

Ipswich Economic Area Employment Land Supply Assessment Suffolk Coastal

Suffolk Coastal District Council

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Contents

1.0	Introduction	1
	Scope of Study	1
	Structure of the Report	2
2.0	Methodology	3
	Staged Approach	3
	Summary	6
3.0	Land Supply Assessment and Key Findings	7
	Overview	7
	Key Findings	9
4.0	Implications for Meeting Future Needs	13
	Scope of Analysis	13
	Demand for Employment Land	13
	Employment Land Demand/Supply Balance	24
	Cross Boundary Needs	26
	Overall Conclusions	27

Appendices

Appendix 1: ELSA Methodology

Appendix 2: Suffolk Coastal Local Constraints Data

Appendix 3: ELSA Site Assessments

1.0 Introduction

- 1.1 Lichfields was commissioned by Ipswich Borough Council, Babergh, Mid Suffolk and Suffolk Coastal District Councils ('the Councils') to prepare an Employment Land Supply Assessment (ELSA) for the Ipswich Economic Area (IEA) covering Ipswich, Suffolk Coastal, Mid Suffolk and Babergh.
- 1.2 The ELSA follows on from the Employment Land Needs Assessment (ELNA) prepared in March 2016, and the Ipswich Economic Area Sector Needs Assessment prepared in September 2017. These studies assessed quantitative and qualitative requirements for employment land for all authorities within the Ipswich Economic Area to 2031 and 2036.¹ These reports did not consider the current or future supply of employment land. Therefore the purpose of the ELSA is undertake an assessment of the supply of employment land in each of the four authorities in light of identified future requirements to help inform emerging employment policies and allocations.
- 1.3 The ELSA has been divided into separate reports as follows:
- Babergh and Mid-Suffolk;
 - Ipswich; and
 - Suffolk Coastal (this report).
- 1.4 Following adoption of the Suffolk Coastal District Local Plan Core Strategy & Development Management Policies (July 2013), the Council was required to undertake an early review and has set a timetable for working on a Local Plan Review.
- 1.5 The issues and options consultation stage was underway until 30th October 2017. To inform the early review the Council undertook a call for sites exercise between September and October 2016, and some of these sites are considered in this report.

Scope of Study

- 1.6 In the context of the work currently being undertaken to inform the early review, the purpose of this ELSA report is to evaluate the quality of current and potential employment land in Suffolk Coastal District as well as to assess the attractiveness of these sites to the market and their likely deliverability. The suitability of these sites to meet future B class (and non B class where appropriate) floorspace needs is also considered. The assessment will help to determine which existing employment sites could be protected or proposed employment sites which could be allocated for B class employment. Conversely, the assessment also identifies poorer quality sites where initiatives for upgrading or release for other uses could be considered.

Limitations

- 1.7 Aside from primary information gathered through site visits, the analysis in this report relies upon third party data and other information. Lichfields has not independently verified third party data including planning constraints, planning histories and site ownership information provided. The study has used the latest information available at the time of preparation in early to mid-2017 with site visits undertaken in October 2016 to January 2017, and therefore may not reflect planning decisions issued since then. An important consideration for any technical work of this type is that it is inevitably a point-in-time assessment.

¹ The 2016 ELNA also considers future employment land needs in Waveney.

Structure of the Report

1.8 The report is structured as follows:

- **Section 2: Methodology** sets out the methodology adopted for the site assessments in this report;
- **Section 3: Land Supply Assessment and Key Findings** provides an overview of the types of sites assessed and their locations. The section then goes on to set out the key findings of the assessment for existing and proposed employment sites; and
- **Section 4: Implications for Meeting Future Needs** considers the findings of the site assessments in the context of identified future requirements to help inform emerging employment policies and allocations.

2.0 Methodology

- 2.1 The methodology for the site assessments in the ELSA has been agreed with Babergh and Mid Suffolk and Suffolk Coastal authorities. The Ipswich report applies an alternative methodology. The assessment criteria are broadly consistent with the Babergh and Mid Suffolk District Council Strategic Housing and Economic Land Availability Assessment (SHELAA). However, some aspects of the SHELAA methodology have been amended to reflect the nuances needed for the assessment of employment sites rather than housing sites.
- 2.2 The agreed methodology is in accordance with the requirements of the Planning Practice Guidance (PPG). The Housing and Economic Development Assessments section of the PPG states that local authorities should:
- 1 consider their existing stock of land, identifying the demand for and supply of employment land and determine the likely business needs and future market requirements;
 - 2 consider the locational and premises requirements of particular types of business;
 - 3 consider projections and forecasts to help identify where sites have been developed for a specific economic use;
 - 4 analyse supply and demand to identify whether there is a discrepancy between quantitative and qualitative supply and demand for employment sites; and
 - 5 identify where gaps in local employment land provision exists by comparing the available stock of land with the requirements of the area.
- 2.3 The analysis of sites has been undertaken using a combination of site visits and desk-top reviews of background information including 'Call for Sites' information and other information supplied by the Council.

Staged Approach

- 2.4 The stages (stages a to d) of the methodology adopted for the site assessments undertaken in this report are set out below:

a. Absolute Constraints Check

- 2.5 If any site is wholly affected by one or more of the constraints listed below, it has been filtered from further assessment as development would contravene national planning policy/legislation.
- SPA, SAC, SSSI or RAMSAR;
 - National Nature Reserve;
 - Ancient Woodland;
 - Flood Zones 2 and 3 (although this is considered an absolute constraint, in Ipswich there is evidence in the SFRA which allows site specific circumstances to be taken into account);
 - Scheduled Ancient Monument;
 - Statutory Allotments; and
 - Locally Designated Green Space.

b. Suitability

- 2.6 For sites which have no absolute suitability constraints, the analysis of the existing and proposed employment sites in the IEA is undertaken using a number of scored assessment

criteria. These assessment criteria are set out below. The assessment criteria represent broad groupings to be analysed and reflect a number of individual factors for assessment (set out in detail at Appendix 1).

- 2.7 Not all of the local constraints and factors below are relevant to each local authority assessed. Appendix 2 includes a list of local constraints provided to Lichfields for assessment of the Suffolk Coastal sites.

Constraints

- Access to Site;
- Access to wider transport networks;
- Accessibility to local services and facilities;
- Utilities Capacity;
- Utilities Infrastructure;
- Contamination and ground stability;
- Flood Risk; and
- Market Attractiveness.

Impacts

- Landscape, Strategic Gaps and Agricultural Land;
- Townscape;
- Biodiversity and Geodiversity;
- Historic Environment;
- Open Space;
- Transport and Roads;
- Compatibility of neighbouring/adjoining uses; and
- Contribution to Regeneration.²

- 2.8 These criteria mainly relate to the inherent value of a site for employment use rather than its current conditions, although such characteristics would also be noted. Each site is categorised using a balanced judgment against each individual assessment criteria using red, amber, grey or green (RAG) (red = poor, green = very good). No individual weightings are attached to different criteria and due to the method of scoring, no conclusion on an overall total or score for each individual site has been reached.

- **Red** impacts and constraints rule out the suitability of a site. Any site assessed as 'red' against any type of constraint or impact will be discounted from the assessment and the site will not be considered deliverable or developable, unless there is a clear justification or substantial public benefit in accordance with the NPPF why there may be an exception for example regeneration.
- **Amber** impacts and constraints will not immediately rule the site is unsuitable but may require some mitigation for employment development.
- **Green** impacts represent no constraint or impact.

² Contribution to Regeneration is not formally assessed using the RAG scoring as it has no specific criteria; however comments have been made on this criterion in the site assessments where information is available.

c. Availability

- 2.9 For proposed employment sites, the availability of the site is assessed where information is provided on landowner intentions for development of the site, the availability of the site for development will be categorised as short (0-5 years), medium (5-10 years) or long term (more than ten years). Medium and long term availability is termed 'Available in the Future (6+ years) in the remainder of the assessment.
- 2.10 A site will be considered available (0-5 years) where the landowner/promoter has expressed an intention to develop or sell the site for development and there are no known legal constraints. For a site to be deliverable there must be confirmation from the landowner/promoter that the site could become available for development in 0-5 years.
- 2.11 Sites with unresolved ownership problems such as multiple ownerships with no agreements or where there are multiple owners and all of their intentions are not known, the presence of ransom strips, tenancies and covenants will not be considered available unless there is a reasonable prospect the constraints can be overcome (5-10 or 10+ years).
- 2.12 Where the ownership of the site and intentions for development are unknown, this has been marked as unknown availability. This means that at this stage there is not enough information to conclude whether the site is available or not.
- 2.13 The availability of existing employment sites has not been assessed. As they are operational employment sites their availability for development is unrelated to the assessment.

d. Achievability

- 2.14 The judgement on the achievability of a site and its viability is influenced by, market attractiveness, its location in respect of property markets and any known likely abnormal costs associated with the site in relation to overcoming identified constraints or other barriers to delivery of the site for employment. Where there is not enough information available to consider whether a proposed scheme is achievable, or barriers to delivery have been identified which may impact the viability of a scheme, the site is assessed as having unknown/marginal achievability.
- 2.15 The achievability of existing employment sites has not been assessed. As they are operational employment sites their achievability is already established in the assessment.

Site Assessment

- 2.16 On the basis of stages a) to d) and conclusions on suitability, availability and achievability, the assessment considers whether sites are 'deliverable' or 'developable'. The National Planning Policy Framework (NPPF) defines these at footnotes 11 and 12 of paragraph 47 of the NPPF.
- Deliverable – *“sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.”*
 - Developable – *“sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.”*
- 2.17 The overall approach to the assessment of employment sites is different to those for housing because inevitably the potential type, range and scale of development could be much wider for employment uses and the specific parameters of a scheme are, in the majority of cases, not identified. Therefore for some aspects of the assessment the impact of employment development is less certain or may be unknown, but the approach has been applied in line with the PPG definitions set out above.

Potential Uses

- 2.18 Where information is available on the owner's intentions for development of the site or there is relevant planning history that informs appropriate development of the site (e.g. from information provided by the Council) this will be noted when considering potential uses for the site. If this information is not available the most appropriate deemed use class(es) will be identified based on the remainder of the site assessment. The potential uses of the site will be set out into the following B class uses where appropriate:
- B1 Business: offices (B1a), research & development (B1b) and light industrial (B1c);
 - B2 General Industrial; and
 - B8 Storage and Distribution: warehouses, wholesale centres and distribution centres.

Summary

- 2.19 The Suffolk Coastal sites assessed have been provided to Lichfields by the Council and include sites put forward through the 'Call for Sites' process for assessment in the SHELAA, employment allocations, existing employment sites and some other public land.
- 2.20 This assessment includes an exercise in identifying which existing employment sites are better suited to employment uses and should be safeguarded, focusing on the suitability assessment of the site only. Proposed employment sites are assessed against the availability and achievability criteria also. Sites are classified in overall terms by the extent to which they are deliverable and developable.

3.0

Land Supply Assessment and Key Findings

3.1

This section of the report introduces the sites which have been assessed as part of the ELSA in Suffolk Coastal and provides a summary of the individual site assessments.

Overview

3.2

A total of 79 sites have been assessed. These sites are categorised as follows:

- Suffolk Coastal SHLAA (2014) Employment Site;
- Sites submitted to the Suffolk Coastal Call for Sites process (2016); and
- Employment Allocations (Site Allocations, Area Specific Policies Development Plan Document, adopted 2017 and sites within the Felixstowe Peninsula Area Action Plan adopted in January 2017).

3.3

As per the above agreed methodology the analysis specifically does not include commentary on any Neighbourhood Plans, but this does not mean that an assessed site is necessarily not included within one. The adopted Site Allocations and Area Specific Policies DPD (January 2017) acknowledges the importance of Neighbourhood plans in providing site and area specific policies and that they are important in implementing the Core Strategy, including replacing “saved” policies in the old Local Plan.

3.4

A breakdown of the sites assessed for Suffolk Coastal and their categories is provided below in Table 3.1.

Table 3.1 Split of sites assessed in the Suffolk Coastal ELSA

	Suffolk Coastal
SHLAA Employment Site	21
Call for Sites	31
Employment Allocations	27
Total	79

Source: Lichfields analysis

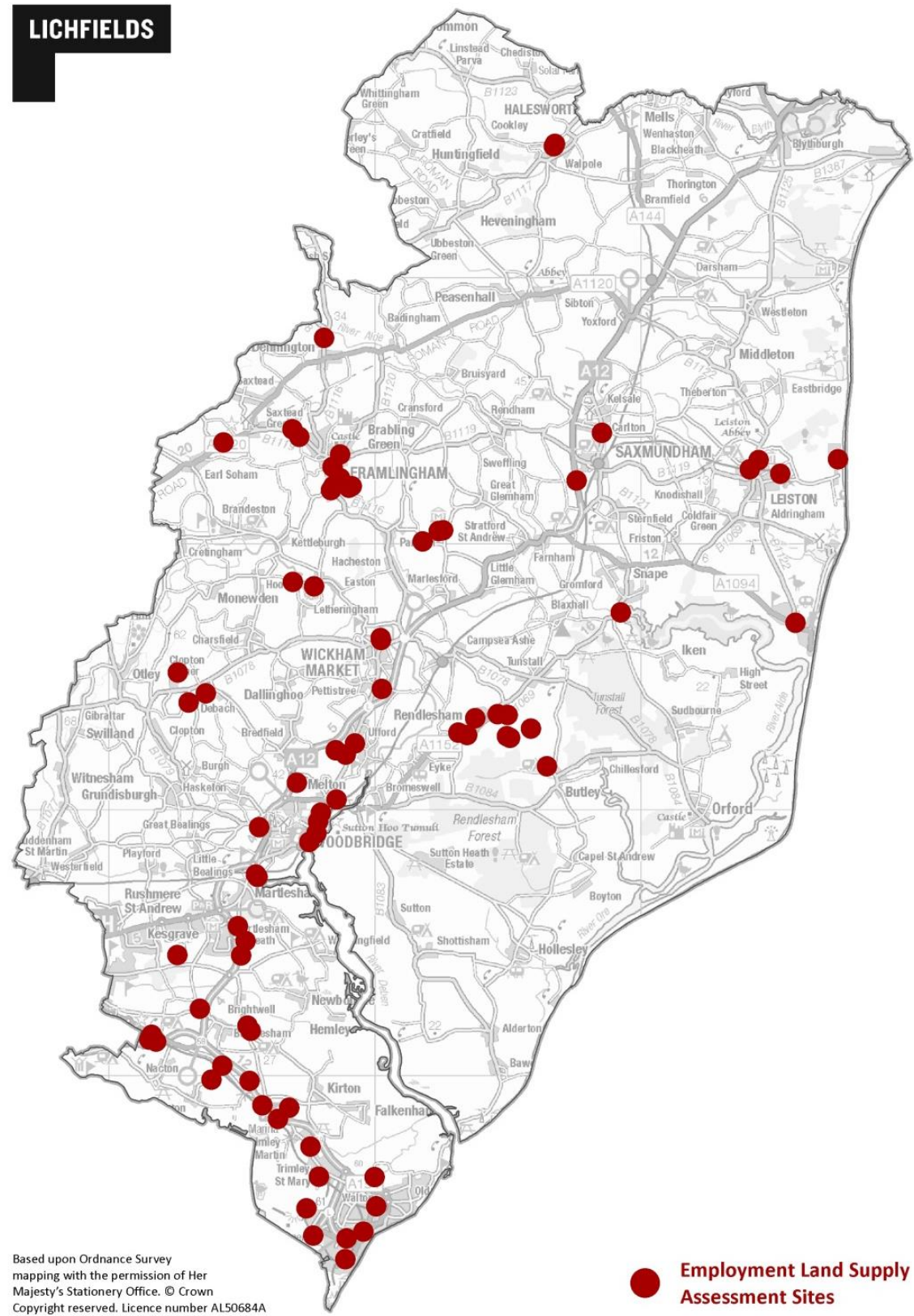
3.5

The geographical spread of the 79 sites assessed is set out below in Figure 3.1. There is a notable clustering of sites in the southern part of the District in and around Felixstowe and along the A12 and A14. In total the site assessments cover just under 1,867ha of land.

3.6

Detailed site assessments are presented as a two page individual site pro forma per site with an accompanying site location map contained in Appendix 3.

Figure 3.1 Sites assessed in Suffolk Coastal



Source: Lichfields analysis

Key Findings

- 3.7 Of the 24 existing employment sites considered (mostly Employment Allocations), 14 are assessed as being suitable. However, against the prescribed methodology, 10 of the existing employment sites are assessed as being unsuitable due to a combination of factors such as local access, location within the AONB and flood risk. However, these sites are currently operational employment sites.

Table 3.2 Assessment of Existing Employment Sites in Suffolk Coastal

	Total Sites
Suitable	14
Not Suitable	10
Total	24

Source: Lichfields analysis

- 3.8 Of the remaining 55 proposed employment sites (this includes sites which are partly existing employment sites) the study has identified no deliverable sites which are considered to be suitable, available and achievable for employment development. This is largely because there are a total of 29 proposed employment sites which are not deliverable or developable based on current information including sites where ownership information is not available. All of these sites are however suitable and if further information were submitted to overcome the unknown factors concerning availability and achievability they potentially could be reassessed as being deliverable or developable sites through the development of the Local Plan.
- 3.9 Finally, a total of 36 sites are assessed as being unsuitable against the agreed methodology. Eight of these sites were filtered at the absolute constraints stage as they are 100% or close to 100% in Flood Zone 3. The remaining sites were assessed as being unsuitable for varying combinations of the following reasons:
- Poor local and strategic road access;
 - Poor access to local services including amenities and labour nearby;
 - Poor access to public transport;
 - Landscape impacts;
 - Incompatibility with neighbouring uses;
 - At least half of the site is within Flood Zones 2/3; and
 - Poor market attractiveness.
- 3.10 An overall summary of the assessment is provided in Table 3.3 overleaf.

Table 3.3 Deliverability and Developability of Proposed Employment Sites in Suffolk Coastal

	Number of Sites				Percentage of Total Sites
	Existing Employment Sites	Proposed Employment Site	Existing & Proposed Employment Site	Total	
Suitable, Available, Achievable	13	19	1	33	
Deliverable Sites (0-5 years)	13	19	1	33	41.8%
Suitable, Available in the future, Achievable	0	0	0	0	
Suitable, Available in the future, Unknown/Marginal Achievability	0	0	0	0	
Developable Sites (5+ years)	0	0	0	0	0.0%
Suitable, Unknown Availability, Achievable	1	12	1	14	
Suitable, Unknown Available, Unknown/Marginal Achievability	0	0	0	0	
Not Deliverable or Developable based on Current Information	1	12	1	14	17.7%
Not Suitable	10	20	2	32	
Not Deliverable or Developable	10	20	2	32	40.5%
Total	24	51	4	79	100.0%
of which suitable	14	31	2	47	59.5%

Source: Lichfields analysis

3.11

Table 3.4 sets out the deliverability and developability of sites based on site area. The 33 sites that are assessed as being deliverable represent 23.5% of the total area of all assessed sites, indicating that those identified as deliverable are smaller than average. The 32 sites assessed as not deliverable or developable cover nearly two thirds (62.5%) of the total site area.

Table 3.4 Deliverability and Developability of Proposed Employment Sites in Suffolk Coastal, by Area

	Site Area (ha)				Percentage of Total Site Area
	Existing Employment Sites	Proposed Employment Site	Existing & Proposed Employment Site	Total	
Deliverable Sites (0-5 years)	140.1	287.0	7.8	434.9	23.5%
Developable Sites (5+ years)	0.0	0.0	0.0	0.0	0.0%
Not Deliverable or Developable based on Current Information	0.3	256.0	2.3	258.6	14.0%
Not Deliverable or Developable	550.3	596.1	9.4	1,155.9	62.5%
Total	690.8	1,139.1	19.5	1,849.4	100.0%
of which suitable	140.4	543.0	10.1	693.5	37.5%

Source: Lichfields analysis

- 3.12 Table 3.5 sets out the assessed suitable uses for the sites and whether they are deliverable or developable. As noted previously, a large proportion of the total site area has been assessed as being unsuitable for employment development. 585.3ha, equivalent to 31.6%, of the combined site area is assessed as being suitable for mixed (B1/B2/B8) use. 12.2ha (0.7%) is assessed as suitable for industrial (B1c/B2/B8) use while 7.3ha (0.4%) is assessed as suitable for office (B1a/B1b) use. The majority of this potential industrial and office space is assessed as being deliverable.

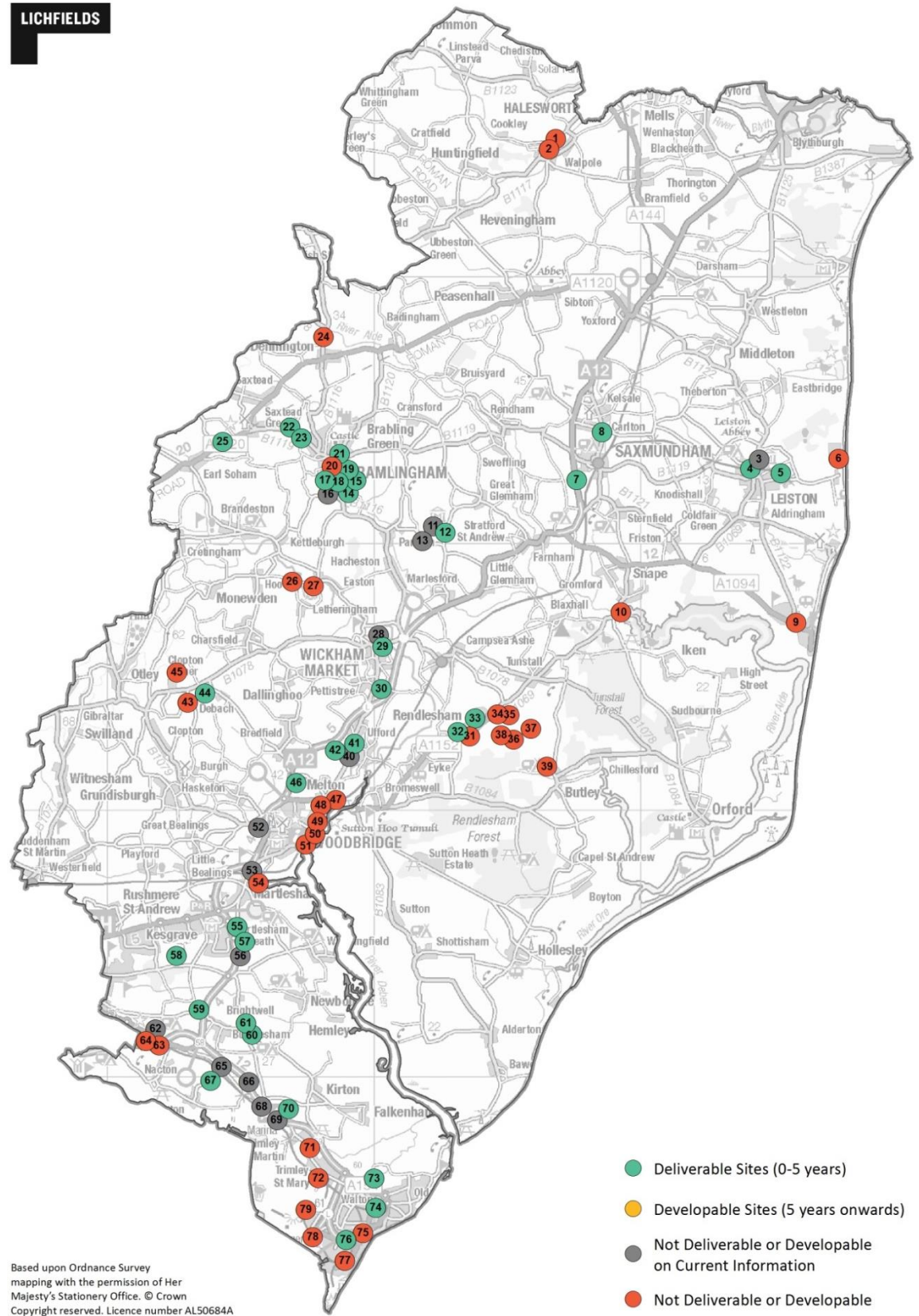
Table 3.5 Deliverability and Developability of Proposed Employment Sites in Suffolk Coastal, by Assessed Suitable Use

	Assessed Suitable Use (ha)					Percentage of Total Site Area
	Office (B1a/B1b)	Industrial (B1c/B2/B8)	Mixed (B1/B2/B8)	Unsuitable	Total	
Deliverable Sites (0-5 years)	5.4	12.2	417.3	0.0	434.9	23.5%
Developable Sites (5+ years)	0.0	0.0	0.0	0.0	0.0	0.0%
Not Deliverable or Developable based on Current Information	0.0	0.0	168.0	90.5	258.6	14.0%
Not Deliverable or Developable	1.9	0.0	0.0	1,154.0	1,155.9	62.5%
Total	7.3 (0.4%)	12.2 (0.7%)	585.3 (31.6%)	1,244.5 (67.3%)	1,849.4 (100.0%)	100.0%
of which suitable	5.4	12.2	585.3	90.5	693.5	37.5%

Source: Lichfields analysis

- 3.13 The location of all employment sites, colour-coded to reflect whether they are considered to be deliverable, developable, not deliverable or developable based on current information, or not deliverable or developable, is shown on Figure 3.2 overleaf.

Figure 3.2 Sites Assessed in Suffolk Coastal



4.0 Implications for Meeting Future Needs

- 4.1 This section considers the findings of the employment site assessments in the context of identified future requirements for Suffolk Coastal to identify the implications for meeting employment needs in future.

Scope of Analysis

- 4.2 Key findings from the Ipswich Economic Area Sector Needs Assessment (SNA) (September 2017) are summarised below. It should be noted that the scope of analysis with regards to the future demand for and supply of employment space is limited to the portfolio of sites that have been considered as part of the ELSA study. Beyond these, there may be other sites located across Suffolk Coastal (either allocated or unallocated currently) that offer potential to accommodate business and employment needs over the new Local Plan period.
- 4.3 Similarly, whilst the SNA considers the future growth potential and spatial/location requirements associated with all sectors of the economy in Suffolk Coastal, a comparison of these demand drivers with the supply position can only be undertaken with regards to B class employment uses, due to the nature of sites that have been appraised through the ELSA. The extent to which the Suffolk Coastal local authority area is able to accommodate future growth needs associated with other, non B use class sectors will need to be explored through other technical evidence base work.

Demand for Employment Land

Employment Land Requirements

- 4.4 The Ipswich Economic Area SNA provides an updated 'baseline' scenario of labour demand for Suffolk Coastal using the latest forecasts of job growth contained within the 2016 release of the EEFM. Office based jobs are expected to record the most significant growth, and to a much lesser extent, distribution based jobs. Manufacturing based jobs are forecast to decline across all local authority areas in the IEA over the period to 2036.
- 4.5 In terms of total employment change at the IEA level, the 2016 EEFM release implies a broadly similar trajectory of growth to the earlier 2014 EEFM release which was applied as part of the 2016 ELNA study. However, a notable shift is evident in terms of growth assumptions for those sectors typically utilising B use class space. The 2016 EEFM forecasts expect non B use class sectors to drive the majority of employment growth across the IEA over the period between 2014 and 2036, most notably transport (part B class sector), recreation, hospitality and retail.
- 4.6 The latest 2016 EEFM data provides a much less positive view of employment growth potential for Suffolk Coastal when compared with the 2014 release. Both B class and total employment growth are expected to be lower based on the more recent 2016 EEFM release.
- 4.7 The updated employment floorspace requirements for Suffolk Coastal are summarised below in Table 4.1.

Table 4.1 EEFM Baseline Employment Space Requirements 2014 - 2036

Use Class	Suffolk Coastal (sq.m)
B1a – General Office	19,330
B1a – Serviced Business Centre and Business Park	2,590
B1a – Call centres	1,140
B1b – Science Park and Small Business Units	30,190
B1b – High tech R&D	2,580
Offices (B1a/B1b)	55,830
B1c / B2 – Industry	-15,980
B8 – Distribution (General, Smaller Scale)	24,380
B8 – Distribution (Larger Scale, Lower Density)	6,940
Industrial (B1c/B2/B8)	15,340
Total	71,170

Source: EEFM (2016)/Lichfields analysis

Note: totals rounded

4.8 Associated land requirements are summarised in Table 4.2.

Table 4.2 EEFM Baseline Land Requirements 2014 - 2036

Use Class	Suffolk Coastal (ha)
Offices (B1a/B1b)	10.6
Industrial (B1c/B2/B8)	3.8
All B Uses	14.4

Source: EEFM (2016)/Lichfields analysis

Note: totals rounded

Sector Growth Potential

4.9 The above projections provide a 'business as usual' view of growth potential largely based on past economic performance and trends and do not take account of planned developments or policies which could influence the future direction of economic growth. The EEFM employment projections should therefore be considered as an important starting point when considering the economic growth potential of the IEA, rather than a definitive guide or prescriptive requirement. Within the SNA study, the quantitative forecasts have been triangulated with a range of other sources of data and intelligence to arrive at an overall view of sector growth prospects across the study area. A summary of this analysis is provided below for B use class related sectors in Suffolk Coastal.

Business and Professional Services

4.10 An additional 2,870 jobs are forecast to be added in business and professional services in Suffolk Coastal in the period from 2014 to 2036, the second highest out of the IEA authorities. If the current spatial profile of the sector was maintained, new jobs and premises would be concentrated in Felixstowe, linked to the Port and the business and professional services found in that location. It is likely that new jobs would also be created at Ipswich Eastern Fringe and Woodbridge. Growth could partly be driven by firms located at Adastral Park, current and new links could be improved and created with the computing and technology businesses located there (for example, BT).

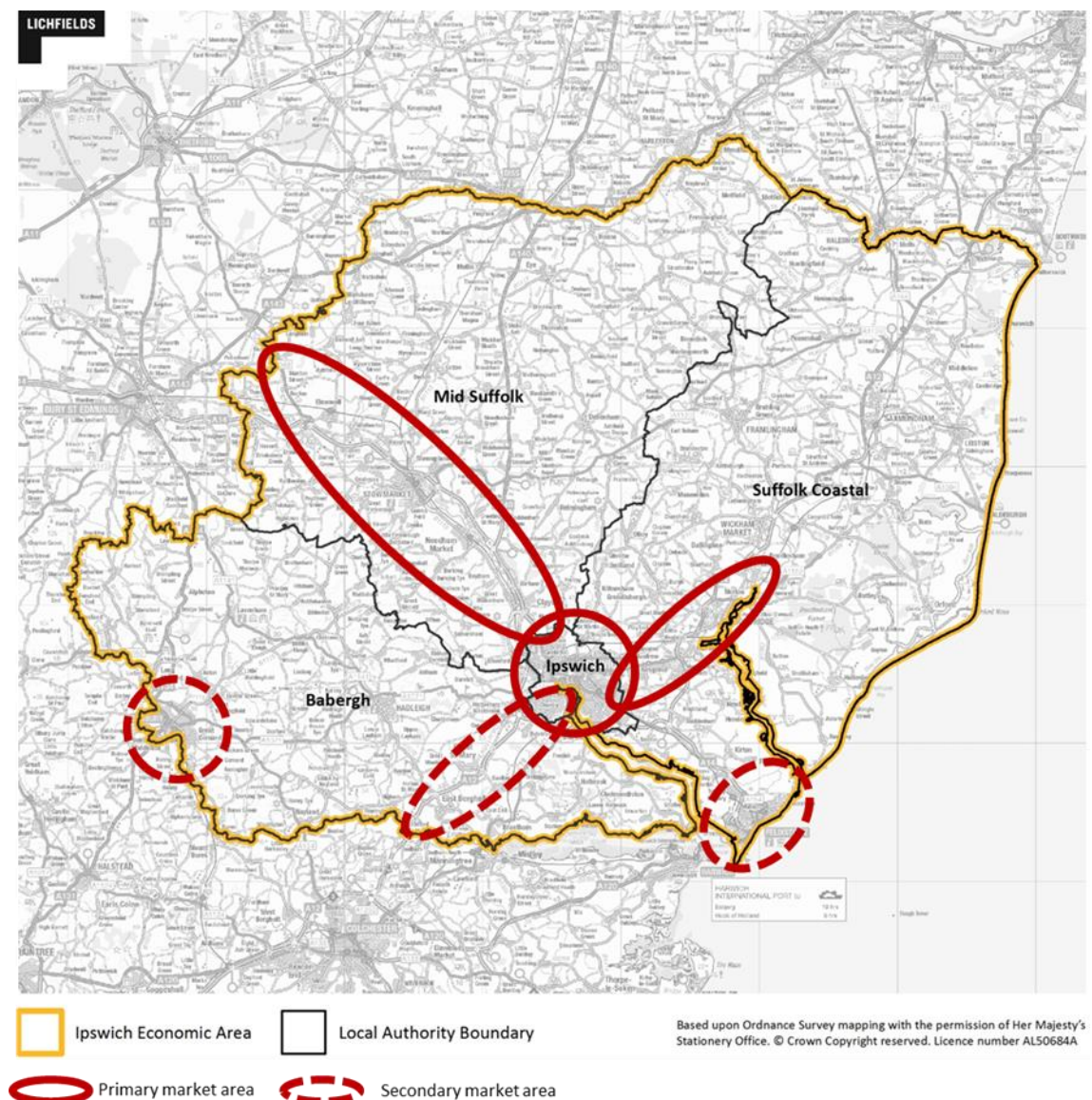
4.11 The nature of business and professional services means that the pattern of activity is inevitably dispersed widely across the IEA with many sub sectors and activities lending themselves to

flexible and remote working practices (such as homeworking). While there will always be key centres where larger firms seek to concentrate and benefit from existing networks, the focus of provision of accommodation for business and professional services activity going forward will also need to be placed upon good quality, modern space within a range of out of town and semi-rural locations that benefit from strong connectivity and also proximity to key settlements across the IEA. For some sectors, there will also be a reducing requirement for large scale, large floorplate premises and a preference for flexible premises that provide opportunities for 'agile' working practices and arrangements.

4.12

An overview of the key property market areas for the business and professional services sectors across the IEA is shown in Figure 4.1 below, alongside those areas and locations which attract the strongest levels of market demand.

Figure 4.1 Key Property Market Areas and Demand - Business and Professional Services

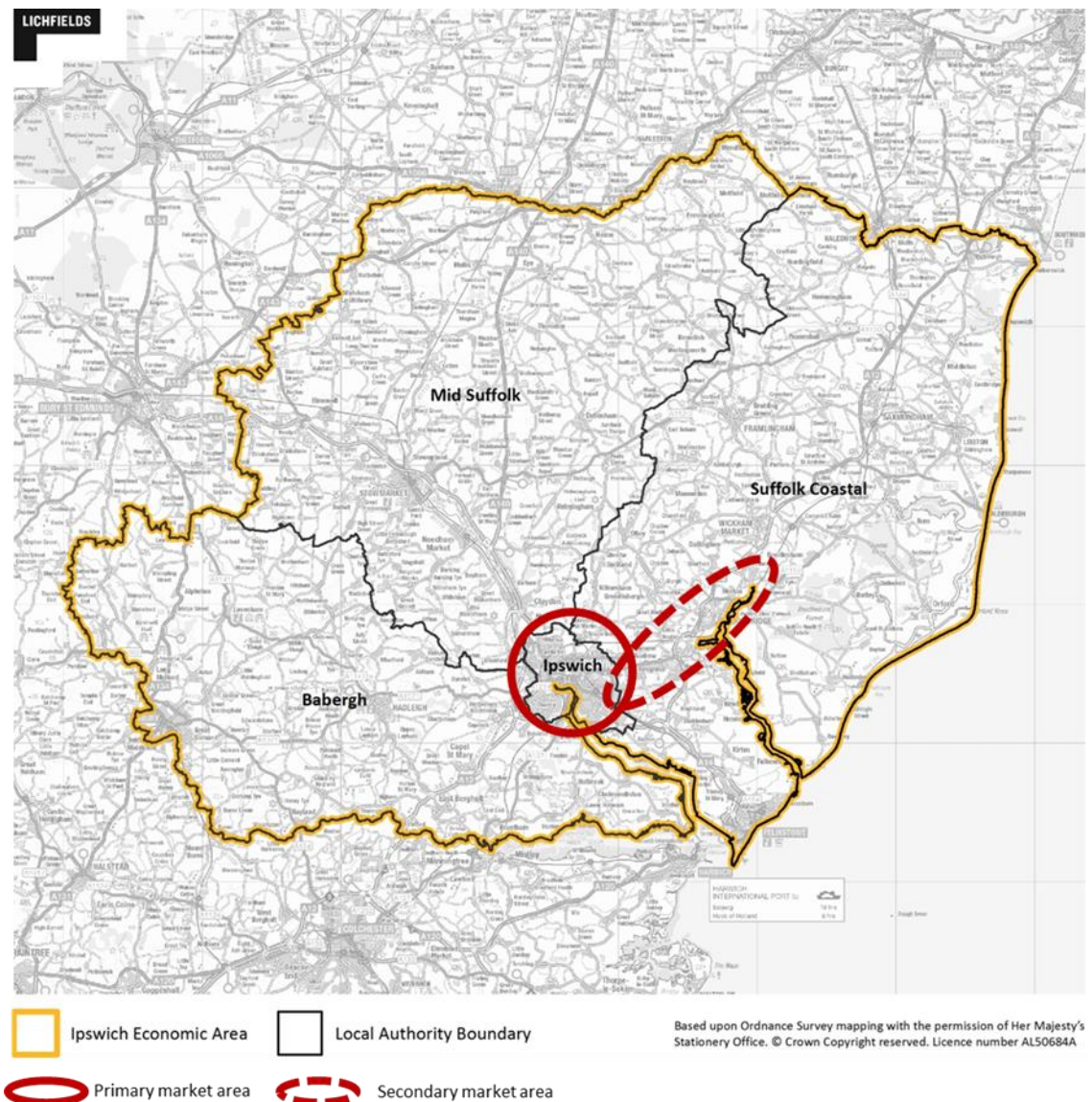


Source: Lichfields analysis (Ipswich Economic Area Sector Needs Assessment 2017)

Computing and Technology

- 4.13 Suffolk Coastal has the largest computing and technology sector within the IEA in employment terms, with 3,220 jobs representing 6.6% of total employment, with these jobs predominantly clustered at Ipswich Eastern Fringe, Felixstowe and Woodbridge. Some job growth is expected by the EEFM up to 2036, although the most significant growth potential is likely to come from BT's proposals to expand and regenerate Adastral Park and the surrounding area, coupled with strong growth prospects nationally for the ICT sector and anticipated investment in broadband infrastructure across Suffolk.
- 4.14 Whilst the overall trend across the IEA over recent years has been one of job decline within computing and technology, the SNA analysis suggests that the inherent USPs of the area as a place to start and grow a computing and technology related business (not least the presence of Adastral Park) could be sufficient to encourage and sustain a much higher level of economic growth over the study period to 2036 than implied by the latest baseline EEFM forecasts. Notwithstanding the centre of excellence and cluster of activity accommodated at BT's global research and development HQ, any sector growth strategy going forward should consider how other parts of Suffolk Coastal District can benefit from Adastral Park's success and profile, and what type of infrastructure and business premises are needed to encourage computing and technology related growth within other complementary locations. Provision of high quality superfast broadband will be key, as will availability of high specification office space and a supporting network of funding opportunities, skills provision and a talented workforce pipeline.
- 4.15 Figure 4.2 below summarises the location of key property market areas for the computing and technology sectors across the IEA, alongside those areas and locations which attract the strongest levels of market demand.

Figure 4.2 Key Property Market Areas and Demand - Computing and Technology



Source: Lichfields analysis (Ipswich Economic Area Sector Needs Assessment 2017)

Construction

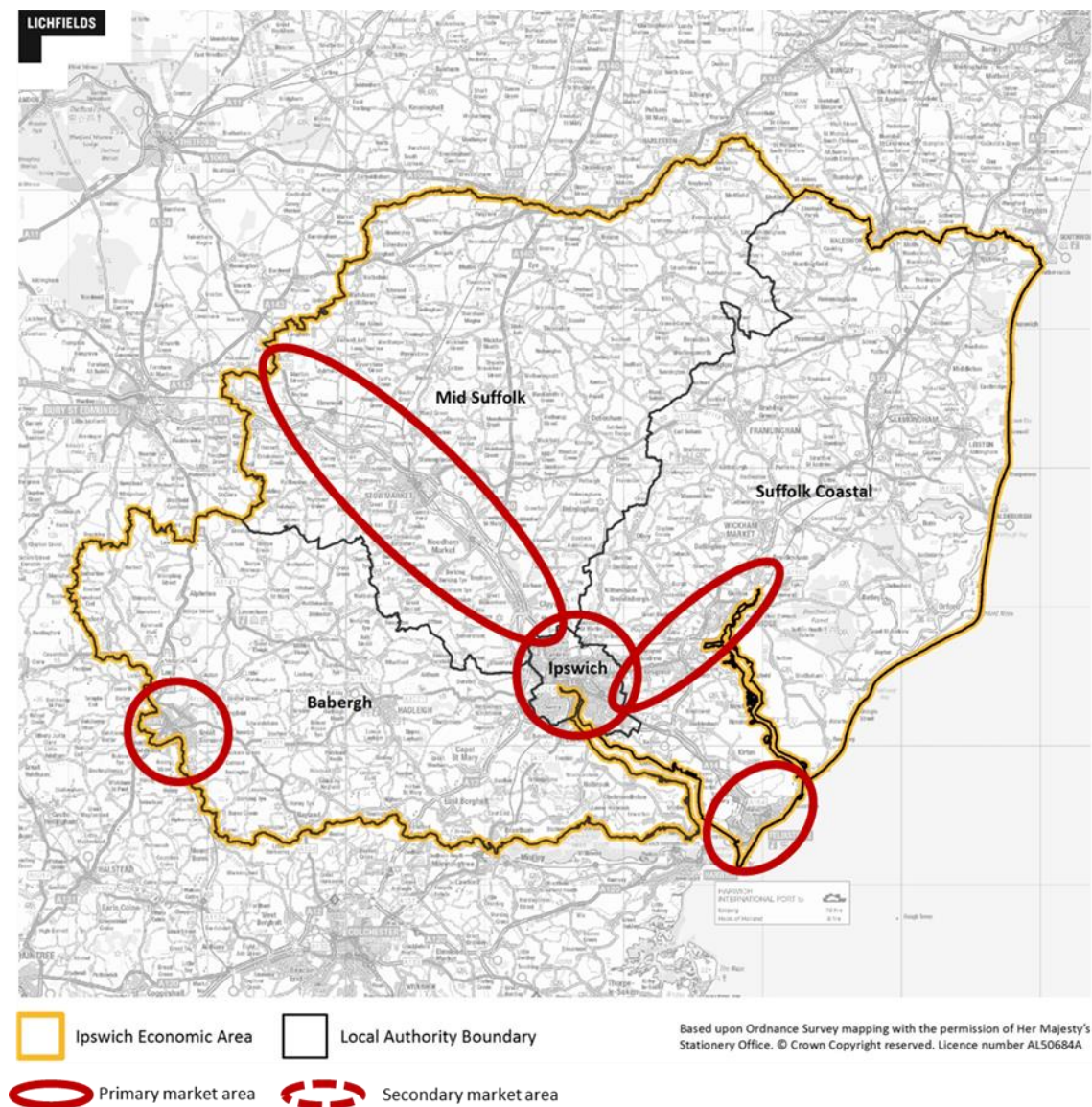
- 4.16 Construction employment in Suffolk Coastal is spread throughout the District, with the biggest clusters at settlements in the south of the District such as Martlesham, Woodbridge and Felixstowe. Of the four IEA authorities, percentage forecast growth within the sector is the lowest in Suffolk Coastal at 0.9% per annum until 2036. Therefore, there will be a need to ensure that there are sufficient business premises for construction premises, though this will be less pronounced than in Ipswich and Mid Suffolk where forecast growth is higher.
- 4.17 At a macro level, the construction sector is expected to record significant levels of employment growth over the coming years and this position is echoed across the IEA. Compared to some other sectors, construction related activity tends to be fairly widely dispersed across the study area, and this pattern of activity will influence how space will need to be planned for to accommodate business growth going forward. The key transport corridors (A12, A14) represent prime areas of market demand, while smaller District settlements also represent popular

locations for more localised construction based firms and this should be reflected within forthcoming planning policies relating to employment land provision.

4.18

Figure 4.3 below provides an overview of the strongest areas of market demand among construction related sectors in the IEA, and these include the greater Ipswich urban area, smaller settlements such as Felixstowe and Sudbury, as well as the A14 corridor north west of Ipswich and the Ipswich Eastern Fringe corridor. Aside from these locations, there will be an ongoing requirement for sufficient business premises for construction premises within smaller settlements and rural areas to satisfy the local demand which is relatively widely dispersed.

Figure 4.3 Key Property Market Areas and Demand - Construction



Source: Lichfields analysis (Ipswich Economic Area Sector Needs Assessment 2017)

Energy, Waste and Utilities

4.19

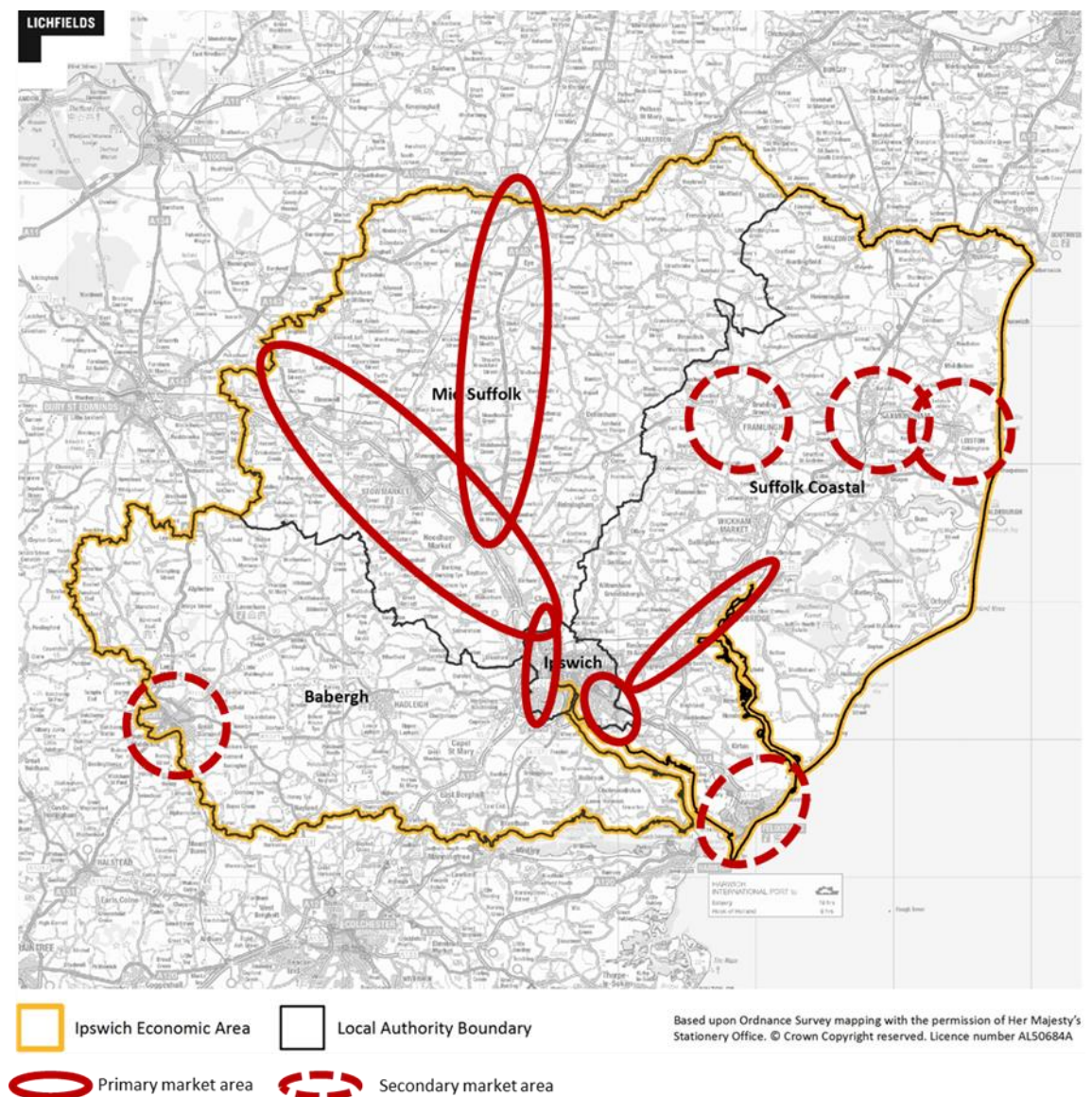
Suffolk Coastal's energy, waste and utilities jobs are clustered at Sizewell, with small clusters also found at Woodbridge and Ipswich Eastern Fringe. No overall change in employment in the sector is predicted up to 2036. The proposals for Sizewell C are important for the energy sector in Suffolk Coastal, and would provide a fillip to the sector should the scheme come forward.

- 4.20 In overall terms, the energy sector tends to be relatively self-contained within the IEA, and concentrated across a small number of key sites and locations. In employment terms, the sector has recorded limited levels of growth historically, and the latest EEFM baseline projections imply no real change to existing levels of employment by 2036. The key component of economic growth going forward is therefore likely to be increased productivity, and generating higher levels of economic output from existing assets and workforce. For this reason the LEP identifies energy as one of five high impact sectors which offer the opportunity for rapid growth in absolute terms and productivity. The area has a longstanding North Sea oil and gas industry, which is expanding into offshore wind energy, a third nuclear plant proposed at Sizewell, and several biomass plants being developed across the New Anglia LEP area. Supply chain linkages with other sectors such as agriculture are also significant. For the most part, premises requirements among energy related companies do not differ too far from other sectors, so a flexible approach will be required to accommodate sector growth going forward, alongside crucial infrastructure improvements and a clearer skills strategy to develop workforce skills courses in environmental sciences and energy related subjects.

Manufacturing

- 4.21 Clusters of manufacturing employment in Suffolk Coastal can be found at Felixstowe and Woodbridge, where there are a number of employers and premises. A number of larger premises are also located around Framlingham and Leiston, but there are limited numbers of large scale employers in the same locations. Although there are some large premises which are used by the manufacturing sector, they employ a relatively small number of people. The EEFM forecasts indicate that the sector will decrease over the period 2014-2036, by 1.2% per annum.
- 4.22 The latest EEFM projections imply an overall decline in manufacturing employment across the IEA as a whole and this reflects the recent pattern of job losses within manufacturing sectors over recent years. While for some manufacturing sub-sectors this trend could reasonably be expected to continue, advanced manufacturing and engineering stands out as providing a key opportunity to drive forward employment growth across the IEA, in particular in those areas with existing sector strengths and USPs, such as parts of Mid Suffolk, Sudbury, Sizewell and Ipswich town. While the evolution of the manufacturing sector is ongoing, local strategies for supporting continued manufacturing growth will need to take account of macro sector drivers such as the scope to promote co-location of R&D with production to maintain and build an 'industrial commons', diversify the supply of manufacturing workers to avoid future shortfalls and ensure that manufacturers utilise future workers effectively.
- 4.23 Figure 4.4 below provides an overview of the key property market areas for the manufacturing sector in the IEA and those areas and locations which attract the strongest levels of market demand. These principally include locations on the edge of the Ipswich urban area and the A14 corridor (with a particularly strong cluster at Stowmarket), although clusters are evident across all of the main towns and settlements in the study area, mostly serving local markets and manufacturing businesses.

Figure 4.4 Key Property Market Areas and Demand - Manufacturing



Source: Lichfields analysis (Ipswich Economic Area Sector Needs Assessment 2017)

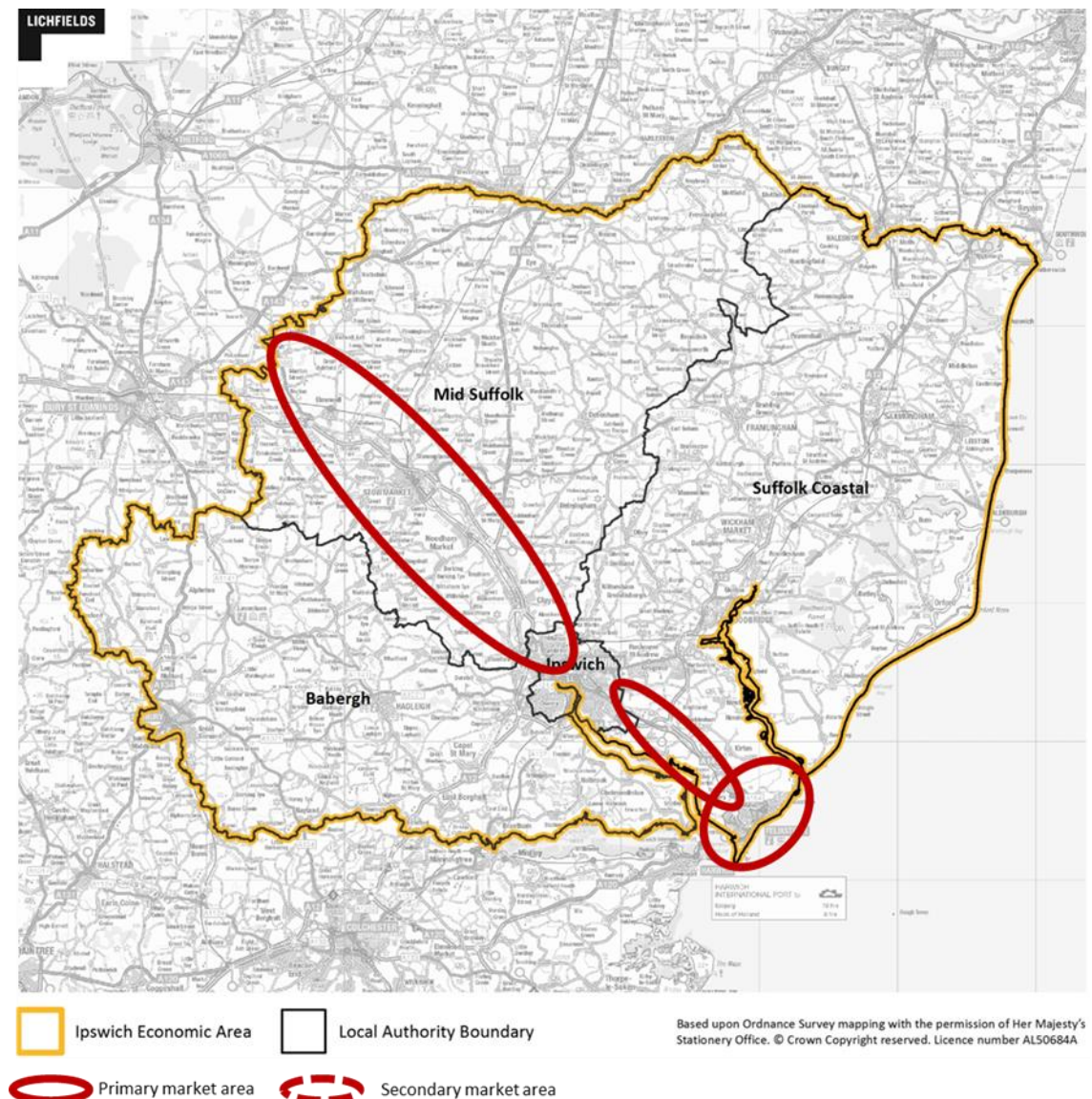
Transport and Logistics

- 4.24 The most important location for the transport and logistics sector in Suffolk Coastal is Felixstowe, given the operations at and related to the Port of Felixstowe. Proposals for a new haulage and logistics park related to the Port would support further growth of this sector. There are also smaller clusters at Ipswich Eastern Fringe and Woodbridge. As with the other IEA authorities, the growth forecast is not particularly high for the sector at 0.2% per annum until 2036. The success of Suffolk Coastal's transport and logistics is, to a large extent, contingent on the success of the Port of Felixstowe. It is important that suitable sites/premises are made available for the Port to expand into port-centric logistics.
- 4.25 In overall terms, baseline growth forecasts for transport and logistics employment and activity across the IEA are relatively modest and are generally not considered to reflect the scale of growth potential that exists within the study area. The LEP identifies ports and logistics as one of four underpinning sectors, generating substantial freight activity along road/rail corridors to

UK hubs. The ports in particular are closely linked to other sectors including energy products and offshore installation and maintenance, and represent an important component of the IEA's economy. Opportunities exist to significantly support the growth of port-based logistics activities in and around the Port of Felixstowe; availability of suitable land in close proximity to the port and the wider A14 corridor will therefore be critical to both support expansion of the Port itself as well as associated distribution centres along the study area's key transport corridors. Wider infrastructure issues provide potential barriers to future development and growth of the sector over the coming years and would need to be overcome, including A14 congestion between Felixstowe and Ipswich.

4.26 Figure 4.5 below provides an overview of those areas and locations across the IEA which attract the strongest levels of market demand for logistics and transport related space. This extends right along the A14 corridor from the Port of Felixstowe to Stowmarket, taking in the Port of Ipswich and locations in the Ipswich urban area close to the A14, as well as the smaller centres of Great Blakenham and Claydon in the south of Mid Suffolk District. Elsewhere, demand for logistics and transport property is comparatively smaller in scale, and generally restricted to the IEA's key transport routes, including the A12.

Figure 4.5 Key Property Market Areas and Demand - Transport and Logistics



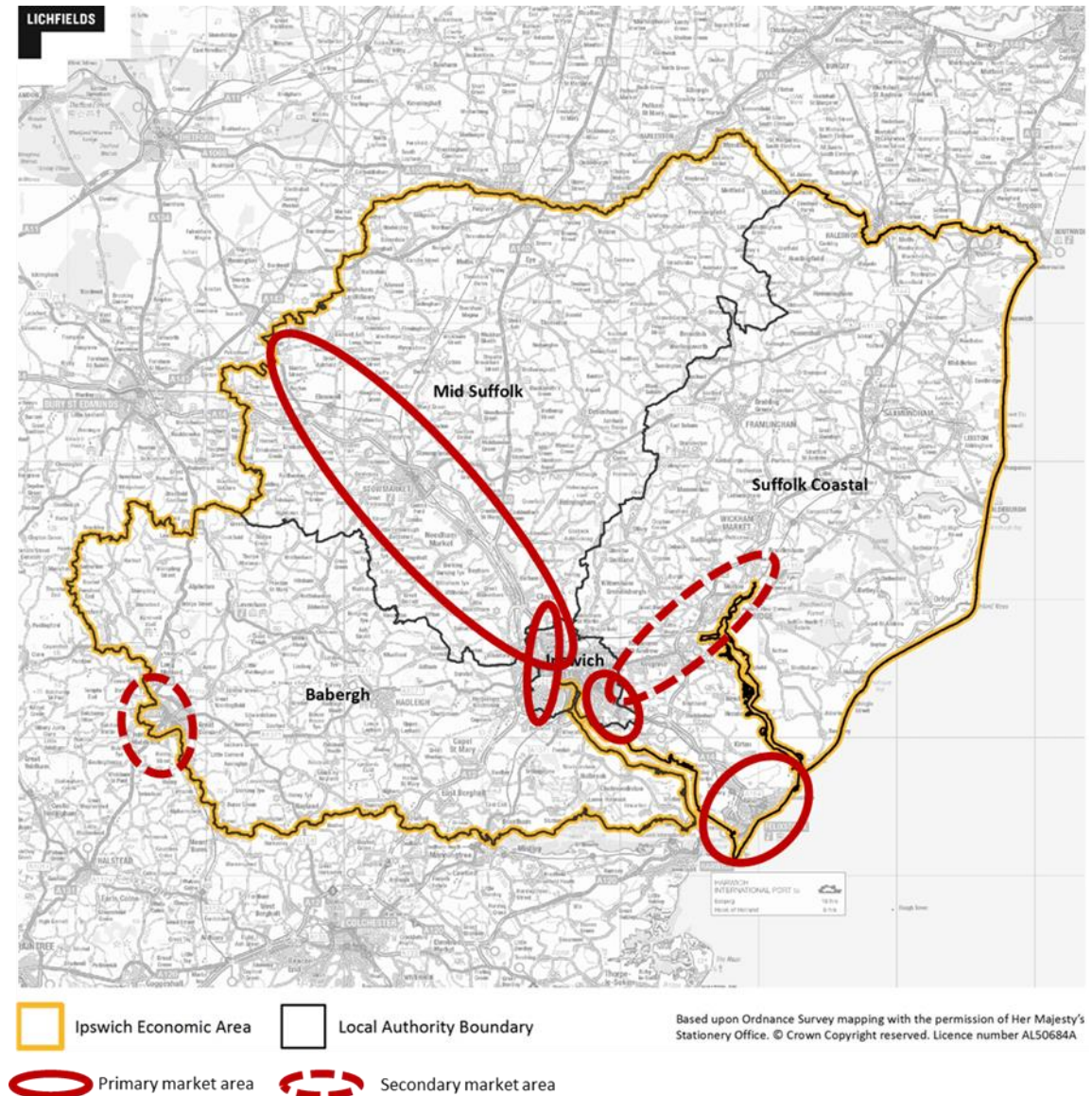
Source: Lichfields analysis (Ipswich Economic Area Sector Needs Assessment 2017)

Wholesale and Distribution

- 4.27 In Suffolk Coastal, the largest clusters of wholesale employers are located in Felixstowe, Woodbridge and Leiston. The locations of premises correlate with this trend. Some of the premises are likely occupied by transport and logistics uses, especially around the Port of Felixstowe. An additional 180 wholesale jobs are forecast to come forward in Suffolk Coastal between 2014 and 2036.
- 4.28 Wholesale activity and employment is fairly well dispersed across the IEA and data analysis presented within the SNA underlines the important role played by a number of centres – both small and large – in accommodating this activity. The projected trajectory of employment growth across the study area to 2036 underlines the significant opportunities that exist across the IEA to grow and diversify the sector, subject to sufficient land being provided in those areas of strongest market demand (as summarised in Figure 4.6 below). The spatial pattern of demand largely mirrors the transport and logistics sector – i.e. with a key emphasis upon the

A14 corridor extending from the Port of Felixstowe to Stowmarket – but also comprises some of the IEA’s smaller settlements away from the strategic road network such as Sudbury and Woodbridge, which remain popular with smaller scale wholesale firms serving a local market or customer base. If the various growth opportunities associated with transport and logistics (such as the growth of port-based logistics activities in and around the Port of Felixstowe) can be realised, this will have a direct impact upon demand for warehousing (B8) related space right across the IEA.

Figure 4.6 Key Property Market Areas and Demand – Wholesale and Distribution



Source: Lichfields analysis (Ipswich Economic Area Sector Needs Assessment 2017)

Sector Summary

4.29

Table 4.3 below provides a summary of the analysis for each of the B use class sector groupings analysed in the SNA report, covering projected job growth between 2014 and 2036, the main locations that businesses operating within these sectors seek to locate in, and the type of premises that growth in each sector is likely to require going forward.

Table 4.3 Sector Summary Table - Suffolk Coastal

Sector	Forecast Employment Change 2014-2036	Location Focus and Key Areas of Demand	Land Use Implications
Business and Professional Services	+2,870 (+35.4%)	<ul style="list-style-type: none"> Ipswich Eastern Fringe Otherwise localised demand in Suffolk Coastal District 	<ul style="list-style-type: none"> High specification office space
Computing and Technology	-10 (-0.3%)	<ul style="list-style-type: none"> Ipswich Eastern Fringe Otherwise localised demand in Suffolk Coastal District 	<ul style="list-style-type: none"> High specification office space
Construction	+660 (+19.7%)	<ul style="list-style-type: none"> A12 corridor (Suffolk Coastal) Felixstowe 	<ul style="list-style-type: none"> Large office premises
Energy, Waste and Utilities	+2 (+0.2%)	<ul style="list-style-type: none"> Sizewell C. 	<ul style="list-style-type: none"> Substations in Suffolk Coastal for offshore wind energy
Manufacturing	-890 (-28.0%)	<ul style="list-style-type: none"> A12 corridor (Suffolk Coastal) 	<ul style="list-style-type: none"> Mid-size manufacturing premises (10,000 – 15,000 sq.ft) Small, town centre premises Advanced manufacturing premises
Transport and Logistics	+440 (+4.3%)	<ul style="list-style-type: none"> A14 corridor (Suffolk Coastal) Felixstowe 	<ul style="list-style-type: none"> Expansion at Port of Felixstowe Distribution centres along A12 corridor
Wholesale and Distribution	+180 (+9.2%)	<ul style="list-style-type: none"> Felixstowe A12 corridor (Suffolk Coastal) 	<ul style="list-style-type: none"> Warehousing and storage space

Source: Lichfields analysis/2016 EEFM

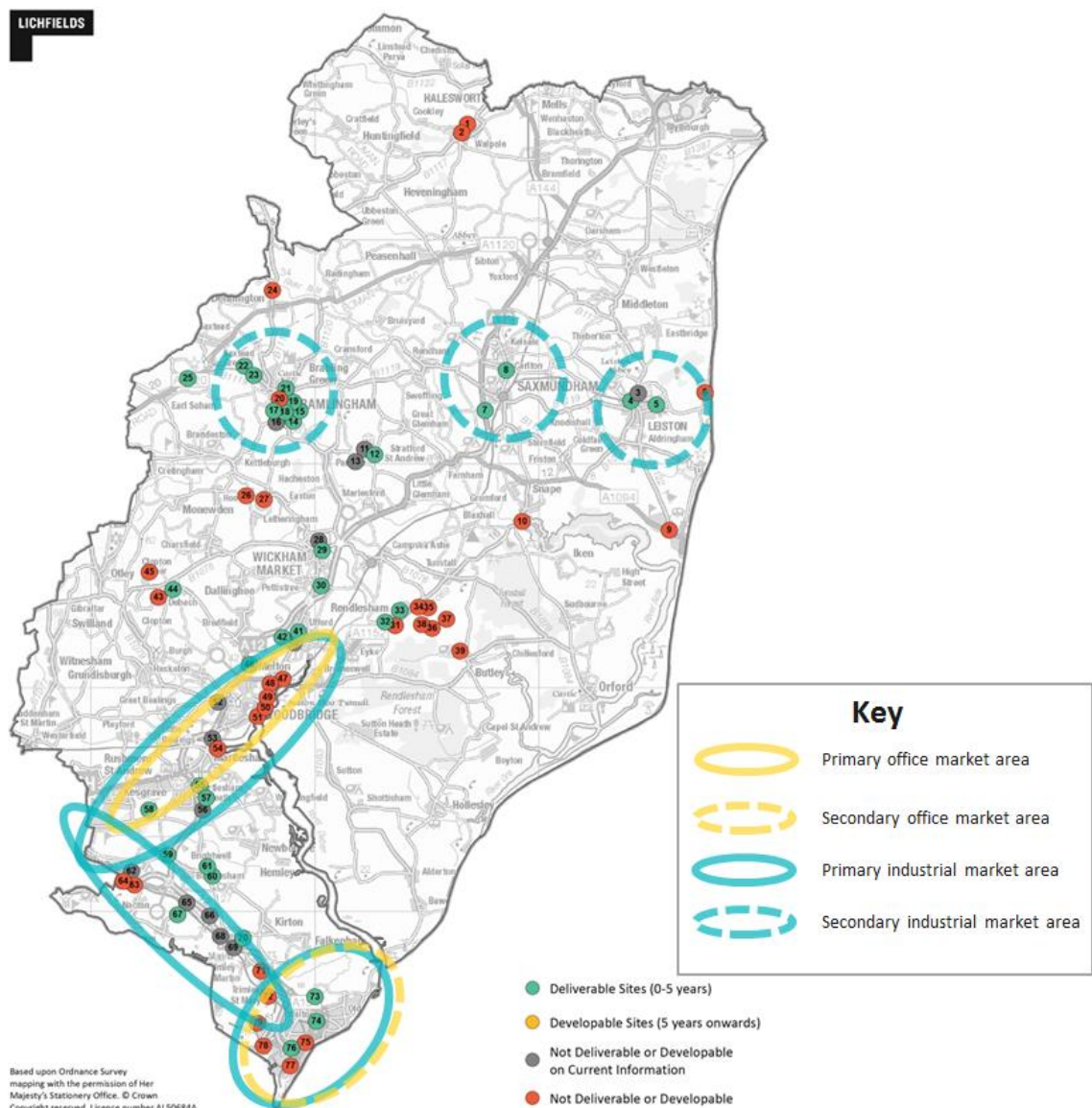
Employment Land Demand/Supply Balance

4.30 Suffolk Coastal has modest employment land requirements of 14.4ha as indicated by the 2016 release of the EEFM. The site assessments have identified a total of 434.9ha of deliverable sites, therefore in quantitative terms, there would appear to be a substantial potential surplus of land supply to accommodate baseline employment space requirements across the local authority area to 2036.

4.31 Although the baseline job forecast for Suffolk Coastal indicates a relatively small requirement over the period to 2036, the SNA has identified higher growth potential for a number of B class sectors. For example, the growing technology cluster at the Ipswich Eastern Fringe, which includes Adastral Park and Innovation Martlesham, is driving growth in the computing technology sector and associated sectors such as agri-tech, already a key strength and important driver of growth within the study area. Also, the proposed new power station at Sizewell would drive growth in employment in the energy sector and in the supply chain more widely. The qualitative factors identified in the SNA indicate that Suffolk Coastal could support a higher scale of job growth than indicated by the latest EEFM, therefore it is important that appropriate sites are provided in suitable locations in order to accommodate this potential growth, or at least plan for it should market demand come forward.

- 4.32 Figure 3.2 shows that there are a significant number of deliverable and developable sites across Suffolk Coastal. There is a cluster of available sites at Framlingham as well as generally along the A12 leading northwards from Felixstowe. There are clusters of sites assessed as not being deliverable or developable near to Rendlesham, as well as in Woodbridge and Felixstowe.
- 4.33 Figure 4.7 overlays those property market areas that accommodate strongest levels of market demand presented previously in Section 4.0 onto the site assessment map. This identifies that, in overall terms, deliverable and developable sites are well aligned to commercial property market areas in Suffolk Coastal. Sites that have been assessed as unsuitable or undeliverable based on current information tend to fall outside of these core property market areas.

Figure 4.7 Assessed Sites and Property Market Areas in Suffolk Coastal



Source: Lichfields analysis

- 4.34 One of the main property market areas in Suffolk Coastal is the A12 corridor running north-west from Ipswich to Woodbridge, which is identified as a key location for the business and professional services, computing and IT, construction, manufacturing and wholesale sectors. As shown in Figure 4.7, this area contains a number of assessed employment sites, which comprise

deliverable and unsuitable sites, and some which cannot be assessed as deliverable based on current information. As this is both a primary office and industrial market area, a mix of office and industrial premises would be required over the plan period. Notable sites include land east of Bell Lane and south of Kesgrave (Lichfields site ref. 58), which covers 61.6ha. This site is assessed as deliverable and suitable for a mix (B1/B2/B8) of employment uses. A number of existing employment sites in Woodbridge (Lichfields site refs. 47, 48, 49, 50, 51) are assessed as unsuitable given their location in Flood Zones 2/3. This indicates that these sites are not suitable for redevelopment or intensification of the employment use. Overall, there may be a shortfall of sites in this corridor, given that it is a location with strong market demand for both office and industrial premises.

- 4.35 Felixstowe is identified as an important business location for the transport and logistics, wholesale and construction sectors. The Port of Felixstowe accommodates a range of transport and logistics employment, and there are various other sectors and businesses linked to the Port in the town. The site assessments have identified both sites that are deliverable and those that are not deliverable or developable. Deliverable sites include land at Bridge Road (Lichfields site ref. 74), a 0.7ha brownfield existing employment site and Haven Exchange (Lichfields site ref. 76), a 5.1ha site that is assessed as suitable for mixed employment use. As a number of sites in Felixstowe have been assessed as unsuitable (Lichfields site refs. 75, 77 and 78), it will be important that the availability of sites in this location is monitored to ensure there is sufficient space to meet the needs of the transport and logistics sector, especially should the Port of Felixstowe expand its operations into port-centric distribution which would require sizeable sites in prime locations adjoining the A14.
- 4.36 The A14 corridor which runs from Ipswich to Felixstowe has been identified as a property market area for industrial uses. A number of the sites that have been assessed in this location are greenfield sites adjacent to the A14, for example Lichfields site refs. 65, 66, 68, 69 and 70. These are generally agricultural sites of a large area, for example site 70 covers 115.6ha and site 66 covers 108.3ha. They are all assessed as being suitable, however as availability is currently unknown they are assessed as being not deliverable based on current information, with the exception of site 70 which is deliverable. Therefore, there appears to be sufficient supply of suitable land to develop industrial and warehousing premises in this location, although the availability and achievability of individual sites would need to be assessed further before development can commence.
- 4.37 The centres of Framlingham, Saxmundham and Leiston are assessed as being secondary property market areas for the manufacturing sector. As shown in Figure 4.7, the sites considered in these locations are generally assessed as deliverable, indicating that there is a good supply of available employment land. Both Saxmundham and Leiston have fewer sites, therefore should the assessed sites fail to come forward there could be a need to identify additional sites to meet the needs of the localised manufacturing sector in these locations.

Cross Boundary Needs

- 4.38 As well as considering the availability and suitability of sites to meet indigenous employment land needs arising within Suffolk Coastal, it is important to recognise that the District operates within a wider Ipswich Economic Area with strong functional economic linkages and relationships. Some sectors within Suffolk Coastal also make an important contribution to the to the national and international economy including the Port of Felixstowe, Sizewell and BT. As such, there is a need to identify the role that Suffolk Coastal could play in meeting the needs of neighbouring local authority areas, particularly where needs cannot be met within local authority administrative boundaries. The SNA identifies a total employment land requirement for the IEA of 55.0ha over the study period to 2036. More than half of this requirement is for

Ipswich, which has a land requirement of 28.3ha. Consideration should be given as to any cross boundary needs and issues arising from these disparate employment land forecasts for the four IEA authorities.

- 4.39 There is most likely to be cross boundary effects between Suffolk Coastal and Ipswich Borough, given the latter has the highest employment forecast of the four IEA authorities and is the most constrained in terms of land. It is unlikely that Suffolk Coastal will have a significant role to play in accommodating unmet employment space needs arising from Babergh and Mid Suffolk Districts. Both Babergh and Mid Suffolk are large, predominantly rural Districts of a similar size to Suffolk Coastal, with sufficient sites to accommodate forecast employment growth for the combined area. Analysis undertaken as part of the SNA also indicates that there are comparatively weaker economic linkages between Suffolk Coastal, Babergh and Mid Suffolk. In contrast, it shares stronger economic ties with adjoining Ipswich Borough.
- 4.40 As noted previously, Ipswich has the highest baseline employment forecasts of the four IEA authorities and consequently the greatest employment land requirement at 28.3ha. The 2016 EEFM indicates that there will be significant requirements for general office space (30,600sq.m), science park and small business units (46,640sq.m) and general distribution (49,780sq.m) among other types of business premises. Site assessments for Ipswich have not identified a sufficient number of deliverable and developable sites to meet this element of B class need; therefore it is likely that some of these needs will need to be accommodated elsewhere in the IEA.
- 4.41 In Suffolk Coastal, sites in the south-western part of the local authority area are most likely to be capable of meeting overspill needs from Ipswich. Some of the sites closest to the boundary between the two areas, such as Lichfields site ref. 64, have been assessed as unsuitable. However, some sites near to Ipswich have been assessed as suitable - land east of Bell Lane and south of Kesgrave (Lichfields site ref. 58) is a large site (61.6ha) that is deliverable and could accommodate overspill needs from Ipswich. An application for an extension to the east of Ransomes Europark to provide new B8 floorspace has recently been submitted to Suffolk Coastal District Council. The proposed development would provide new employment floorspace within Suffolk Coastal, which would effectively be meeting overspill needs from Ipswich. From a market and business perspective, this part of Suffolk Coastal District effectively operates as part of the wider Ipswich urban area, albeit falling within the administrative area of Suffolk Coastal.
- 4.42 Overall, it is considered that there are a number of sites of different types and sizes within Suffolk Coastal located near to the boundary with Ipswich Borough that could support employment growth in Ipswich. However, as noted, some of the best located sites for meeting overspill needs (Lichfields site ref. 64) have been assessed as unsuitable, based on current information. Therefore, the IEA authorities should continue to monitor the employment space requirements arising from Ipswich Borough and consider whether these sites could be brought forward for development in future, if necessary, through ongoing duty-to-cooperate working.

Overall Conclusions

- 4.43 In terms of B class space, the moderate baseline employment forecast for Suffolk Coastal indicates a requirement for 71,170sq.m of employment floorspace over the period to 2036. This is a 'business as usual' position and therefore if opportunities and investment to support ambitious growth came forward the requirement could increase. There is a positive requirement for both office and distribution space, but a negative requirement for manufacturing space.
- 4.44 For sectors that typically occupy B class employment space, demand is generally localised. There are clusters of wholesale and transport and logistics employment in Felixstowe, while the A12

and A14 corridors leading to Felixstowe and Woodbridge are also a key focus for the commercial property market. There is also demand for employment space at the Ipswich Eastern Fringe.

- 4.45 A significant proportion of all sites assessed (41.8%) are considered to be suitable, available and achievable, and are therefore identified as deliverable sites. No sites are considered to be suitable and available in the future, which would be identified as a developable site. The deliverable sites represent 23.5% of the total area of sites indicating that these sites are relatively small compared to those assessed as not suitable.
- 4.46 The sites that have been assessed across Suffolk Coastal generally align well with key property market areas and those areas characterised by strong market and occupier demand, as identified in the SNA. There are a number of large sites on the edge of settlements and the strategic road network that are assessed as deliverable and suitable for a range of employment uses.
- 4.47 In quantitative terms, there is considered to be an overall surplus of employment land supply in Suffolk Coastal to meet objectively assessed needs over the plan period, given the fairly modest baseline employment forecast for the authority. It is considered that, given positive growth outlooks identified for the energy, agriculture and transport and logistics sectors in the IEA, and the focus on these sectors provided by the New Anglia LEP, a higher level of employment growth could be achieved than indicated by the EEFM forecasts. It is considered that there would still be sufficient employment land supply to accommodate a higher rate of growth. In particular the transport and logistics sector could be supported in the context of the importance of the Port of Felixstowe, ensuring the needs of the sector are supported to bring wider benefits to the whole of the economy which cuts through a variety of sectors.
- 4.48 The Council will need to work with its partners and local stakeholders to ensure that the best located sites with the best prospects of delivery over the plan period are supported to come forward to meet anticipated needs arising within these growth sectors. This is particularly important given the range of challenges faced by the sites considered as part of this ELSA, some of which will need to be overcome before employment development can come forward.
- 4.49 In Suffolk Coastal, the computing and technology cluster which has developed at the Ipswich Eastern Fringe (in and around Adastral Park) should be supported to grow further, with infrastructure factors such as high speed broadband being important to enabling this. To help determine its strategy in relation to employment land, the Council should draw upon the site based information presented within this ELSA and the detailed sector growth assessment presented in the SNA.
- 4.50 As the main employment centre in the IEA, Ipswich has a significantly higher baseline employment growth forecast than Suffolk Coastal. Given land and site constraints within Ipswich Borough, it is likely that at least some of the town's employment land needs will have to be met outside of the Borough administrative boundary. The analysis presented in this report indicates that there are a number of sites to the east of Ipswich within Suffolk Coastal which are considered to be deliverable and offer good prospects to accommodate overspill needs from the town over the plan period.

Appendix 1: ELSA Methodology

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

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

Accessibility to local services, facilities and labour		
Red Poor access to core services and facilities	Amber Average access to core services and facilities	Green Good access to core services and facilities
<p>Accessibility of a site to local services and facilities by means other than the car via an established route such as footpaths or cycleways – and the extent to which development might provide new services or enhance sustainable accessibility to existing ones – are important considerations in determining the suitability of a site for development. They will also have a bearing on market attractiveness, for example the proximity of a housing site to local schools. In assessing housing sites against this measure, accessibility to the following core services will be considered:</p> <ul style="list-style-type: none"> • A primary school, • A secondary school 		

Accessibility to local services, facilities and labour
<ul style="list-style-type: none"> A local healthcare service (doctors' surgery), Retail and service provision for day to day needs (district/local shopping centre, village shop); Local employment opportunities (principally existing employment sites, but designated or proposed employment area in a local plan will also be considered), For rural districts, a peak-time public transport service to/from a higher order settlement (peak time for the purposes of this criterion will be 7-9am and 4-6pm). <p>For residential sites, no core services within 800m/10 minutes walking distances would score poor. Where there are 1 to 3 core services within 800m/10 minutes walking distance these will score average, and where there are 4 or more, these will score good.</p> <p>Large scale, strategic allocations may provide opportunities, through development, to include new local facilities such as schools, health centres and community halls where there is isolation or infrastructure reinforcement is required.</p> <p>For employment sites, the availability of a sizeable nearby residential area (a potential labour supply) will also be treated as a core service, however the specific thresholds for each score will not be applied to employment sites.</p> <p><i>Exceptions: None</i></p>

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

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

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

Flood Risk		
Red Where predicted surface water flooding affects 50% or more of the site.	Amber Up to 50% of the site is within Flood Zones 2 or 3 and/or is within an area at high, medium or low risk from surface water flooding	Green The site is at low risk of flooding (within Zone 1)
<p>Sites where 50% or more of the area is located within Flood Zone 2 or 3 will be treated as an absolute constraint and will be discounted from further assessment at the outset .</p> <p>Flood Zones are defined by the Environment Agency and are present on the Environment Agency's flood map. Flood Zone 1 represents an area with less than a 0.1% chance of flooding (a 1 in 1000 year flood event). Flood Zone 2 and Flood Zone 3 represent areas with greater than a 0.1% and a 1% chance of flooding respectively (1 in 1000 year and 1 in 100 year flood events).</p> <p>The Environment Agency Flood Zones only show flood risk as of the situation today. However, when planning for new development the risk over the lifetime of development needs to be considered taking into account the effects of climate change. Each LPAs Strategic Flood Risk Assessment identifies flood zones based on the lifetime of the development in certain areas. Where this information is available these flood zones will be used for the purpose of this assessment. The flood zones described above relate to fluvial and tidal flooding (flooding from rivers and the sea). Surface water flooding can also be an issue. The Environment Agency has published a surface water flood map for England which identifies areas of high, medium, low and very low surface water flood risk, together with information on velocity and depth. A low risk surface flooding event has a similar likelihood of occurring as flood zone 2 events of between 0.1% and 1% chance.</p> <p>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.</p>		
<i>Exceptions: Subject to sequential and exception test analysis, there may be unique sites/locations where substantial wider regeneration objectives weigh in favour of site development opportunities. However, these will be expected to be very rare.</i>		

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

Landscape, Strategic Gaps and Agricultural Land		
Red Development of the site likely to have a detrimental impact on sensitive or other landscapes which cannot be mitigated	Amber Development of the site may have a detrimental impact on sensitive or other landscapes which may be capable of mitigation.	Green Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive or other landscapes
<p>Sensitive landscapes include:</p> <ul style="list-style-type: none"> • areas within and adjacent to the AONB, • Landscape Character Areas identified as particularly sensitive in Landscape Character Assessments, where applicable and • areas of open land identified in Local Plans/Neighbourhood Plans as Strategic Gaps (or equivalent) providing essential separation between discrete settlements. <p>Other considerations include the potential loss of protected trees on the amenity of the area and the potential loss of the best and most versatile agricultural land.</p> <p>The best and most versatile agricultural land quality is defined in the NPPF as land graded either 1, 2 or 3a. National planning policy is to seek to avoid development on higher quality agricultural land where possible. However, in rural Suffolk areas, limited alternative land such as 'brownfield land' is available for development and development of agricultural land is unavoidable in order to meet identified housing needs. Consideration will be given to prioritising available land which is of poorer soil quality.</p> <p>For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified, the impact of development may be less certain</p> <p><i>Exceptions: None</i></p>		

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

Biodiversity and Geodiversity		
Red Development of the site likely to have a detrimental impact on designated sites, protected or priority species or ecological networks which cannot be reasonably mitigated or compensated as appropriate	Amber Development of the site may have a detrimental impact on a designated site, protected or priority species, ecological network but the impact may be capable of mitigation	Green Development of the site would not have a detrimental impact on any designated site, protected or priority species, ecological networks and may include enhancement
<p>Designated sites are those with national or international protection, namely:</p> <ul style="list-style-type: none"> • 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 <p>and those with regional or local protection, namely:</p> <ul style="list-style-type: none"> • Regionally Important Geological Sites • Local Nature Reserves • County Wildlife Sites/Local Wildlife Sites • County Geodiversity Sites • Roadside Nature Reserves <p>Sites with national or international protection will have already been excluded from the assessment. However, other sites in close proximity or with links to these sites may still result in</p>		

Biodiversity and Geodiversity
<p>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.</p> <p>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.</p> <p>Priority species and habitats can be identified from the Biodiversity Action Plan.</p> <p>For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified the impact of development may be less certain</p>
<i>Exceptions: None</i>

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

Open Space		
Red Development of the site would	Amber Development of the site would	Green Development of the site

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

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

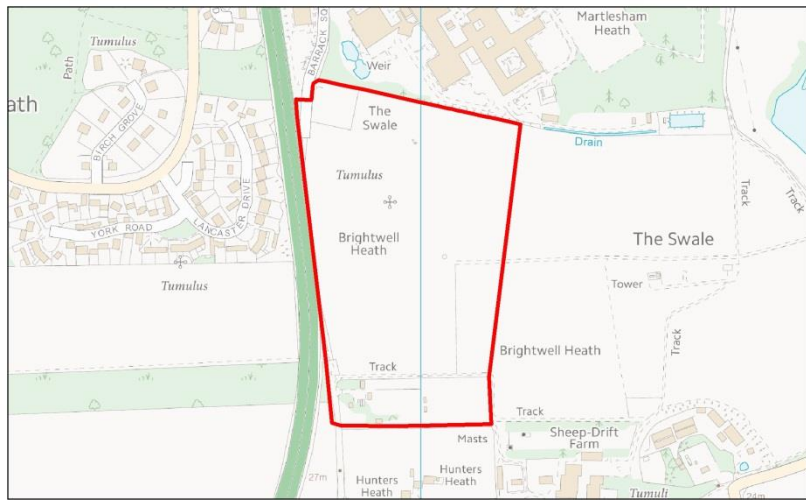
Compatibility of neighbouring/adjoining uses		
Red Neighbouring/adjoining uses to the proposed site would be incompatible with the proposed development type with no scope for mitigation	Amber Development of the site could have issues of compatibility with neighbouring/adjoining uses; however, these could be reasonably mitigated	Green Development would be compatible with existing and/or adjoining uses
<p>New development should be compatible with its surrounding land uses. If existing neighbouring/adjoining land uses or potential future land uses (i.e. from other neighbouring sites being considered in the assessment) would create amenity issues for current or future 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.</p>		
<i>Exceptions: None</i>		

Appendix 2: Suffolk Coastal Local Constraints Data

Data	Obtained from
Flood Zone 2	Environment Agency
Flood Zone 3	Environment Agency
SSSI	Natural England
National Park	Natural England
RAMSAR	Natural England
Special Protection Area (SPA)	Natural England
Special Area of Conservation (SAC)	Natural England
Local Nature Reserve	Natural England
National Nature Reserve	Natural England
AONB	Natural England
Ancient Woodland	Natural England
Listed Building: Grade I	Historic England
Listed Building: Grade II	Historic England
Listed Building: Grade II*	Historic England
Registered Park & Garden	Historic England
Scheduled Monument	Historic England
Agricultural Land Classification	Natural England
PROW	Suffolk County Council
TPOs	Suffolk Coastal District Council
Non-Designated Heritage Assets	Suffolk Coastal District Council
Seafront Policies (Felixstowe Area Action Plan)	Suffolk Coastal District Council
Special Landscape Areas	Suffolk Coastal District Council
Areas to be Protected from Development	Suffolk Coastal District Council
Local Plan - Heritage Coast	Suffolk Coastal District Council
Conservation Areas	Suffolk Coastal District Council
County Wildlife Site (2016)	Jim Selby (East Suffolk)
Suffolk County Geodiversity Sites (2012)	Jim Selby (East Suffolk)
Roadside Nature Reserves (2016)	Jim Selby (East Suffolk)
Regionally Important Geological Sites (2013)	Jim Selby (East Suffolk)

Appendix 3: ELSA Site Assessments

SHELAA Site Assessment Report

		Site Reference	1								
Site Location	Suffolk Innovation Park, A12										
Source	SHLAA Employment Site										
District	Suffolk Coastal										
Parish	Brightwell										
Site Area (ha)	12.991										
Greenfield/ Brownfield	Greenfield										
Site History	Unknown										
Existing Land Use	Mostly vacant	<table><tr><th>Site Conclusion Status</th><th>Not Deliverable or Developable on Current Info</th></tr><tr><td>Suitable</td><td>Yes</td></tr><tr><td>Available</td><td>Availability unknown</td></tr><tr><td>Achievable</td><td>Achievable</td></tr></table>		Site Conclusion Status	Not Deliverable or Developable on Current Info	Suitable	Yes	Available	Availability unknown	Achievable	Achievable
Site Conclusion Status	Not Deliverable or Developable on Current Info										
Suitable	Yes										
Available	Availability unknown										
Achievable	Achievable										
Neighbouring Use	Vacant, Adastral Park to the north										
Proposed Use	High tech employment										

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check


SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	Yes	Site contains 'Bowl barrow and pill box 450m north west of Sheep Drift Farm' which covers only circa 5% of the site but is centrally located within the site.
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	There is currently no vehicular access to the site (aside from a farm gate) but this could be created.
Access To Wider Transport Network	Green	Very good access to A12.
Accessibility To Local Services and Facilities	Green	Good access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	Water mains cross the site which will require consideration in any wider masterplan for the site.
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	This undeveloped site is near to an established and well performing employment location, Adastral Park, and as such it is assumed this location would also be attractive to the market.

Landscape, Strategic Gap & Agricultural Land	Not known	No designations but any impact on landscape would depend on proposed development of the site.
Townscape	Not known	Any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Amber	A small section (0.29ha) of the NW corner of the site is designated as a County Wildlife Site. Consideration to its mitigation would be required in any wider masterplan for the site.
Historic Environment	Amber	Site contains a Scheduled Ancient Monument which is centrally located within the site. Consideration to its mitigation would be required in any wider masterplan for the site.
Open Space	Green	There is a PROW to the south of the site, however this could be maintained with development.
Transport and Roads	Green	Very good access to A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	Site has no overriding constraints to development which could not be mitigated through design and is assessed as suitable. However, the developable capacity of the site is likely reduced by the presence of the County Wildlife site and PROW.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Availability unknown	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	The site is an open greenfield site which is mostly vacant (small parcel to the south appears to be in employment use). No significant barriers to delivery of the vast majority of the site identified.	
Achievability Test Summary	No known achievability constraints or abnormal costs to development of the site.	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable on Current Info	
Site Conclusion Text	The site is assessed as suitable and achievable. However, as availability is unknown it is not deliverable or developable based on current information. The capacity for development of the site is however impacted by the presence of the Scheduled Ancient Monument and County Wildlife Site on part of the site which would require mitigation through design.	

SHELAA Site Assessment Report

		Site Reference	3
Site Location	Land south Hall Farm House, Loudham Hall Road		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Pettistree		
Site Area (ha)	7.201		
Greenfield/Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Retail, Distribution	Site Conclusion Status	Existing Employment Site
Neighbouring Use	Agriculture	Suitable	Yes
Proposed Use	N/A Existing employment site	Available	N/A Existing employment site
		Achievable	N/A Existing employment site

Suitable use The site is suitable for uses associated with its existing function as B8

Absolute Constraints Check

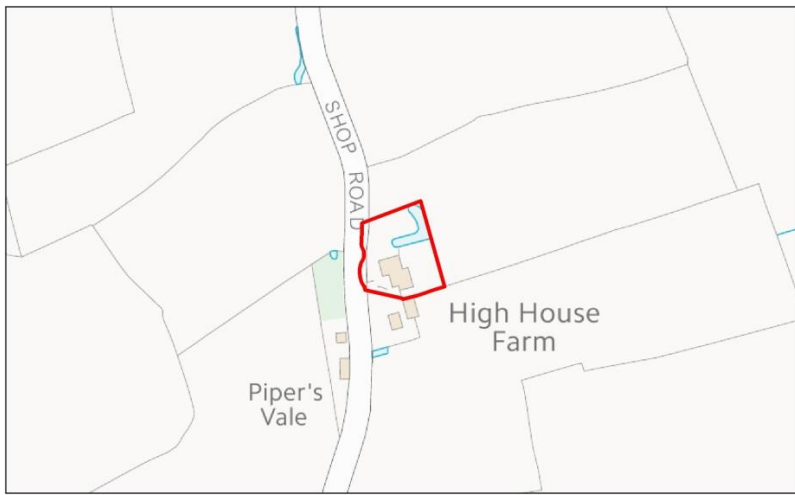
SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Existing access to/throughout site.
Access To Wider Transport Network	Green	Site has direct access to A12.
Accessibility To Local Services and Facilities	Green	Site located south of Wickham Market or c.4km from Woodbridge along A12
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	Overhead electricity cables touch the boundary of the site to Loudham Hall Road which will require consideration in any wider masterplan for the site.
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	The site is in existing use as Suffolk Plant Centre which includes both retail and distribution uses and appears to be operating well. There is limited scope to add to this site with only one plot at the entrance which appears to be available.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 2/3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	The existing employment site has a PROW running through it. However this does not appear to be impacted the existing use.
Transport and Roads	Green	Limited public transport access however excellent road transport access.
Compatibility With Neighbouring/Adjoining Uses	Green	Not adjacent to incompatible uses (B1438, agriculture and sporadic housing).
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	This site is suitable for ongoing use (distribution) due to its location near the A12 and lack of constraints.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate		
Availability Test Summary	N/A Existing employment site	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	N/A Existing employment site	
Site Conclusions		
Site Conclusion Status	Existing Employment Site	
Site Conclusion Text	This site is assessed as suitable for ongoing use as an employment site (for distribution uses).	

SHELAA Site Assessment Report

Site Reference		4
Site Location	Land north of Hill Farm House	
Source	SHLAA Employment Site	
District	Suffolk Coastal	
Parish	Clopton	
Site Area (ha)	0.267	
Greenfield/ Brownfield	Brownfield	
Site History	Unknown	
Existing Land Use	Derelict former agricultural buildings	
Neighbouring Use	Residential areas, agriculture	
Proposed Use	Offices	

Site Conclusion Status	Not Deliverable or Developable
Suitable	No (Employment Assessment Factors)
Available	Not available - unsuitable
Acheivable	N/A Site unsuitable

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	There is an existing access point off County Lane, but only via a single lane road.
Access To Wider Transport Network	Red	This site is accessed only through a residential area (Shop Road), and is c. 8km to the A12 via B-roads.
Accessibility To Local Services and Facilities	Red	There are no local services nearby. The nearest settlements with services are c.7km or more away (e.g. Woodbridge, Ipswich)
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Red	Due to the location of the site away from any strategic transport networks and any local services/labour it is unlikely it could become attractive through development.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Red	No public transport access and currently adjacent to a single lane local road. B1078 is close by but accessed via a residential area still on the single lane local road.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	No (Employment Assessment Factors)
Reason If Not Suitable	The remote location of the site.
Suitability Test Summary	This site is not considered suitable. Its location means access to the strategic road network, local services and labour are poor, with the nearest services being in Woodbridge/Ipswich to the south, or Framlingham to the north. It is therefore not considered to be attractive to the market.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	
Availability Test Summary	Ownership status unknown, however site unsuitable for a number of reasons hence unavailable.

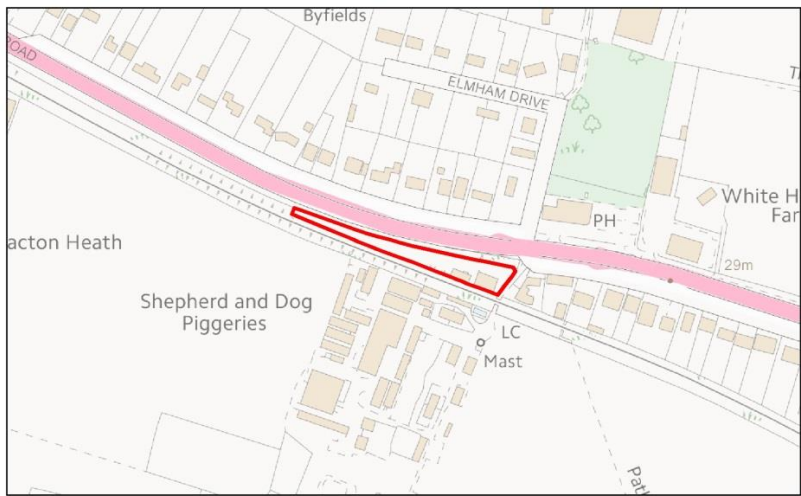
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	Demolition of existing derelict buildings would introduce an additional cost to development of the site.
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	This site is not considered suitable due to its remote location, poor access to the strategic road network, local services and labour.

SHELAA Site Assessment Report

		Site Reference	5
Site Location	land opposite the Sheppherd & Dog pub, Felixstowe Road		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Purdis Farm		
Site Area (ha)	0.315		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Showrooms		
Neighbouring Use	Industrial/ Residential		
Proposed Use	Employment Use		

Site Conclusion Status	Not Deliverable or Developable on Current Info
Suitable	Yes
Availiable	Availability unknown
Acheivable	Achievable

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

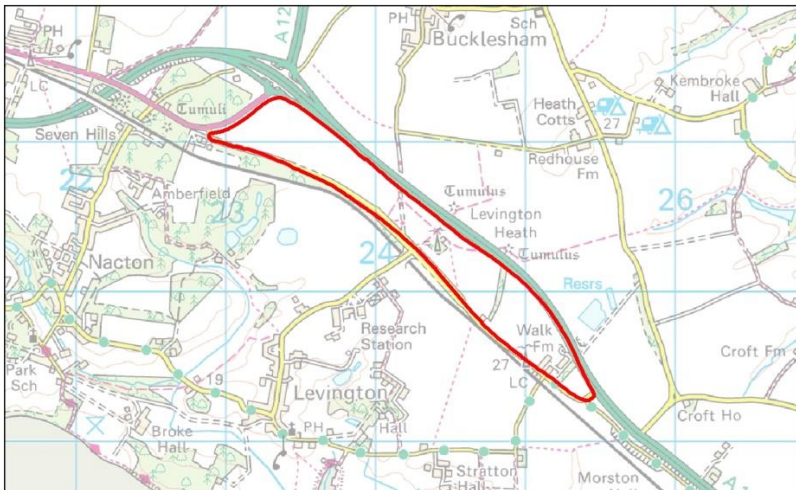
SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Excellent access directly onto the A1156.
Access To Wider Transport Network	Green	Very strong private and public transport links, with access to the strategic road network.
Accessibility To Local Services and Facilities	Green	Short drive to Europa Park with a plethora of services
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	Water mains cross the site which will require consideration in any wider masterplan for the site.
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Units appear to be fully occupied. There is limited scope to further develop the site due to its long thin shape, but also this area is used for car parking.

Landscape, Strategic Gap & Agricultural Land	Amber	No landscape designation, but the site is adjacent to the AONB and the impact of its setting would require consideration in any development proposals.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No impact on historic environment
Open Space	Green	No open space designations
Transport and Roads	Green	The site enjoys excellent transport access with public transport links within a short walk of the site. There are however no rail links.
Compatibility With Neighbouring/Adjoining Uses	Green	Very constrained site, bordered by the railway line and main road. However, is not incompatible with any surrounding use, with industrial units located on the other side of the railway line.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	The site enjoys very strong transport links as well as access to local amenities /services	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Availability unknown	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	No known achievability constraints or abnormal costs to development of the site.	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable on Current Info	
Site Conclusion Text	This site is well suited to employment use B2 due to its excellent strategic road access, but it does have size limitations to future uses. Availability of the site is unknown which means it is not deliverable or developable on current information.	

SHELAA Site Assessment Report

Site Reference		6	
Site Location	Land north west of Walk Farm		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Levington		
Site Area (ha)	90.208		
Greenfield/ Brownfield	Greenfield		
Site History	Unknown		
Existing Land Use	Agricultural		
Neighbouring Use	Agricultural	Site Conclusion Status	Not Deliverable or Developable on Current Info
Proposed Use	Off-port distribution facilities/lorry parking when A14 closed	Suitable	Yes
		Available	Availability unknown.
		Acheivable	Achievable

Suitable use The site is assessed as unsuitable for the employment development proposed

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	Yes	Site contains 'Bowl barrow 1200m south west of Redhouse Farm'. The SAM is small in the context of the site but is centrally located.
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Excellent access directly onto the A14.
Access To Wider Transport Network	Green	Very strong private transport links, however lack of public transport links.
Accessibility To Local Services and Facilities	Amber	The northern most part of the site is a short drive to Europa Park with a plethora of services, but the southern part of the site is more isolated by comparison.
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
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, Strategic Gap & Agricultural Land	Not known	The site does not fall within a landscape designation but is close to (circa 150m) the AONB. Any impact on landscape would depend on proposed development of the site.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	The site contains a Scheduled Ancient Monument, it is small and centrally located within the site. Consideration to its mitigation would be required in any wider masterplan for the site.
Open Space	Green	PROW transverse the site, however this could be maintained with development.
Transport and Roads	Green	The site requires access to be constructed onto the A14 but will have excellent strategic transport links.
Compatibility With Neighbouring/Adjoining Uses	Green	Sits adjacent to greenfield land with a crematorium located on the northern border of the site. No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	The site enjoys very strong transport links as well as access to local amenities /services

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	Availability unknown.

Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	The site is currently greenfield and would appear to have no particular development constraints or require any on site hardstanding to be relocated.
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable on Current Info
Site Conclusion Text	The site is in an excellent location adjacent to the A14 but site access would have to be improved/constructed to facilitate employment use. The site also contains a Scheduled Ancient Monument which will require mitigation in any development proposal. Availability of the site is unknown which means it is not deliverable or developable on current information.

SHELAA Site Assessment Report

Site Reference		7
Site Location	land at Morston Hall Road and adjacent to the A14	
Source	SHLAA Employment Site	
District	Suffolk Coastal	
Parish	Trimley St Martin	
Site Area (ha)	8.946	
Greenfield/Brownfield	Greenfield	
Site History	Unknown	
Existing Land Use	Vacant	
Neighbouring Use	Agriculture	
Proposed Use	Unknown (assessed for employment)	

Site Conclusion Status	Not Deliverable or Developable on Current Info
Suitable	Yes
Available	Availability unknown
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Site is adjacent to A14.
Accessibility To Local Services and Facilities	Amber	The site is somewhat isolated from services but is in reasonable proximity to services in Trimley St Martin and Trimley St Mary.
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	Water mains cross the site which will require consideration in any wider masterplan for the site.
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
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, Strategic Gap & Agricultural Land	Not known	Impact on landscape would depend on the proposal. The site is Grade 3 Agricultural land and although not in the AONB is close to it.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity designations on site, but a County Wildlife site is circa 400m away.
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Site is adjacent to A14.
Compatibility With Neighbouring/Adjoining Uses	Green	Train line runs to the south west of site. No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	The site enjoys very strong transport links to the A14.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	Availability unknown

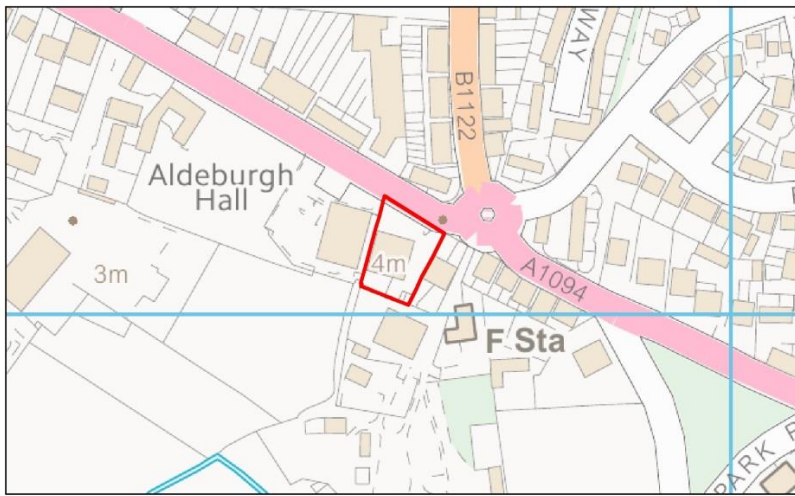
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable on Current Info
Site Conclusion Text	The site is in an excellent location adjacent to the A14 and has limited constraints that could not be dealt with through mitigation and appropriate design. However, availability of the site is currently unknown and as such the site is not deliverable or developable on current information.

SHELAA Site Assessment Report

		Site Reference	9								
Site Location	Land near Fire Station, Saxmundham Road										
Source	SHLAA Employment Site										
District	Suffolk Coastal										
Parish	Aldeburgh										
Site Area (ha)	0.148										
Greenfield/ Brownfield	Brownfield										
Site History	Demolition of buildings and erection of convenience food store and 5 dwellings (12/1700)										
Existing Land Use	Retail, residential	<table><tr><td>Site Conclusion Status</td><td>Not Deliverable or Developable</td></tr><tr><td>Suitable</td><td>No (Employment Assessment Factors)</td></tr><tr><td>Available</td><td>Not available</td></tr><tr><td>Acheivable</td><td>N/A Site unsuitable</td></tr></table>		Site Conclusion Status	Not Deliverable or Developable	Suitable	No (Employment Assessment Factors)	Available	Not available	Acheivable	N/A Site unsuitable
Site Conclusion Status	Not Deliverable or Developable										
Suitable	No (Employment Assessment Factors)										
Available	Not available										
Acheivable	N/A Site unsuitable										
Neighbouring Use	Town centre (retail, residential etc)										
Proposed Use	Commercial										

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site on border of FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Existing access off main A-Road into Aldeburgh.
Access To Wider Transport Network	Green	Direct access onto A1094 which leads directly to A12.
Accessibility To Local Services and Facilities	Green	Site located within Aldeburgh town centre with range of services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Red	c.90% of site in FZ 2
Market Attractiveness	Red	This site has very recently been redeveloped for retail space and holiday accommodation.

Landscape, Strategic Gap & Agricultural Land	Red	Site is 100% within AONB, albeit it is also in an established built up area.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	Site already built out, unlikely to impact on open space
Transport and Roads	Green	Limited public transport access however good road transport access.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	No (Employment Assessment Factors)
Reason If Not Suitable	Location in AONB and 90% in a Flood Zone.
Suitability Test Summary	This site is not suitable for development as it is within the AONB and 90% of the site falls within Flood Zone 2. The site has also very recently been redeveloped for retail and holiday accommodation and is therefore not attractive to the employment market.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	
Availability Test Summary	Site does not appear to be available for employment development as it has recently been developed for other uses.

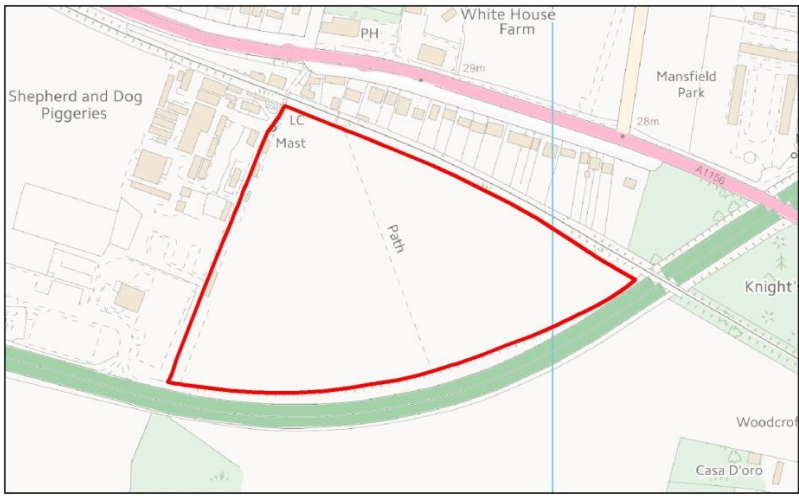
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	This site is unsuitable due to its location within the AONB and 90% in Flood Zone 2, and has also recently been redeveloped other uses (retail, holiday accommodation). It is therefore not available for employment uses.

SHELAA Site Assessment Report

		Site Reference	12
Site Location	Land adjacent to the Sheperd and Dog Piggeries		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Purdis Farm		
Site Area (ha)	11.214		
Greenfield/ Brownfield	Greenfield		
Site History			
Existing Land Use	Agricultural	Site Conclusion Status	Not Deliverable or Developable
Neighbouring Use	A14 and Ransomes Europark	Suitable	No (Policy Factors)
Proposed Use	Employment expansion to Ransomes Europark	Available	Availability unknown.
		Achievable	N/A Site unsuitable

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

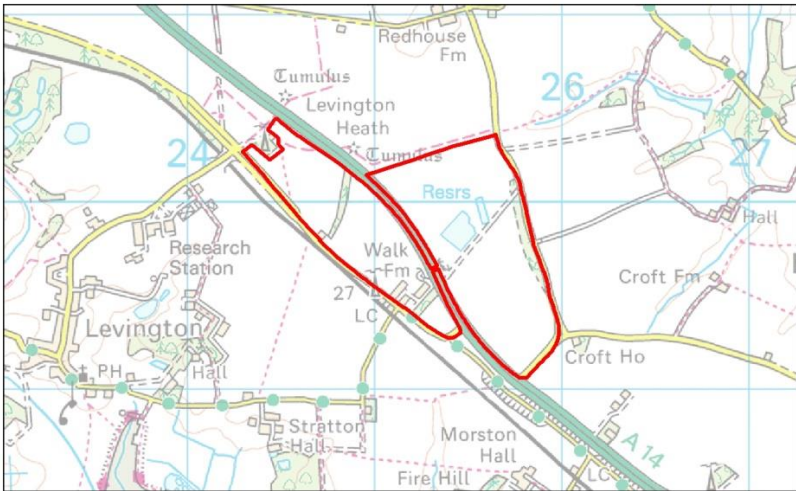
SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Sits adjacent to A14, however would need site access constructed.
Access To Wider Transport Network	Green	Very strong private transport links, however lack of public transport links.
Accessibility To Local Services and Facilities	Green	Short drive to Europa Park with a plethora of services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Adjacent employment uses prominent location along A14 it is likely market attractiveness would be high for logistics based employment.

Landscape, Strategic Gap & Agricultural Land	Red	The site is 100% within the AONB, albeit it is sandwiched between the A14 and an existing employment site (Ransomes Europark).
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No impact on historic environment
Open Space	Green	PROW transverse the site, however this could be maintained with development.
Transport and Roads	Green	The site requires access to be constructed onto the A14 but will have excellent strategic transport links.
Compatibility With Neighbouring/Adjoining Uses	Green	The site borders an industrial site as well as a lorry park and therefore potential uses would be limited to B2/B8.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	The site is partly covered by the Employment Allocation SSP20	
Is the site suitable?	No (Policy Factors)	
Reason If Not Suitable	Location in AONB.	
Suitability Test Summary	The site is assessed as unsuitable only because it is within an AONB.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Site unsuitable hence unavailable.	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	The site is currently greenfield and would appear to have no particular development constraints or require any on site hardstanding to be relocated.	
Achievability Test Summary	N/A Site unsuitable	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable	
Site Conclusion Text	The site is in an excellent location for employment use adjacent to the A14. However, as it falls within the AONB the site is assessed as unsuitable. Suffolk Coastal Councils current policies do not restrict all development in the AONB but require higher standards of design and lower density development to ensure development is in keeping with the surrounding areas and reflect the landscape and townscape character of this area. As such the location of this site in the AONB does not necessarily mean it cannot come forward for development. It is otherwise assessed as suitable.	

SHELAA Site Assessment Report

		Site Reference	13
Site Location	Land north and west of Walk Farm		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Levington		
Site Area (ha)	108.339		
Greenfield/ Brownfield	Greenfield		
Site History	Unknown		
Existing Land Use	Part vacant, part solar farm, reservoir and farm yard		
Neighbouring Use	Agriculture	Site Conclusion Status	Not Deliverable or Developable on Current Info
Proposed Use	Freight handling area	Suitable	Yes
		Available	Availability unknown
		Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check


SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Site is adjacent to A14.
Accessibility To Local Services and Facilities	Amber	The northern part of the site is a reasonable drive to Europa Park with a plethora of services, but the southern part of the site is more isolated by comparison.
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
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, Strategic Gap & Agricultural Land	Not known	The site is Grade 3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated 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 adjacent to A14.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)		
Is the site suitable?	~	
Reason If Not Suitable	N/A	
Suitability Test Summary	The site enjoys very strong transport links to the A14.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years		
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate		
Availability Test Summary	Availability unknown	
Achievability Test		
Overcoming Constraints		
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	No known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable on Current Info	
Site Conclusion Text	The site is in an excellent location adjacent to the A14 and has limited constraints that could not be dealt with through mitigation and appropriate design. However, availability of the site is currently unknown and as such the site is not deliverable or developable on current information.	

SHELAA Site Assessment Report

		Site Reference	14
Site Location	Land west of The Oaks, off Snipe Farm Road		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Clopton		
Site Area (ha)	0.094		
Greenfield/Brownfield	Greenfield		
Site History	Unknown		
Existing Land Use	Vacant		
Neighbouring Use	Agriculture, industrial, retail	Site Conclusion Status	Not Deliverable or Developable
Proposed Use	Unknown (assessed for employment)	Suitable	No (Employment Assessment Factors)
		Available	Not available - unsuitable
		Achievable	N/A Site unsuitable

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check


SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Existing road access of poor quality, however this could be improved.
Access To Wider Transport Network	Amber	C.1km to nearest B-road which lead to the A12 (c.5km away).
Accessibility To Local Services and Facilities	Red	There are no local services nearby. The nearest settlements with services are c.7km or more away (e.g. Woodbridge, Ipswich)
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	Nearby airfield has high attractiveness for B8 uses, however this site is much smaller in scale. Adjacent uses appear to include retail and small scale office space, so development here could be attractive

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Red	Currently adjacent to a single lane local road. B1078 is close by but accessed via some residential properties on narrow local road.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	No (Employment Assessment Factors)	
Reason If Not Suitable	The remote location of the site.	
Suitability Test Summary	This site is not considered suitable. Its location means transport and access to local services and labour are poor, with the nearest services being in Woodbridge/Ipswich to the south, or Framlingham to the north.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Ownership status unknown, however site unsuitable for a number of reasons hence unavailable.	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	N/A Site unsuitable	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable	
Site Conclusion Text	This site is not considered suitable due to its remote location, poor access to local services and labour.	

SHELAA Site Assessment Report

		Site Reference	15
Site Location	Land to the rear of Dennington Lodge		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Dennington		
Site Area (ha)	1.362		
Greenfield/Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	B2/B8, residential, agricultural		
Neighbouring Use	Agriculture	Site Conclusion Status	Existing Employment Site
Proposed Use	Light Industrial/offices	Suitable	No (Employment Assessment Factors)
		Available	N/A Existing employment site
		Achievable	N/A Existing employment site

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

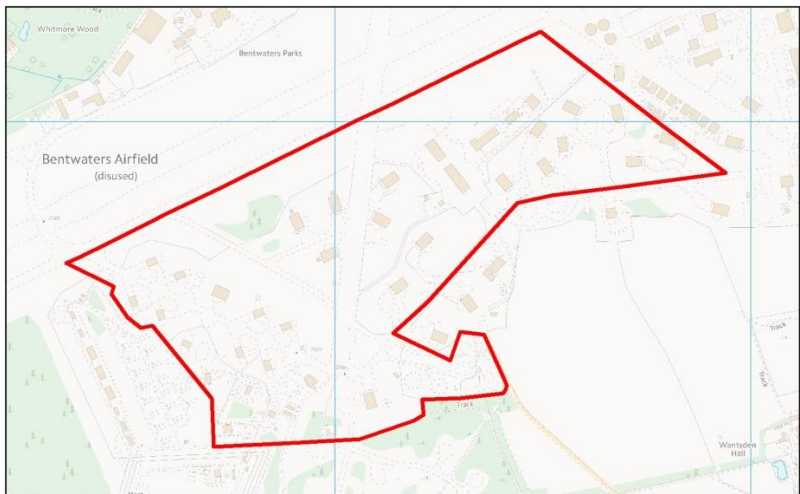
SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Site accessed off B-road with direct access to nearby town (Framlingham).
Access To Wider Transport Network	Amber	Site c.15km to A12, but direct access via A1120.
Accessibility To Local Services and Facilities	Amber	Site has good access to Framlingham with range of local services/shops
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Red	Site current has some derelict buildings, most units are vacant. There are no surrounding employment sites which indicates it is unlikely to be attractive to the market.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	Limited public transport and no train stations nearby. Site on B1116 and closely linked to road network via A1120, however access to wider network (A12) is at some distance.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	No (Employment Assessment Factors)	
Reason If Not Suitable	Considered unlikely to be attractive to the market.	
Suitability Test Summary	Site current has some derelict buildings, most units are vacant. There are no surrounding employment sites which indicates it is unlikely to be attractive to the market.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	N/A Existing employment site	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	The vacant parts of this site are heavily undulating which may present an abnormal cost. Equally demolition of some units on site could increase development costs.	
Achievability Test Summary	N/A Existing employment site	
Site Conclusions		
Site Conclusion Status	Existing Employment Site	
Site Conclusion Text	This site suffers from poor strategic access (particularly access to the A12), but it can be reached by alternate A roads and as the site is relatively small the impact on local roads from traffic generation is considered to be minor. The site does however have some derelict buildings and most units are vacant. There are also no surrounding employment sites which indicates that the site is unlikely to be attractive to the market and as such the site is assessed as unsuitable.	

Pg 67

		Site Reference	17
Site Location	Land at Bentwaters Airfield, north of Wantsden Hall		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Rendlesham		
Site Area (ha)	67.43		
Greenfield/Brownfield	Brownfield/Greenfield		
Site History	Unknown		
Existing Land Use	Airfield		
Neighbouring Use	Airfield, agriculture	Site Conclusion Status	Not Deliverable or Developable
Proposed Use	Employment	Suitable	No (Employment Assessment Factors)
		Available	Availability unknown
		Acheivable	N/A Site unsuitable

Suitable use	The site is assessed as unsuitable for employment development
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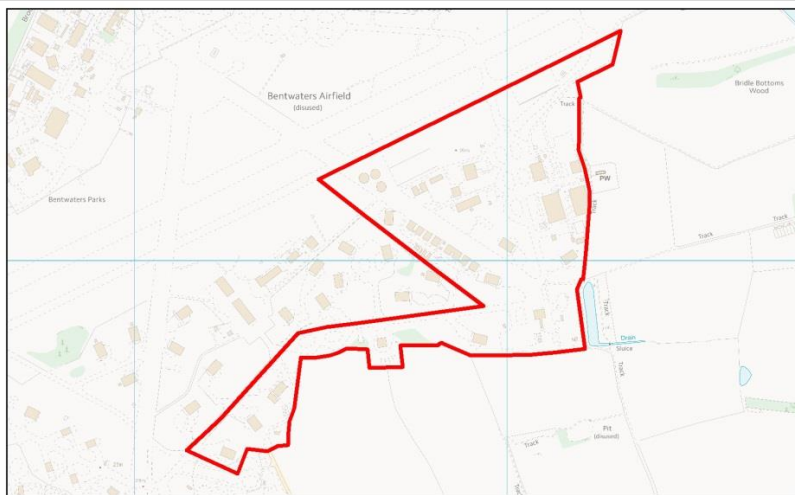
Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Red	Site has a secure border and therefore does not currently have possibility of access. It can also currently only be accessed via another site.
Access To Wider Transport Network	Amber	Site close to A1152.
Accessibility To Local Services and Facilities	Amber	Average access to local services to the north of the airfield at Rendlesham
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	The site to the north of the runway is an existing employment site with a range of uses operating from it and appears to be well occupied and attractive to the market. This site is somewhat disjointed from the existing employment area but could be attractive to the market as part of a wider redevelopment of the airfield.

Landscape, Strategic Gap & Agricultural Land	Red	Site is 100% within the AONB.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Amber	No biodiversity designation on the site, but a County Wildlife site immediately abuts the site to the south.
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	Site close to A1152.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	The site is partly covered by the Employment Allocation SSP24	
Is the site suitable?	No (Employment Assessment Factors)	
Reason If Not Suitable	Site is within AONB and has no current possibility of access.	
Suitability Test Summary	The site is assessed as unsuitable as it is within an AONB and has no current possibility of access.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Site unsuitable hence unavailable.	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	N/A Site unsuitable	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable	
Site Conclusion Text	The site falls 100% within the AONB, however, it is also assessed as unsuitable as it currently has no possibility of access. It can only currently be accessed via another site. The site is unsuitable and is therefore assessed as not deliverable/developable.	

		Site Reference	18
Site Location	Land at Bentwaters park		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Rendlesham		
Site Area (ha)	42.506		
Greenfield/ Brownfield			
Site History	Unknown		
Existing Land Use			
Neighbouring Use	Airfield, agriculture	Site Conclusion Status	Not Deliverable or Developable
Proposed Use	Employment	Suitable	No (Employment Assessment Factors)
		Available	Availability unknown
		Acheivable	N/A Site unsuitable

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

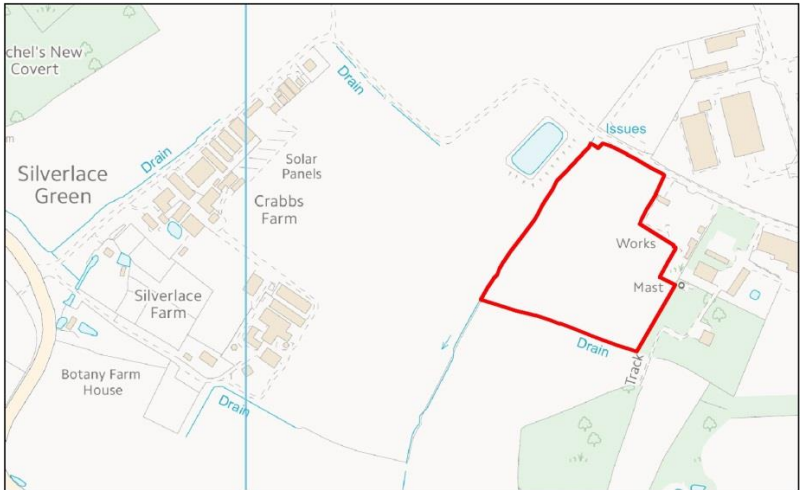
Suitability Test

Access To Site	Red	Site has a secure border and therefore does not currently have possibility of access. It can also currently only be accessed via another site.
Access To Wider Transport Network	Amber	Site close to A1152.
Accessibility To Local Services and Facilities	Amber	Average access to local services to the north of the airfield at Rendlesham
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	The site to the north of the runway is an existing employment site with a range of uses operating from it and appears to be well occupied and attractive to the market. This site is somewhat disjointed from the existing employment area but could be attractive to the market as part of a wider redevelopment of the airfield.

Landscape, Strategic Gap & Agricultural Land	Red	Site is 100% within the AONB.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity designation on the site, but a County Wildlife site is circa 100m from the site boundary.
Historic Environment	Amber	No designated heritage assets on site, but the Church of St John the Baptist immediately abuts the site to the North East and will need to be taken into consideration in any development proposals.
Open Space	Green	There is a PROW on the perimeter of the site, however this could be maintained with development
Transport and Roads	Amber	Site close to A1152.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	The site is partly covered by the Employment Allocation SSP24	
Is the site suitable?	No (Employment Assessment Factors)	
Reason If Not Suitable	Site is within AONB and has no current possibility of access	
Suitability Test Summary	The site is assessed as unsuitable as it is within an AONB and has no current possibility of access	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Site unsuitable hence unavailable.	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	N/A Site unsuitable	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable	
Site Conclusion Text	The site falls 100% within the AONB, however, it is also assessed as unsuitable as it currently has no possibility of access. It can only currently be accessed via another site. The site is unsuitable and is therefore assessed as not deliverable/developable.	

SHELAA Site Assessment Report

Site Reference		19
Site Location	Land at Parham Airfield	
Source	SHLAA Employment Site	
District	Suffolk Coastal	
Parish	Parham	
Site Area (ha)	3.436	
Greenfield/ Brownfield	Greenfield	
Site History	Unknown	
Existing Land Use	Vacant	
Neighbouring Use	Existing light industrial, adjacent to SSP22 (site ref 78)	
Proposed Use	Light Industrial (B2)	

	
Site Conclusion Status	Not Deliverable or Developable on Current Info
Suitable	Yes
Available	Availability unknown
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Existing access crosses adjacent land - site could be subject to ransom strip. Existing access also very poor quality and would require improvement.
Access To Wider Transport Network	Green	Site c.3km to A12 with existing junction.
Accessibility To Local Services and Facilities	Amber	Site has a number of small villages nearby, nearest larger settlements (Framlingham, Saxmundham etc) c.8km away
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	Adjacent site includes a national business, however there are a number of vacant/derelict units on site and most are of lower quality which draws the sites market attractiveness into question.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	There is no public transport access to/near the site, however it is close to the A12. There is an existing designated route for HGVs which avoids nearby villages
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	N/A but adjacent to Employment Allocation SSP22 (site ref 28)	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	Although this area is located relatively far from large settlements, it is part of a large brownfield site with few constraints and no incompatible uses nearby. Existing employment uses on the adjacent site suggest a moderate level of market attractiveness, however it could become more attractive through development. The site is close to the A12.	

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Ownership status unknown. Site could be affected by a potential ransom strip given main access to the nearest road would need to be created via adjacent land.

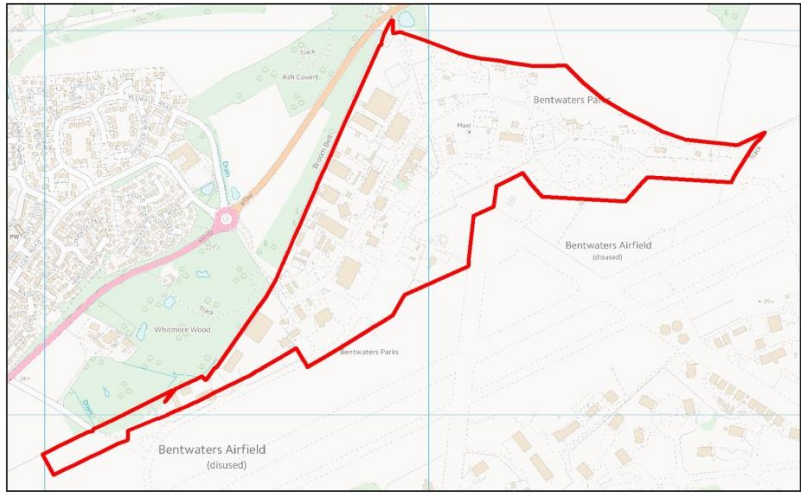
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	Agreeing and improving access
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable on Current Info
Site Conclusion Text	The suitability, availability and achievability of this site depends on whether access can be agreed and improved. This site is otherwise suited to employment use with good strategic transport access and few constraints to development. The site could become attractive through development, however the adjacent employment site currently suggests a low level of market attractiveness compared to other nearby areas (e.g. along Station Road, Framlingham).

SHELAA Site Assessment Report

		Site Reference	20
Site Location	Land at Bentwaters Airfield, North side of disused air strip		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Rendlesham		
Site Area (ha)	49.777		
Greenfield/Brownfield	Brownfield/Greenfield		
Site History	Unknown		
Existing Land Use	Employment site		
Neighbouring Use	Airfield, agriculture		
Proposed Use	N/A Existing employment (mix) site		
			
		Site Conclusion Status	Existing Employment Site
		Suitable	No (Policy Factors)
		Available	N/A Existing employment site
		Achievable	N/A Existing employment site

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	Yes	Site adjacent to Whitmore Wood
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has access from the A1152/B1069 roundabout.
Access To Wider Transport Network	Amber	Site close to A1152.
Accessibility To Local Services and Facilities	Amber	Average access to local services to the north of the airfield at Rendlesham
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	Water mains cross the site which will require consideration in any wider masterplan for the site.
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	The site is an existing employment site with a range of uses operating from it. It appears to be well occupied and attractive to the market.

Landscape, Strategic Gap & Agricultural Land	Red	Site is 100% within the AONB.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Amber	A small section of site is designated as a County Wildlife Site on the north western boundary.
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	Site close to A1152.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	The site is partly covered by the Employment Allocation SSP24
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Location in AONB.
Suitability Test Summary	The site is assessed as unsuitable only because it is within an AONB.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

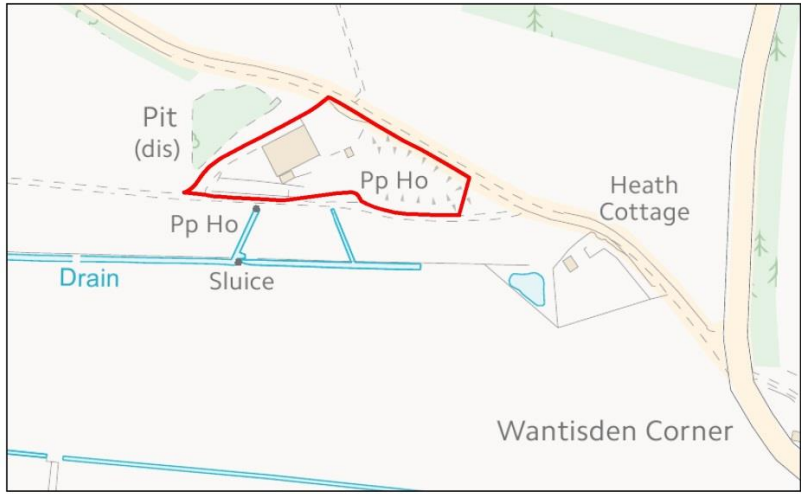
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	The site performs relatively well in the suitability assessment but it falls within the AONB the site is assessed as unsuitable. Suffolk Coastal Councils current policies do not restrict all development in the AONB but require higher standards of design and lower density development to ensure development is in keeping with the surrounding areas and reflect the landscape and townscape character of this area. As such the location of this site in the AONB does not necessarily mean it cannot come forward for development. It is otherwise assessed as suitable.

SHELAA Site Assessment Report

		Site Reference	21
Site Location	Land north west of Heath Cottage,		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Wantisden		
Site Area (ha)	0.796		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Vacant	Site Conclusion Status	
Neighbouring Use	Vacant land, agriculture	Not Deliverable or Developable	
Proposed Use	Employment	Suitable	
		No (Employment Assessment Factors)	
		Available	
		Not available - unsuitable	
		Acheivable	
		N/A Site unsuitable	

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Site is on the road network but accessed only by a farm gate.
Access To Wider Transport Network	Red	Site is not well connected to the wider road network.
Accessibility To Local Services and Facilities	Red	Poor access to services
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	Overhead electricity cables on the site will require consideration in any wider masterplan for development.
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Red	Site's remote location (particularly as the south of the Bentwater airfield is currently undeveloped for employment) means it has low market attractiveness.

Landscape, Strategic Gap & Agricultural Land	Red	The site is 100% within the AONB.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Red	Site is fairly isolated and accessed via a narrow local road, close to B roads but some distance from the A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	No (Employment Assessment Factors)
Reason If Not Suitable	Site is within AONB, has poor access to the wider transport network, services and facilities.
Suitability Test Summary	The site is within AONB. The site is remotely located and has poor market attractiveness and poor access to the wider transport network, services and facilities and as such is considered to have limited market attractiveness.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	Site unsuitable hence unavailable.

Achievability Test

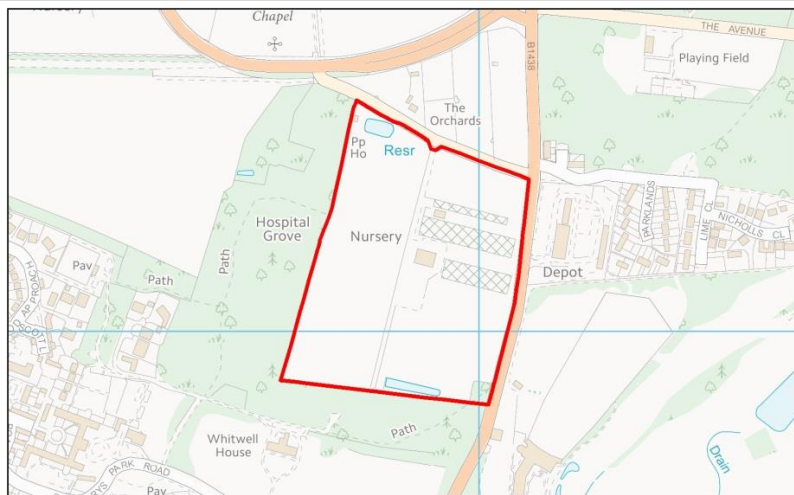
Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	Overhead electricity lines cross the site and may need to be put underground.
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	The site is assessed as unsuitable for a number of reasons including location within the AONB, the sites remote location and therefore poor access to the wider transport network, services and facilities and as such is considered to have limited market attractiveness. It is therefore assessed as not deliverable/developable.

SHELAA Site Assessment Report

Site Reference		22
Site Location	land opposite the depot Yarmouth Road, Ufford	
Source	SHLAA Employment Site	
District	Suffolk Coastal	
Parish	Ufford	
Site Area (ha)	9.062	
Greenfield/ Brownfield	Brownfield/Greenfield	
Site History	Unknown	
Existing Land Use	Greenhouses	
Neighbouring Use	Woodland, Suffolk Coastal Norse offices	
Proposed Use	Commercial/employment	

	
Site Conclusion Status	Not Deliverable or Developable on Current Info
Suitable	Yes
Available	Availability unknown
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

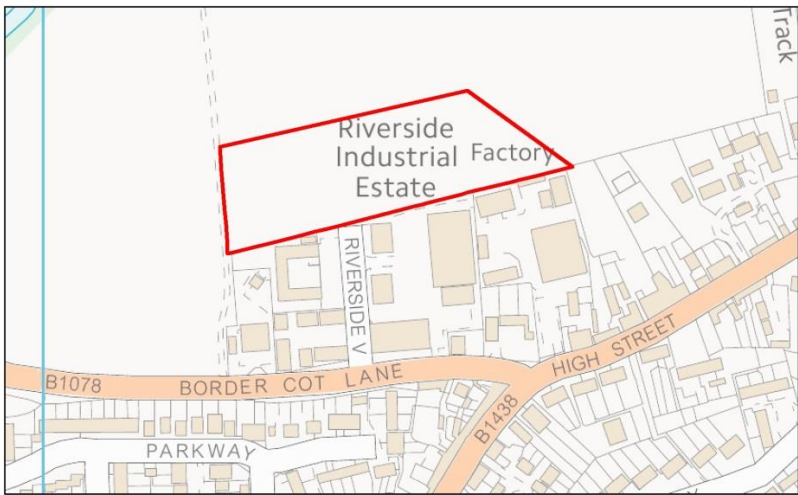
SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has access from road off B1438.
Access To Wider Transport Network	Green	Site is close to B1438 and A12.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	Site near to some employment uses (Ufford Park Offices) which appear to be performing well. Could be an attractive extension to the market.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Amber	No biodiversity designation on site, but a County Wildlife Site is adjacent to the site.
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Site is close to B1438 and A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	Site has no overriding constraints and is assessed as suitable	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Availability unknown	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	No known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable on Current Info	
Site Conclusion Text	The site is assessed as suitable with good strategic access and is achievable. However, as availability is unknown it is not deliverable or developable based on current information.	

SHELAA Site Assessment Report

		Site Reference	23
Site Location	Land to the north of Border Cot Lane Industrial Estate		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Wickham Market		
Site Area (ha)	1.387		
Greenfield/Brownfield	Greenfield		
Site History	Unknown		
Existing Land Use	Agriculture/vacant		
Neighbouring Use	Riverside Industrial Estate		
Proposed Use	Extension to existing industrial estate		

Site Conclusion Status	Not Deliverable or Developable on Current Info
Suitable	Yes
Available	Availability unknown
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

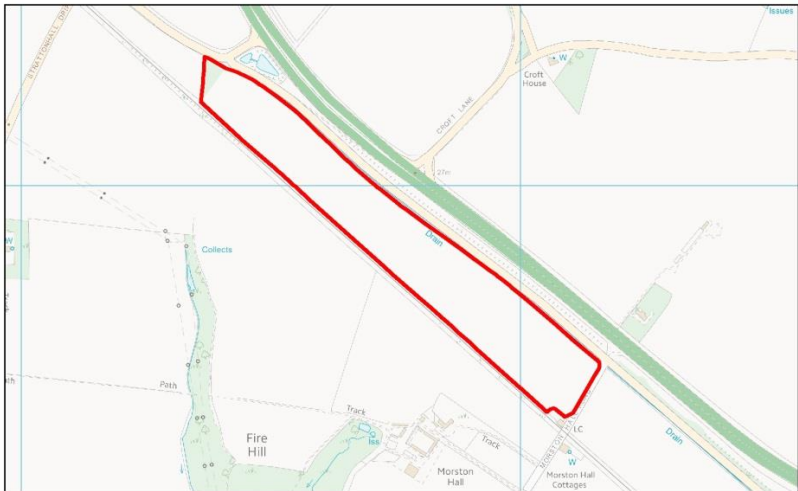
Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Access to site could be achieved via existing industrial estate to the south, which could potentially lead to a ransom strip. Access to the west of the site down the farm track could also be pursued.
Access To Wider Transport Network	Green	Close to A12 (c.1.5km).
Accessibility To Local Services and Facilities	Green	Local services available in Wickham Market
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Based on adjacent industrial estate this site could become attractive through development. On Riverside Industrial Estate there are a range of businesses with few vacant units, some units appear relatively new.

Landscape, Strategic Gap & Agricultural Land	Amber	The site is Grade 3 Agricultural land and within a Special Landscape Area. Impact on landscape would depend on the proposal but mitigation to take into account the Special Landscape Area should be considered.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets on site. The site is close to a Conservation Area but it is separated by the existing industrial estate so any impact is likely limited.
Open Space	Green	No open space designations
Transport and Roads	Green	Limited public transport, however located on B1078 and has good road links to A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	This site is suitable for development and, subject to access, would form a suitable extension to the existing industrial estate, minimising the impact on landscape	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Availability unknown	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	No known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable on Current Info	
Site Conclusion Text	This site is suitable and would form an extension to the existing employment site, however the access to site is unclear. This could be achieved via existing industrial estate to the south, which could potentially lead to a ransom strip, or access improved to the west of the site down the existing farm track. Availability and achievability of the site are unknown.	

		Site Reference	24
Site Location	Land opposite Morston Hall, Morston Hall Lane		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Trimley St Martin		
Site Area (ha)	11.94		
Greenfield/ Brownfield	Greenfield		
Site History	Unknown		
Existing Land Use	Agricultural		
Neighbouring Use	Agriculture		
Proposed Use	Employment		

Site Conclusion Status	Not Deliverable or Developable on Current Info
Suitable	Yes
Available	Availability unknown
Achievable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

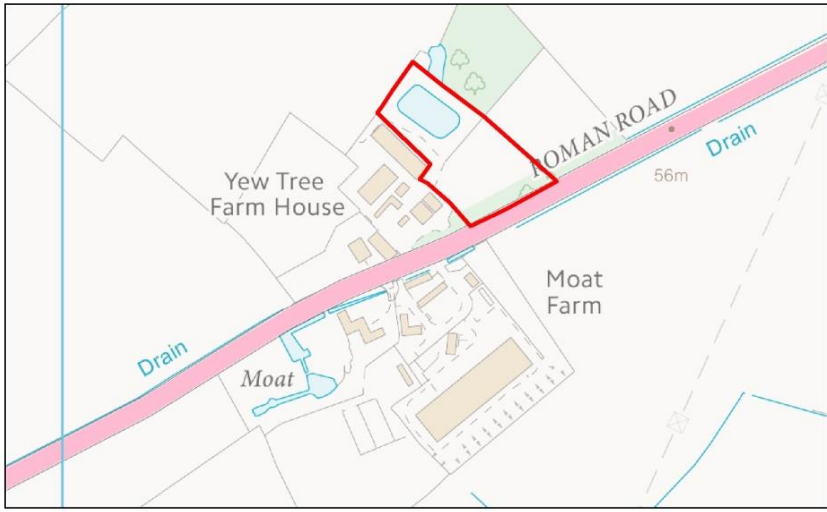
SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Site is adjacent to A14.
Accessibility To Local Services and Facilities	Amber	The site is somewhat isolated from services but is in reasonable proximity to services in Trimley St Martin and Trimley St Mary.
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	Water mains cross the site which will require consideration in any wider masterplan for the site.
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
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, Strategic Gap & Agricultural Land	Not known	The site is not or adjacent to the AONB but is close to it. Impact on landscape would depend on the proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity designation on site, but the site is circa 250m from a County Wildlife Site.
Historic Environment	Green	No designated 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 adjacent to A14.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	The site enjoys very strong transport links to the A14.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Availability unknown	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	No known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable on Current Info	
Site Conclusion Text	The site is in an excellent location adjacent to the A14 but the availability of the site is currently unknown meaning the site is not deliverable or developable on current information.	

SHELAA Site Assessment Report

		Site Reference	25
Site Location	land adjacent Yew Tree Courtyard, Roman Road		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Earl Soham		
Site Area (ha)	0.778		
Greenfield/Brownfield	Greenfield		
Site History	DC/15/2705/OUT provides new highway access & offices, studios and workshops.		
Existing Land Use	Vacant		
Neighbouring Use	Offices/light industrial	Site Conclusion Status	Deliverable (1-5 years)
Proposed Use	Employment	Suitable	Yes
		Available	Available
		Achievable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

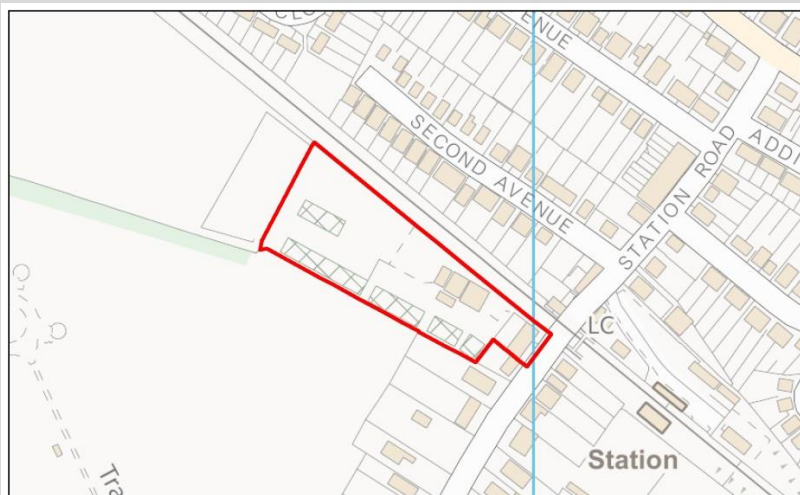
SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Access has recently been implemented directly off the main road into the site.
Access To Wider Transport Network	Green	Site has direct access onto the A1120.
Accessibility To Local Services and Facilities	Amber	Site just outside Earl Soham, c.5km to Framlingham
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Existing units on the adjacent land look recently completed with most units occupied, meaning this location is likely to also be attractive to the market.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	Limited public transport and no train stations nearby. Site linked to road network via A1120, however access to wider network (A12) is at some distance.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	This site is suitable and access has recently been created to the site, along with the permitted development of offices, workshops and studios employment development is likely to take place.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	DC/15/2705/OUT indicates site is in single ownership.	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	The site is in single ownership and a recent permission has granted a new access to the site which has recently been implemented suggesting the site is likely to be available for development in the short term	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	There are few constraints and as such no known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status	Deliverable (1-5 years)	
Site Conclusion Text	This site is well suited to employment development in line with the adjacent employment site which is operational, and it is likely the permitted development of offices, workshops and studios employment development will take place in the short term given access to the site has recently been implemented.	

SHELAA Site Assessment Report

		Site Reference	26
Site Location	Land at Station Nursery, Cordys Lane		
Source	SHLAA Employment Site		
District	Suffolk Coastal		
Parish	Trimley St Mary		
Site Area (ha)	1.117		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Employment site		
Neighbouring Use	Residential, open space		
Proposed Use	employment (small units)		

Site Conclusion Status	Existing Employment Site
Suitable	No (Policy Factors)
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

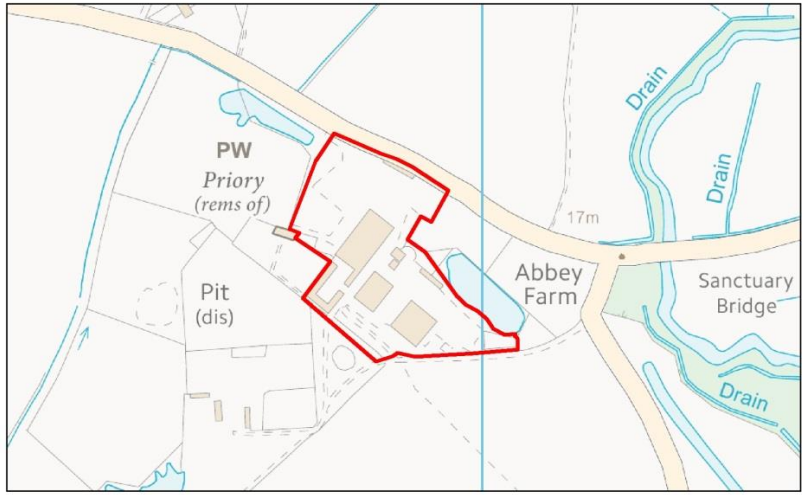
SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Site is close to A14.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	Sewers cross the site which will require consideration in any wider masterplan for the site.
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Site fully occupied and appears to be attractive to the market.

Landscape, Strategic Gap & Agricultural Land	Red	Site is 100% within AONB and is Grade 2 Agricultural Land.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Site is close to A14.
Compatibility With Neighbouring/Adjoining Uses	Amber	Site is near to residential and train line to north, however in existing use.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	No (Policy Factors)	
Reason If Not Suitable	Location in AONB.	
Suitability Test Summary	The site is assessed as unsuitable only because it is within an AONB.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	N/A Existing employment site	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	N/A Existing employment site	
Site Conclusions		
Site Conclusion Status	Existing Employment Site	
Site Conclusion Text	Although an existing site, the site is assessed as unsuitable because the site falls within the AONB. Suffolk Coastal Councils current policies do not restrict all development in the AONB but require higher standards of design and lower density development to ensure development is in keeping with the surrounding areas and reflect the landscape and townscape character of this area. As such the location of this site in the AONB does not necessarily mean it is unsuitable for employment development. It is otherwise assessed as suitable.	

SHELAA Site Assessment Report

Site Reference		27
Site Location		
Source		
District		
Parish		
Site Area (ha)		
Greenfield/Brownfield		
Site History		
Existing Land Use		
Neighbouring Use		
Proposed Use		
Site Conclusion Status		Not Deliverable or Developable
Suitable		No (Employment Assessment Factors)
Available		Not available - unsuitable
Achievable		N/A Site unsuitable

Suitable use	The site is assessed as unsuitable for employment development
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Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	Yes	Site contains part of 'Letheringham Priory and walled garden'
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	There is existing access to the site, however the road is narrow and of poor road quality.
Access To Wider Transport Network	Red	Site c.6km to A12, however access via B-roads/country lanes through residential areas.
Accessibility To Local Services and Facilities	Amber	Small settlements nearby, Framlingham/Wickham Market nearest towns (c.5km)
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Red	The site is fairly isolated and there are no existing employment uses on/near to the site.

Landscape, Strategic Gap & Agricultural Land	Amber	The site is Grade2/ 3 Agricultural land and within a Special Landscape Area. Impact on landscape would depend on the proposal but mitigation to take into account the Special Landscape Area should be considered.
Townscape	Amber	Site contains Scheduled Monument and GII listed building.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	Site contains Scheduled Monument (Letheringham Priory and remains of 17th century walled garden) is located in the north western corner of the site (circa 10% of the developable area). The Grade II listed Farm Building at Abbey Farm is also located within the site. Mitigation will be required for these assets in any wider development proposals for the site.
Open Space	Green	No open space designations, but PROW do transverse the site along the south western edge. However, this could be maintained with development.
Transport and Roads	Red	No public transport access, accessed by narrow local roads and some distance from B and A roads. Poor local and strategic access.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	No (Employment Assessment Factors)
Reason If Not Suitable	Location and local/strategic access
Suitability Test Summary	This site is unsuitable due to a lack of access to transport/strategic transport networks and as such is considered to have limited market attractiveness.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Site unsuitable for a number of reasons hence unavailable.


Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	This site suffers from poor local and strategic access (particularly access to the A12), access to labour and services which make it unsuitable.

SHELAA Site Assessment Report

Site Reference		28
Site Location	Brick Lane	
Source	Call for Sites (2016)	
District	Suffolk Coastal	
Parish	Framlingham	
Site Area (ha)	0.676	
Greenfield/ Brownfield	Brownfield	
Site History	Unknown	
Existing Land Use	Agricultural outbuildings	
Neighbouring Use	Agriculture	
Proposed Use	Housing, holiday accommodation, office (B1) (assessed for employment)	

Site Conclusion Status	Deliverable (1-5 years)
Suitable	Yes
Available	Available
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Access exists to/throughout site, however very poor road quality.
Access To Wider Transport Network	Amber	Site c.5km to A12, however access via country lanes/B1116.
Accessibility To Local Services and Facilities	Green	Site located c.1.5km outside Framlingham
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	There are no existing employment uses on site. The site is c.1km from an area to the south of Framlingham which hosts a range of employment uses. The area could become attractive through development, however is located outside this established area, and there are a number of sites within that area put forward for assessment which are more suitable.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 2/3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	No designated heritage assets on site, but the Grade II Manor Fram House is adjacent to the site and mitigation could be considered.
Open Space	Green	No open space designations, but a PROW runs along the western boundary of the site. However, this could be maintained with development.
Transport and Roads	Amber	The site has no access to public transport but has adequate road transport links close to B1116.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	This site is suitable for development. It has adequate access to the road network and there are few constraints (and no incompatible uses) impacting on development opportunities

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single

Land Available in 0-5 Years	Yes
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available


Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	There are some agricultural uses (storage) on site which may require demolition, but costs not considered abnormal.
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Deliverable (1-5 years)
Site Conclusion Text	This site is suitable for development, however is not in/adjacent to the established employment area to the south of Framlingham. It could become attractive through development, however other sites south of Framlingham along the B1116 are likely to be better suited. The site is available and achievable.

SHELAA Site Assessment Report

Site Reference		29
Site Location	Charnwood Field, Rose Farm, Framlingham	
Source	Call for Sites (2016)	
District	Suffolk Coastal	
Parish	Framlingham	
Site Area (ha)	6.67	
Greenfield/ Brownfield	Greenfield	
Site History	Unknown	
Existing Land Use	Agriculture	
Neighbouring Use	Agriculture, road, residential	
Proposed Use	Housing, retail, employment (B1/B2/B8) (assessed for employment)	
		Site Conclusion Status
		Deliverable (1-5 years)
		Suitable
		Yes
		Available
		Achievable

Suitable use The site is assessed as suitable for employment development B1/B2

Absolute Constraints Check

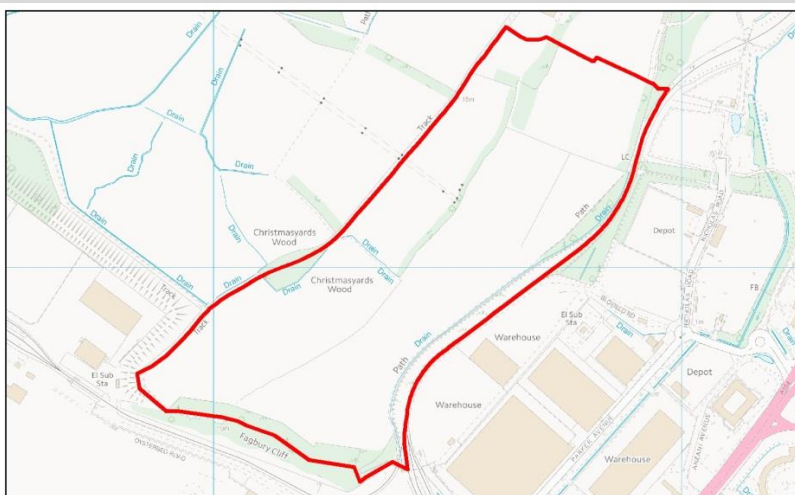
SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site off B-road, close to A1120.
Access To Wider Transport Network	Green	Site c.10km to A12, however good access via A1120.
Accessibility To Local Services and Facilities	Green	Site just outside Framlingham
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	Site not in existing employment use. Nearby industrial site has moderate market attractiveness and average quality units, however site could become attractive through development.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
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 open space designations
Transport and Roads	Amber	Limited public transport. Site linked to road network via A1120, however access to wider network (A12) is at some distance.
Compatibility With Neighbouring/Adjoining Uses	Green	Industrial Estate to the north, some residential dwellings along road but at distance.
Contribution to Regeneration		N/A
Local Plan Designations (if any)		
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	Site has good local and strategic access, and has good access to local services. Nearby industrial areas do not show a particularly high level of market attractiveness, however the site may become attractive through development	
Availability Test		
Is The Site Being Marketed?		
Is The Site Being Marketed?	Unknown	
Ownership Status	Single	
Land Available in 0-5 Years		
Land Available in 0-5 Years	Yes	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate		
Estimated Build Out Rate	~	
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available	
Achievability Test		
Overcoming Constraints		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	No abnormal costs to development identified.	
Achievability Test Summary	No known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status		
Site Conclusion Status	Deliverable (1-5 years)	
Site Conclusion Text	This site has good local and strategic access and could become attractive through development. There are few constraints on the site and it is actively being promoted for development. As such the site is assessed as deliverable.	

SHELAA Site Assessment Report

		Site Reference	30
Site Location			
Source			
District			
Parish			
Site Area (ha)			
Greenfield/ Brownfield			
Site History	Unknown		
Existing Land Use	Agricultural		
Neighbouring Use	Port, agriculture		
Proposed Use	Storage/Distribution		

Site Conclusion Status	Not Deliverable or Developable
Suitable	No (Employment Assessment Factors)
Available	Not available - unsuitable
Acheivable	N/A Site unsuitable

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site on border of FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Red	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.
Access To Wider Transport Network	Green	Site is close to A14.
Accessibility To Local Services and Facilities	Green	Good access to local services in Felixstowe
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	Overhead electricity cables on the site will require consideration in any wider masterplan for development.
Contamination and Ground Stability	Not known	~
Flood Risk	Amber	c.5% of site in FZ 2/3
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, Strategic Gap & Agricultural Land	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.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated 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 close to A14.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	No (Employment Assessment Factors)
Reason If Not Suitable	No access (or possibility of creating an access)
Suitability Test Summary	The site is assessed as unsuitable as it does not have vehicular access.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	Site unsuitable hence unavailable.

Achievability Test


Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	Overhead electricity lines cross the site and may need to be put underground.
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	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 deliverable/developable, but if evidence were produced to show how access could be gained to the site, it could be otherwise suitable.

SHELAA Site Assessment Report

Site Reference		31
Site Location	Cole's Green, Brick Lane	
Source	Call for Sites (2016)	
District	Suffolk Coastal	
Parish	Framlingham	
Site Area (ha)	0.948	
Greenfield/ Brownfield	Brownfield	
Site History	Unknown	
Existing Land Use	Agricultural outbuildings	
Neighbouring Use	Agriculture	
Proposed Use	Housing, holiday accommodation, office (B1) (assessed for employment)	

	
Site Conclusion Status	Deliverable (1-5 years)
Suitable	Yes
Available	Available
Achievable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Access exists to/throughout site, however very poor road quality.
Access To Wider Transport Network	Amber	Site c.5km to A12, however access via country lanes/B1116.
Accessibility To Local Services and Facilities	Green	Site located c.1.5km outside Framlingham
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	There are no existing employment uses on site. The site is c.1km from an area to the south of Framlingham which hosts a range of employment uses. The area could become attractive through development, however is located outside this established area, and there are a number of sites within that area put forward for assessment which are more suitable.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	The site has no access to public transport but has adequate road transport links close to B1116.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	This site is suitable for development. It has adequate access to the road network and there are few constraints (and no incompatible uses) impacting on development opportunities

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single

Land Available in 0-5 Years	Yes
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available


Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	There are some agricultural uses (storage) on site which may require demolition, but costs not considered abnormal.
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Deliverable (1-5 years)
Site Conclusion Text	This site is suitable for development, however is not in/adjacent to the established employment area to the south of Framlingham. It could become attractive through development, however other sites south of Framlingham along the B1116 are likely to be better suited.

SHELAA Site Assessment Report

Site Reference		32								
Site Location	Crown Nursery, High Street									
Source	Call for Sites (2016)									
District	Suffolk Coastal									
Parish	Ufford									
Site Area (ha)	4.946									
Greenfield/Brownfield	Greenfield									
Site History	Unknown									
Existing Land Use	Vacant									
Neighbouring Use	Residential, open space	<table><tr><th>Site Conclusion Status</th><th>Deliverable (1-5 years)</th></tr><tr><td>Suitable</td><td>Yes</td></tr><tr><td>Available</td><td>Available</td></tr><tr><td>Acheivable</td><td>Achievable</td></tr></table>	Site Conclusion Status	Deliverable (1-5 years)	Suitable	Yes	Available	Available	Acheivable	Achievable
Site Conclusion Status	Deliverable (1-5 years)									
Suitable	Yes									
Available	Available									
Acheivable	Achievable									
Proposed Use	Housing/Open Space/Office/Care Home (assessed for employment)									

Suitable use The site is assessed as suitable for B1 development only on parts of the site in close proximity to residential.

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Vehicular access to north of site but falls outside of the area assessed.
Access To Wider Transport Network	Green	Site is close to B1438 and A12.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	The site is an operational nursery. However the site is near to some employment uses (Ufford Park Offices) which appear to be performing well. Could be an attractive extension to the market.

Landscape, Strategic Gap & Agricultural Land	Amber	The site is Grade 3 Agricultural land and within a Special Landscape Area. Impact on landscape would depend on the proposal but mitigation to take into account the Special Landscape Area should be considered.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Site is close to B1438 and A12.
Compatibility With Neighbouring/Adjoining Uses	Amber	Some residential to west.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	Site has no overriding constraints and is assessed as suitable

Availability Test

Is The Site Being Marketed?	Developer has been contracted to buy the site.
Ownership Status	Developer has been contracted to buy the site.

Land Available in 0-5 Years	Yes
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~


Estimated Build Out Rate	~
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available

Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	Intensification of the site would likely require demolition of buildings and substantial tree clearing. However these are not considered costs which would make development of the site unviable.
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Deliverable (1-5 years)
Site Conclusion Text	The site is assessed as suitable, available and achievable. The site has no overriding constraints but mitigation may be required for the location of the site in a Special Character Area. A developer is contracted to buy the site and as such it appears to be available for development.

		Site Reference	33
Site Location	Easton Farm Park, Pond Corner		
Source	Call for Sites (2016)		
District	Suffolk Coastal		
Parish	Easton		
Site Area (ha)	4.601		
Greenfield/Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Farm park		
Neighbouring Use	Agriculture	Site Conclusion Status	Not Deliverable or Developable
Proposed Use	Housing, retail, leisure, holiday accommodation, office (B1) (assessed for employment)	Suitable	No (Employment Assessment Factors)
		Available	Not available - unsuitable
		Achievable	N/A Site unsuitable

Suitable use	The site is assessed as unsuitable for employment development
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Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site on border of FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Existing access to/throughout site.
Access To Wider Transport Network	Green	Site is c.5km from A12, with access mainly via B-Roads.
Accessibility To Local Services and Facilities	Amber	There are limited local services in Easton. The nearest towns (Framlingham/Wickham Market) are c.5km away
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Amber	c.5% of site in FZ 2/3
Market Attractiveness	Red	There are no existing B class employment uses on/near to the site indicating limited market attractiveness.

Landscape, Strategic Gap & Agricultural Land	Amber	The site is Grade 3 Agricultural land and within a Special Landscape Area. Impact on landscape would depend on the proposal but mitigation to take into account the Special Landscape Area should be considered.
Townscape	Amber	Site contains GII listed building.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	Site contains GII listed buildings and the impact of development on them and their setting will require mitigation.
Open Space	Green	No open space designations
Transport and Roads	Red	No public transport access, accessed by narrow local roads and some distance from B and A roads. Poor local and strategic access.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	No (Employment Assessment Factors)
Reason If Not Suitable	Location and local/strategic access
Suitability Test Summary	This site is unsuitable due to a lack of access to transport/strategic transport networks and as such is considered to have limited market attractiveness.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Site unsuitable hence unavailable.

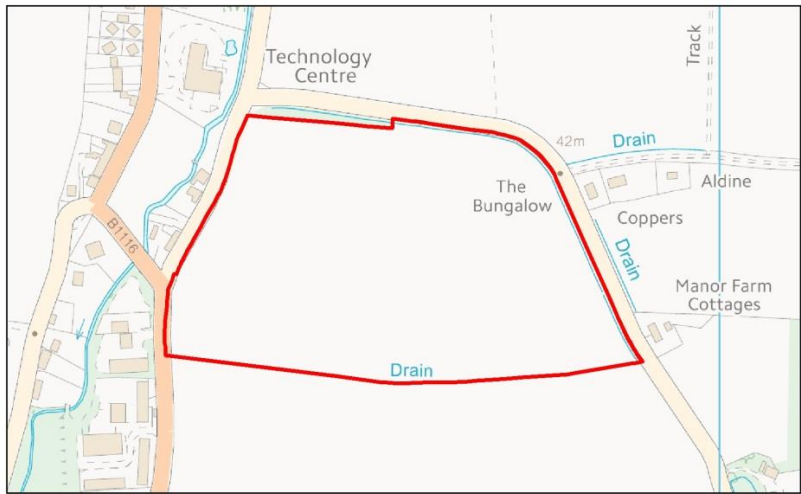
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	Some existing units on site might require relocation if a whole site redevelopment were proposed.
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	The site has poor local and strategic access and limited market attractiveness and is therefore assessed as unsuitable.

SHELAA Site Assessment Report

Site Reference		34
Site Location	Fairfield Road South	
Source	Call for Sites (2016)	
District	Suffolk Coastal	
Parish	Framlingham	
Site Area (ha)	8.495	
Greenfield/ Brownfield	Greenfield	
Site History	Unknown	
Existing Land Use	Agriculture	
Neighbouring Use	Agriculture, roads	
Proposed Use	Housing, retail, leisure, office (B1) (assessed for employment)	

Site Conclusion Status	Deliverable (1-5 years)
Suitable	Yes
Available	Available
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	No existing access but could be achieved off B-Road or Brick Lane to the north.
Access To Wider Transport Network	Amber	Site c.8km to A12, but with direct access via B-road largely avoiding local roads.
Accessibility To Local Services and Facilities	Green	Site just outside Framlingham
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	Overhead electricity cables on the site will require consideration in any wider masterplan for development.
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Nearby employment areas in Framlingham suggest there is a good level of market attractiveness in this location.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 2 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Public transport access is limited however road access is good directly onto B1116 and close to A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	This site is well suited to development and is within an area already established for employment/commercial uses.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single
Land Available in 0-5 Years	Yes
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available

Achievability Test

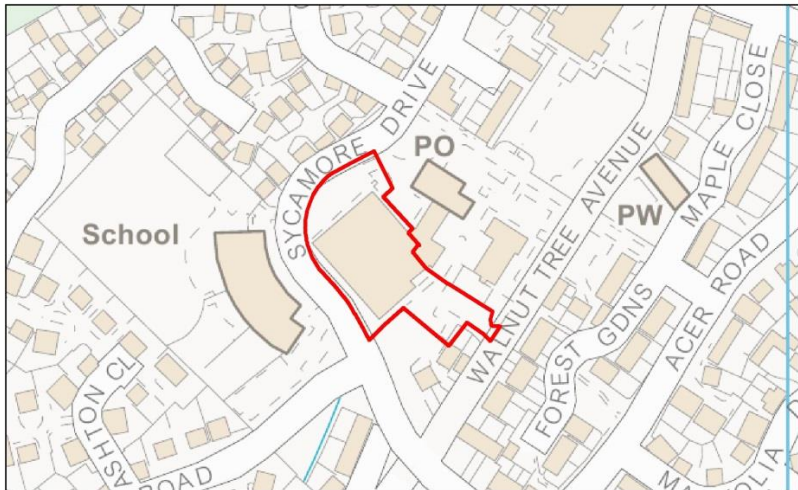
Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	Overhead electricity lines cross the site and may need to be put underground.
Achievability Test Summary	No known achievability constraints or abnormal costs subject to satisfactory location of overhead power lines.

Site Conclusions

Site Conclusion Status	Deliverable (1-5 years)
Site Conclusion Text	This site has good local and strategic access (largely avoiding local roads) and has few constraints to development. Nearby areas suggest good market attractiveness for employment uses (all types) within this location, and the adjacent site has also been put forward for mixed-use development, including employment. The site is actively being promoted for development and as such is assessed as available.

SHELAA Site Assessment Report

Site Reference		35
Site Location	Former Sports Centre, Sycamore Drive, IP12 2GF	
Source	Call for Sites (2016)	
District	Suffolk Coastal	
Parish	Rendlesham	
Site Area (ha)	0.479	
Greenfield/ Brownfield	Brownfield	
Site History	Unknown	
Existing Land Use	Vacant fitness centre	
Neighbouring Use	Residential	
Proposed Use	Housing/Retail (assessed for employment) (assessed for employment)	

	
Site Conclusion Status	Deliverable (1-5 years)
Suitable	Yes
Available	Available
Acheivable	Achievable

Suitable use The site is assessed as suitable for B1a development only due to town centre location.

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Requires site access.
Access To Wider Transport Network	Green	Site has good access to A1152 and A12.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Not known	The site is surrounded by residential and there are no employment sites in the built up area to set a market attractiveness precedent.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 2 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Site has good access to A1152 and A12.
Compatibility With Neighbouring/Adjoining Uses	Amber	Site surrounded by residential and school, meaning only some B1 uses are likely to be suitable.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	The site has incompatible uses nearby and is assessed as unsuitable for B2/B8 with only B1 likely to be compatible.

Availability Test

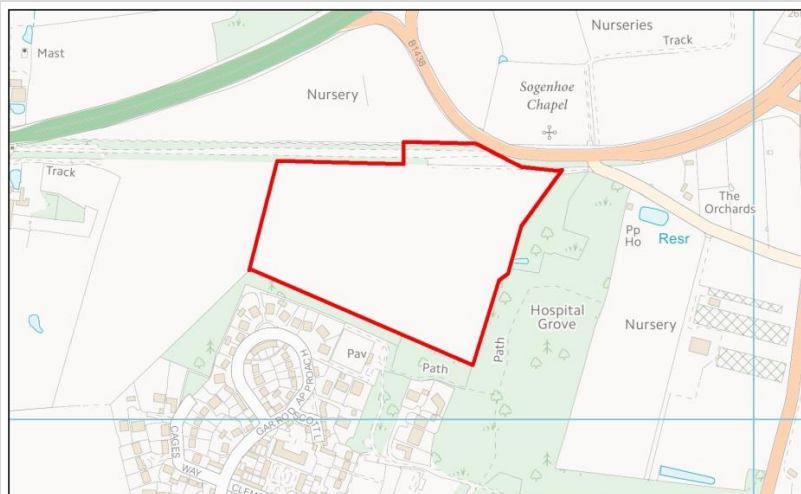
Is The Site Being Marketed?	Unknown
Ownership Status	Single
Land Available in 0-5 Years	Yes
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available

Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Deliverable (1-5 years)
Site Conclusion Text	The site is assessed as unsuitable for B2/B8 activities due to the location of the site in very close proximity to housing and school. In terms of employment uses the site could be more suited to B1a uses.

		Site Reference	36
Site Location	Grove Farm		
Source	Call for Sites (2016)		
District	Suffolk Coastal		
Parish	Ufford		
Site Area (ha)	7.546		
Greenfield/ Brownfield	Greenfield		
Site History	Unknown		
Existing Land Use	Agricultural		
Neighbouring Use	Woodland, residential		
Proposed Use	Housing/Business/Office (assessed for employment)		

Site Conclusion Status	Deliverable (1-5 years)
Suitable	Yes
Available	Available
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8. But sensitivity to uses at the southern

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Requires site access to be improved.
Access To Wider Transport Network	Green	Very good access to A12.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	Site near to some employment uses (Ufford Park Offices) which appear to be performing well. Could be an attractive extension to the market. However it is further removed from Ufford Park Offices than other sites assessed.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 2 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Amber	No biodiversity designation on site, but a County Wildlife Site is adjacent to the site.
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Very good access to A12.
Compatibility With Neighbouring/Adjoining Uses	Amber	Residential to south.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	Site has no overriding constraints and is assessed as suitable

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single
Land Available in 0-5 Years	Yes
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available

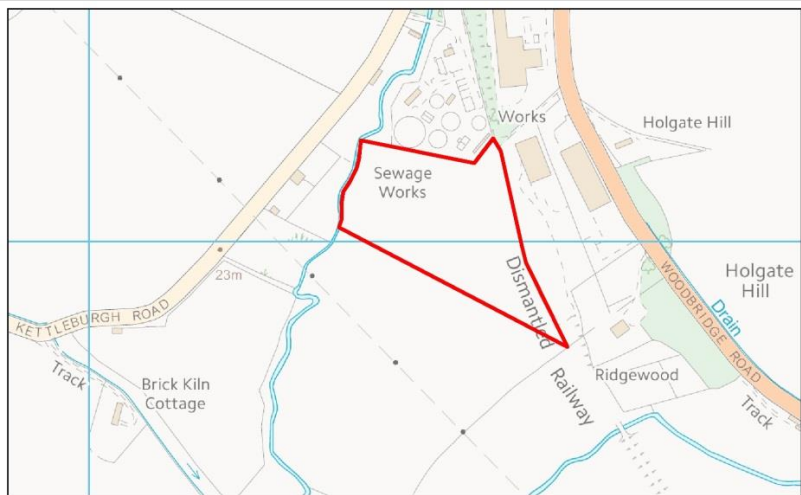
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	No abnormal costs to development identified.
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Deliverable (1-5 years)
Site Conclusion Text	The site is assessed as suitable, available and achievable. The site has no overriding constraints but mitigation may be required for adjoining County Wildlife Site and site access needs improvement. The sole landowner has indicated the site is available for development now.

Site Reference		37
Site Location	Hollgate Hill, Woodbridge Road	
Source	Call for Sites (2016)	
District	Suffolk Coastal	
Parish	Framlingham	
Site Area (ha)	2.26	
Greenfield/ Brownfield	Greenfield	
Site History	Unknown	
Existing Land Use	Agriculture	
Neighbouring Use	Agriculture, commercial	
Proposed Use	Housing, retail, office (B1), storage (B8) (assessed for employment)	

	
Site Conclusion Status	Not Deliverable or Developable on Current Info
Suitable	Yes
Available	Availability unknown
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site on border of FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Red	This site has no access and would only be accessible through another site (ref 59). With consent of adjacent landowner, access could be improved/created. Otherwise no possible access points.
Access To Wider Transport Network	Amber	Site c.8km to A12, but with direct access via B-road largely avoiding local roads.
Accessibility To Local Services and Facilities	Green	Site just outside Framlingham
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Amber	c.10% of site in FZ 2/3
Market Attractiveness	Green	Nearby employment areas in Framlingham suggest there is a good level of market attractiveness in this location.

Landscape, Strategic Gap & Agricultural Land	Amber	The site is Grade 2 Agricultural land and within a Special Landscape Area. Impact on landscape would depend on the proposal but mitigation to take into account the Special Landscape Area should be considered.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	Public transport access is limited however road access is good directly onto B1116 and close to A12. However, this is dependent on gaining access through a neighbouring site.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	This site is suited to development given its location within an wider employment area and good strategic access, however access to the site off the B-road would need to be via other land and agreed with adjacent landowner.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Landowner states the site is available now but the site is subject to a possible ransom strip for access to B-road through existing employment site to the east. Until it is resolved the availability of the site is unknown.


Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	The site is heavily sloping, which may introduce an abnormal cost.
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable on Current Info
Site Conclusion Text	This site is well suited to development due to its location and nearby established employment areas, however its suitability and availability is dependant on whether access (which would require crossing the adjacent site to the north-east) can be agreed/implemented as there are no other potential access points.

Site Reference		38
Site Location	Innocence Farm, Nr Kirton, Felixstowe, IP10 0PJ	
Source	Call for Sites (2016)	
District	Suffolk Coastal	
Parish	Kirton	
Site Area (ha)	115.636	
Greenfield/ Brownfield	Greenfield	
Site History	Unknown	
Existing Land Use	Agricultural	
Neighbouring Use	Agriculture	
Proposed Use	Storage/Distribution	

	
Site Conclusion Status	Deliverable (1-5 years)
Suitable	Yes
Available	Available
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

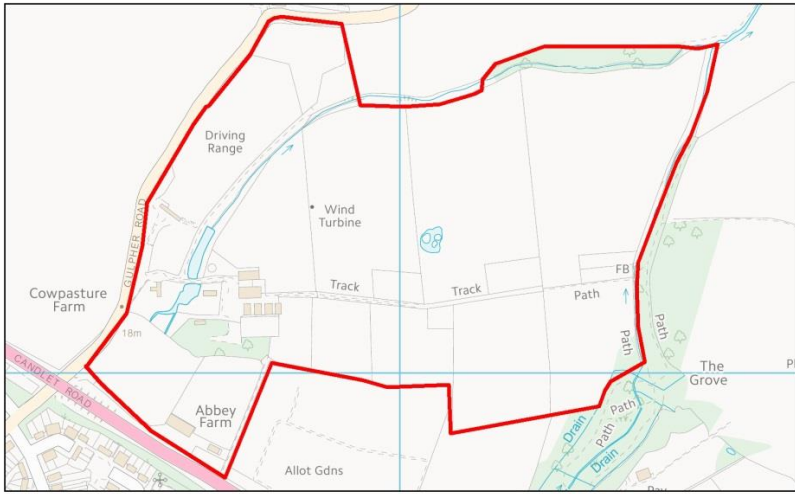
SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Would require vehicular access. General access arrangements are provided with the CFS form. Significant junction improvements would be needed to access the site if access is to be directly onto the A14.
Access To Wider Transport Network	Green	Adjacent to A14 to the south.
Accessibility To Local Services and Facilities	Amber	The site is somewhat isolated from services but is in reasonable proximity to services in Trimley St Martin and Trimley St Mary.
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
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, Strategic Gap & Agricultural Land	Not known	The site is Grade 2/3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Adjacent to A14.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	The site enjoys very strong transport links to the A14.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Single	
Land Available in 0-5 Years	Yes	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available	
Achievability Test		
Overcoming Constraints	Previous Engineering Assessment concludes site can be satisfactorily developed (CFS).	
Trajectory of Development	~	
Barriers to Delivery	There could be significant costs associated with creating an access to the A14, but there is no evindece this would necessarilly make the scheme unviable.	
Achievability Test Summary	No known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status	Deliverable (1-5 years)	
Site Conclusion Text	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.	

SHELAA Site Assessment Report

		Site Reference	39
Site Location	Land at Candlet Road		
Source	Call for Sites (2016)		
District	Suffolk Coastal		
Parish	Felixstowe		
Site Area (ha)	31.613		
Greenfield/ Brownfield	Greenfield		
Site History	An application (DC/15/1128) for 560 dwellings and 2 small business units is subject to an appeal.		
Existing Land Use	Agricultural/ equestrian activates		
Neighbouring Use	Agriculture		
Proposed Use	Housing/Care Home/Open Space/ Office (assessed for employment)	Site Conclusion Status	Deliverable (1-5 years)
		Suitable	Yes
		Available	Available
		Acheivable	Achievable

Suitable use	The site is assessed as suitable for employment development B1/B2/B8
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Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site on border of FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Site adjacent to A154 (which leads to A14).
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	No contamination stated on the CFS form.
Flood Risk	Amber	c.5% of site in FZ 2/3
Market Attractiveness	Green	The site is not in existing employment use but is in close proximity to employment activities at Felixstowe Port which are significant. As the site can be accessed from the A14 it is likely to be attractive to the market.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade1/2 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	There is a PROW within the site, however this could be maintained with development
Transport and Roads	Green	Site adjacent to A154 (which leads to A14).
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)		
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	Site has no overriding constraints and is assessed as suitable	
Availability Test		
Is The Site Being Marketed?	Developer has a promotion agreement for the site.	
Ownership Status	Multiple ownership but a developer has a promotion agreement for the site.	
Land Available in 0-5 Years	Yes	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Available, actively being promoted by a developer.	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	No known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status	Deliverable (1-5 years)	
Site Conclusion Text	The site is assessed as suitable, available and achievable for employment. The site is however subject to an appeal against the refusal of 560 dwellings on site with 2 small business units which could impact its future for employment use.	

SHELAA Site Assessment Report

Site Location	Land East of Bell Lane & South of Kesgrave
Source	Call for Sites (2016)
District	Suffolk Coastal
Parish	Kesgrave
Site Area (ha)	61.618
Greenfield/ Brownfield	Greenfield
Site History	An appeal has been lodged against the refusal of a 300 unit housing scheme on this site (15/4672).
Existing Land Use	Agricultural
Neighbouring Use	Woodland, residential
Proposed Use	Housing/ Education/ Leisure/ Commercial and community uses (assessed for employment)

Site Reference	40
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Site Conclusion Status	Deliverable (1-5 years)
Suitable	Yes
Available	Available
Acheivable	Achievable

Suitable use	The site is assessed as suitable for employment development B1/B2/B8
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Absolute Constraints Check


SPA, SAC, SSSI or Ramsar	Yes	SSSI Ipswich Heaths located adjacent to the site
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Site has no vehicular access and would be difficult to achieve, but roads do abut the site so it is possible.
Access To Wider Transport Network	Green	Site within 2km of A12.
Accessibility To Local Services and Facilities	Green	Good access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	The site is not in existing employment use but is close to Adastral Park, which shows good market attractiveness. However, the site to the south of Adastral Park may represent a more attractive opportunity to the market.

Landscape, Strategic Gap & Agricultural Land	Amber	Within' Area to be Protected from Development'.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Amber	No biodiversity designation on site, but a County Wildlife Site is adjacent to the site.
Historic Environment	Green	No designated heritage assets
Open Space	Green	There is a PROW within the site, however this could be maintained with development
Transport and Roads	Green	Site within 2km of A12.
Compatibility With Neighbouring/Adjoining Uses	Amber	Residential to north, but with a buffer.
Contribution to Regeneration		N/A
Local Plan Designations (if any)		
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	Site has no overriding constraints and is assessed as suitable. Provision of suitable site access is required.	
Availability Test		
Is The Site Being Marketed?		
Is The Site Being Marketed?	Unknown	
Ownership Status	Multiple owners but appear to be in agreement about development of the site.	
Land Available in 0-5 Years		
Land Available in 0-5 Years	Yes	
Land Available in 6-10 Years	Yes	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate		
Estimated Build Out Rate	~	
Availability Test Summary	Owners actively promoted development (CFS form). Available	
Achievability Test		
Overcoming Constraints		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	No known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status		
Site Conclusion Status	Deliverable (1-5 years)	
Site Conclusion Text	The site is suitable for employment development with no overriding constraints that cannot be mitigated. However, the site is subject to an appeal for a housing scheme, the outcome of which may impact the potential for employment on site.	

SHELAA Site Assessment Report

Site Reference		41
Site Location		
Source		
District		
Parish		
Site Area (ha)		
Greenfield/Brownfield		
Site History		
Existing Land Use		
Neighbouring Use		
Proposed Use		
Site Conclusion Status		Not Deliverable or Developable
Suitable		No (Employment Assessment Factors)
Available		Not available - unsuitable
Achievable		N/A Site unsuitable

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

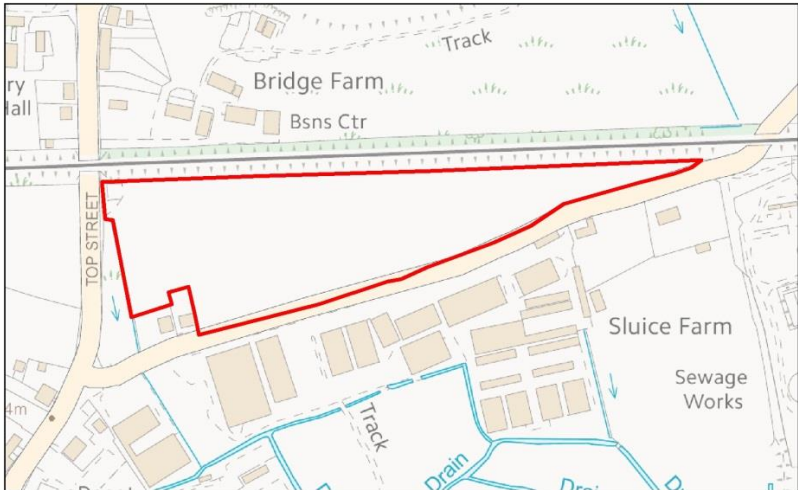
SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site on border of FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Existing access to adjacent commercial uses.
Access To Wider Transport Network	Red	c.6km to A12, but no main road access or dedicated junction/traffic lights.
Accessibility To Local Services and Facilities	Red	Site just outside Walpole (small village with limited services)
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Amber	c.10% of site in FZ 2/3
Market Attractiveness	Green	Existing units on adjacent land are high quality with low vacancy, meeting a local demand for employment/commercial space.

Landscape, Strategic Gap & Agricultural Land	Amber	The site is Grade 3 Agricultural land and within a Special Landscape Area. Impact on landscape would depend on the proposal but mitigation to take into account the Special Landscape Area should be considered.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	No designated heritage assets on site but the Grade II Listed Walpole Old Hall is next door, impact on this buildings setting could require mitigation.
Open Space	Green	No open space designations
Transport and Roads	Red	No public transport access. The site is close to B1117 but accessed via a narrow local road through a residential area. Poor local and strategic access.
Compatibility With Neighbouring/Adjoining Uses	Green	Although there are some holiday lets nearby, there are existing commercial uses on the adjacent land and no incompatible uses nearby.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	No (Employment Assessment Factors)	
Reason If Not Suitable	Location and local/strategic access	
Suitability Test Summary	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.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Site unsuitable hence unavailable.	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	N/A Site unsuitable	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable	
Site Conclusion Text	Although the small adjacent employment site appears to have high market attractiveness, this site suffers from poor local and strategic access, access to labour and services, which means it is therefore assessed as unsuitable.	

SHELAA Site Assessment Report

Site Reference		42	
Site Location	Land fronting Top Street & Sandy Lane		
Source	Call for Sites (2016)		
District	Suffolk Coastal		
Parish	Martlesham		
Site Area (ha)	3.375		
Greenfield/ Brownfield	Greenfield		
Site History	Unknown		
Existing Land Use	Vacant		
Neighbouring Use	Employment site, open space		
Proposed Use	Residential/ Care Home/ Office/ Industrial (assessed for employment)	Site Conclusion Status	Not Deliverable or Developable on Current Info
		Suitable	Yes
		Available	Availability unknown
		Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

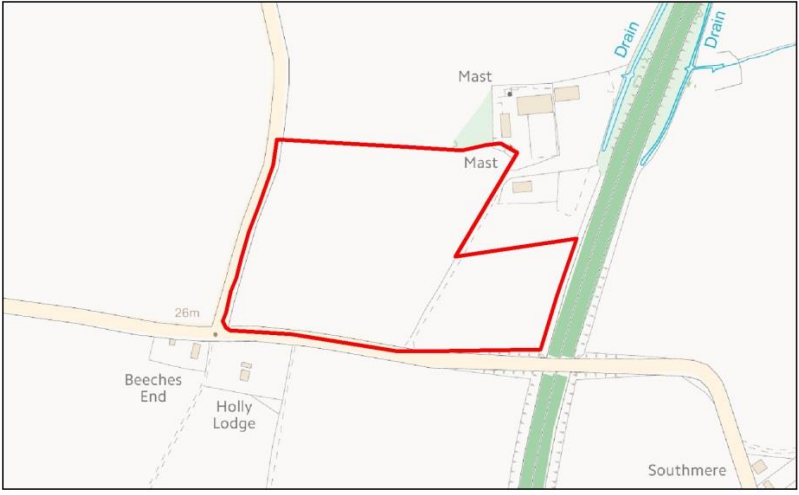
SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	South of site in FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Requires site access.
Access To Wider Transport Network	Green	Very good access to A12.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Amber	c.40% of site in FZ 2/3
Market Attractiveness	Green	Site near to established employment location (Martlesham Creek Industrial Estate) which appears to be attractive to the market.

Landscape, Strategic Gap & Agricultural Land	Amber	No landscape designation, but the site is adjacent to the AONB and the impact of its setting would require consideration in any development proposals.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	PROW transverse the eastern boundary of the site, however this could be maintained with development.
Transport and Roads	Green	Very good access to A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses, including train line to the north.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	The site is considered suitable (though the southern section of the site may be unsuitable as it is within Flood Zone 3)	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Multiple	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Multiple landowners identified, not clear if they all wish to promote the site. Availability unknown	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	No known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable on Current Info	
Site Conclusion Text	The site is assessed as suitable with good strategic access, but circa 40% of the site does fall within flood zones 2/3. However, as availability is unknown, it is not deliverable or developable based on current information.	

SHELAA Site Assessment Report

Site Reference		43
Site Location	Land North of Bucklesham Road	
Source	Call for Sites (2016)	
District	Suffolk Coastal	
Parish	Bucklesham	
Site Area (ha)	6.26	
Greenfield/ Brownfield	Greenfield	
Site History	Unknown	
Existing Land Use	Agricultural	
Neighbouring Use	Industrial/Agricultural	
Proposed Use	Retail/ Office/ Industrial Park/ Storage (assessed for employment)	
Site Conclusion Status		Deliverable (1-5 years)
Suitable		Yes
Available		Available
Achievable		Achievable

Suitable use	The site is assessed as suitable for employment development B1/B2/B8
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Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

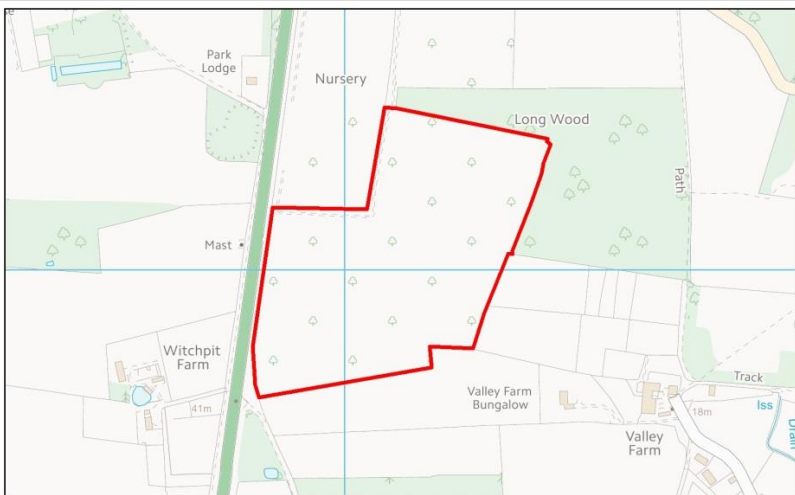
Suitability Test

Access To Site	Green	Dedicated access road which links to adjacent site in industrial use.
Access To Wider Transport Network	Amber	5 minute drive to the A12. However there are no public transport links.
Accessibility To Local Services and Facilities	Amber	No direct local services, 10 minute drive to Europa Park for a wide range of services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Adjacent industrial site in full occupation. Very close to A12.

Landscape, Strategic Gap & Agricultural Land	Green	No designations but any impact on landscape would depend on proposed development of the site.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No impact on historic environment
Open Space	Green	No open space designations
Transport and Roads	Green	Strong local access next to the A12 and to the wider strategic road network. However there is a lack of public transport.
Compatibility With Neighbouring/Adjoining Uses	Green	Agricultural use predominantly around the site, with B2 industrial use on the northern boundary.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	The 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	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Multiple landowners in agreement about development.	
Land Available in 0-5 Years	Yes	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Multiple landowners identified, but in agreement about development. Available.	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	No known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status	Deliverable (1-5 years)	
Site Conclusion Text	The site is in an excellent location close to the A12 and the adjacent industrial site has full occupation which indicates strong market attractiveness. It is assessed as suitable, available and achievable.	

SHELAA Site Assessment Report

Site Location		Land North of Wood Lane, Melton	
Source		Call for Sites (2016)	
District		Suffolk Coastal	
Parish		Melton	
Site Area (ha)		9.555	
Greenfield/ Brownfield		Greenfield	
Site History		Unknown	
Existing Land Use		Agricultural	
Neighbouring Use		Agriculture	
Proposed Use		Housing/ Care Home/ Open Space/ Office (assessed for employment)	

Site Reference		44	
			
Site Conclusion Status		Deliverable (1-5 years)	
Suitable		Yes	
Available		Available	
Acheivable		Achievable	

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

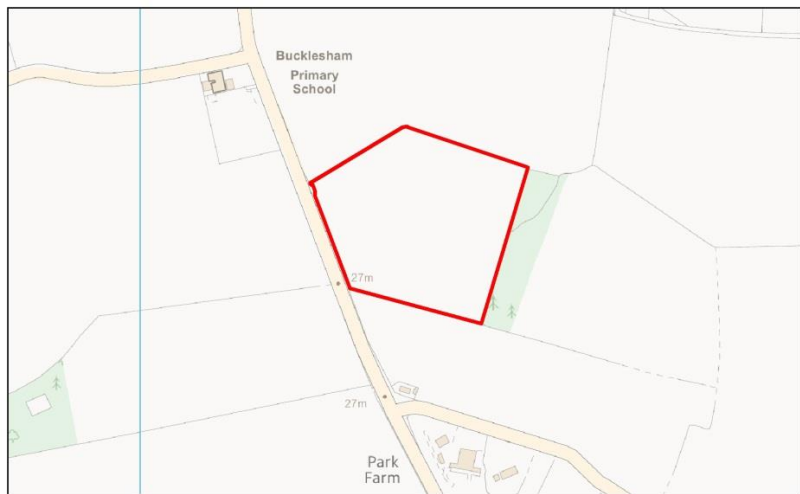
Suitability Test

Access To Site	Amber	Requires site access.
Access To Wider Transport Network	Green	Very good access to A12.
Accessibility To Local Services and Facilities	Amber	Slightly removed from Woodbridge but average access to services.
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	No contamination (CFS form).
Flood Risk	Green	~
Market Attractiveness	Amber	The site not in or close to existing employment use but it is in close proximity to the A12, its connectivity is likely to be attractive to the market.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 2/3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Very good access to A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	Site has minimal constraints to development and is located next to the A12.	
Availability Test		
Is The Site Being Marketed?	A developer has a promotion agreement for the site.	
Ownership Status	Single	
Land Available in 0-5 Years	Yes	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	No known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status	Deliverable (1-5 years)	
Site Conclusion Text	Site has minimal constraints to development and is located next to the A12. The site is actively being promoted by a developer and is therefore available for development. No constraints or abnormal costs to achievability have been identified.	

SHELAA Site Assessment Report

Site Reference		45
Site Location	Land opposite Bucklesham School, Main	
Source	Call for Sites (2016)	
District	Suffolk Coastal	
Parish	Bucklesham	
Site Area (ha)	4.09	
Greenfield/ Brownfield	Greenfield	
Site History	Unknown	
Existing Land Use	Agricultural	
Neighbouring Use	Agricultural	
Proposed Use	Housing/ Office/ Industrial/ Storage (assessed for employment)	


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Site Conclusion Status	Deliverable (1-5 years)
Suitable	Yes
Available	Available
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~


Suitability Test

Access To Site	Amber	Wide local access roads although site entrance would have to be constructed.
Access To Wider Transport Network	Green	Bus stop within walking distance. Strong strategic links, within a ten minute drive of the A12, although this traverses the village of Brightwell.
Accessibility To Local Services and Facilities	Amber	Average range of relevant local services, nearest local amenities located in Martlesham Heath 2.5 miles away.
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	Lack of employment sites in this location although it is expected to be reasonably attractive to the market given the close proximity to the A12

Landscape, Strategic Gap & Agricultural Land	Green	No designations but any impact on landscape would depend on proposed development of the site.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No impact on historic environment
Open Space	Green	No open space designations
Transport and Roads	Green	Strong local access and to the wider strategic road network. Bus stop within walking distance offers public transport access however this is infrequent.
Compatibility With Neighbouring/Adjoining Uses	Green	Agricultural use surrounds the site. Bucklesham primary school is located a very short distance from the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	This site is considered suitable as it enjoys strong strategic transport links, in addition to accessible public transport links	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Single	
Land Available in 0-5 Years	Yes	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	No known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status	Deliverable (1-5 years)	
Site Conclusion Text	The site enjoys strong transport links and the site is unconstrained although an access would have to be constructed to facilitate employment development. The site is actively being promoted through the CFS process and the site is assessed as achievable.	

SHELAA Site Assessment Report

Site Reference		46
Site Location	Land South of B1069	
Source	Call for Sites (2016)	
District	Suffolk Coastal	
Parish	Rendlesham	
Site Area (ha)	2.331	
Greenfield/ Brownfield	Greenfield	
Site History	Unknown	
Existing Land Use	Vacant	
Neighbouring Use	Woodland, Bentwaters Business Park	
Proposed Use	Retail/ Office/ Industrial/ Storage or Distribution (assessed for employment)	

	
Site Conclusion Status	Not Deliverable or Developable
Suitable	No (Policy Factors)
Available	Not available - unsuitable
Acheivable	N/A Site unsuitable

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	Yes	Part of site adjacent to Whitmore Wood
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Requires site access.
Access To Wider Transport Network	Green	Very good access to A1152.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Site near to established employment location which appears to be attractive to the market.

Landscape, Strategic Gap & Agricultural Land	Red	Site 100% within AONB
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Very good access to A1152.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Location in AONB.
Suitability Test Summary	The site is assessed as unsuitable only because it is within an AONB.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Site unsuitable hence unavailable.

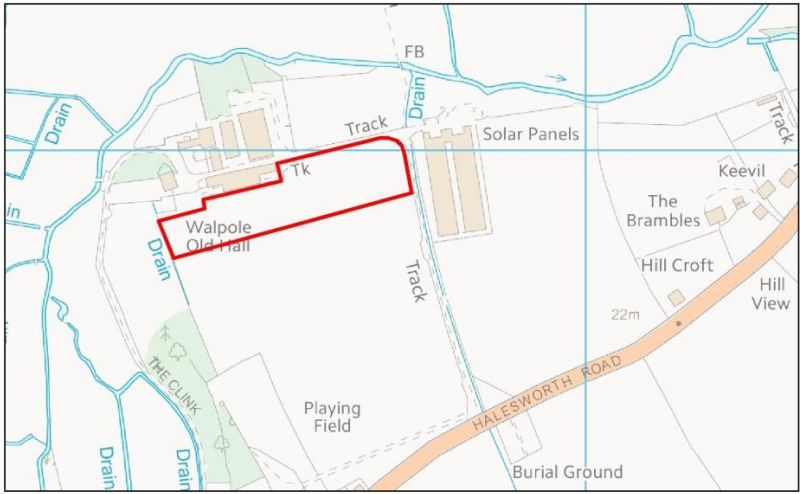
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	The site is assessed as unsuitable because it is located in the AONB. Suffolk Coastal Councils current policies do not restrict all development in the AONB but require higher standards of design and lower density development to ensure development is in keeping with the surrounding areas and reflect the landscape and townscape character of this area. As such the location of this site in the AONB does not necessarily mean it cannot come forward for development. It is otherwise assessed as suitable.

SHELAA Site Assessment Report

Site Reference		47								
Site Location	Land South of Old Hall Farm, Walpole									
Source	Call for Sites (2016)									
District	Suffolk Coastal									
Parish	Walpole									
Site Area (ha)	1.168									
Greenfield/ Brownfield	Greenfield									
Site History	Unknown									
Existing Land Use	Agriculture	<table><tr><th>Site Conclusion Status</th><th>Not Deliverable or Developable</th></tr><tr><td>Suitable</td><td>No (Employment Assessment Factors)</td></tr><tr><td>Available</td><td>Not available - unsuitable</td></tr><tr><td>Acheivable</td><td>N/A Site unsuitable</td></tr></table>	Site Conclusion Status	Not Deliverable or Developable	Suitable	No (Employment Assessment Factors)	Available	Not available - unsuitable	Acheivable	N/A Site unsuitable
Site Conclusion Status	Not Deliverable or Developable									
Suitable	No (Employment Assessment Factors)									
Available	Not available - unsuitable									
Acheivable	N/A Site unsuitable									
Neighbouring Use	Industrial									
Proposed Use	Industrial									

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

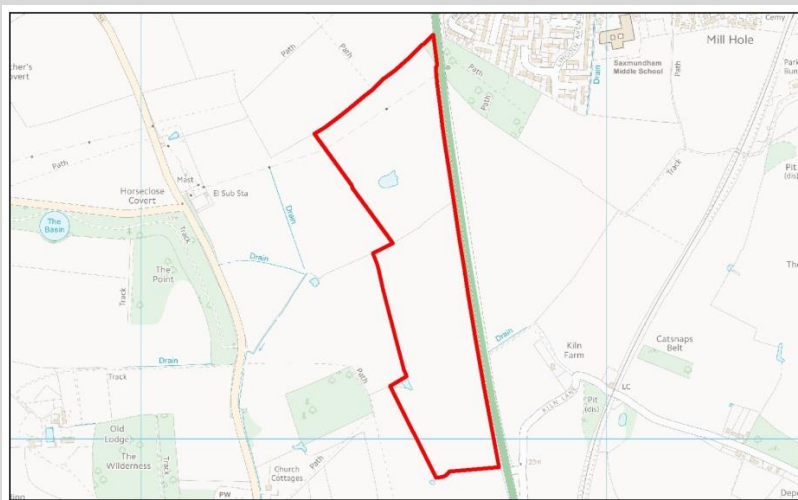
Access To Site	Amber	Existing access to adjacent commercial uses, but not included in the area assessed.
Access To Wider Transport Network	Red	c.6km to A12, but no main road access or dedicated junction/traffic lights.
Accessibility To Local Services and Facilities	Red	Site just outside Walpole (small village with limited services)
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Existing units on adjacent land are high quality with low vacancy, meeting a local demand for employment/commercial space.

Landscape, Strategic Gap & Agricultural Land	Amber	The site is Grade 3 Agricultural land and within a Special Landscape Area. Impact on landscape would depend on the proposal but mitigation to take into account the Special Landscape Area should be considered.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	No designated heritage assets on site but the Grade II Listed Walpole Old Hall is next door, impact on this buildings setting could require mitigation.
Open Space	Green	No open space designations
Transport and Roads	Red	No public transport access. The site is close to B1117 but accessed via a narrow local road through a residential area. Poor local and strategic access.
Compatibility With Neighbouring/Adjoining Uses	Green	Although there are some holiday lets nearby, there are existing commercial uses on the adjacent land and no incompatible uses nearby.
Contribution to Regeneration		N/A
Local Plan Designations (if any)		
~		
Is the site suitable?	No (Employment Assessment Factors)	
Reason If Not Suitable	Location and local/strategic access	
Suitability Test Summary	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.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Single	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Site unsuitable hence unavailable.	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	The site slopes quite heavily which may require levelling before any development could take place	
Achievability Test Summary	N/A Site unsuitable	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable	
Site Conclusion Text	Although the small adjacent employment site appears to have high market attractiveness, this site suffers from poor local and strategic access, access to labour and services, which means it is therefore assessed as unsuitable.	

Site Reference

48

Site Location	Land South of Saxmundham
Source	Call for Sites (2016)
District	Suffolk Coastal
Parish	Saxmundham
Site Area (ha)	16.285
Greenfield/ Brownfield	Greenfield
Site History	Unknown
Existing Land Use	Agriculture
Neighbouring Use	Agriculture, road
Proposed Use	Employment, including open space



Site Conclusion Status

Deliverable (1-5 years)

Suitable

Yes

Available

Available

Achievable

Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~


Suitability Test

Access To Site	Amber	There is no existing access to the site, however it is directly adjacent to the A12 (east) so access could be created.
Access To Wider Transport Network	Green	The site is directly adjacent to the A12.
Accessibility To Local Services and Facilities	Green	Site located just outside Saxmundham
Utilities Capacity	Not known	~
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 and Ground Stability	Not known	CFS form states no contamination known.
Flood Risk	Green	~
Market Attractiveness	Amber	There is currently no existing employment uses on/adjacent to the site. Nearby employment sites (including Carlton Park) suggest the site could become attractive through development.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 2/3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	There is a PROW within the site, however this could be maintained with development
Transport and Roads	Green	There is limited public transport, however site has excellent road links with direct access to A12 achievable.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	This site is in a good location directly off the A12, with access to Saxmundham which has a range of services (including train station). Other employment sites in Saxmundham have a high level of market attractiveness, and this site could also become attractive through development	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Single	
Land Available in 0-5 Years	Yes	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	Overhead electricity lines cross the site and may need to be put underground.	
Achievability Test Summary	No known achievability constraints or abnormal costs, subject to access and satisfactory location of overhead power lines.	
Site Conclusions		
Site Conclusion Status	Deliverable (1-5 years)	
Site Conclusion Text	This site has excellent strategic road transport links being directly off the A12. Proximity to Saxmundham means the site benefits from a range of services and labour, and other employment sites in the village are highly attractive. The site is available now and the overall development is likely to be achievable.	

SHELAA Site Assessment Report

Site Reference		49
Site Location	Land W of New Street & S of Saxtead Road	
Source	Call for Sites (2016)	
District	Suffolk Coastal	
Parish	Framlingham	
Site Area (ha)	3.123	
Greenfield/ Brownfield	Greenfield	
Site History	Allocated for employment in the Framlingham Neighbourhood Plan. Outline for an employment area waiting determination.	
Existing Land Use	Agriculture	
Neighbouring Use	Agriculture/Residential	
Proposed Use	Retail, employment (all)	

	
Site Conclusion Status	Deliverable (1-5 years)
Suitable	Yes
Available	Available
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site off B-road, close to A1120.
Access To Wider Transport Network	Green	Site c.10km to A12, however good access via A1120.
Accessibility To Local Services and Facilities	Green	Site just outside Framlingham
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	Overhead powerlines transverse the site. This reduces the developable area unless the lines can be put underground.
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	Site not in existing employment use. Nearby industrial site has moderate market attractiveness and average quality units, however site could become attractive through development.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	No designated heritage assets on site, but the Grade II listed Rowlings Cottages are next door. Mitigation for the mitigation of the impact on the setting of these buildings will need consideration.
Open Space	Green	No open space designations
Transport and Roads	Amber	Limited public transport. Site linked to road network via A1120, however access to wider network (A12) is at some distance.
Compatibility With Neighbouring/Adjoining Uses	Amber	Agriculture, some residential dwellings along road.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	Site has good local and strategic access, and has good access to local services. Nearby industrial areas do not show a particularly high level of market attractiveness, however the site may become attractive through development

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single
Land Available in 0-5 Years	Yes
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available


Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	The cost associated with putting the overhead power lines underground could impact achievability.
Achievability Test Summary	No known 'show stoppers' to site achievability, but putting overhead power lines underground does introduce an abnormal cost.

Site Conclusions

Site Conclusion Status	Deliverable (1-5 years)
Site Conclusion Text	This site has good local and strategic access and could become attractive through development. There are few constraints on the site which require mitigation consideration including proximity to a Listed Building. The site is available and achievable for development, albeit an abnormal costs is introduced with having to out overhead power lines underground.

SHELAA Site Assessment Report

		Site Reference	50
Site Location	Old usaf site opposite tower field road		
Source	Call for Sites (2016)		
District	Suffolk Coastal		
Parish	Rendlesham		
Site Area (ha)	1.778		
Greenfield/Brownfield	Greenfield		
Site History	Unknown		
Existing Land Use	Vacant		
Neighbouring Use	Residential, open space		
Proposed Use	Unknown (assessed for employment)		

Site Conclusion Status	Not Deliverable or Developable
Suitable	No (Policy Factors)
Available	Not available - unsuitable
Acheivable	N/A Site unsuitable

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Requires site access.
Access To Wider Transport Network	Green	Very good access to A1152.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	Site near to some employment uses (Rendlesham Mews Business Centre) and could be attractive to the market.

Landscape, Strategic Gap & Agricultural Land	Red	Site 100% within AONB, and is partly Grade 2 agricultural land.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Very good access to A1152.
Compatibility With Neighbouring/Adjoining Uses	Amber	Residential to north.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Location in AONB.
Suitability Test Summary	The site is assessed as unsuitable only because it is within an AONB.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Site unsuitable hence unavailable.


Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	The site is assessed as unsuitable because it is located in the AONB. Suffolk Coastal Councils current policies do not restrict all development in the AONB but require higher standards of design and lower density development to ensure development is in keeping with the surrounding areas and reflect the landscape and townscape character of this area. As such the location of this site in the AONB does not necessarily mean it cannot come forward for development. It is otherwise assessed as suitable.

SHELAA Site Assessment Report

Site Reference		51
Site Location		
Source		
District		
Parish		
Site Area (ha)		
Greenfield/ Brownfield	Greenfield	
Site History	Unknown	
Existing Land Use	Vacant	
Neighbouring Use	Agriculture	
Proposed Use	Housing/ Commercial (assessed for employment)	

Site Conclusion Status	Not Deliverable or Developable on Current Info
Suitable	Yes
Available	Availability unknown
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Requires site access.
Access To Wider Transport Network	Green	Site is close to A12.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	Site near to some employment uses

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 2 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	No designated heritage assets on site, but x2 Grade II Listed buildings opposite. The impact to the settings of these buildings would require mitigation.
Open Space	Green	No open space designations
Transport and Roads	Green	Site is close to A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	Site has no overriding constraints and is assessed as suitable

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Multiple
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Multiple ownership and it is not known if the landowners agree on the promotion of the site. Availability unknown

Achievability Test

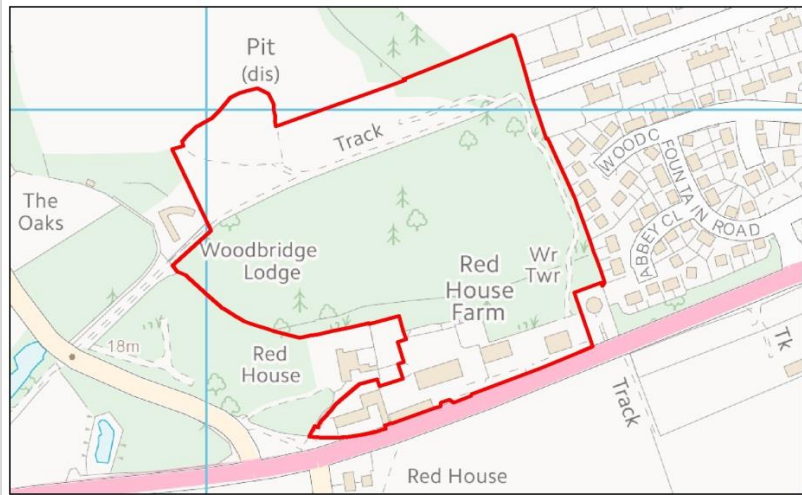
Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable on Current Info
Site Conclusion Text	The site is assessed as suitable but 2 Grade II Listed buildings are opposite the site and the impact to the settings of these buildings would require mitigation. However, as the availability of the site is unknown it is not deliverable or developable based on current information.

SHELAA Site Assessment Report

		Site Reference	52
Site Location	Rendlesham Mews, Rendlesham, Woodbridge, IP1		
Source	Call for Sites (2016)		
District	Suffolk Coastal		
Parish	Rendlesham		
Site Area (ha)	6.704		
Greenfield/ Brownfield	Brownfield/Greenfield		
Site History	Unknown		
Existing Land Use	Employment/ Retail with significant tree coverage		
Neighbouring Use	Agriculture, residential		
Proposed Use	Housing/ Retail/ Open Space/ Office (assessed for employment)		

	
Site Conclusion Status	Deliverable (1-5 years)
Suitable	Yes
Available	Available
Acheivable	Achievable

Suitable use The site is suitable for uses associated with its existing function.

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Very good access to A1152.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	The site contains Rendlesham Mews Business Centre and could serve as an extension to this use as it appears to be attractive to the market. Market.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 2 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Very good access to A1152.
Compatibility With Neighbouring/Adjoining Uses	Amber	Residential to east, however in existing use.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	Site has no overriding constraints and is assessed as suitable

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single
Land Available in 0-5 Years	Yes
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Part of the site is the existing Rendlesham Mews Business Park, the rest is available .

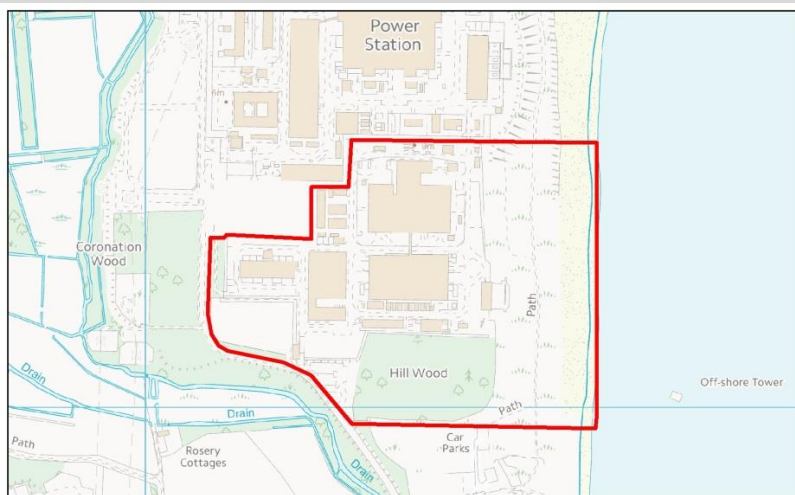
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Deliverable (1-5 years)
Site Conclusion Text	This is partly an existing employment site with the north of the site offering scope for expansion. The site has good strategic access and appears to be attractive to the local market. The site is being actively promoted through the CFS process and is assessed as available and achievable.

SHELAA Site Assessment Report

		Site Reference	53
Site Location	Sizewell A, Sizewell Power Station		
Source	Call for Sites (2016)		
District	Suffolk Coastal		
Parish	Leiston		
Site Area (ha)	19.57		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Decommissioned nuclear power station		
Neighbouring Use	Residential, open space (coast)		
Proposed Use	Industrial and distribution uses associated with nuclear decommissioning and remediation potential including ancillary B1/B2/B8 uses and others associated with energy generation.	Site Conclusion Status	Not Deliverable or Developable
		Suitable	No (Employment Assessment Factors)
		Available	Not available - unsuitable
		Acheivable	N/A Site unsuitable

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	Yes	Site adjacent to SSSI (Sizewell Marshes) and SPA (Outer Thames Estuary)
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site on border of FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Existing access to/throughout site.
Access To Wider Transport Network	Red	c.16km to A12, access via B-Roads through towns/settlements.
Accessibility To Local Services and Facilities	Amber	No services in Sizewell, however some services available in nearby Leiston
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Amber	c.5% of site in FZ 2/3
Market Attractiveness	Amber	No existing employment uses on/near site, however development of commercial space directly adjacent to operational nuclear reactor likely to be unattractive to the wider market. However, facilities associated with the reactors decommissioning should be considered differently as it is a much more niche use.

Landscape, Strategic Gap & Agricultural Land	Red	Site 100% within AONB.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Amber	Within County Wildlife Site
Historic Environment	Green	No designated heritage assets
Open Space	Green	There is a PROW within the site, however this could be maintained with development
Transport and Roads	Red	There is no public transport access to/near the site, and the site has poor access to the strategic road network.
Compatibility With Neighbouring/Adjoining Uses	Amber	The site is directly adjacent to Sizewell B (operational nuclear power station). However uses related to the decommissioning of Sizewell A would be compatible.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	No (Employment Assessment Factors)
Reason If Not Suitable	The remote location of the site and location within the AONB.
Suitability Test Summary	This site is poorly located for employment development given it has limited access to local services and labour, no public transport access and is c.16km from the A12. It is also located within the AONB.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Site unsuitable hence unavailable.


Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	This site is unsuitable for development due to both its poor strategic access and its location in the AONB. The CFS form is however clear that the proposed use sought is in association with works and uses associated with nuclear decommissioning and remediation including the management of radioactive waste in line with national waste strategies, together with ancillary and new operations and uses including those associated with energy generation and those falling within Use Classes B1, B2 and B8. Due to the niche sector being considered for the development of this site the poor strategic access may not render the site unsuitable. With regards to the location of the site within the AONB, Suffolk Coastal Councils current policies do not restrict all development in the AONB but require higher standards of design and lower density development to ensure development is in keeping with the surrounding areas and reflect the landscape and townscape character of this area. As such the location of this site in the AONB does not necessarily mean it cannot come forward for development.

SHELAA Site Assessment Report

Site Reference		54
Site Location	The Green Shed & Land to rear of 26 Fore Street	
Source	Call for Sites (2016)	
District	Suffolk Coastal	
Parish	Framlingham	
Site Area (ha)	0.223	
Greenfield/Brownfield	Brownfield	
Site History	Decision pending on demolition of existing buildings and replacement with 8 houses and a B1(a) office (16/5386).	
Existing Land Use	Disused retail unit	
Neighbouring Use	Residential	
Proposed Use	Housing, retail, office (assessed for employment)	
		Site Conclusion Status
		Deliverable (1-5 years)
		Suitable
		Available
		Achievable

Suitable use The site is assessed as suitable for employment development B1/B2

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Access in place to former uses, however along narrow residential road.
Access To Wider Transport Network	Amber	Access from B-Roads to A12.
Accessibility To Local Services and Facilities	Green	Site within Framlingham (walking distance to town centre)
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	The site is currently derelict having been previously in retail use. The site could become attractive through development based on other small scale employment uses in the town.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 3 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity designation on site, but County Wildlife site adjacent.
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	There is limited public transport access (no train station in Framlingham) and road access is via residential areas, BUT IS ON THE b1119.
Compatibility With Neighbouring/Adjoining Uses	Amber	Site borders residential on most sides, care home located c.50m from site along road.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	The town centre location and nature of the site mean it could be suitable for some smaller scale office space, however development would need to be sensitive to nearby uses, including residential

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single
Land Available in 0-5 Years	Yes
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available

Achievability Test

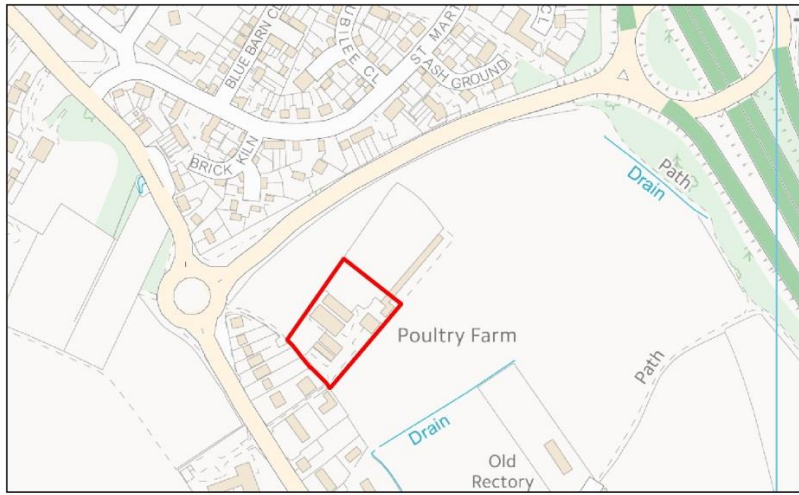
Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Deliverable (1-5 years)
Site Conclusion Text	This site is suitable for development however would likely need to be smaller scale proposals which would make good use of town centre location, e.g. office space. Location within residential area limits any larger scale B2/B8 uses.

SHELAA Site Assessment Report

		Site Reference	55
Site Location	The Old Poultry Farm, High Road,		
Source	Call for Sites (2016)		
District	Suffolk Coastal		
Parish	Trimley St Martin		
Site Area (ha)	0.623		
Greenfield/ Brownfield	Brownfield/Greenfield		
Site History	Unknown		
Existing Land Use	Vacant		
Neighbouring Use	Residential/ small holding		
Proposed Use	Housing/ Business/ General Industrial (assessed for employment)		

	
Site Conclusion Status	Not Deliverable or Developable
Suitable	No (Employment Assessment Factors)
Available	Not available - unsuitable
Acheivable	N/A Site unsuitable

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Site has good access to A14.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Red	Site has poor market attractiveness due to its location to the rear to residential properties.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 2 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Site has good access to A14.
Compatibility With Neighbouring/Adjoining Uses	Amber	Residential to south-east.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	The site is surrounded on three sides by Housing Allocation Policy FPP6 from the Felixstowe Peninsula Area Action Plan (January 2017)
Is the site suitable?	No (Employment Assessment Factors)
Reason If Not Suitable	Poor market attractiveness
Suitability Test Summary	The site is located behind a row of residential properties and therefore is considered to have poor market attractiveness.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single, but the surrounding land is owned by another landowner. A right of way agreement for access to this site across this land is currently in place.

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	Site unsuitable hence unavailable.

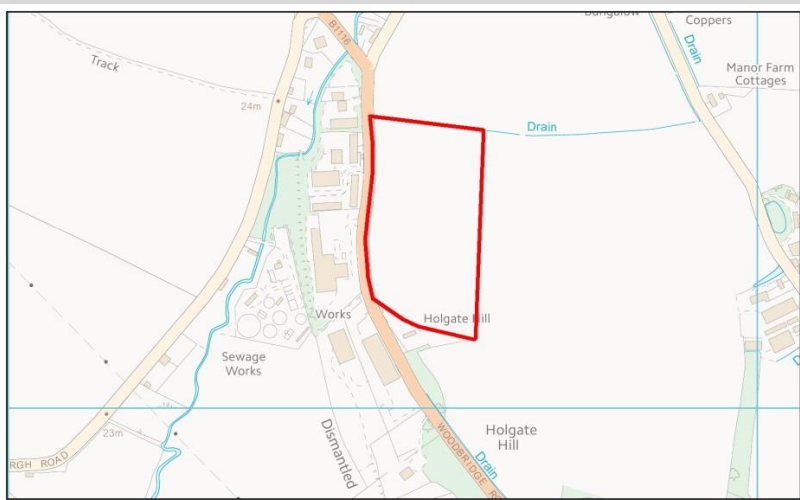
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	The site is assessed as unsuitable due to poor market attractiveness due to its location to the rear of existing residential properties, therefore, it is neither deliverable or developable.

SHELAA Site Assessment Report

		Site Reference	56
Site Location	Woodbridge Road		
Source	Call for Sites (2016)		
District	Suffolk Coastal		
Parish	Framlingham		
Site Area (ha)	3.952		
Greenfield/ Brownfield	Greenfield		
Site History	Unknown		
Existing Land Use	Agriculture		
Neighbouring Use	Agriculture, roads		
Proposed Use	housing, retail, leisure, office (B1), storage (B8) (assessed for employment)		

Site Conclusion Status	Deliverable (1-5 years)
Suitable	Yes
Available	Available
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Existing access would need to be improved off B-Road .
Access To Wider Transport Network	Amber	Site c.8km to A12, but with direct access via B-road largely avoiding local roads.
Accessibility To Local Services and Facilities	Green	Site just outside Framlingham
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Nearby employment areas in Framlingham suggest there is a good level of market attractiveness in this location.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 2 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations. PROW runs close to the southern site boundary.
Transport and Roads	Green	Public transport access is limited however road access is good directly onto B1116 and close to A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	~
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	This site is well suited to development and is within an area already established for employment/commercial uses.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Single
Land Available in 0-5 Years	Yes
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available

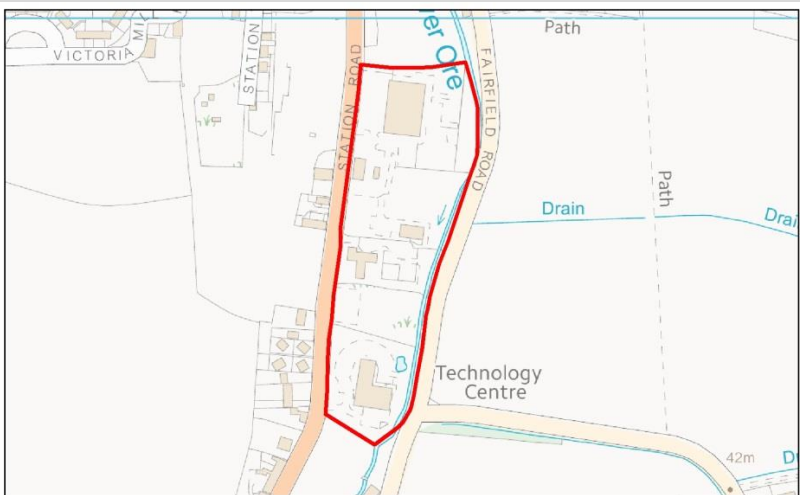
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Deliverable (1-5 years)
Site Conclusion Text	This site has good strategic road access directly via B-roads and largely avoiding local roads and has few constraints to development. Nearby areas suggest good market attractiveness for employment uses (all types) within this location, and the adjacent site has also been put forward for mixed-use development, including employment.

Site Reference		57
Site Location	Land East of Station Road, Framlingham	
Source	Employment Allocation	
District	Suffolk Coastal	
Parish	Framlingham	
Site Area (ha)	3.355	
Greenfield/ Brownfield	Brownfield	
Site History	Unknown	
Existing Land Use	Sui Generis (car sales, vet), B1	
Neighbouring Use	Roads, residential, agriculture	
Proposed Use	Unknown (assessed for employment)	

	
Site Conclusion Status	Not Deliverable or Developable
Suitable	No (Policy Factors)
Available	Not available - unsuitable
Acheivable	N/A Site unsuitable

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Around half of site in FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Multiple access points exist off B1116.
Access To Wider Transport Network	Amber	Site c.8km to A12, but with direct access via B-road largely avoiding local roads.
Accessibility To Local Services and Facilities	Green	Located just outside Framlingham
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Red	c.80% of site in FZ 2/3
Market Attractiveness	Green	The site has a range of employment and retail uses, few of which are vacant.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 2 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations.
Transport and Roads	Green	Public transport access is limited however road access is good directly onto B1116 and close to A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	AP51, AP137	
Is the site suitable?	No (Policy Factors)	
Reason If Not Suitable	Circa 80% in Flood Zone 3.	
Suitability Test Summary	More than 50% of the site falls within Flood Zone 3 and as such is assessed as unsuitable. However, existing businesses occupy units on-site suggesting good market attractiveness.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Site unsuitable hence unavailable.	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	N/A Site unsuitable	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable	
Site Conclusion Text	This site is assessed as unsuitable for development because circa 80% of the site falls within flood zone 3. The site currently has mostly B1 uses on site, part of the site is built out, however some parts are vacant. However, it is noted that if it could be demonstrated that flood risk on a site could be mitigated then the site could be assessed as otherwise suitable.	

SHELAA Site Assessment Report

		Site Reference	58
Site Location	LIDL UK 2-4 Langer Road Felixstowe IP11 2BU		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Felixstowe		
Site Area (ha)	1.861		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	A3 retail and car park		
Neighbouring Use	Residential		
Proposed Use	Unknown (assessed for employment)		

Site Conclusion Status	Not Deliverable or Developable
Suitable	No (Policy Factors)
Available	Not available - unsuitable
Acheivable	N/A Site unsuitable

Suitable use	The site is assessed as suitable for employment development B1
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Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Around one quarter of site in FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Within 2km of A14.
Accessibility To Local Services and Facilities	Green	Good access to local services in Felixstowe
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Red	c.50% of site in FZ 2/3
Market Attractiveness	Green	The site is in established employment location and Local Plan allocation. The allocation anticipates that the existing public car and coach parking will remain.

Landscape, Strategic Gap & Agricultural Land	Not known	No designations but any impact on landscape would depend on proposed development of the site.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	There is a PROW within the site, however this could be maintained with development
Transport and Roads	Green	Within 2km of A14.
Compatibility With Neighbouring/Adjoining Uses	Amber	Residential to east.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	FPP16 Felixstowe Peninsula Area Action Plan (January 2017)
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Flood risk
Suitability Test Summary	50% of the site are within Flood Zones 2 and 3 so the site is assessed as unsuitable.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	Site unsuitable hence unavailable.

Achievability Test

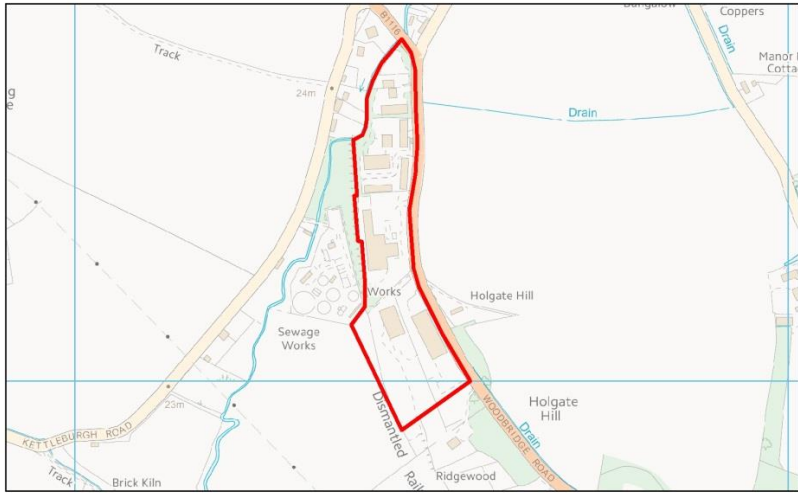
Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	The site is assessed as unsuitable because it falls 50% within flood zones 2/3. However, it is noted that if it could be demonstrated that flood risk on a site could be mitigated then the site could be assessed as otherwise suitable.

SHELAA Site Assessment Report

Site Reference		59
Site Location	Land West of Woodbridge Road, Framlingham	
Source	Employment Allocation	
District	Suffolk Coastal	
Parish	Framlingham	
Site Area (ha)	4.313	
Greenfield/ Brownfield	Brownfield	
Site History	1.08ha of Local Plan allocation remains undeveloped	
Existing Land Use	Employment	
Neighbouring Use	Roads, employment, agriculture	
Proposed Use	Unknown (assessed for employment)	


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Site Conclusion Status	Existing Employment Site
Suitable	Yes
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use The site is suitable for uses associated with its existing function

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Existing access to/throughout site at multiple points off B-road.
Access To Wider Transport Network	Amber	Site c.8km to A12, but with direct access via B-road largely avoiding local roads.
Accessibility To Local Services and Facilities	Green	Site just outside Framlingham
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Amber	c.20% of site in FZ 2/3
Market Attractiveness	Green	This site is in existing use, occupied by national, regional and local businesses. Units are of good quality and few are vacant. In the south western corner of the site 1.08ha of land is available for development which is allocated in the Local Plan.

Landscape, Strategic Gap & Agricultural Land	Not known	The site is Grade 2 Agricultural land but the impact on landscape would depend on proposal.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	There is a PROW within the site
Transport and Roads	Green	Public transport access is limited however road access is good directly onto B1116 and close to A12.
Compatibility With Neighbouring/Adjoining Uses	Green	Not adjacent to incompatible uses. Agricultural land on opposite side of road also put forward for assessment (mixed-use including employment).
Contribution to Regeneration		N/A

Local Plan Designations (if any)	AP51, AP137
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	This site is well suited to development and is already established for a range of employment/commercial uses.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

Achievability Test

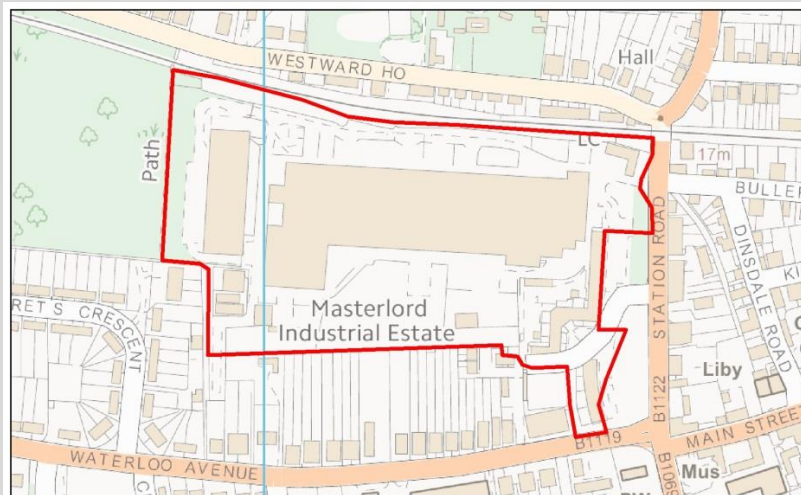
Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	This site is well suited to employment use, and is in a good location for a range of uses. The site itself has a good level of market attractiveness, and the surrounding areas have also been put forward for assessment for employment uses, indicating the level of demand in this location. The outstanding parcel for development is in the south western corner of the site comprising 1.08ha which is allocated in the Local Plan.

SHELAA Site Assessment Report

Site Reference		60
Site Location	Masterlord Ind Estate, Station Road, Leiston	
Source	Employment Allocation	
District	Suffolk Coastal	
Parish	Leiston	
Site Area (ha)	6.999	
Greenfield/ Brownfield	Brownfield	
Site History	There is an expired application on site for B1 space (3,730sqm)	
Existing Land Use	Employment (Mixed)	
Neighbouring Use	Residential	
Proposed Use	N/A Existing employment (mix) site	


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Site Conclusion Status	Existing Employment Site
Suitable	Yes
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use The site is assessed as suitable for employment development B1/B2

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Existing access to/throughout site.
Access To Wider Transport Network	Amber	Site c.8km to A12.
Accessibility To Local Services and Facilities	Green	Located in Leiston which has a range of shops and services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	Buildings on site of average quality, some vacant. There is also an expired application on 1ha of the site for B1 space to the south of the site, this emphasises that the market may not be as attracted on this particular site.

Landscape, Strategic Gap & Agricultural Land	Not known	No designations but any impact on landscape would depend on proposed development of the site.
Townscape	Amber	Site within Conservation Area
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	The site is within a Conservation Area and a number of Grade II listed buildings surround the site. Mitigation of these assets should be considered.
Open Space	Green	No open space designations
Transport and Roads	Amber	There is some public transport in Leiston (buses) however no train. Road access is adequate, however requires crossing the town centre.
Compatibility With Neighbouring/Adjoining Uses	Green	Site within town centre adjacent to residential, however in existing use.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	AP51, AP143
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	This site is suitable for ongoing employment use in line with existing uses.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site


Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	This site is assessed suitable for ongoing use as an employment site, but the buildings on site are of average quality with some being vacant. There is also an expired application on 1ha of the site for B1 space to the south of the site, this emphasises that the market may not be as attracted on this particular site.

Site Reference		61
Site Location	Eastlands Industrial Estate Eastlands Road L	
Source	Employment Allocation	
District	Suffolk Coastal	
Parish	Leiston	
Site Area (ha)	7.217	
Greenfield/ Brownfield	Brownfield	
Site History	There have been recent applications on site for 6 industrial units (08/0864) and self storage containers (15/1760).	
Existing Land Use	Employment (Mixed)	
Neighbouring Use	Residential	
Proposed Use	N/A Existing employment (mix) site	


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Site Conclusion Status	Existing Employment Site
Suitable	Yes
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Absolute Constraints Check


SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Existing access to/throughout site.
Access To Wider Transport Network	Amber	Site c.8km to A12.
Accessibility To Local Services and Facilities	Green	Located in Leiston which has a range of shops and services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Range of businesses on site with good quality units, vacancy appears low. The Local Plan has only 1ha allocated on this site which is yet to be developed.

Landscape, Strategic Gap & Agricultural Land	Green	Existing employment site and no designations on site.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	There is some public transport in Leiston (buses) however no train. Road access is adequate, however requires crossing the town centre.
Compatibility With Neighbouring/Adjoining Uses	Green	Site mostly bordered by other industrial uses and agriculture/vacant land.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	AP142	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	This site is suitable for ongoing employment use in line with existing uses.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	N/A Existing employment site	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	N/A Existing employment site	
Site Conclusions		
Site Conclusion Status	Existing Employment Site	
Site Conclusion Text	This site is suitable for ongoing use as an employment site. It appears attractive to the market and has a range of businesses operating on site with good quality units, vacancy appears low. The Local Plan has only 1ha allocated on this site which is yet to be developed.	

SHELAA Site Assessment Report

		Site Reference	62
Site Location	Land south of the Old Pump House Abbey Road		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Leiston		
Site Area (ha)	2.426		
Greenfield/ Brownfield	Greenfield		
Site History	None identified.		
Existing Land Use	Vacant (woodland, grassland)		
Neighbouring Use	Residential		
Proposed Use	Unknown (assessed for employment)		

Site Conclusion Status	Not Deliverable or Developable on Current Info
Suitable	Yes
Available	Availability unknown
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	No existing access to site, however could be achieved off B1112 to the west.
Access To Wider Transport Network	Amber	Site c.8km to A12.
Accessibility To Local Services and Facilities	Green	Located in Leiston which has a range of shops and services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	Based on the two existing nearby employment sites in Leiston, this site could become attractive through development however is not in/adjacent to existing employment uses. There does not appear to be any planning history associated with employment provision on this site which could indicate a lack of market demand.

Landscape, Strategic Gap & Agricultural Land	Not known	No designations but any impact on landscape would depend on proposed development of the site.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	There is some public transport in Leiston (buses) however no train. Road access is adequate, however requires crossing the town centre.
Compatibility With Neighbouring/Adjoining Uses	Green	Land borders residential to the south, however a sufficient buffer could easily be maintain along southern edge of the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	AP145
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	This site is suitable for development with good links to the A12 and few constraints. Development of the site could make it attractive based on other employment sites in Leiston.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Availability unknown

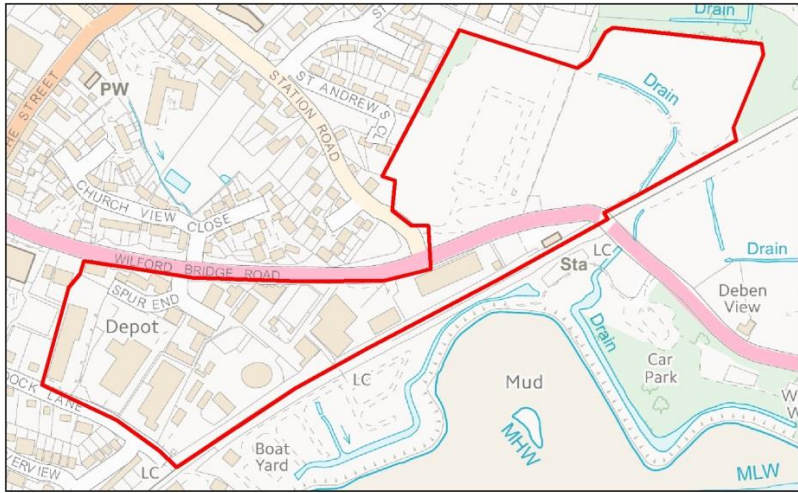
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable on Current Info
Site Conclusion Text	This site is suitable for development and could be considered attractive based on other nearby employment sites in Leiston, however based on current information it is unknown whether this site is available or achievable.

		Site Reference	63
Site Location	Wilford Bridge Road Melton Woodbridge IP12 1RB		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Melton		
Site Area (ha)	10.676		
Greenfield/ Brownfield	Brownfield		
Site History	Approval for 2.6ha office/workshops/café (13/0816)		
Existing Land Use	Business park		
Neighbouring Use	Residential, open space		
Proposed Use	N/A Existing employment site		

	
Site Conclusion Status	Existing Employment Site
Suitable	No (Policy Factors)
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use	The site is assessed as unsuitable for employment development
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Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	Yes	Part of site adjacent to SSSI (Deben Estuary)
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site almost entirely in FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Site has good access to A1152 and A12.
Accessibility To Local Services and Facilities	Green	Good access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Red	c.80% of site in FZ 2/3
Market Attractiveness	Amber	Site in established employment location. However, circa a quarter of the site (2.74ha) remains as an outstanding employment allocation in the Local Plan.

Landscape, Strategic Gap & Agricultural Land	Amber	No landscape designation, but the site is adjacent to the AONB and the impact of its setting would require consideration in any development proposals.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	There are number of PROWs within the site, however these could be maintained
Transport and Roads	Green	Site has good access to A1152 and A12.
Compatibility With Neighbouring/Adjoining Uses	Amber	Residential to north, however in existing use.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	AP51, AP242
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Flood risk
Suitability Test Summary	The majority of the site is within Flood Zones 2 and 3 so the site is assessed as unsuitable

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site


Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	Although an existing employment site, the site is assessed as unsuitable because it falls 80% within flood zones 2/3. However, it is noted that if it could be or has been demonstrated that flood risk on a site could be mitigated then the site could be assessed as otherwise suitable.

		Site Reference	64
Site Location	Warehouse And Premises Melton Road Me		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Melton		
Site Area (ha)	1.532		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Employment site		
Neighbouring Use	Residential, open space		
Proposed Use	N/A Existing employment site		

	
Site Conclusion Status	Existing Employment Site
Suitable	No (Policy Factors)
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site almost entirely in FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Site adjacent to B1438 and within 2km of A12.
Accessibility To Local Services and Facilities	Green	Good access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	An Anglian Water cordon sanitaire is located on site and will likely require consultation with Anglian Water for development on this site.
Contamination and Ground Stability	Not known	~
Flood Risk	Red	c.95% of site in FZ 2/3
Market Attractiveness	Green	Site in established employment location. The north east of the site (0.96ha) remains an undeveloped employment allocation in the Local Plan.

Landscape, Strategic Gap & Agricultural Land	Not known	Impact on landscape would depend on proposal. The site is not in or adjacent to the AONB but close.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Site adjacent to B1438 and within 2km of A12.
Compatibility With Neighbouring/Adjoining Uses	Amber	Residential to north, however in existing use.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	AP51, AP243
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Flood risk
Suitability Test Summary	The majority of the site is within Flood Zones 2 and 3 so the site is assessed as unsuitable

Availability Test

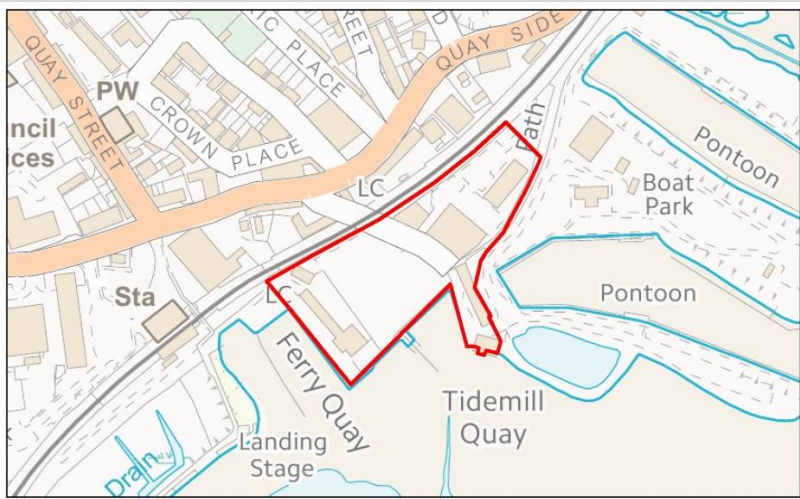
Is The Site Being Marketed?	Unknown
Ownership Status	Unknown
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	Although an existing employment site, the site is assessed as unsuitable because it falls 95% within flood zones 2/3. However, it is noted that if it could be or has been demonstrated that flood risk on a site could be mitigated then the site could be assessed as otherwise suitable.

		Site Reference	65
Site Location	Deben Wharf Tide Mill Way Woodbridge IP12 1FP		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Woodbridge		
Site Area (ha)	1.321		
Greenfield/ Brownfield	Brownfield		
Site History	The southern portion of the site has permission for mixed use B2, D1, A3, A1 and holiday homes.		
Existing Land Use	Mixed use inc. residential (under construction)		
Neighbouring Use	Retail, open space (wetland)		
Proposed Use	Assessed for employment		
			
		Site Conclusion Status	Not Deliverable or Developable
		Suitable	No (Policy Factors)
		Available	Not available - unsuitable
		Achievable	N/A Site unsuitable

Suitable use	The site is assessed as unsuitable for employment development
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Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	Yes	Part of site adjacent to SSSI (Deben Estuary)
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	All of site in FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Amber	Site accessed from Tide Mill Way, c. 2km to A12.
Accessibility To Local Services and Facilities	Green	Good access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	An Anglian Water cordon sanitaire is located on site and will likely require consultation with Anglian Water for development on this site.
Contamination and Ground Stability	Not known	~
Flood Risk	Red	100% of site in FZ 2/3
Market Attractiveness	Amber	Site in established employment location, but as the southern portion of the site has permission for mixed use B2, D1, A3, A1 and holiday homes it is not clear there is scope for more employment provision on this site.

Landscape, Strategic Gap & Agricultural Land	Red	Site 100% within AONB
Townscape	Amber	Site contains GI and GII listed buildings and within Conservation Area
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	Site contains GI and GII listed buildings and within Conservation Area
Open Space	Green	There is a PROW within the site, however this could be maintained with development
Transport and Roads	Amber	Site accessed from Tide Mill Way, c. 2km to A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	AP244
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Flood risk and AONB
Suitability Test Summary	The site is within an AONB and 100% of site in FZ 2/3.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	Site unsuitable hence unavailable.

Achievability Test

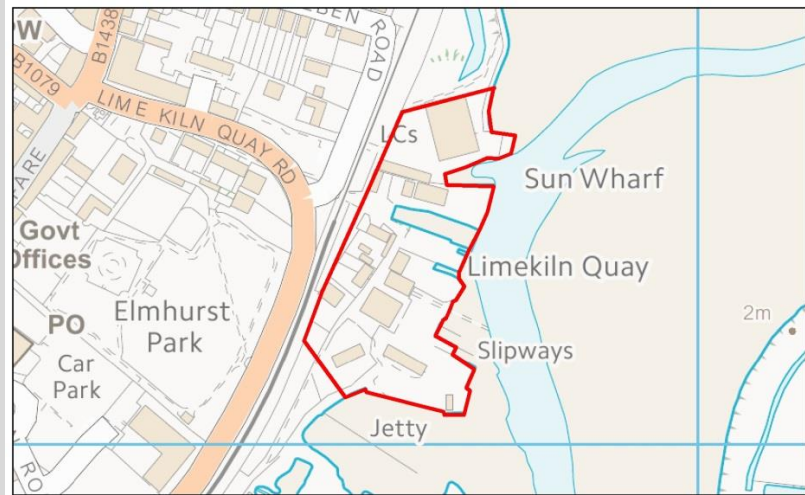
Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	The site is assessed as unsuitable as the location of the site is within the AONB and 100% within flood zone 2/3. Suffolk Coastal Councils current policies do not restrict all development in the AONB but require higher standards of design and lower density development to ensure development is in keeping with the surrounding areas and reflect the landscape and townscape character of this area. As such the location of this site in the AONB does not necessarily mean it cannot come forward for development. Equally with flood risk, if it could be demonstrated that flood risk on site could be mitigated then the site could be assessed as otherwise suitable.

SHELAA Site Assessment Report

		Site Reference	66
Site Location	Lime Kiln Quay Woodbridge IP12 1BD		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Woodbridge		
Site Area (ha)	1.657		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Residential and employment		
Neighbouring Use	Open space (wetland)		
Proposed Use	Assessed for employment		



Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	Yes	Part of site adjacent to SSSI (Deben Estuary)
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site almost entirely in FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Amber	Access from Quay Side, c. 2km to A12.
Accessibility To Local Services and Facilities	Green	Good access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Red	100% of site in FZ 2/3
Market Attractiveness	Green	Site in established employment location and the Local plan employment allocation is fully built out.

Landscape, Strategic Gap & Agricultural Land	Red	Site 100% within AONB
Townscape	Amber	Within Conservation Area
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	Within Conservation Area
Open Space	Green	There is a PROW within the site, however this could be maintained with development
Transport and Roads	Amber	Access from Quay Side, c. 2km to A12.
Compatibility With Neighbouring/Adjoining Uses	Amber	Residential within site, however in existing use.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	AP245
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Flood risk and AONB
Suitability Test Summary	The site is entirely within Flood Zone 3 and is also within an AONB so is assessed as unsuitable.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

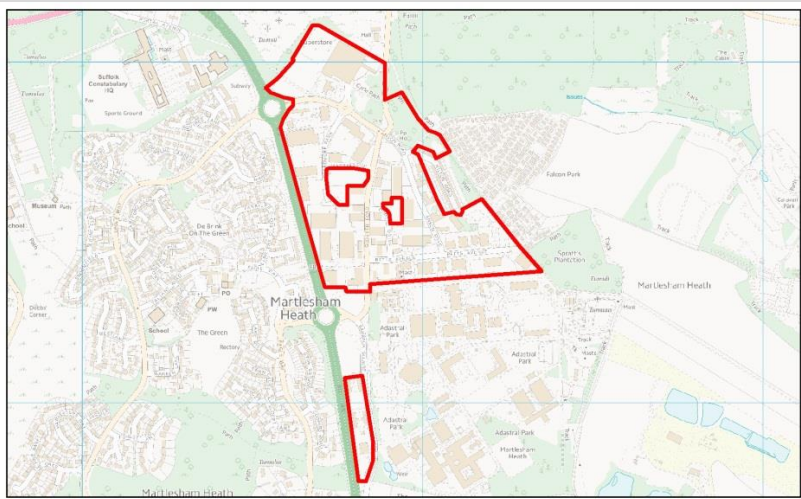
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	The site is assessed as unsuitable as the location of the site is within the AONB and 100% within flood zone 2/3 means the site is therefore assessed as unsuitable. Suffolk Coastal Councils current policies do not restrict all development in the AONB but require higher standards of design and lower density development to ensure development is in keeping with the surrounding areas and reflect the landscape and townscape character of this area. As such the location of this site in the AONB does not necessarily mean it cannot come forward for development. Equally with flood risk, if it could be demonstrated that flood risk on site could be mitigated then the site could be assessed as otherwise suitable.

Site Reference		67
Site Location	Gloster Road Martlesham Heath	
Source	Employment Allocation	
District	Suffolk Coastal	
Parish	Martlesham	
Site Area (ha)	33.497	
Greenfield/ Brownfield	Brownfield	
Site History	Unknown	
Existing Land Use	Business park	
Neighbouring Use	Adastral Park, woodland, residential	
Proposed Use	N/A Existing employment site	

	
Site Conclusion Status	Existing Employment Site
Suitable	Yes
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has various access points.
Access To Wider Transport Network	Green	Site adjacent to A12.
Accessibility To Local Services and Facilities	Green	Good access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	An Anglian Water cordon sanitaire is located on site and will likely require consultation with Anglian Water for development on this site.
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Site is established employment site which appears to be largely occupied with a range of firms.

Landscape, Strategic Gap & Agricultural Land	Green	Existing employment site and no designations on site.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Amber	Small section of site designated as County Wildlife Site
Historic Environment	Green	No designated heritage assets
Open Space	Green	There are number of PROWs within the site, however these could be maintained
Transport and Roads	Green	Site adjacent to A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	AP51, AP216
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	Site has no overriding constraints and is assessed as suitable

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

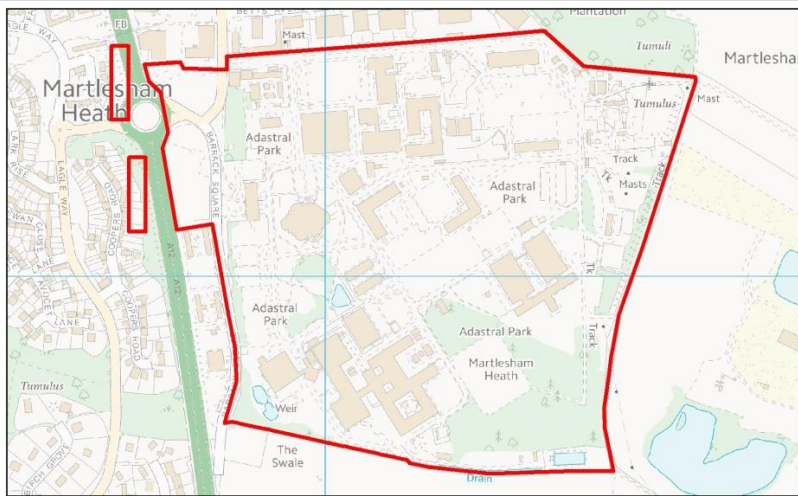
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	This is an existing employment site that has strong strategic access and appears to be particularly attractive to the marker. It is assessed as suitable.

SHELAA Site Assessment Report

		Site Reference	68
Site Location	Adastral Park Martlesham Heath		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Martlesham		
Site Area (ha)	45.437		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Employment site		
Neighbouring Use	Innovation Martlesham		
Proposed Use	N/A Existing employment site		

Site Conclusion Status	Existing Employment Site
Suitable	Yes
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check


SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has various access points.
Access To Wider Transport Network	Green	Site adjacent to A12.
Accessibility To Local Services and Facilities	Green	Good access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	An Anglian Water cordon sanitaire is located on site and will likely require consultation with Anglian Water for development on this site.
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Site is established employment site which appears to be largely occupied with a range of firms.

Landscape, Strategic Gap & Agricultural Land	Green	Existing employment site and no designations on site.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Site adjacent to A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	AP51, AP216	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	Site has no overriding constraints and is assessed as suitable	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	N/A Existing employment site	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	N/A Existing employment site	
Site Conclusions		
Site Conclusion Status	Existing Employment Site	
Site Conclusion Text	This is an existing employment site that has strong strategic access and appears to be particularly attractive to the marker. It is assessed as suitable.	

SHELAA Site Assessment Report

		Site Reference	69
Site Location	Martlesham Creek Industrial Estate		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Martlesham		
Site Area (ha)	3.635		
Greenfield/ Brownfield	Brownfield		
Site History	None identified.		
Existing Land Use	Business park		
Neighbouring Use	Open space		
Proposed Use	N/A Existing employment site		

Site Conclusion Status	Existing Employment Site
Suitable	No (Policy Factors)
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site almost entirely in FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Very good access to A12.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Red	100% of site in FZ 2/3
Market Attractiveness	Green	Site is established employment site and there are no obvious further plots for development. The site appears to be well occupied albeit some of the units are older.

Landscape, Strategic Gap & Agricultural Land	Red	Site 100% within AONB
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Very good access to A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	AP213
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Flood risk and AONB
Suitability Test Summary	The majority of the site is within Flood Zones 2 and 3 and is also within the AONB so the site is assessed as unsuitable.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

Achievability Test

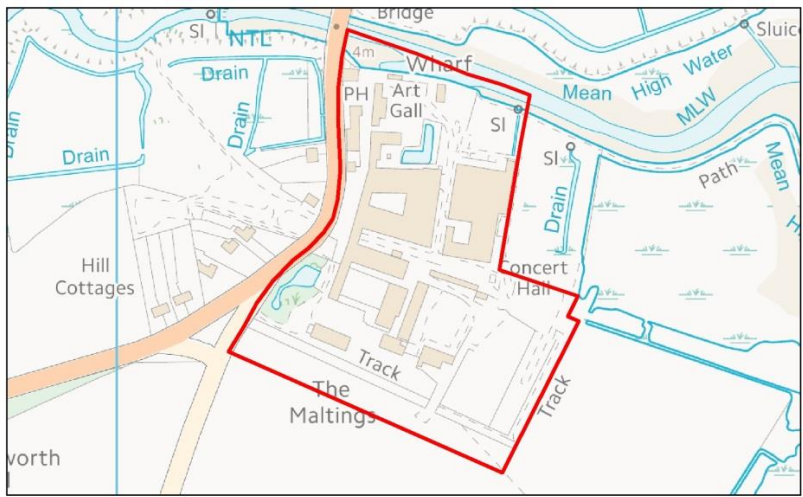
Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	The site is in existing use for a range of employment related activities but and has strong local and strategic access. However the location of the site within the AONB and 100% within flood zone 2/3 means the site is therefore assessed as unsuitable. Suffolk Coastal Councils current policies do not restrict all development in the AONB but require higher standards of design and lower density development to ensure development is in keeping with the surrounding areas and reflect the landscape and townscape character of this area. As such the location of this site in the AONB does not necessarily mean it cannot come forward for development. Equally with flood risk, if it could be demonstrated that flood risk on site could be mitigated then the site could be assessed as otherwise suitable.

SHELAA Site Assessment Report

Site Reference		70
Site Location	Snape Maltings Snape Bridge Tunstall	
Source	Tourism Allocation	
District	Suffolk Coastal	
Parish	Tunstall	
Site Area (ha)	6.065	
Greenfield/ Brownfield	Brownfield	
Site History	Unknown	
Existing Land Use	Retail, office, sui generis	
Neighbouring Use	Vacant, agriculture	
Proposed Use	Assessed for employment	

	
Site Conclusion Status	Not Deliverable or Developable
Suitable	No (Policy Factors)
Available	Not available - unsuitable
Acheivable	N/A Site unsuitable

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	Yes	Site close to SSSI (Aldre-Ore Estuary)
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site almost entirely in FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Existing access to/throughout site.
Access To Wider Transport Network	Green	Site is c.5km from A12.
Accessibility To Local Services and Facilities	Amber	Site not within/adjacent to existing settlement. Nearest towns Aldeburgh/Saxmundham (both c.7km)
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Red	c.70% of site in FZ 2/3
Market Attractiveness	Not known	Existing uses on site comprise some small scale office space, however is mostly retail/sui generis. The market attractiveness of this site for employment is therefore unknown.

Landscape, Strategic Gap & Agricultural Land	Red	Site 100% within AONB
Townscape	Amber	Site contains GI listed building and within Conservation Area
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	Site contains GI listed building and within Conservation Area
Open Space	Green	There are number of PROWs within the site, however these could be maintained
Transport and Roads	Amber	There is no public transport access to/near the site, however it is and the B1069 and close to the A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	Policy SSP33
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Flood Risk. AONB
Suitability Test Summary	This site is not suitable for employment uses due to being within a FZ3 area and its location within the AONB.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	Site unsuitable hence unavailable.


Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	<p>The site is in existing use for a range of employment related activities but and has strong local and strategic access. However the location of the site within the AONB and circa 70% within flood zone 2/3 means the site is therefore assessed as unsuitable. Suffolk Coastal Councils current policies do not restrict all development in the AONB but require higher standards of design and lower density development to ensure development is in keeping with the surrounding areas and reflect the landscape and townscape character of this area. As such the location of this site in the AONB does not necessarily mean it cannot come forward for development. Equally with flood risk, if it could be demonstrated that flood risk on site could be mitigated then the site could be assessed as otherwise suitable.</p>

		Site Reference	71
Site Location	Deben Mill Business Centre		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Melton		
Site Area (ha)	1.056		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Business park		
Neighbouring Use	Residential, woodland		
Proposed Use	N/A Existing employment site		


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Site Conclusion Status	Existing Employment Site
Suitable	No (Policy Factors)
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	All of site in FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Amber	Site accessed from Old Maltings Approach, c. 2km to A12.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	An Anglian Water cordon sanitaire is located on site and will likely require consultation with Anglian Water for development on this site.
Contamination and Ground Stability	Not known	~
Flood Risk	Red	100% of site in FZ 2/3
Market Attractiveness	Green	Site is established employment site and all units are occupied.

Landscape, Strategic Gap & Agricultural Land	Not known	Impact on landscape would depend on proposal. The site is very close to but not immediately adjacent to the AONB.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	Site accessed from Old Maltings Approach, c. 2km to A12.
Compatibility With Neighbouring/Adjoining Uses	Amber	Residential to east, however in existing use.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	AP244
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Flood risk
Suitability Test Summary	The entirety of the site is within Flood Zone 3 so the site is assessed as unsuitable.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

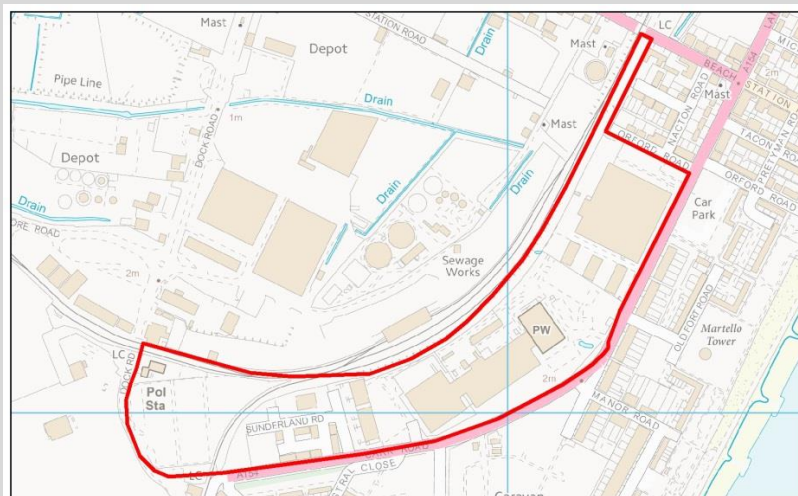
Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	Although an existing employment site, the site is assessed as unsuitable because it falls 100% within flood zones 2/3. However, it is noted that if it could be or has been demonstrated that flood risk on a site could be mitigated then the site could be assessed as otherwise suitable.

SHELAA Site Assessment Report

Site Reference 73

Site Location	Carr Road/Langer Road
Source	Employment Allocation
District	Suffolk Coastal
Parish	Felixstowe
Site Area (ha)	12.784
Greenfield/ Brownfield	Brownfield
Site History	Unknown
Existing Land Use	Employment site
Neighbouring Use	Felixstowe port
Proposed Use	N/A Existing employment site



Site Conclusion Status	Existing Employment Site
Suitable	No (Policy Factors)
Available	N/A Existing employment site
Achievable	N/A Existing employment site

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site almost entirely in FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Good access to A14.
Accessibility To Local Services and Facilities	Green	Good access to local services in Felixstowe
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	An Anglian Water cordon sanitaire is located on site and will likely require consultation with Anglian Water for development on this site.
Contamination and Ground Stability	Not known	~
Flood Risk	Red	100% of site in FZ 2/3
Market Attractiveness	Green	Site in established employment location. There is limited scope for further development of this site as Local Plan allocations x2 plots total juts 0.42ha.

Landscape, Strategic Gap & Agricultural Land	Green	Existing employment site and no designations on site.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Good access to A14.
Compatibility With Neighbouring/Adjoining Uses	Amber	Caravan park to south, however in existing use.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	FPP11 Felixstowe Peninsula Area Action Plan (January 2017)
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Flood risk
Suitability Test Summary	The vast majority of the site is within Flood Zone 3 so the site is assessed as unsuitable.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

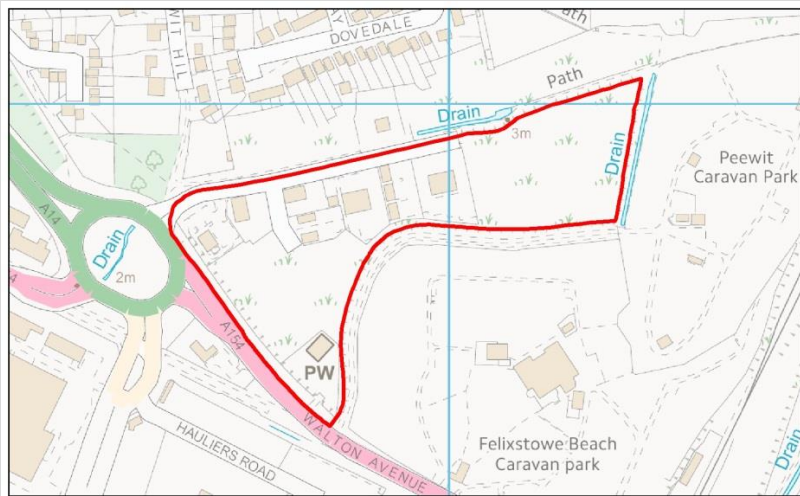
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	Although an existing employment site, the site is assessed as unsuitable because it falls 100% within flood zones 2/3. However, it is noted that if it could be or has been demonstrated that flood risk on a site could be mitigated then the site could be assessed as otherwise suitable.

SHELAA Site Assessment Report

		Site Reference	75
Site Location	Haven Exchange Felixstowe IP11 2QX		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Felixstowe		
Site Area (ha)	5.09		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Employment site		
Neighbouring Use	Caravan site, residential		
Proposed Use	N/A Existing employment site		

Site Conclusion Status	Existing Employment Site
Suitable	Yes
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Good access to A14.
Accessibility To Local Services and Facilities	Green	Good access to local services in Felixstowe
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Amber	c.5% of site in FZ 2
Market Attractiveness	Amber	Site in established employment location, though one large unit currently vacant.

Landscape, Strategic Gap & Agricultural Land	Green	Existing employment site and no designations on site.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Good access to A14.
Compatibility With Neighbouring/Adjoining Uses	Amber	Caravan park to south.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	FPP12: Land at Haven Exchange
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	Site has no overriding constraints and is assessed as suitable

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

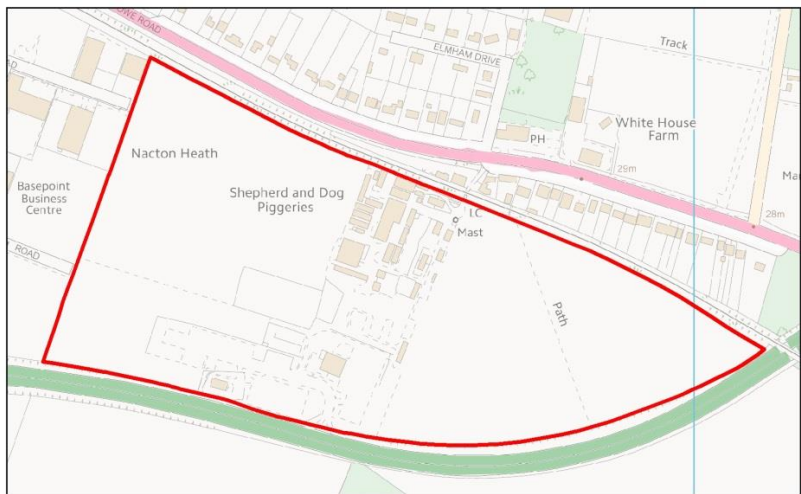
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	This is an existing employment site that is assessed as suitable. The site has good local and strategic access but one large unit on the site is currently vacant. This draws into question the relative market attractiveness of the site.

Site Reference		76
Site Location	Ransomes, Nacton Heath	
Source	SHLAA Employment Site	
District	Suffolk Coastal	
Parish	Purdis Farm	
Site Area (ha)	11.214	
Greenfield/ Brownfield	Greenfield	
Site History	Unknown	
Existing Land Use	Agricultural	
Neighbouring Use	Agricultural	
Proposed Use	B2/B8	

		
	Site Conclusion Status	Existing Employment Site
	Suitable	No (Policy Factors)
	Available	N/A Existing employment site
Acheivable	N/A Existing employment site	

Suitable use The site is assessed as unsuitable for employment development

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Site does not have vehicular access at present, but it could be accommodated.
Access To Wider Transport Network	Green	Very strong private transport links with A14 adjacent, however lack of public transport links.
Accessibility To Local Services and Facilities	Green	Short drive to Europa Park with a plethora of services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Not known	Some employment on site and given the prominent location along A14 market attractiveness is likely to be high.

Landscape, Strategic Gap & Agricultural Land	Red	Circa 50% of the site lies within the AONB.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No impact on historic environment
Open Space	Green	No open space designations
Transport and Roads	Green	The site requires access to be constructed onto the A14 but will have excellent strategic transport links.
Compatibility With Neighbouring/Adjoining Uses	Green	The site borders an industrial site as well as a lorry park and therefore potential uses would be limited to B2/B8.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	SSP 20
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Approximately half of the site is located within an AONB.
Suitability Test Summary	The site is assessed as unsuitable as it is within an AONB.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

Achievability Test


Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	The site is in an excellent location adjacent to the A14. However, half of the site falls within the AONB the site is therefore assessed as unsuitable. Suffolk Coastal Councils current policies do not restrict all development in the AONB but require higher standards of design and lower density development to ensure development is in keeping with the surrounding areas and reflect the landscape and townscape character of this area. As such the location of this site in the AONB does not necessarily mean it cannot come forward for development. It is otherwise assessed as suitable.

SHELAA Site Assessment Report

		Site Reference	77
Site Location	Silverlace Green Parham Woodbridge IP13 9AF		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Parham		
Site Area (ha)	2.264		
Greenfield/ Brownfield	Brownfield/Greenfield		
Site History	Unknown		
Existing Land Use	Commercial, vacant, woodland		
Neighbouring Use	Agriculture		
Proposed Use	Assessed for employment		

	
Site Conclusion Status	Not Deliverable or Developable on Current Info
Suitable	Yes
Available	Availability unknown
Acheivable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Existing access to site.
Access To Wider Transport Network	Green	Site c.3km to A12 with existing junction.
Accessibility To Local Services and Facilities	Amber	Site has a number of small villages nearby, nearest larger settlements (Framlingham, Saxmundham etc) c.8km away
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	The site is currently occupied by some small local business in low quality/derelict units to the north of the site, however the middle part of the site is occupied by a national distributor/manufacturer and has high quality units.

Landscape, Strategic Gap & Agricultural Land	Amber	The site is Grade 2 Agricultural land and within a Special Landscape Area. Impact on landscape would depend on the proposal but mitigation to take into account the Special Landscape Area should be considered.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	There is no public transport access to/near the site, however it is close to the A12. There is an existing designated route for HGVs which avoids nearby villages.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	SSP21: Land at Silverlace Green (former airfield) Parham
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	This site is suitable for development with limited constraints. The international business on-site suggests a high level of market attractiveness, however there is potential to improve the units in the north of the site which are of low quality/derelict. Some of the land to the south is vacant/woodland and also likely to be suitable for additional development

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Unknown. Redevelopment of northern part of site would require existing uses to relocate, however some land to the south of the site is vacant (derelict/woodland) and likely to be available for some additional development

Achievability Test


Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	No known achievability constraints or abnormal costs.

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable on Current Info
Site Conclusion Text	This site is suitable for employment use and is in a good location. Market attractiveness is mixed, with part of the site is in existing use by a national business and some parts to the north are very low quality/derelict units with high vacancy. There is some vacant land to the south which is likely to be available, however ownership/achievability unknown.

SHELAA Site Assessment Report

Site Reference		78
Site Location	Parham Airfield Marlesford Saxmundham IP13 9AF	
Source	Employment Allocation	
District	Suffolk Coastal	
Parish	Marlesford	
Site Area (ha)	5.744	
Greenfield/ Brownfield	Brownfield	
Site History	Unknown	
Existing Land Use	Light industrial	
Neighbouring Use	Solar Farm, vacant	
Proposed Use	N/A Existing employment site	

	
Site Conclusion Status	Existing Employment Site
Suitable	Yes
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Existing access to/throughout site.
Access To Wider Transport Network	Green	Site c.3km to A12 with existing junction.
Accessibility To Local Services and Facilities	Amber	Site has a number of small villages nearby, nearest larger settlements (Framlingham, Saxmundham etc) c.8km away
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	Existing site includes a national business, however there are a number of vacant/derelict units on site and most are lower quality.

Landscape, Strategic Gap & Agricultural Land	Green	Existing employment site located on Grade 3 Agricultural land.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	There is no public transport access to/near the site, however it is close to the A12. There is an existing designated route for HGVs which avoids nearby villages
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	SSP22: Former airfield Parham
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	This site is suited to development due to its proximity to the A12. Although it is located relatively far from large settlements, it is a large brownfield site with few constraints and no incompatible uses nearby. Existing employment uses on the site suggest a moderate level of market attractiveness, however it could become more attractive through development.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

Achievability Test

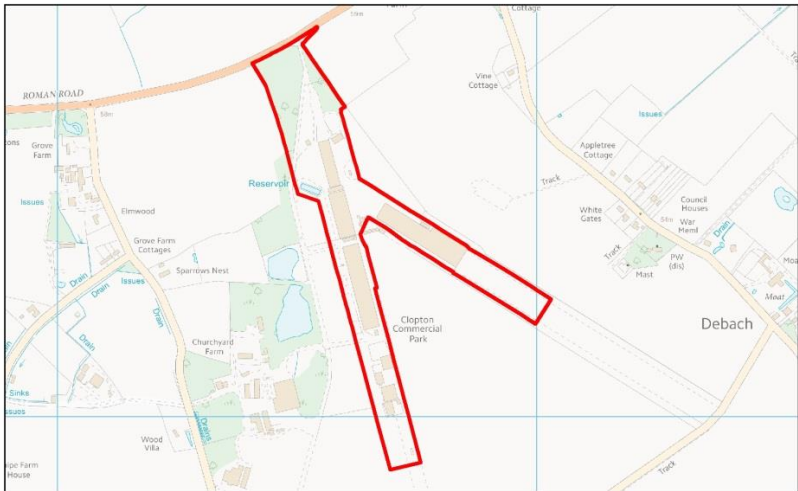
Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	Parts of the site have significant tree coverage which may require removal if the site were redeveloped as a whole.
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	This site is in existing employment uses (and is suited to this use) however existing condition suggests a relatively low level of market attractiveness compared to other sites (e.g. along Station Road in Framlingham).

SHELAA Site Assessment Report

		Site Reference	79
Site Location	Clopton Commercial Park Debach Airfield		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Clopton		
Site Area (ha)	10.96		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Industrial		
Neighbouring Use	Agriculture/vacant		
Proposed Use	N/A Existing employment site		

	
Site Conclusion Status	Existing Employment Site
Suitable	Yes
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Existing access to/throughout site.
Access To Wider Transport Network	Green	Direct access onto B-roads which lead to the A12 (c.5km away).
Accessibility To Local Services and Facilities	Amber	No local services nearby, however access to A12 gives access to Woodbridge
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Site appears fully occupied with high quality industrial units.

Landscape, Strategic Gap & Agricultural Land	Green	Existing employment site located on Grade 3 Agricultural land.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	There is a PROW within the site, however this could be maintained with development
Transport and Roads	Green	Public transport limited, however adequate road access on B1078.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	SSP23: Former airfield Debach
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	This site is suitable for ongoing employment use in line with its existing use

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

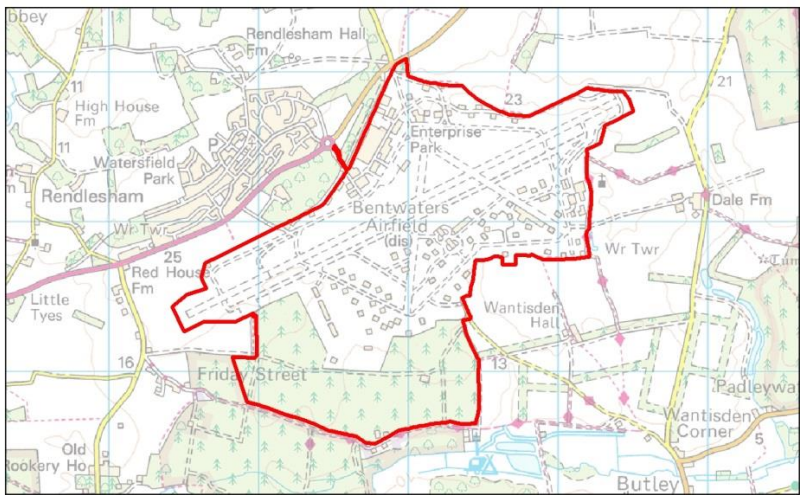
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	This site is suitable for ongoing use as an existing employment site due to its location and access to the transport network. It appears to have a high level of market attractiveness.

SHELAA Site Assessment Report

		Site Reference	80
Site Location	Bentwaters Park Rendlesham		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Rendlesham		
Site Area (ha)	382.246		
Greenfield/Brownfield	Brownfield/Greenfield		
Site History	Unknown		
Existing Land Use	Airfield and commercial properties	Site Conclusion Status	Not Deliverable or Developable
Neighbouring Use	Airfield, agriculture	Suitable	No (Policy Factors)
Proposed Use	Assessed for employment	Available	Not available - unsuitable
		Achievable	N/A Site unsuitable

Suitable use	The site is assessed as unsuitable for employment development
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Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	Yes	Site adjacent to SSSI (Sandlings Forest)
National Nature Reserve	No	~
Ancient Woodland	Yes	Site adjacent to Whitmore Wood
>50% Flood Zone	Yes	Eastern border of site within FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has access from the A152/B1069 roundabout.
Access To Wider Transport Network	Green	Site adjacent to A152.
Accessibility To Local Services and Facilities	Amber	Average access to local services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Amber	Part of the site to the north of the runway is an existing employment site with a range of uses operating from it and appears to be well occupied and attractive to the market. The south of the site is somewhat disjointed from the existing employment area but could be attractive to the market as part of a wider redevelopment of the airfield.

Landscape, Strategic Gap & Agricultural Land	Red	Site 100% within AONB
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Amber	Small section of site designated as County Wildlife Site
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Site adjacent to A1152.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	SSP24: Rendlesham (Bentwaters)
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Location in AONB.
Suitability Test Summary	The site is assessed as unsuitable only because it is within an AONB.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	Site unsuitable hence unavailable.


Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Site unsuitable

Site Conclusions

Site Conclusion Status	Not Deliverable or Developable
Site Conclusion Text	The site is adjacent to the A1152 and has access from the A1152/B1069 roundabout. However, half of the site falls within the AONB the site is therefore assessed as unsuitable. Suffolk Coastal Councils current policies do not restrict all development in the AONB but require higher standards of design and lower density development to ensure development is in keeping with the surrounding areas and reflect the landscape and townscape character of this area. As such the location of this site in the AONB does not necessarily mean it cannot come forward for development. It is otherwise assessed as suitable.

Site Reference		81
Site Location	Carlton Park, Main Road, Kelsale cum Carlton	
Source	Employment Allocation	
District	Suffolk Coastal	
Parish	Kelsale	
Site Area (ha)	7.816	
Greenfield/ Brownfield	Brownfield	
Site History	Unknown	
Existing Land Use	Office, light industrial	
Neighbouring Use	Woodland, residential, leisure	
Proposed Use	N/A Existing employment site	

	
Site Conclusion Status	Not Deliverable or Developable on Current Info
Suitable	Yes
Available	N/A Existing employment site
Acheivable	N/A - existing employment site

Suitable use	The site is assessed as suitable for employment development B1/B2/B8
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Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Site on border of FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~


Suitability Test

Access To Site	Green	Existing access to/throughout site.
Access To Wider Transport Network	Green	The site has direct access to the A12 which is less than 2km away.
Accessibility To Local Services and Facilities	Green	Site located just outside Saxmundham
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Amber	c.30% if site in FZ 2
Market Attractiveness	Green	The site is currently occupied by national and regional businesses in high quality units with very few vacancies.

Landscape, Strategic Gap & Agricultural Land	Green	Existing employment site located on Grade 3 Agricultural land.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	The site has excellent access to the A12 and benefits from public transport (buses to the site, train station in Saxmundham).
Compatibility With Neighbouring/Adjoining Uses	Green	Not adjacent to incompatible uses. There is a buffer between the site and nearby residential uses.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	SSP25: Carlton Park, Main Road, Kelsale cum Carlton	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	This site is well suited to development and has excellent local and strategic access, as well as access to nearby services and labour at Saxmundham. Existing units have high occupancy with a range of businesses.	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Unknown	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Most of the site is built out and in existing use, however some land to the rear could represent opportunities for extending the business park. Ownership unknown.	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	N/A - existing employment site	
Site Conclusions		
Site Conclusion Status	Not Deliverable or Developable on Current Info	
Site Conclusion Text	This site is well suited to development, supported by its high level of market attractiveness. It has excellent access to transport, services and labour, and there is some vacant land to the rear which could present an opportunity for some expansion to the site.	

SHELAA Site Assessment Report

		Site Reference	82
Site Location	Levington Park Bridge Road Levington Ipswich IP10 0JE		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Levington		
Site Area (ha)	4.232		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Office/Industrial		
Neighbouring Use	Agricultural		
Proposed Use	N/A Existing employment site		

	
Site Conclusion Status	Existing Employment Site
Suitable	Yes
Available	N/A Existing employment site
Acheivable	N/A - existing employment site

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Existing dedicated access to and throughout site.
Access To Wider Transport Network	Green	Lack of public transport links, however excellent links to the A14.
Accessibility To Local Services and Facilities	Amber	Short drive to Europa Park with a plethora of services
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Units appear to be fully occupied. There is limited scope to further develop the site due to its long thin shape, but also this area is used for car parking.

Landscape, Strategic Gap & Agricultural Land	Not known	No designations but the site is not in or adjacent to the the AONB but close to it.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No impact on historic environment
Open Space	Green	No open space designations
Transport and Roads	Green	Strategic road access from A14 to the site is excellent, although public transport is lacking.
Compatibility With Neighbouring/Adjoining Uses	Green	Not near to any incompatible uses although a horticultural product company is located adjacent.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	SSP 26
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	The site is in existing employment use and is considered suitable

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

Achievability Test

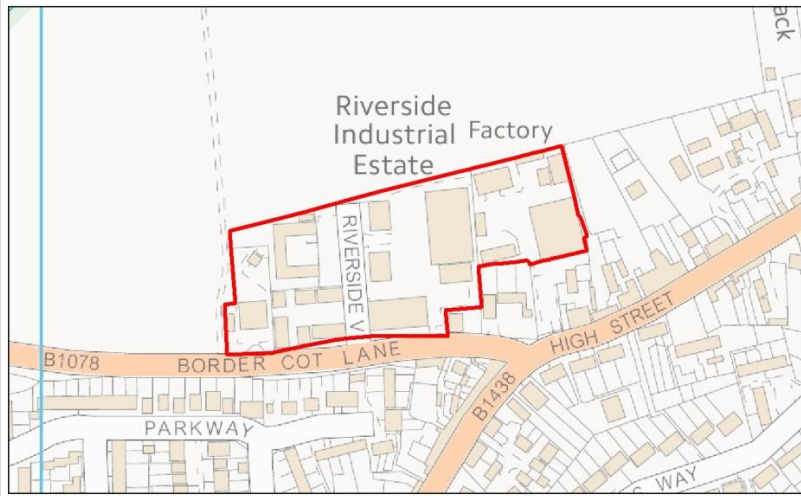
Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A - existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	This is an established employment site which accommodates average quality office and industrial buildings. The site is considered suitable for its existing employment use.

SHELAA Site Assessment Report

		Site Reference	83
Site Location	Riverside Industrial Estate		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Wickham Market		
Site Area (ha)	2.009		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Mixed - retail, employment, health centre, sui generis		
Neighbouring Use	Roads, agriculture, residential		
Proposed Use	N/A Existing employment site		

	
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Site Conclusion Status	Existing Employment Site
Suitable	Yes
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Existing access to/throughout site.
Access To Wider Transport Network	Green	Direct access onto B1078, c.1.5km to A12.
Accessibility To Local Services and Facilities	Green	Local services available in Wickham Market
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	There are a range of businesses on site, with few vacant units. Some units appear relatively new.

Landscape, Strategic Gap & Agricultural Land	Green	Existing employment site located on Grade 3 Agricultural land.
Townscape	Amber	The site immediately about a Conservation Area.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Amber	No designated heritage assets on site but does immediately about a Conservation Area.
Open Space	Green	No open space designations
Transport and Roads	Green	Limited public transport, however good road links to the A12.
Compatibility With Neighbouring/Adjoining Uses	Green	No incompatible uses surround the site.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	SSP27: Riverside Industrial Estate, Border Cot Lane, Wickham
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	Site is suitable for ongoing employment use in line with existing

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

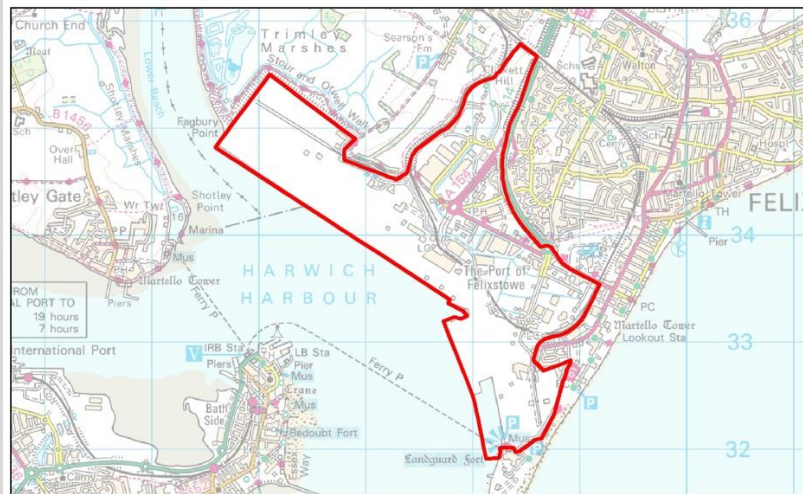
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	This site is suitable for ongoing use as an existing employment site due to its location and access to the transport network. It appears to have a good level of market attractiveness.

		Site Reference	84
Site Location	Tomline House, The Dock, Felixstowe IP11 3SY		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Felixstowe		
Site Area (ha)	466.734		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Felixstowe port		
Neighbouring Use	Felixstowe port		
Proposed Use	N/A Existing employment site		

	
Site Conclusion Status	Existing Employment Site
Suitable	No (Policy Factors)
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use	The site is assessed as unsuitable for employment development
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Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	Yes	Site adjacent to SSSIs (Orwell Estuary and Landguard Common)
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	Yes	Small sections of site within FZ3
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Green	Good access to A14.
Accessibility To Local Services and Facilities	Green	Good access to local services in Felixstowe
Utilities Capacity	Not known	~
Utilities Infrastructure	Amber	An Anglian Water cordon sanitaire is located on site and will likely require consultation with Anglian Water for development on this site.
Contamination and Ground Stability	Not known	~
Flood Risk	Red	c.70% of site in FZ 2/3
Market Attractiveness	Green	This Felixstowe port site is an established employment location.

Landscape, Strategic Gap & Agricultural Land	Red	Site 100% within AONB
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Green	Good access to A14.
Compatibility With Neighbouring/Adjoining Uses	Amber	Near to caravan park/residential, however in existing use.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	FPP10 Felixstowe Peninsula Area Action Plan (January 2017)
Is the site suitable?	No (Policy Factors)
Reason If Not Suitable	Flood risk and AONB
Suitability Test Summary	The site is assessed as unsuitable as the majority of the site is within Flood Zones 2 and 3 and some of the site is within an AONB.

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown
Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~
Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

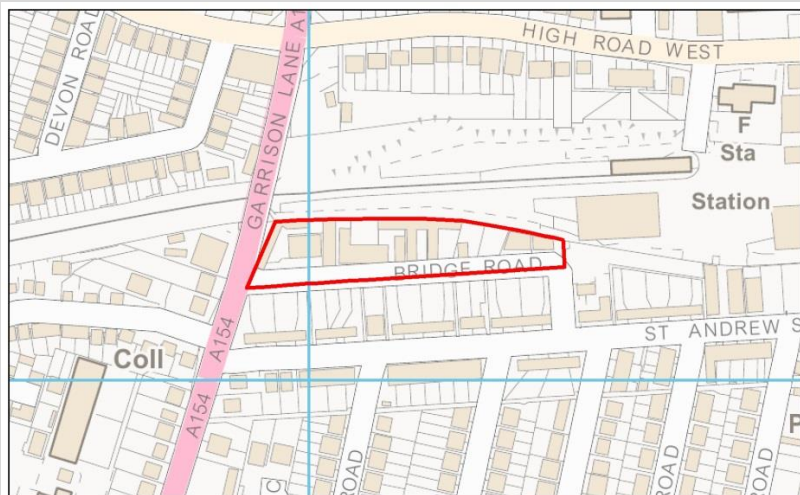
Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	Although an existing site which performs well in the suitability assessment, the site is assessed as unsuitable due to both flood risk and location within the AONB. Suffolk Coastal Councils current policies do not restrict all development in the AONB but require higher standards of design and lower density development to ensure development is in keeping with the surrounding areas and reflect the landscape and townscape character of this area. As such the location of this site in the AONB does not necessarily mean it cannot come forward for development or is not a suitable employment site. Equally if it can be demonstrated that flood risk on site could be mitigated then the site could be assessed as otherwise suitable.

SHELAA Site Assessment Report

		Site Reference	85
Site Location	Land at Bridge Road, Felixstowe, IP11 7SL		
Source	Employment Allocation		
District	Suffolk Coastal		
Parish	Felixstowe		
Site Area (ha)	0.728		
Greenfield/ Brownfield	Brownfield		
Site History	Unknown		
Existing Land Use	Employment site		
Neighbouring Use	Train station, residential		
Proposed Use	N/A Existing employment site		

Site Conclusion Status	Existing Employment Site
Suitable	Yes
Available	N/A Existing employment site
Acheivable	N/A Existing employment site

Suitable use The site is suitable for uses associated with its existing function

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Green	Site has vehicular access.
Access To Wider Transport Network	Amber	Adjacent to Garrison Lane and c. 2km to A14.
Accessibility To Local Services and Facilities	Green	Good access to local services in Felixstowe
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Site in established employment location, however some of the units are older.

Landscape, Strategic Gap & Agricultural Land	Green	Existing employment site and no designations on site.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No designated heritage assets
Open Space	Green	No open space designations
Transport and Roads	Amber	Adjacent to Garrison Lane and c. 2km to A14.
Compatibility With Neighbouring/Adjoining Uses	Amber	Train line runs to north of site; residential to south, however in existing use.
Contribution to Regeneration		N/A

Local Plan Designations (if any)	FPP10 Felixstowe Peninsula Area Action Plan (January 2017)
Is the site suitable?	Yes
Reason If Not Suitable	N/A
Suitability Test Summary	Site has no overriding constraints and is assessed as suitable

Availability Test

Is The Site Being Marketed?	Unknown
Ownership Status	Unknown

Land Available in 0-5 Years	~
Land Available in 6-10 Years	~
Land Available in 11-15+ Years	~

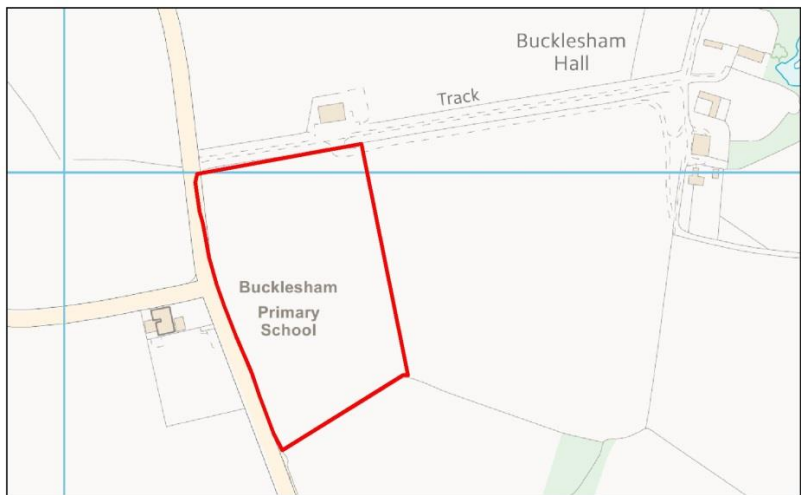
Estimated Build Out Rate	~
Availability Test Summary	N/A Existing employment site

Achievability Test

Overcoming Constraints	~
Trajectory of Development	~
Barriers to Delivery	~
Achievability Test Summary	N/A Existing employment site

Site Conclusions

Site Conclusion Status	Existing Employment Site
Site Conclusion Text	This is an existing employment site that is assessed as suitable with good local and strategic access and what appears to be strong market attractiveness.

		Site Reference	86
Site Location	Land between Bucklesham School & Bucklesham Hall		
Source	Call for Sites (2016)		
District	Suffolk Coastal		
Parish	Bucklesham		
Site Area (ha)	4.09		
Greenfield/ Brownfield	Greenfield		
Site History	Unknown		
Existing Land Use	Agricultural		
Neighbouring Use	Agricultural		
Proposed Use	Housing/ Employment (assessed for employment)		

Site Conclusion Status	Deliverable (1-5 years)
Suitable	Yes
Available	Available
Achievable	Achievable

Suitable use The site is assessed as suitable for employment development B1/B2/B8

Absolute Constraints Check

SPA, SAC, SSSI or Ramsar	No	~
National Nature Reserve	No	~
Ancient Woodland	No	~
>50% Flood Zone	No	~
Scheduled Ancient Monument	No	~
Statutory Allotments	No	~
Locally Designated Green Space	No	~

Suitability Test

Access To Site	Amber	Wide local access roads although site entrance would have to be constructed.
Access To Wider Transport Network	Green	Bus stop within walking distance. Strong strategic links, within a ten minute drive of the A12, although this traverses the village of Brightwell.
Accessibility To Local Services and Facilities	Amber	Average range of relevant local services, nearest local amenities located in Martlesham Heath 2.5 miles away.
Utilities Capacity	Not known	~
Utilities Infrastructure	Not known	~
Contamination and Ground Stability	Not known	~
Flood Risk	Green	~
Market Attractiveness	Green	Lack of employment sites in this location although it is expected to be reasonably attractive to the market given the close proximity to the A12.

Landscape, Strategic Gap & Agricultural Land	Not known	No designations but any impact on landscape would depend on proposed development of the site.
Townscape	Not known	No townscape designation or designated heritage assets but any impact on townscape would depend on proposed development of the site.
Biodiversity and Geodiversity	Green	No biodiversity or geodiversity constraints
Historic Environment	Green	No impact on historic environment
Open Space	Green	No open space designations
Transport and Roads	Green	Strong local access and to the wider strategic road network, beside A1093. Bus stop within walking distance offers public transport access however this is infrequent.
Compatibility With Neighbouring/Adjoining Uses	Green	Agricultural use surrounds the site. Bucklesham primary school is located opposite the site which may limit the type of employment development to B1.
Contribution to Regeneration		N/A
Local Plan Designations (if any)	~	
Is the site suitable?	Yes	
Reason If Not Suitable	N/A	
Suitability Test Summary	This site is considered suitable as it enjoys strong strategic transport links, in addition to accessible public transport links	
Availability Test		
Is The Site Being Marketed?	Unknown	
Ownership Status	Single	
Land Available in 0-5 Years	~	
Land Available in 6-10 Years	~	
Land Available in 11-15+ Years	~	
Estimated Build Out Rate	~	
Availability Test Summary	Site is being actively promoted for development (CFS form) by a single landowner. Available	
Achievability Test		
Overcoming Constraints	~	
Trajectory of Development	~	
Barriers to Delivery	~	
Achievability Test Summary	No known achievability constraints or abnormal costs.	
Site Conclusions		
Site Conclusion Status	Deliverable (1-5 years)	
Site Conclusion Text	The site enjoys strong transport links and the site is unconstrained although site access would have to be constructed to facilitate employment development. The site is assessed as available now and achievable.	

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