unavailable
Monewden	809	Land adjacent to St Mary's Church, Church Road	3.00	Housing	Unavailable
Nacton	170	Land opposite the Shepherd and Dog pub, Felixstowe Road	0.32	Employment	Unavailable
Nacton	566	Land at Orwell Park Gardens, off Church Road, IP10 0EW	0.29	Housing	Part of the locally identified historic park and garden of Orwell Park.
Nacton	1096	Land by the A14, west of Bluebird Lodge, Nacton	0.60	Housing	Unavailable
Newbourne	289	Land rear 28 Mill Road	2.18	Residential or commercial development	Unavailable
Newbourne	396	land to the rear of 4 Ipswich	1.25	residential and leisure	Unavailable

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
		Road			
Orford	40	Land opposite Daphne House, Daphne Road	0.07	Housing	Below size threshold
Orford	410	land south of Daphne Road	1.58	residential	Unavailable
Orford	540	Land off Daphine Road	1.02	Housing	Access issues as site is opposite an existing junction.
Orford	638	Land at 41, 45 and 47 Ferry Road	0.40	Housing	Unavailable
Otley	370	Land rear of St. Mary's Church, Church Road, Otley	8.61	Area to be Protected from Development	Made available for other use
Otley	457	Land South of Church Farm House, Church Road, Otley	0.85	Residential	Site not within, adjoining or well related to the form of a settlement
Otley	1036	Land rear of St. Mary's Church, Church Road, Otley	8.61	Housing	Unavailable
Otley	1051	Land at Wood Farm, Helmingham Road, Otley	0.88	Housing	Site not within, adjoining or well related to the form of a settlement
Parham	55	Land opposite Willoughby Villa, Main Road	0.40	Housing	Unavailable
Parham	250	Land north of White House Farm	0.21	Housing	Unavailable
Parham	359	Land north of Park Farm Cottages	0.02	Affordable Housing	Unavailable
Parham	360	Land south and east of Green Farm Cottage, North Green	1.19	Affordable Housing	Unavailable
Peasenhall	2	Adjacent to Primary School, Hackney Road	2.38	Housing	Unavailable
Peasenhall	71	Land adjacent to The Glen, Bruisyard Road	0.40	Housing	Unavailable
Peasenhall	312	Land at The Club, Pouy Street	0.09	Housing	Below size threshold
Peasenhall	988	Land opposite 1-9 Oak View, Mill	0.22	Housing	Unavailable

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
		Hill, Peasenhall			
Pettistree	73	Land adjacent to Three Tuns PH, The Street	0.40	Housing	Site not within, adjoining or well related to the form of a settlement
Playford/Rushmere St Andrew	870	Land at Kiln Farm, Main Road	138.66	Housing	Unavailable
Purdis Farm	146	Land at and surrounding Purdis Rise, Purdis Farm Lane	12.94	housing	Unavailable
Rendlesham	679	Forest Lodge Hollesley Road	0.25	Housing	Site not within, adjoining or well related to the form of a settlement
Rendlesham	680	Forest Garage Hollesley Road	0.16	Housing	Below size threshold
Rendlesham	681	Land adj. Forest Lodge, Hollesley Road, Rendlesham	0.22	Housing	Site not within, adjoining or well related to the form of a settlement
Rendlesham	698	Bentwaters Park, Rendlesham, IP12 2TW	10.82	Housing	Site not within, adjoining or well related to the form of a settlement
Rendlesham	699	Bentwaters Park, Rendlesham, IP12 2TW	92.80	Holiday lets / Housing	Site not within, adjoining or well related to the form of a settlement
Rushmere St Andrew	88	Land at 868A and 876 Foxhall Road	2.14	Housing	Unsuitable vehicle access.
Rushmere St Andrew	182	Land off Tuddenham Lane, Adjacent to Millbank House	1.27	housing	Unavailable
Rushmere St Andrew	182	Land off Tuddenham Lane, Adjacent to Millbank House	1.27	housing	Site not within, adjoining or well related to the form of a settlement
Rushmere St Andrew	332	Land at and south of 4 Playford Road	0.18	Housing	Below size threshold
Rushmere St Andrew	353	Land at Rushmere St aAndrew Sports Club	7.96	Housing	Unavailable
Rushmere St Andrew	1060	Land at Ipswich Town Football Club training ground, Playford	8.72	Playing fields	Made available for other use

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
		Road, Rushmere St Andrew			
Rushmere St Andrew	1082	Land North of Humber Doucy Lane (open space), Rushmere St Andrew	4.00	Open Space / Playing Field	Made available for other use
Rushmere St Andrew	1125	Land at Playford Corner, north for Playford Road	40.04	Housing/sports & recreation/community use	Site not within, adjoining or well related to the form of a settlement
Rushmere St Andrew	994	Land to north of Playford Lane, Rushmere St Andrew	5.97	Housing	Narrow lane unsuitable for this level of development.
Saxmundham	33	Land adjacent to Fromus House, Street Farm Road	0.18	Car parking	Made available for other use
Saxmundham	92	Land at The Chestnuts, Church Road	0.62	physical limits extension (not specified)	Unavailable
Saxmundham	123	Land at Carlton Gate, Brook Farm Road	0.39	housing	Unavailable
Saxmundham	219	Land at former Bus Depot, Street Farm Road	0.16	mixed use	Unavailable
Saxmundham	568	Land adjacent and North of Keats Close, Saxmundham, IP17 2BH	1.15	Housing	Site not within, adjoining or well related to the form of a settlement
Saxmundham	830	Land at Saxmundham Station, Station Approach	0.16	Housing	Below size threshold
Saxmundham	841	Land adj to The Old Forge	0.91	housing/employment	Unavailable
Saxmundham	1080	land north of Tollgate Cottage, North Entrance, Saxmundham	1.00	Housing	Unavailable
Saxtead	291	Land opposite Old Post Office Cottages, The Green	0.24	Housing	Unavailable
Shottisham	240	Land at Trust Hall, The Street	0.17	Housing	Unavailable
Shottisham	900	Land surrounding Trust Hall, The Street	0.91	Housing	Unavailable

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
Shottisham	902	Land east of St. Margaret's House, The Street	0.54	Housing	Unavailable
Shottisham	948	Site west of Heath Road	0.38	Housing	Unavailable
Shottisham	1134	Land adjacent Ford Hill / Shottisham Creek	0.18	Housing	Below size threshold
Shottisham	1135	Land south of Villa Hill, Shottisham	0.79	Housing	Significant access constraints limit the suitability of development on the site.
Sibton	11	Land adjoining Eva's Place, Sibton Green, IP17 2JX	0.20	Housing	Site not within, adjoining or well related to the form of a settlement
Sibton	278	Land north of The Pump House, off A1120	0.25	Housing	Unavailable
Sibton	314	Land east of the White Horse Inn, Halesworth Road	0.41	Housing	Unavailable
Sibton	315	Land north of The Boltons, Pouy Street	0.29	Housing	Unavailable
Snape	215	Land to the south of Priory Road	1.18	Housing	Unavailable
Snape	392	land at Ismyr Cottage, Priory Lane	0.03	residential	Unavailable
Snape	519	Land off Church road, Church common, Snape	2.38	Housing	Site not within, adjoining or well related to the form of a settlement
Snape	1013	Brick Kiln Park, Church Road, Snape	0.99	Housing	Site not within, adjoining or well related to the form of a settlement
Sudbourne	131	Land at Woodlands Farm, Hyde Park Corner	1.56	Housing	Site not within, adjoining or well related to the form of a settlement
Sudbourne	152	Land to the East of Wood Farm	9.12	housing	Unavailable
Sudbourne	202	land at Corner Farm, Snape Road	1.63	housing	Unavailable

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Sweffling	104	land to the rear of Lodge Bungalow	0.38	Housing	Unavailable
Sweffling	122	Land at Poplartree Farm, Holdans Lane	0.23	Housing	Unavailable
Sweffling	365	Land north of Glenavon, Glemham Road	0.17	Housing	Unavailable
Sweffling	366	Land south of Little Dernford, Glemham Road	0.11	Housing	Below size threshold
Theberton	320	Land north west of Eastbridge Farm	0.16	Housing	Below size threshold
Theberton	321	Land south of Lyndon Cottages, Bakers Hill	0.11	Housing	Below size threshold
Thorpeness	957	Land to the north of Beacon Hill Lane, Thorpeness	0.35	Housing	Unavailable
Trimley St Martin	356	Land surrounding Ham's Farmhouse, east of Kirton Road	92.05	Mixed use	Unavailable
Trimley St Martin	364	Land south 146 Kirton Road	1.87	Housing (assumed)	Unavailable
Trimley St Martin	497	Blue Barn Farm, Trimley St Martin	0.97	Housing	Site not within, adjoining or well related to the form of a settlement
Trimley St Mary	114	Land at 182 High Road	0.42	Not specified	Unavailable
Trimley St Mary	141	Land at Station Nursery, Cordys Lane	1.12	employment	Unavailable
Trimley St Mary	211	Land off Gaymers Lane and adjacent to 179 High Road	0.83	housing	Unavailable
Trimley St Mary	446	Searsons Farm, Cordy's Lane	0.42	Housing and Open Space	Site not within, adjoining or well related to the form of a settlement
Trimley St Mary	665	Land adjacent to 33 Thurmans Lane, Trimley St Mary	3.86	housing	Site entirely within an Area to be Protected from Development.

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
Trimley St Mary	667	Land to the north of Thurmans Lane and to the east of the A14	4.52	housing	Unavailable
Trimley St Mary	759	Land West of Port Felixstowe Road	4.74	Housing and Open Space	Site is Area to be Protected from Development.
Trimley St Mary	790	Land adjacent to 33-37 Thurmans Lane	3.73	Housing	Unavailable
Trimley St Mary	950	Land at Faulkners Way	1.02	Housing	Unavailable
Trimley St Mary	985	Land at Thurmans Lane, Trimley St Mary	1.24	Housing	Unavailable
Trimley St Mary	992	Land rear 194 High Road, off Thurmans Lane, Trimley St Mary	0.17	Housing	Below size threshold
Tunstall	214	Land at site of former allotments, off Tunstall Green	0.31	housing	Unavailable
Tunstall	727	South of Snape Maltings	16.74	Tourism	Made available for other use
Tunstall	728	Land to the East of Snape Maltings	3.15	Tourism	Made available for other use
Tunstall	1108	Land adj. Hill Cottages (B1069), Tunstall	2.41	Tourism	Made available for other use
Tunstall	546	Land West of Blaxhall Church Road	1.14	Housing	Unsuitable for development. Significant access and visibility constraints.
Ubbeston	161	Land at Green Farm, The Green	0.08	housing	Below size threshold
Ufford	44	Adjacent to Bridge Cottage, Yarmouth Road	0.14	Housing	Unavailable
Ufford	143	Land at Spring Lane and Yarmouth Road	4.54	n/a (Housing)	Unavailable
Ufford	425	Land off Barrack Lane, Ufford, IP13 6DU	0.74	Housing	Site not within, adjoining or well related to the form of a settlement

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Ufford	426	Land at East Lane, Ufford	0.47	Housing	Site not within, adjoining or well related to the form of a settlement
Ufford	472	Land Adjacent to Keeper's Cottage High Street	0.37	housing	Site not within, adjoining or well related to the form of a settlement
Ufford	488	Land South of 'Cambrai', Yarmouth Road	1.94	Housing	Site not within, adjoining or well related to the form of a settlement
Ufford	811	Land adj to houses at Lodge Road, High Street	0.43	Housing	Unavailable
Ufford	908	Land west of Yarmouth Road and east of A12	21.20	Mixed Use	Site not within, adjoining or well related to the form of a settlement
Ufford	909	Land in between A12 and Yarmouth Road	2.89	Mixed Use	Unsuitable due to vehicle access via A12 access road.
Ufford	1107	Land to the rear of 48 High Street	0.02	Housing	Below size threshold
Ufford	1147	Land at Hill Farm, High Street, Ufford	1.16	Housing	Site not within, adjoining or well related to the form of a settlement
Waldringfield	82	Land adj Rose Cottage, Fishpond Road	0.95	housing	Site not within, adjoining or well related to the form of a settlement
Waldringfield	395	land at Gorse Farm, Newbourne Road	6.81	residential	Unavailable
Waldringfield	509	Waldringfield Golf Club, Newbourne Road, IP12 4PT	36.59	Leisure/housing/tourism	Site not within, adjoining or well related to the form of a settlement
Walpole	70	Land at Walpole Bridge, opposite Bridge House	0.55	Physical limits extension	Site is in flood zone 3b

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
Walpole	708	Land east of Old Hall Farm	0.7	Industrial	Although the adjacent site serves an existing demand for employment and has a good level of market attractiveness, this site is rated unsuitable due to its location, lack of access to services and access.
Walpole	709	Land south of Old Hall Farm	1.17	industrial	Although the adjacent site serves an existing demand for employment and has a good level of market attractiveness, this site is rated unsuitable due to its location, lack of access to services and access.
Walpole	710	Land South East of Old Hall Farm Walpole Halesworth IP19 9AU	1.25	Housing	Site not within, adjoining or well related to the form of a settlement
Wenhaston	58	Land adjacent to Brackenway, Blackheath Road, Wenhaston	0.09	Housing	Below size threshold
Wenhaston	203	Land adjacent to Brick Kiln Farm, Mells	4.14	housing	Unavailable
Wenhaston	205	Land at Glenholme, Blackheath Road	0.57	housing	Unavailable
Wenhaston	229	Land between Hill Farm and Braeside, Blyford Lane	0.09	Housing	Unavailable
Wenhaston	473	Land Adjacent to Heath Road Wenhaston Ted's Field	2.20	Housing	Site not within, adjoining or well related to the form of a settlement

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
Wenhaston	928	Land west of the Street	1.83	Housing/Leisure/Open Space	Narrow roads and no footways. Could not support large scale development.
Wenhaston	1074	land west of Herons Nest, Church Road, Wenhaston	0.14	Housing	Below size threshold
Wenhaston	1144	Part Side Garden Of Glenholme, Blackheath Road, Wenhaston	0.14	Housing	Below size threshold
Westerfield	80	Land adj Linden House, Lower Road	0.39	Housing	Unavailable
Westerfield	160	Land at Mill Farm, Westerfield Road	0.25	housing or employment	Unavailable
Westerfield	168	Land at Lower House Farm, Lower Road	0.08	Housing	Below size threshold
Westerfield	805	Land adj Old Glebe House, Main Road	14.83	Open space	Made available for other use
Westerfield	806	Land adj to Giffords, Tuddenham Lane	15.10	Open space	Made available for other use
Westerfield	847	land to the south of Westerfield Hall Farm, Westerfield Road	1.14	Housing	Unavailable
Westerfield	848	land to the east of Westerfield Hall Farm, Westerfield Road	12.83	Housing	Unavailable
Westerfield	849	land to the north of White Lodge, Westerfield Road	0.27	Housing	Unavailable
Westleton	4	land to the rear of Sunnyside, The Hill	0.48	Housing	Unavailable
Westleton	407	land to the east of Wash Lane	0.70	residential	Unavailable
Westleton	442	land north of Love Lane	1.05	residential	Unavailable
Westleton	877	Land to the rear of The Vicarage,	0.53	Housing	Unavailable

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Parish / Town	Site Ref	Site Address	Site Area	Proposed Use	Reason site not identified as potential site
		Darsham Road			
Wickham Market	14	Land opposite the Post Office, High Street	0.10	Physical limits reduction	Made available for other use
Wickham Market	110	Land east of The Drift and north of 224-238 High Street	0.14	Housing	Unavailable
Wickham Market	196	land adjacent to 22 Spring Lane	0.83	Affordable Housing	Unavailable
Wickham Market	582	Land rear of Deben Court, Chapel Lane	0.72	Housing	Site not within, adjoining or well related to the form of a settlement
Wickham Market	879	Land adjacent to The Old Vicarage, Crown Lane	0.05	Housing	Unavailable
Wickham Market	880	Land rear of The Old Vicarage, Crown Lane	0.22	Housing	Unavailable
Wickham Market	881	Land rear of The New Vicarage, Crown Lane	1.70	Housing	Unavailable
Wickham Market	1113	3 Corner Field, Wickham Market, Woodbridge, Suffolk	1.1	Housing	Island site so pedestrian crossings would be required. This does not appear feasible due to lack of connections and rural nature of road.
Wickham Market	1142	Land adj. Gelham Hall, Gelham Hall Road, Wickham Market	1.74	Allotments	Made available for other use
Wickham Market	1148	Land at Mill Lane, Wickham Market	0.39	Car Park	Made available for other use
Witnesham	75	land to the rear of Leaside Lodge, B1077	0.70	Physical limits extension	Made available for other use
Witnesham	305	Land north of Three Corners, B1077	0.07	Housing	Unavailable
Witnesham	491	Land opposite Burwash Cottages	1.92	Housing	Unavailable

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		Main Road, Witnesham			
Witnesham	995	Land to the south of Primary School, Witnesham	0.80	Housing	Site not within, adjoining or well related to the form of a settlement
Witnesham	1049	Land at and surrounding Greenway, Hall Lane, Witnesham	0.46	Housing	Unavailable
Woodbridge	191	land adjacent Kings Knoll, Broomheath	0.23	Housing	Unavailable
Woodbridge	373	Land at Wyvale Garden Centre, Grundisburgh Road	2.54	Housing development	Unavailable
Woodbridge	452	Land off Duke's Park	12.75	Housing/Retail	Development of the site unlikely to be suitable due to landscape impacts and coalescence between Martlesham and Woodbridge. The site is identified as an important gap in Martlesham Neighbourhood Plan.
Woodbridge	513	Land at Saddlemaker's Lane, Woodbridge, IP13 6AA	15.80	Housing	Site not within, adjoining or well related to the form of a settlement
Yoxford	22	The Pig Farm, Middleton Road	5.21	Housing	Unavailable
Yoxford	66	land to the rear of Field End, Little Street	0.22	Housing	Unavailable
Yoxford	76	Land adj to Toad End, Little Street	0.16	Physical limits extension	Made available for other use
Yoxford	166	Land adj Clematis Cottage, Little Street	0.18	housing	Unavailable
Yoxford	167	Land opposite The Hollies, Little Street	0.40	housing	Unavailable

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Yoxford	454	Land West of Old High Road, Yoxford	1.37	housing	Development of the site would result in loss of Historic Park and Garden.

Appendix L: Committed housing supply (31.3.18)

Planning Ref	Parish	Location	Outstanding number of applications	No units estimated for completion per year																
				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
Sites with permission for five or more dwellings																				
C/12/2573	Aldeburgh	Aldeburgh Brickworks, Saxmundham Road	8	8																
DC/15/3103/FUL DC/16/1226/FUL	Aldeburgh	Land between 36 & 38 Leiston Road	4	4																
DC/17/1462/FUL	Aldeburgh	Police Station, Leiston Road	19	10	9															
DC/16/2883/OUT	Alderton	Land Adjacent To 45 And 50 Watson Way	10	4	5	1														
C/05/0668 DC/17/3136/AME	Aldringham-cum-Thorpe	Land fronting Old Homes Road	10	10																
DC/16/2997/FUL DC/17/5074/VOC	Badingham	The Barn, Mill Road	10	5	5															
DC/15/4157/OUT	Bawdsey	School Lane	13		13															

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Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year																	
				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
DC/15/51 70/OUT DC/17/38 72/ARM DC/18/03 39/DRC DC/18/03 40/DRC	Benhall	Land south of Corner Cottages & Forge Close, Main Road	9		9																
DC/16/08 73/FUL DC/17/04 76/DRC	Bucklesham	6 Levington Lane	11		5	5	1														
C09/1862	Campsea Ashe	1-6, 9 & 10 Ullswater Road	7	7																	
DC/14/18 44/OUT	Charsfield	Land east of St Peters Close	20		5	15															
C/11/112 3 DC/17/07 24/DRC	Chillesford	Land/buildings at Chillesford Lodge Estate	14		7	7															
C/04/132 9	Cransford	land adjacent to Cherry Trees	5	1	4																

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Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year																	
				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
DC/13/29 33/OUT DC/17/46 82/ARM		Land to the rear of 1 & 2 Chapel Cottages adjoining, The Street	20		10	10															
C13/0060 DC/15/11 00/FUL DC/16/35 95/FUL	Earl Soham	Land south of Glebe Cottage Surgery, The Street	1																		
DC/14/22 44/FUL	Easton	Easton Primary School And Land Adjacent, The Street, Easton	14	11	3																
C/08/191 3	Felixstowe	Stowe House, 105 Cliff Road	9		5	4															
C/07/019 3	Felixstowe	85-93 St Andrews Road	5	5																	
C07/2364 C13/1012 DC/14/09 92 DC/16/43 81	Felixstowe	Cliff House, Chevalier Road, Hamilton House & Car Park, Hamilton Road	23	23																	

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Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year																
				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
DC/14/34 32/OUT DC/17/23 79/ARM	Felixstowe	Land adj. 11 Penfold Road	5	2	3															
DC/15/03 32/FUL	Felixstowe	38 - 40 Victoria Street	5	1	4															
DC/13/38 21/OUT DC/16/54 43/ARM	Felixstowe	Walton Green South High Street Walton Felixstowe	170	50	50	50	20													
DC/13/30 69/OUT DC/16/37 76/ARM DC/18/13 04/AME	Felixstowe	Land West Of Ferry Road Residential Centre Ferry Road Felixstowe Suffolk	197		50	50	50	47												
DC/15/24 71/FUL	Felixstowe	23 & 25 Crescent Road	18					18												
DC/13/25 05/FUL DC/18/02 12/DRC	Felixstowe	Marlborough Hotel, Sea Road, Felixstowe	24			12	12													

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Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year																
				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
DC/15/01 51/FUL DC/16/09 17/VOC DC/18/20 70/DRC	Felixstowe	North Sea Hotel, Sea Road	23			12	11													
DC/16/39 62/OUT	Felixstowe	Land at junction of Garrison Lane & High Road West	10			5	5													
DC/16/04 31/FUL	Felixstowe	Former The Buregate Public House, Sea Road	5	5																
DC/16/15 21/FUL	Felixstowe	Meri Rauha, 1 High Beach	4		4															
DC/17/15 04/FUL	Felixstowe	101 Bath Road	4	4																
DC/15/11 28/OUT	Felixstowe	Land at Candlet Road	560			30	50	50	60	60	60	60	60	60	60	10				
DC/17/32 11/FUL	Felixstowe	Land between Treetops and Candlet Road	6		6															
DC/17/27 89/FUL	Felixstowe	Dorincourt Court House, 41 Undercliff Road West	4	4																

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Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year																	
				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
DC/16/09 86/PN3 DC/16/44 24/PN3	Felixstowe	Anzani House, Anzani Avenue	197																		
DC/16/36 01/FUL DC/16/54 00/FUL	Felixstowe	Suffolk Private Retirement Home, 9 Sea Road	8	8																	
C/08/079 5 C/13/077 3 DC/14/04 35/VLA DC/15/04 44/ARM	Framlingham	Land off Station Rd	23	23																	
DC/13/32 34/OUT DC/15/24 09/ROC DC/17/26 12/DRC DC/17/34 90/DRC	Framlingham	Land South East Of Rawlings Cottage, Saxtead Road, Framlingham	10			5	5														

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Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year																	
				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
DC/15/10 90/FUL	Framlingham	The Woodyard. Vyces Road	5		5																
DC/15/27 59/FUL	Framlingham	Land at Mount Pleasant	63	42	21																
DC/14/27 47/FUL	Framlingham	Fairfield Road	163	34	57	52	20														
DC/15/19 49/FUL	Framlingham	Atlasfram Group Ltd, New Road	10	10																	
DC/15/09 60/FUL	Framlingham	Os 9634, Brook Lane	14	14																	
DC/16/21 15/FUL	Framlingham	The White Horse, 27 Well Close Square	4		4																
DC/16/23 45/FUL	Framlingham	Police Station, Badingham Road	4		4																
DC/16/43 55/FUL	Framlingham	Os 4700, Saxtead Road, Framlingham	24		12	12															

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				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
DC/16/53 86/FUL	Framlingham	26 Fore Street	8		4	4															
DC/16/38 63/OUT	Hacheston	Land south of Solomans Rest, The Street	10			10															
C/89/072 0	Hollesley	Duck Corner / Rectory Road	5																		
DC/15/04 96/OUT DC/16/05 51/ARM	Hollesley	Glebe House Residential Care Home, Rectory Road	10	1	5	4															
C/13/032 0	Hollesley	Land at Mallard Way, Off Rectory Road	16	6	6	4															
DC/13/36 93/OUT DC/14/35 33/FUL	Hollesley	Heath Dairy Farm, Melton Road	7	2	4	1															
DC/16/27 70/FUL	Kesgrave	Land at Emerald Close	8	5	3																
DC/13/24 61/FUL	Knodishall	Land Opposite 57 To 61 Judith Avenue, Knodishall	8	2	6																

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				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
C04/1826 DC/16/21 11/FUL	Leiston	15 High Street	7	6	1																
DC/14/31 66/OUT DC/17/16 17/FUL	Leiston	Abbey View Lodges Orchard House 105 Abbey Road	8	5	3																
DC/16/05 27/OUT DC/17/36 53/ARM	Leiston	Former Gas Works, Carr Avenue	20	20																	
DC/16/19 61/OUT	Leiston	Johnsons Farm, Saxmundham Road	187			25	50	50	37	25											
DC/16/09 31/FUL	Leiston	Land west of Mill Cottage, Valley Road	18		18																
DC/16/13 22/OUT	Leiston	Abbey Road	100			30	50	20													
DC/16/21 04/OUT	Leiston	Land at the rear of St Margarets Crescent	77					35	42												
DC/17/37 73/FUL	Leiston	Land at Colonial House, Station Road	6	6																	

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Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year																	
				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
DC/17/16 05/FUL	Leiston	Land at Red House Lane	65	17	36	12															
DC/16/19 92/FUL	Martlesham	Land off Blacktiles Lane	47		27	20															
C/12/225 5	Melton	Land Between 1 Potash Cottages And Woodroyd Cottage, Woods Lane, Melton	7	7																	
DC/13/24 25/FUL	Melton	Land north of New Quay Court, Old Maltings Approach	2	2																	
DC/14/09 91/OUT DC/18/20 46/ARM	Melton	Land north of Woods Lane	73			50	23														
DC/17/16 98/ARM	Melton	Phase 1 - Land north of Woods Lane	101	65	36																
DC/16/00 15/FUL	Melton	The Old School Site, The Street	2	2																	
DC/16/29 00/FUL	Melton	Land rear of 23-37 Hall Farm Road	8		8																

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Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year																	
				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
DC/17/18 84/FUL	Melton	Site of former Factory Warehouse, Melton Road	54		30	24															
DC/13/32 29/OUT DC/16/11 57/ARM	Otley	Hillview, Church Road, Otley	35	1	15	14	5														
C/01/075 9	Peasenhall	OS 0960 Mill View Farm, Mill Road	2	2																	
C/12/193 0	Purdis Farm	Western part of land at Trinity Park & land at White House Farm, Felixstowe Road	300																		
DC/17/42 34/FUL	Rendlesham	Vacant Site Redwald Road	7			7															
C93/0722 C7777/3/ 6	Rushmere St Andrew	Bixley Farm (b)	26		13	13															
C/11/003 6 C/13/005 1	Rushmere St Andrew	Land r/o 82-94 Woodbridge Rd & 14-18 Playford Rd	5		5																
C12/0237	Rushmere St Andrew	Phase 6, 7 & site A, Bixley Farm	36	23	13																
DC/14/24 73/OUT	Rushmere St Andrew	Land adjacent 155 The Street	14			14															

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Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year																	
				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
DC/16/45 82/FUL	Rushmere St Andrew	Land West Of Clovelly Close	6		6																
DC/14/14 97/FUL	Saxmundham	Land East Warren Avenue, Church Hill	74	53	21																
DC/15/31 97/FUL	Saxmundham	Land off South Entrance	5		5																
C/11/153 9 DC/16/07 09/ARM	Saxmundham	Former County Primary School, Fairfield Road	16	2	3	2	5	4													
DC/17/22 00/FUL	Saxmundham	Bakery, back of Market Place	6	6																	
C/10/327 8	Sudbourne	Former Walled Garden, Sudbourne Park	4	4																	
DC/16/11 07/FUL	Trimley St Mary	Land on the south side of Thurmans Lane	41	38	3																

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				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
DC/16/21 22/OUT	Trimley St Mary	Land Adjacent To Mill Farm Thomas Avenue	50		20	30															
DC/17/53 36/FUL	Trimley St Mary	Land to the east of Water Tower, Spriteshall Lane	6		6																
C/13/021 9 DC/15/15 25/ARM	Trimley St Martin	Land at and adj Mushroom Farm, High Road	1		1																
DC/16/32 11/FUL	Trimley St Martin	28 Old Kirton Road, Trimley St Martin	5	5																	
DC/16/19 19/FUL	Trimley St Martin	Land At High Road	69		23	23	23														
DC/16/21 19/OUT	Trimley St Martin	Land South Of High Road	70		20	50															
C/05/021 0 C/11/104 7 DC/14/30 76/FUL	Tunstall	Snape Maltings, Snape Bridge	43		15	15	13														

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				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
DC/13/24 57/OUT DC/16/30 47/ARM	Tunstall	Land west of Street Farm, School Road	33	23	10																
DC/14/35 60/FUL DC/14/35 58/FUL	Ufford	Pt land at Crown Nurseries, High Street	34	24	10																
DC/15/23 74/OUT	Ufford	Land At Hill Farm, Yarmouth Road	7		7																
DC/14/36 60/FUL DC/16/22 10/FUL	Westerfield	Fullers Field	13	3	5	5															
DC/15/50 31/OUT	Westerfield	Land at Old Station Works, Westerfield Road	35					35													
DC/16/27 65/FUL	Westerfield	Land north of The Mount, Church Lane	5		5																
C11/0097 C12/2509 C13/0112	Wickham Market	210,212,216A & land surrounding, High Street	1	1																	

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				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
C12/2072 DC/14/32 52/ARM	Witnesham	Land at Warrens Barn, Jacks Field, The Street	6	6																	
DC/16/10 37/FUL	Witnesham	Fynn Valley Golf Club, Rose Hill	14	1	10	3															
C/04/182 3 C/08/014 3 C/11/108 7 DC/17/02 36/FUL	Woodbridge	Land at Notcutts Garden Centre, Ipswich Road	25																		
DC/16/48 23/FUL	Woodbridge	Former Police Station, Grundisburgh Road	13	5	5	3															
DC/15/18 63/FUL	Woodbridge	1 Quay Street	4		4																
DC/17/11 95/FUL	Woodbridge	64-66 New Street	5		5																
DC/17/18 09/FUL	Woodbridge	34 Grundisburgh Road	5	5																	

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				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
DC/16/4008/FUL	Woodbridge	Queens House, Woodbridge School, Burkett Road	31		31																
Sites with planning permission for less than 5 dwellings			445	159	179	63	36	8													
Allocated sites without planning permission – Adopted and Made Plans																					
Policy SSP3	Aldeburgh	Land rear of Rose Hill, Saxmundham Road	10			10															
Policy SSP4	Aldringham	Land to the east of Aldeburgh Road	40			10	15	15													
Policy SSP10	Kelsale	Land south of Ambleside, Main Road	30		30																
Policy SSP11	Orford	Land north of Mill Close	10		10																
Policy SSP12	Rendlesham	Land west of Garden Square	50				5	10	10	10	10	5									
Policy SSP13	Rendlesham	Land east of Redwald Road, Rendlesham	50				25	25													
Policy SSP14	Saxmundham	Land north-east of Street Farm	65		19	36	4														

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				18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
Policy SSP15	Shottisham	Land opposite the Sorrel Horse	10		10															
Policy SSP17	Westerfield	Land south of Lower Road	20					20												
Policy SSP19	Witnesham	Land at Street Farm	20				5	5	5	5										
Policy FPP5	Felixstowe	Land north of Conway Close	150					50	50	50										
Policy FPP7	Trimley St Martin	Land off Howlett Way	360				50	50	50	50	50	50	60							
Policy FRAM25	Framlingham	Land off Victoria Mill Road	30								15	15								
Policy FRAM28	Framlingham	The Old Gas Works site, College Road	7								7									
MEL20	Melton	Land off Wilford Bridge Road	55							15	20	20								

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Sites where principle of development is accepted																				
DC/16/27 78/OUT	Felixstowe	Land north of Walton High Street	385			50	50	50	50	50	50	50	35							
DC/17/39 67/FUL	Felixstowe	Site Of The Former Cavendish Hotel, Sea Road	59		10	20	20	9												
DC/17/14 35/OUT	Martlesham	Land south and east of BT Adastral Park	2,000		150	150	150	150	260	260	260	260	260	100						
DC/17/28 40/FUL	Woodbridge	Council Offices	100			15	30	30	25											

Appendix M: Trajectory of suitable, available and achievable sites

Site Number	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post 2036
3	251				25	50	50	50	50	26										
7	25				10	15														
15	17						7	10												
16	8											8								
20	8						8													
30	71				21	25	25													
37	6			6																
52	260				20	50	50	50	50	40										
54	10				10															
62	38				18	20														
74	5						5													
96	13			6	7															
98	8					8														
102	15				5	10														
108	11						5	6												
119	13						6	7												
125	63					20	20	23												
135	23					10	13													
175	125							25	50	50										
178	4				4															

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Site Number	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post 2036
192	63						20	20	23											
194	8				8															
195	17					7	10													
199	5						5													
216	4						4													
244	36						16	20												
245	9						9													
254	56					16	20	20												
255	69						19	30	20											
261	57						27	30												
271	11							11												
285	26						10	16												
309	10				10															
322	4				4															
330	21						10	11												
335	11			5	6															
342	13					6	7													
351	77						20	30	27											
371	18						10	8												
372	43						20	23												
375	4					4														
380	8				8															
387	24				10	14														

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Site Number	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post 2036
388	11				11															
398	8				8															
402	22						5													
408	34						14	20												
415	15					7	8													
419	44				20	24														
420	43						20	23												
422	15				10	5														
423	182					32	50	50	50											
424	22			10	12															
427	20				10	10														
428	274					24	50	50	50	50	50									
432	35				15	20														
433	54					20	20	14												
441	27				10	17														
447	18			8	10															
449	28				10	18														
450	57				17	20	20													
451	268					50	75	75	68											
453	13				6	7														
455	22				10	12														
459	5			5																
462	52					25	27													

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Site Number	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post 2036
464	23				10	13														
465	20				10	10														
467	6				6															
468	10									10										
469	60				20	20	20													
470	29				14	15														
471	37				17	20														
475	3				3															
476	4						4													
477	30						15	15												
482	21						10	11												
485	2620						50	100	100	100	100	100	100	100	100	150	150	150	150	1170
487	29			10	19															
490	353						50	100	100	103										
493	58				18	20	20													
494	208					50	50	50	58											
496	14			7	7															
499	119			20	50	49														
501	8					8														
503	17						7	10												
504	4					4														
505	18			8	10															
506	92								30	30	32									

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Site Number	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post 2036
508	16				6	10														
510	56						16	20	20											
511	117						20	50	47											
512	17							7	10											
514	104			30	30	44														
515	76									25	25	26								
518	7			7																
520	1232						32	100	100	100	100	100	100	100	100	100	100	100	100	100
521	32			12	20															
526	268					40	75	75	50	28										
531	12				6	6														
532	45				20	25														
533	466					50	100	100	100	100	16									
534	9			9																
535	13							6	7											
542	14					7	7													
543	8					8														
544	23			10	13															
547	335			30	50	50	75	75	55											
549	30				15	15														
550	108			20	40	48														
551	383						50	75	100	100	50	8								
552	55				25	30														

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Site Number	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post 2036
553	5			5																
554	25			10	15															
555	12						6	6												
557	30				15	15														
558	8			8																
559	84					24	30	30												
560	22						10	12												
561	35					15	20													
563	11				5	6														
564	9						9													
565	11			5	6															
567	13						6	7												
569	31			15	16															
603	34						14	20												
640	8						8													
642	9				9															
650	8						8													
651	25					5	5	5	5	5										
652	7			7																
660	17				7	10														
684	26							10	16											
685	6				6															
686	8				8															

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Site Number	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post 2036
690	110			30	30	30	20													
691	61				30	31														
692	208				30	50	50	50	28											
693	19			9	10															
694	4						4													
695	13				6	7														
703	8			8																
711	18						8	10												
713	257					30	50	50	50	50	27									
714	495						50	75	75	100	100	50	45							
715	54						24	30												
717	141						40	50	51											
718	15				5	10														
719	6			6																
731	49				20	29														
736	7				7															
739	25				10	15														
740	35				15	20														
742	180			30	50	50	50													
743	190						40	50	50	50										
746	204					50	50	50	54											
749	66					20	20	26												
750	876					50	100	100	100	100	100	100	100	100	26					

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Site Number	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post 2036
751	55				20	35														
754	17			7	10															
755	152						50	50	52											
756	122						22	50	50											
757	204				20	50	50	50	34											
758	149					20	50	50	29											
760	12			6	6															
761	12			6	6															
762	13			6	7															
764	25					10	15													
765	6				6															
766	23			10	13															
769	5			5																
771	94								30	30	34									
772	170													20	50	50	50			
774	23						10	13												
775	9						9													
776	41			20	21															
777	13			6	7															
780	47					20	27													
783	3				3															
784	11				5	6														
797	6					6														

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Site Number	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post 2036
798	6						6													
800	247							30	50	50	50	50	17							
801	174							24	50	50	50									
802	114					20	50	44												
812	13				6	7														
816	100				20	50	30													
855	5				5															
856	9				9															
874	8					8														
878	80					20	30	30												
890	23						10	13												
896	64				30	34														
901	8						8													
910	17						7	10												
911	3						3													
916	5				5															
941	163						30	50	50	33										
953	38					18	20													
959	31				11	20														
981	56				20	20	16													
997	6						6													
1001	7				7															
1012	300					50	100	100	50											

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Site Number	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post 2036	
1018	39						19	20													
1020	84			20	34	30															
1028	33				13	20															
1035	4						4														
1042	20						10	10													
1045	21				10	11															
1054	77				25	25	27														
1055	116				20	50	46														
1061	7					7															
1062	6					6															
1077	8				8																
1083	148						48	50	50												
1084	159						30	50	50	29											
1085	143				20	50	50	23													
1087	2585						50	100	100	100	100	150	150	150	150	150	150	150	150	150	935
1088	19						9	10													
1089	42						20	22													
1091	72								20	20	32										
1092	792						92	100	100	100	100	100	100	100							
1099	15						5	10													
1100	16						6	10													
1102	21						10	11													
1105	3							3													

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Site Number	Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post 2036
1109	8				8															
1110	9					9														
1111	27					10	17													
1112	39					19	20													
1114	19							9	10											
1115	11									5	6									
1116	6				6															
1119	42						20	22												
1121	92						22	30	30	10										
1123	18						8	10												
1130	300					50	100	100	50											
1132	5				5															
1133	30						15	15												
1138	375						50	75	100	100	50									
1139	128						30	50	48											
1145	340						40	50	100	100	50									
	22082	0	0	422	1410	2236	3205	3291	2647	1694	1072	692	612	570	426	450	450	400	400	2105