

Strategic Housing and Economic Land Availability Assessment March 2018

Identifying the supply of land
to help deliver new housing
and economic development

To accompany the Waveney Final Draft Local Plan document



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1 Introduction

- 1.1 The purpose of this assessment is to identify the future supply of land which could help deliver the objectively assessed needs identified for housing and economic development in Waveney across the plan period of the emerging Local Plan (2014-2036). Economic development includes employment land development such as office, industrial, and warehouses and main town centre uses such as retail, leisure and town centre offices. Objectively assessed needs are identified in the Strategic Housing Market Assessment (2017), the Employment Land Needs Assessment Update (2017) and the Retail Leisure Needs Assessment (2016).
- 1.2 The assessment forms a key part of the emerging Local Plan's evidence base. Importantly, it tests whether there is sufficient land to meet objectively assessed needs and identifies where this land is located. It therefore helps the Council understand the level of growth it can plan for and the areas of the District where the growth can be accommodated. At a more detailed level it has helped the Council choose the best individual sites to allocate in the Local Plan to meet the growth planned.
- 1.3 The assessment covers the Waveney District Council administrative area (excluding the Broads). This is the same area the emerging Local Plan covers and comprises the Waveney Housing Market Area and the Waveney Functional Economic Area. The methodology and approach has been worked up with Great Yarmouth Borough Council. Although the two Council's do not share a local housing market area or economic area there is clearly cross-boundary movement in the markets and a consistent methodology across the two areas is considered beneficial and in line with the Duty to Cooperate. The methodology has since been adopted and adapted by other Norfolk and Suffolk authorities.
- 1.4 The methodology for this assessment is in accordance with the guidance set out in the "Housing and Economic Land Availability Assessment" section of the National Planning Practice Guidance.
- 1.5 **This assessment does not in itself determine whether a site should be allocated or given planning permission for development. The determination of a site as 'suitable' in this assessment does not imply or guarantee that planning permission would be granted should an application be submitted for consideration.**

Objectively Assessed Needs

 = 8,223 homes

 = 43 hectares
employment land

 = 13,260sqm
retail

In line with the guidance in the National Planning Policy Framework and the National Planning Practice Guidance, the methodology for this assessment was made available for consultation in Autumn 2015 to get key stakeholders views on the approach to be used to assessing the amount land available for development in the District. The responses to the consultation are found in Appendix B.

2 Methodology

2.1 The assessment consists of five stages which are discussed below. These stages are based on those expressed in the National Planning Practice Guidance. The flow chart shown in Figure 2.1 below summarises the methodology.

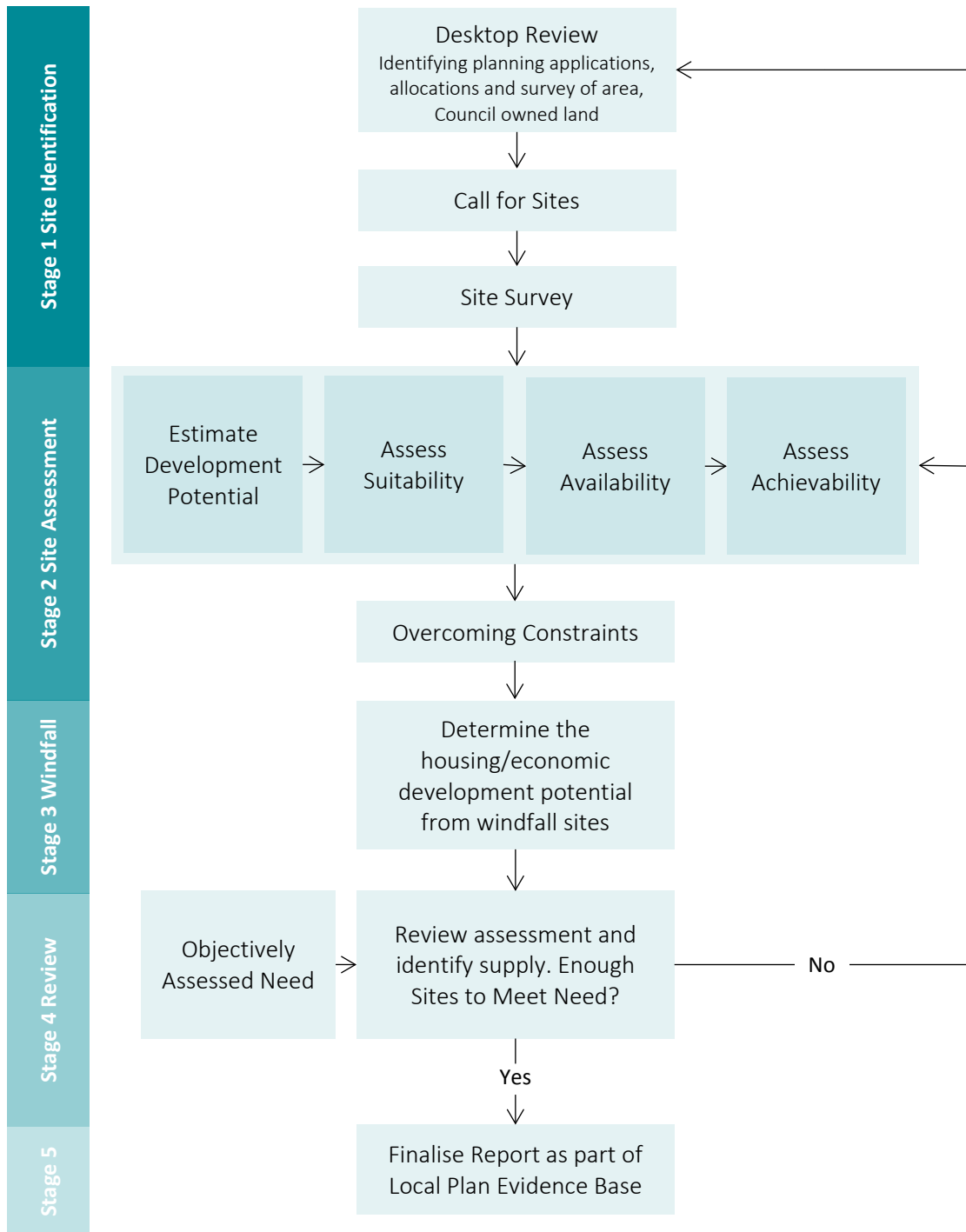


Figure 2.1 Summary of Methodology

Stage 1: Site Identification

- 2.2 The assessment aims to identify the amount of land available for housing and employment development. Sites have been identified from numerous sources detailed below:
- Existing Commitments
 - Sites with planning permissions for housing or economic uses which are unimplemented or under construction
 - Sites allocated in the existing Local Plan or Neighbourhood Plan for housing or economic development which are unimplemented
 - Sites not currently in the planning system
 - Sites which have had planning permission refused or withdrawn
 - Land in the Council's ownership
 - Vacant, derelict and underused land identified from maps and local knowledge
 - Real Estate for Sale
 - Call for sites
- 2.3 A call for sites was issued in the Autumn of 2015. The aim of this was to encourage, landowners, developers and others to let the Council know about available and potentially available sites in the District. Over 150 sites were submitted for consideration and these were consulted on as part of the 'Options for a New Local Plan' consultation. More sites were submitted during and after this consultation.
- 2.4 The assessment focuses on sites above 0.25 hectares in size¹. This threshold does not apply to existing commitments. The contribution from these sites, regardless of size, will be counted towards the land availability of the District.
- 2.5 All identified sites (apart from existing commitments) have been surveyed through desktop review. The desktop review has checked constraints and designations affecting sites. At this stage it was necessary to consider whether to exclude some sites from the assessments as the development of the site would clearly contravene national planning policy and legislation. Sites were to be excluded from further assessment in the following circumstances:
- Sites within Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites (including potential SPAs, possible SACs, and proposed Ramsar sites). Sites within Sites of Special Scientific Interest, National Nature Reserves and Ancient Woodland. European Legislation and/or the National Planning Policy Framework prohibit development affecting these sites and development within the designation is likely to result in direct loss.

¹ See para 10 of the Housing and Economic Land Availability Assessment Guidance on the National Planning Practice Guidance website

- Sites within Flood Zone 3b².
- Sites where the development would result in the loss of a grade II, grade II* and grade I listed buildings or registered parks and gardens or schedule ancient monuments.

2.6 No sites identified fell within the above categories.

Stage 2: Site Assessment

2.7 The purpose of this stage is to determine whether sites are deliverable or developable³. Deliverable sites are sites which are suitable, available now and achievable within five years. Developable sites are sites which are a suitable with a reasonable prospect they could be available and achievable within the plan period.

2.8 With the exception of existing commitments, all sites identified in the assessment have been subject to the full site assessment identified below. All sites with planning permission are assumed to be deliverable unless there is clear evidence a site will not come forward within the plan period.

2.9 The assessment is based on the information gathered through the desktop review and through site visits.

Estimating Development Potential

2.10 The way the development potential has been worked out is different depending on whether a site is being considered for housing, employment, or town centre uses. For sites with planning permission, the number of homes or the floorspace of employment or town centre development granted with the planning permission has been used to establish the amount of development yielded from the site.

Development Potential for Housing

2.11 The development potential of housing has been calculated using a mixed methods approach. As a starting point density multipliers have been used based on existing policy set out in Policy DM16 of the Council's Development Management Policies Development. This sets out a minimum density of 30 dwellings per hectare across most of the District. A higher density of 50 dwellings per hectare is sought in central areas of Lowestoft and the Market Towns. The Council will need to review density policies as part of the new Local Plan as these were based on former national planning policy prior to the publication of the National Planning Policy Framework. This assessment will help inform this review. Nevertheless, these above densities are still seen as useful baseline to inform site capacity as many developments have been built to these densities over recent years.

² Flood zones are defined by the Environment Agency and are present on the Environment Agency's flood map. Flood Zone 3b represents the functional flood plain and its purpose is for storing water in times of flood. These areas have greater than a 5% chance of flooding (1 in 20 year event). Table 3 of the National Planning Practice Guidance states that only water compatible and essential infrastructure development is appropriate in Flood Zone 3b.

³ See footnote 11 of the National Planning Policy Framework.

- 2.12 Alternatively, where there is existing information available on the capacity of a site this has been used as a starting point. This information could include masterplans or schemes worked up as part of pre-application discussions or historic planning applications or from masterplans submitted through the 'call for sites' process.
- 2.13 The individual characteristics of a site have also been taken into account including the surrounding residential density and character. Where appropriate the development potential of the site has been altered accordingly. Consideration has also been given to the effects of site shape and topography on development potential.
- 2.14 For larger sites where on-site infrastructure may be required the development potential needs to take into account the land requirements for such infrastructure. Such infrastructure could include open space, primary schools, community facilities, **SuDS and underground infrastructure**. Assumptions have been based on site location and local infrastructure need.

Development Potential for Employment Land

- 2.15 Employment land need is already expressed in land area in hectares in the Employment Land Needs Assessment. This need takes into account local plot ratios for the types of development which are expected to be seen. The development potential of a site is therefore dependant on whether there are any constraints on a site which render parts of the site undevelopable (for example an irregular shaped site). If there are sites identified in town centres which are suitable and available for office development, a different approach may be needed as these maybe more dense than the average plot ratios identified in the needs assessment.

Development Potential for Town Centre Uses

- 2.16 Town centre needs are expressed in floorspace requirements. Floorspace need for Waveney is set out in the Retail and Leisure Needs Assessment 2016. Due to vast differences in types of use and formats of this type of development, the development potential of sites for town centre uses has been calculated on a site by site basis considering the possible uses and surrounding development.

Assessment of Suitability

- 2.17 The suitability of a site is influenced by national planning policy, local planning policy (where policy is up to date) and other factors including physical constraints affecting the site, the impacts of the development of the site, the market attractiveness of the sites proposed use and location, its contribution to regeneration and the impacts on amenity and environment of neighbouring areas.
- 2.18 To assess the suitability of sites a 'red', 'amber' 'green' approach has been applied to assessing the various types of constraints and impacts which may affect the development of sites. Some sites will have impacts and constraints which are insurmountable and thus undermine the suitability of development. Other sites

will have impacts and constraints which are surmountable, however, they may be costly to overcome and have an impact on the achievability of development.

2.19 'Red' impacts and constraints rule out the suitability of a site. Any site assessed as 'red' against any type of constraint or impact have been discounted from the assessment as the site will not be suitable for development. 'Amber' impacts and constraints do not rule out the suitability of development. However, some mitigation will be required in order for the site to be suitable. Therefore, sites assessed as 'amber' against any type of constraint or impact are considered suitable providing those constraints can be overcome. The 'green' category represents no constraint or impact with respect to that type of impact or constraint.

2.20 The following types of constraint and impact have been considered in terms of assessing suitability:

Constraints:

- Access to site
- Utilities Capacity
- Utilities Infrastructure
- Contamination
- Flood Risk
- Coastal Erosion
- Market Attractiveness

Impacts:

- Landscape/Townscape
- Biodiversity and Geodiversity
- Historic Environment
- Open Space
- Transport and Roads
- Compatibility with Neighbouring Uses
- Contribution to Regeneration

2.21 Further details on how the Council has assessed the suitability against each of the above constraints and impacts are included in Appendix A.

Assessment of Availability

2.22 A site will normally be considered available if the site is in the ownership of a developer or landowner who has expressed an intention to develop or sell land for development. This has been ascertained primarily through the call for sites but also through targeted consultation with developers and landowners of identified sites.

- 2.23 Sites with unresolved ownership problems such as multiple ownerships with no agreements, ransom strips, tenancies and covenants have not been considered available unless there is a reasonable prospect the constraints can be overcome.

Assessment of Achievability

- 2.24 A site is considered achievable where there is a reasonable prospect that development will occur on the site at a particular point in time. A key determinant of this will be the economic viability of the site. This will be influenced by the market attractiveness of a site, its location in respect of property markets and any abnormal constraints on the site.
- 2.25 Evidence from viability studies conducted in Waveney⁴ suggests that the vast majority of sites for residential use will be viable unless there are abnormally severe constraints. Ultimately the final viability of a site will be depending on the level of planning requirements including affordable housing provision and community infrastructure levy. The situation with respect to non-residential development is more complex and there is less certainty about the viability of sites and it is likely that only sites with minimal constraints will be viable.
- 2.26 Another factor affecting achievability will be the capacity of a developer to complete and let or sell the development over a certain period.

Overcoming Constraints

- 2.27 Where constraints have been identified in either the suitability, availability or achievability of a site the Council has considered if there are any actions which could be undertaken to remove or mitigate the constraints, for example the provision of new infrastructure.

Stage 3: Development Potential from Windfall Sites

- 2.28 Windfall sites are sites which have not been specifically identified as part of the Local Plan process. The term covers previously-developed sites that have unexpectedly become available, ranging from large sites (e.g. resulting from a factory closure) to small sites such as a residential conversion or a new flat over a shop.
- 2.29 Windfall sites for housing development have provided an important source of development in Waveney and there is no reason to believe that these trends should not continue into the future.
- 2.30 To assess the windfall potential of housing development, past trends have been analysed and extrapolated forward over the plan periods.

⁴ Waveney Whole Plan Viability Assessment (March 2018), Waveney CIL Viability Study (March 2012), Affordable Housing Viability Study (September 2009)

- 2.31 The National Planning Policy Framework prohibits the inclusion of development on garden land from windfall allowances therefore trend data from development on garden land has been excluded from the analysis.
- 2.32 In order to avoid potential double counting with sites identified in Stage 1 only average delivery rates for sites under 0.25 hectares have been considered.
- 2.33 A consideration of whether future trends will change is necessary. Land is a finite resource and overtime there will become less windfall opportunities. Therefore, this needs to be reflected when calculating the future potential of windfall.
- 2.34 Many existing planning permissions which will be built out over the next few years are windfall sites and therefore when extrapolating windfall trends forward it is important not to double count the contribution of windfall sites. Therefore the windfall allowance has only been applied from year 3 onwards and is relative to the expected delivery of sites already with planning permission on windfall sites.

Stage 4: Review

- 2.35 The total capacity of land for each use has been totalled and compared against the objectively assessed need for each use. If sufficient numbers of sites were not found to meet the objectively assessed needs, the Council would need to try to identify further sites. The Council may also undertake a reassessment of the development potential of already identified sites to see if the development potential could be increased (for example through higher densities).

3 Results

Housing

Existing Commitments

- 3.1 These sites include sites with planning permission, sites where a resolution to grant planning permission exists (subject to a section 106) and sites allocated in the existing Local plan (Local Development Framework) which are expected to have planning permission prior to the adoption of the new Waveney Local Plan. The data is as of April 2017.
- 3.2 In total it is expected that 2,603 new dwellings will be delivered from these existing commitments over the period to 2036. Table 3.1 below shows when and where these dwellings are expected to be delivered. Full details are found in Appendix C.

- 3.3 These existing commitments do not include planning permissions on sites which are being reallocated within the Final Draft Local Plan. Instead these are considered within the section below.

Table 3.1 - Existing Housing Commitments

Settlement / Area	Years 1 to 5 (2017-2022)	Years 6-10 (2022-2027)	Years 11-15 (2027-2032)	Years 16 plus (2032 onwards)	Total
Lowestoft (including Carlton Colville, Oulton and Oulton Broad)	862	525	121	60	1568
Beccles and Worlingham	65	22	0	0	87
Bungay	30	12	0	0	42
Halesworth and Holton	163	81	0	0	244
Southwold and Reydon	117	25	0	0	142
Rural Areas	341	74	0	0	415
Total	1578	739	121	60	2498

Sites not currently within the planning system

- 3.4 The vast majority of these sites were identified through the call for sites detailed above and the consultation on the 'Options for the New Waveney Local Plan'. In total 234 sites were assessed. 217 sites were considered for residential use (whole or in part). Of these 217 sites, 156 were assessed as suitable, available and achievable and therefore deliverable or developable during the period to 2036. Full details of the assessment for each site are found in Appendix E together with maps identifying the location of each site.
- 3.5 In total the assessment indicates that these 156 sites could deliver 16,848 new dwellings over the period to 2036 and further 990 post 2036. Table 3.2 below summarises where and when dwellings on these sites could be delivered. A full site by site trajectory is found in Appendix D.

Table 3.2 – Deliverable/Developable Housing Sites not currently within the planning system

Settlement / Area	Years 1 to 5 (2017-2022)	Years 5-10 (2022-2027)	Years 10-15 (2027-2032)	Years 15 plus (2032 onwards)	Total
Lowestoft (including Carlton Colville, Oulton and Oulton Broad)	1807	3625	1841	650	7923
Beccles and Worlingham	1178	1752	933	45	3908
Bungay	190	300	166	0	656
Halesworth and Holton	849	784	103	0	1736
Southwold and Reydon	360	120	0	25	505
Rural Areas	1208	901	11	0	2120
Total	5592	7482	3054	720	16848

3.6 It should be noted that some sites overlap with one another and therefore the total capacity above is overestimated. In Lowestoft it reduces the overall capacity by 1,500 due to overlapping sites to the south of the town (Sites 210,35,34,21,225,56,179). In the rural areas the capacity is reduced by 87 due to overlapping sites in Brampton, Willingham and Wrentham (Sites 92,93 and 227,59 and 220,67 and 215)

Windfall Potential

3.7 To assess the windfall potential of both housing, past trends have been analysed and extrapolated forward over the plan periods.

3.8 The following sources of windfall have been considered:

- Subdivision of existing housing
- Flats over shops
- Small previously developed land sites
- Intensification sites (garage courts and garden land)
- Barn Conversions

Subdivision of Existing Housing

3.9 Table 3.3 below shows the number of homes created through subdivisions over the last 5 years. Over the last five years 19 new dwellings in total have been delivered through subdivisions.

Table 3.3- Subdivision Past Trends

Settlement	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Lowestoft	1	5	2	1	1	10
Beccles	0	2	0	0	1	3
Bungay	0	2	0	0	0	2
Halesworth	0	0	0	0	0	0
Southwold	2	0	0	0	0	2
Rural Areas	0	0	1	0	1	2
Total	3	9	3	1	3	19

3.10 There is no reason to suggest this trend will not continue in to the future as there is a large stock of existing properties where there is potential for subdivision. The table below projects these past trends forward over the plan period.

Table 3.4 - Estimated delivery of housing through subdivision

Settlement	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Lowestoft	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	34

Settlement	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Beccles	1	0	1	1	1	0	1	0	1	0	1	0	1	0	1	0	1	10
Bungay	0	0	1	0	0	1	0	0	1	1	0	1	0	1	0	1	0	7
Halesworth	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Southwold	0	1	0	0	1	0	0	1	0	0	1	0	0	1	0	0	1	6
Rural Areas	0	1	0	1	0	1	0	1	0	1	0	0	1	0	0	1	0	7
Total	3	4	4	4	4	4	4	4	4	4	4	3	4	4	3	4	4	65

3.11 In total it is estimated that a further 65 homes could be delivered through subdivisions over the plan period to 2036.

Flats over Shops

3.12 The table below shows the number of homes created through the provision of flats over shops over the last 5 years. Over the last five years 25 new dwellings in total have been delivered through flats over shops.

Table 3.5 - Flats over Shops Past Trends

Settlement	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Lowestoft	3	2	4	2	6	17
Beccles	0	0	0	0	0	0
Bungay	0	0	0	0	1	1
Halesworth	1	1	2	0	0	4
Southwold	0	2	0	0	0	2
Rural Areas	1	0	0	0	0	1
Total	5	5	6	2	7	25

3.13 Permitted development rights now allow two flats to be created above a shop without planning permission, therefore increasing the potential for delivery from this source of windfall. Therefore it could be expected that recent trend will continue or increase over the plan period. The table below projects these past trends forward over the plan period.

Table 3.6 - Estimated delivery of housing through flats over shops

Settlement	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Lowestoft	3	4	3	4	3	4	3	4	3	4	3	4	3	4	3	3	3	58
Beccles	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Bungay	0	0	0	1	0	0	0	1	0	0	0	0	0	1	0	0	0	3
Halesworth	1	1	1	0	1	1	1	0	1	1	1	0	1	1	1	1	0	13
Southwold	0	0	1	0	1	0	1	0	0	1	0	0	1	0	1	0	1	7

Settlement	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Rural Areas	1	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	3
Total	5	5	5	5	5	6	5	5	5	6	4	5	5	6	5	4	4	85

3.14 In total it is estimated that a further 85 homes could be delivered through flats over shops over the plan period to 2036.

Previously Developed Windfall Sites

3.15 The table below shows the number of homes developed on previously developed windfall sites over the last 5 years. Over the last five years 101 new dwellings in total have been delivered on previously developed windfall sites.

Table 3.7 – Previously Developed Windfall Sites Past Trends

Settlement	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Lowestoft	9	10	20	6	7	52
Beccles	7	0	0	2	0	9
Bungay	0	0	5	0	2	7
Halesworth	1	0	1	0	0	2
Southwold	2	0	3	7	6	18
Rural Areas	3	0	1	7	2	13
Total	22	10	30	22	17	101

3.16 Previously developed windfall sites have been a consistently reliable source of supply. There is no reason to suggest that recent trends will not continue in to the future, as sites in existing non-residential uses become vacant. The table below projects these past trends forward over the plan period.

Table 3.8 - Estimated delivery of housing on previously developed windfall sites

Settlement	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Lowestoft	11	11	10	11	10	10	10	11	10	11	10	10	11	10	10	10	11	177
Beccles	2	1	2	2	2	2	2	1	2	2	2	2	2	2	1	2	2	31
Bungay	1	1	2	1	2	2	1	1	2	1	1	2	1	1	2	1	2	24
Halesworth	1	1	0	0	0	0	1	0	0	1	0	0	1	1	1	0	0	7
Southwold	3	4	3	4	4	3	4	4	3	3	4	4	3	4	3	4	3	60
Rural Areas	2	2	3	3	2	3	2	3	3	2	3	2	3	2	3	3	3	44
Total	20	20	20	21	20	20	20	20	20	20	20	20	21	20	20	20	21	343

- 3.17 In total it is estimated that a further 343 homes could be delivered on previously developed windfall sites over the plan period to 2036.

Intensification Windfall Sites

- 3.18 The table below shows the number of homes developed on intensification windfall sites over the last 5 years. Over the last five years 158 new dwellings in total have been delivered on intensification windfall sites.

Table 3.9 - Intensification Windfall Sites Past Trends

Settlement	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Lowestoft	10	13	12	16	9	60
Beccles	1	6	4	5	9	25
Bungay	1	0	0	6	5	12
Halesworth	1	4	5	2	5	17
Southwold	8	2	2	0	2	14
Rural Areas	8	7	5	5	5	30
Total	29	32	28	34	35	158

- 3.19 Intensification windfall sites have been a consistently reliable source of supply. Tighter planning policies on garden land development may reduce supply in the future. The National Planning Policy Framework does not allow these types of sites to be counted towards supply in the first five years. Therefore the table below includes on projection for the first five years, and then rolls forward past trends from year five onwards. The reduction in supply over the first five years will compensate for the potential reduction in these sites coming forward in the future.

Table 3.10 - Estimated delivery of housing on previously developed windfall sites

Settlement	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Lowestoft	0	0	0	0	0	12	12	12	12	12	12	12	12	12	12	12	12	144
Beccles	0	0	0	0	0	5	5	5	5	5	5	5	5	5	5	5	5	60
Bungay	0	0	0	0	0	2	2	3	2	2	3	2	3	2	3	2	2	28
Halesworth	0	0	0	0	0	4	3	3	4	3	3	4	3	4	3	4	3	41
Southwold	0	0	0	0	0	3	3	3	2	3	3	3	3	2	3	3	3	34
Rural Areas	0	0	0	0	0	6	6	6	6	6	6	6	6	6	6	6	6	72
Total	0	0	0	0	0	32	31	32	31	31	32	32	32	31	32	32	31	379

- 3.20 In total it is estimated that a further 379 homes could be delivered on intensification windfall sites over the plan period to 2036.

Barn Conversions

- 3.21 The table below shows the number of homes developed through barn conversions over the last 5 years. Over the last five years 9 new dwellings in total have been delivered through barn conversions.

Table 3.11 – Barn Conversions Past Trends

Settlement	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Rural Areas	0	0	3	3	3	9
Total	0	0	3	3	3	9

- 3.22 There is no reason to suggest this trend will not continue in to the future as there is a large stock of existing properties where there is potential for conversion. Permitted development rights of barn conversion may mean the number of barn conversions increases. The table below projects these past trends forward over the plan period.

Table 3.12 - Estimated delivery of housing through barn conversions

Settlement	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Rural Areas	3	3	3	3	2	3	2	3	3	3	3	3	2	3	3	3	3	48
Total	3	3	3	3	2	3	2	3	3	3	3	3	2	3	3	3	3	48

- 3.23 In total it is estimated that a further 48 homes could be delivered through barn conversions over the plan period to 2036.

Total Windfall Delivery

- 3.24 The total amount of housing forecasted to be delivered on windfall sites over the period to 2036 is 920 homes. The table below shows the likely trajectory of delivery.

Table 3.13 Windfall Potential

Settlement	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Lowestoft	16	17	15	17	15	28	27	29	27	29	27	28	28	28	27	27	28	413
Beccles	3	1	3	3	3	7	8	6	9	7	8	7	8	7	7	7	8	102
Bungay	1	1	3	2	2	5	3	5	5	4	4	5	4	5	5	4	4	62
Halesworth	2	2	1	0	1	5	6	3	5	5	4	4	5	6	5	5	3	62
Southwold	3	5	4	4	6	6	8	8	5	7	8	7	7	7	7	7	8	107
Rural Areas	6	6	6	7	4	14	10	13	12	12	12	12	12	11	12	13	12	174
Total	31	32	32	33	31	65	62	64	63	64	63	63	64	64	63	63	63	920

Summary of Land Available for Residential Development

- 3.25 In total the assessment has found that there is deliverable/developable land to deliver 19,346 homes⁵. In addition there is likely to be 920 dwellings built on small windfall sites over the plan period. The objectively assessed need for housing over the plan period is 8,223. Therefore there is more than sufficient land available to meet objectively assessed needs.

⁵ The capacity presented above is only theoretical. It is based on every deliverable/developable site coming forward. In reality this level of housing, delivered within these timescales, is not practical, possible or sustainable. Firstly the market could not support it. It is unlikely the market in the Waveney Housing Market could support significantly much more than the objectively assessed need for housing. Additionally it is unlikely that the market could support the rate of delivery. Whilst an individual site could in theory deliver 100 dwellings per year (with two developers working on site), it wouldn't achieve this if there was another nearby site under construction at the same time. The overall capacity for development within the District is also constrained by other environmental and infrastructure constraints. These can affect the overall level of development the District can cumulatively accommodate and the capacity of different settlements to accommodate growth. Evidence collected to date indicates that the objectively assessed need for Waveney can be delivered within environmental and infrastructure constraints.

Economic Development

Existing Commitments for employment land

- 3.26 These sites include sites with planning permission, sites where a resolution to grant planning permission exists (subject to a section 106) and sites allocated in the existing Local plan (Local Development Framework) which are expected to have planning permission prior to the adoption of the new Waveney Local Plan. The data is of April 2017.
- 3.27 Table 3.14 below shows the level of existing commitments by area for employment use development (B1, B2, B8). In total there is presently forecast to be a net loss in employment land space of 0.20 hectares based on existing planning permissions.

Table 3.14 Employment Land Existing Commitments

Settlement / Area	Total Net Employment Land Commitments
Lowestoft (including Carlton Colville, Oulton and Oulton Broad)	-2.78
Beccles and Worlingham (and Ellough)	1.18
Bungay	0.03
Halesworth and Holton	0.55
Southwold and Reydon	0.32
Rural	0.50
Total	-0.20

Sites not currently within the planning system for employment land

- 3.28 Many of these sites were identified through the call for sites detailed above and the consultation on the 'Options for the New Waveney Local Plan'. A number of sites were also identified based on existing allocations in the Waveney Local Plan for employment land which are not expected to be delivered before the new Local Plan is adopted. Full details of the assessment for each site are found in Appendix E.
- 3.29 In total the assessment has identified that there is 103.76 hectares of deliverable/developable employment land within the District. Table 3.15 below details capacity by settlement / area.

Table 3.15 - Deliverable/Developable Employment Land not currently in the planning system

Settlement / Area	Hectares of Deliverable/Developable Employment Land
Lowestoft (including Carlton Colville, Oulton and Oulton Broad)	40.67
Beccles and Worlingham (and Ellough)	41.63
Bungay	0
Halesworth and Holton	19.96
Southwold and Reydon	1.5

Settlement / Area	Hectares of Deliverable/Developable Employment Land
Rural	0
Total	103.76

Existing Commitments for Town Centre Use Development

3.30 These sites include only those with planning permission for town centre use development falling within use classes A1-A5 and D2 as of April 2017.

3.31 In total there are commitments for 10,817sqm of town centre use development falling within the above use classes. The table below shows the breakdown in sqm of these commitments by use class and settlement/area.

Table 3.16 - Existing Commitments for Town Centre Use Development(Sqm)

Settlement /Area	A1	A2	A3	A4	A5	D2	Total
Lowestoft (including Carlton Colville, Oulton and Oulton Broad)	7553	154	1115	-1449	245	259	7877
Beccles and Worlingham	-23	0	0	0	0	1300	1277
Bungay	210	-40	210	-430	0	0	-50
Halesworth and Holton	0	0	0	0	0	0	0
Southwold and Reydon	334	0	19		60	668	1081
Rural Areas	302	0	230	100	0	0	632
Total	8376	114	1574	-1779	305	2227	10817

Sites not currently within the planning system for Town Centre Use Development

3.32 Many of these sites were identified through the call for sites detailed above and the consultation on the 'Options for the New Waveney Local Plan'. A number of sites were also identified based on existing allocations in the Waveney Local Plan for town centre uses which are not expected to be delivered before the new Local Plan is adopted. Full details of the assessment for each site are found in Appendix E.

3.33 In total the assessment has identified that there are deliverable/developable sites which have the capacity to provide 28,864sqm of town centre use development within the District. The table below details capacity by settlement / area.

Table 3.17 - Deliverable/Developable Town Centre Use Sites not currently in the planning system

Settlement /Area	Floorspace Capacity (sqm)
Lowestoft (including Carlton Colville, Oulton and Oulton Broad)	17664
Beccles and Worlingham	11200
Bungay	0
Halesworth and Holton	0
Southwold and Reydon	0
Rural Areas	0
Total	28,864

Summary of Land Available for Economic Development

- 3.34 In total the assessment has found that there is deliverable/developable land to deliver **102.3 hectares** of employment land development. This is against an objectively assessed need of 43 hectares. Therefore there is sufficient land to meet the need for employment land.
- 3.35 For town centre uses, in total there is deliverable/developable land to deliver 39,681sqm of town centre use development. Some of this capacity is part of mixed-use sites and would only be delivered if the other uses on the site are also delivered. This part of the potential capacity equates to 8000sqm. The objectively assessed needs for town centre development are 2,197sqm of food store development and 11,063sqm of non-food types of retail development. There are no quantitative needs identified for other types of town centre use development. The 39,681sqm of capacity identified by this assessment should be more than sufficient to accommodate this need.

4 Conclusions

- 4.1 This assessment has identified that there is sufficient deliverable/developable land to meet objectively assessed needs for housing and economic development within the Waveney District (which also forms the housing market area and the functional economic area).
- 4.2 Many of the sites identified as deliverable/developable will not be needed to meet objectively assessed needs. This assessment has been used alongside the Sustainability Appraisal and responses to consultations on the Local Plan in order to identify preferred sites to meet the objectively assessed need and development targets within the Local Plan.

Appendix A – Suitability Assessment Criteria

Constraints

Access to site

Red There is no possibility of creating access to the site.	Amber There are potential access constraints on the site, but these could be addressed through development.	Green Access by all means is possible.
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Access is an important consideration in determining the suitability of sites for development. Access is needed for both the construction, and occupation phases of a development.

A site with no access or without the potential to provide suitable access cannot be considered suitable for development. Sites which can not be accessed by footpath will be considered to be constrained. The Highway Authority will be consulted to understand the access implications for sites.

Utilities Capacity

Red No available utilities capacity and no potential for improvements.	Amber No available utilities capacity but potential for improvements.	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 to understand whether there are any capacity issues affecting sites.

Utilities Infrastructure

Red n/a	Amber Utilities infrastructure present on the site that could affect development potential.	Green No constraints from utilities infrastructure
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Some sites may have strategic utilities infrastructure passing across it such as power lines and gas pipelines. Whilst this does not provide an absolute constraint to development it may limit the development potential of the site or involve additional costs which may affect the viability of the site.

Contamination

Red n/a	Amber The site is potentially contaminated.	Green The site is unlikely to be contaminated.
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Many potential sites across the District suffer from levels of contamination, such as sites on former or existing

industrial and commercial land. Some greenfield sites may also be contaminated due to previous ground works and infilling. Land affected by contamination must be satisfactorily reduced to an acceptable level if it is proposed to be developed. Contamination is unlikely to provide an absolute constraint to development, however, where sites are contaminated the costs of development could increase which could affect the viability of the site. Existing information will be used to identify sites that are potentially, or known to be contaminated. The Council's Environmental Protection team will also be consulted.

Flood Risk

Red
n/a

Amber
The site is within flood zone 2 or flood zone 3a (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.

Green
The site is not at risk from any flooding

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

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

Surface water flooding can also be an issue. The Environment Agency has published a surface water flood map for England which identifies areas of high, medium and low and very low surface water flood risk together with information on velocity and depth. A low risk surface flooding event has a similar likelihood of occurring as flood zone 2 event of between 0.1% and 1% chance.

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

Coastal Change

Red
The site is for residential use and within the Coastal Change Management Area.

Amber
The site for non-residential use and within the Coastal Change Management Area or for any use and located within 30m of a Coastal Change Management Area.

Green
The site is not within 30m of a Coastal Change Management Area.

The Coastal Change Management Area as defined by existing Policy DM06 of the Development Management Policies DPD indicates the area forecasted to be affected by coastal erosion in the period to 2105 as established by the two Shoreline Management Plans covering the Waveney coastline. Within this area it is unlikely that permanent residential development will be suitable. However, some non-residential development may be appropriate where it supports local communities. Due to the uncertainty of the rate and extent of erosion any development within 30m of

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

the Coastal Change Management Area requires a coastal erosion vulnerability assessment, the findings of which could restrict the development potential.⁷

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.

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

Potential Impacts

Landscape/Townscape

Red

Development of the site would have a detrimental impact on sensitive landscapes or a significant impact on the townscape which cannot be mitigated.⁸

Amber

Development of the site would have a detrimental impact on the landscape/townscape or a detrimental impact on a sensitive landscape which could be mitigated.

Green

Development of the site would not have an impact on the landscape.

Sensitive landscapes include those within and adjacent to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and those landscape character areas identified as particularly sensitive in the Waveney Landscape Character Assessment which include Rural River Valleys and Tributary Valley Farmland. This includes land adjacent to the Broads.

Other considerations include the impact on tranquil areas; potential loss of protected trees on the amenity of the area; and impact on public Rights of Way

Biodiversity and Geodiversity

Red

Development of the site would have a detrimental impact on designated sites, protected species or ecological networks which cannot be mitigated or compensated as appropriate

Amber

Development of the site may have a detrimental impact on a designated sites, protected species or ecological networks but the impact could be mitigated or compensated.

Green

Development of the site would not have an impact on any designated sites, protected species or ecological networks.

Designated sites include:

- Special Areas of Conservation (including possible Special Areas of Conservation)
- Special Protection Areas (including potential Special Protection Areas)
- Ramsar sites (including proposed Ramsar sites)
- Sites of Specific Scientific Interest
- National Nature Reserves

⁷ Also see para. 107 of the National Planning Policy Framework

⁸ See para 116 of the National Planning Policy Framework.

- Ancient Woodland
- Regionally Important Geological Sites
- Local Nature Reserves
- County Wildlife Sites
- Roadside Nature Reserves

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

Sites which could have a detrimental impact on the other designated sites listed above will be regarded as a red impact if mitigation or compensatory provision cannot be provided. Where mitigation or compensatory provision can be provided sites will be assessed as having an amber impact.⁹

Natural England, Suffolk County Council and Suffolk Wildlife Trust will be consulted on sites to test their suitability against impacts on biodiversity and geodiversity.

Historic Environment

Red

Development of the site would cause substantial harm to a designated heritage asset or the setting of a designated heritage asset which cannot be mitigated.¹⁰

Amber

Development of the site could have a detrimental impact on a heritage asset or the setting of a heritage asset, but the impact could be mitigated.

Green

Development of the site would not have an impact on any heritage assets

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

Designated Heritage Assets in Waveney include:

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

Non designated heritage assets include locally listed buildings, sites with archaeological potential¹¹, and other buildings of historic interest.

Historic England, Suffolk County Council and the Council's Conservation Officer will be consulted on sites to test their suitability against impacts on the historic environment.

Open Space

Red

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

Amber

Development of the site would result in a loss of open space which is surplus to requirements or could be replaced locally.

Green

Development of the site would not result in the loss of open space.

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

⁹ See paras. 117-119 of the National Planning Policy Framework

¹⁰ See paras 132,133 of the National Planning Policy Framework

¹¹ See para. 134 of the National Planning Policy Framework

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 quality¹².

Transport and Roads

Red

Development of the site would have an unacceptable impact on the functioning of trunk roads and local roads that cannot be mitigated.

Amber

Any potential impact on the functioning of trunk roads and local roads could be mitigated

Green

Development of the site will not have a detrimental impact on the functioning of local roads and trunk roads.

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

- Accessibility to public transport and key services and facilities and employment opportunities for sites being considered for residential use
- Accessibility to public transport and housing and other facilities for sites being considered for non-residential use
- Development potential and associated traffic generation
- Existing traffic conditions and capacity of local junctions.

Compatibility with Neighbouring Uses

Red

Neighbouring 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 uses, however, these could be mitigated.

Green

Development would be compatible with existing and/or adjoining uses.

New development should be compatible with its surrounding land uses.

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

Contribution to Regeneration

Red

Development of the site for the proposed use would undermine the regeneration of the area.

Amber

n/a

Green

Development of the site for the proposed use would not undermine the regeneration of the area.

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

¹² See para. 74 of the National Planning Policy Framework.

Appendix B – Responses to Consultation

Respondent	Comment	Council Response
DLP Planning Ltd	<p>(summarized) <u>Site identification</u>: Urge caution in excluding sites at the desktop stage in order to compile a complete and comprehensive list of sites and encourage sites to be excluded after stage one. The test of appropriateness should be applied to constraints as advised in NPPG.</p> <p><u>Development potential for housing</u>: Density multipliers can offer an insight in to potential for a site but they can also over estimate the potential particularly when applied without having due regard to physical or other constraints that influence yield eg. SuDS. SuDS can use up a significant portion of the available land budget. When added to other on-site requirements such as good quality and useable open space and the presence of underground utilities this can limit the amount of developable land. A failure to account for these factors will lead to an overestimation of a sites potential that could mean the SHLAA shows more land is available than there actually is.</p> <p>It is suggested that where potential sites are presented with credible information that establishes the actual potential of a site (eg masterplan with supporting evidence) the Council should attribute significant weight to this being the realistic potential of a site.</p> <p>It is noted that the methodology includes a signal that the Council will review its density policies, but that existing levels of 30 dwellings per hectare (dph) throughout most of the district and 50 dph in Lowestoft and Market towns will serve as a baseline to consider site options. The Council is cautioned on this approach, particularly in applying 50 dph multipliers on sites in Lowestoft and in other Market town as residential development at this density could only be provided by apartment/flatted schemes. If used, the Council will need to pay particular regard to signals from the market as there is only so much potential for the market to accommodate this type of development before becoming saturated. An over estimation on this point will again impact on the medium to long term delivery of the plan.</p> <p><u>Assessment of suitability</u>: The constraints and impacts identified in the methodology is generally comprehensive; however, appears to exclude consideration of the capacity of existing local services site e.g. school or doctor's surgery. The application of a market attractiveness constraint is notable and accords with national guidance; however, the methodology would benefit from</p>	<p>Comments regarding exclusion of sites are noted. The constraints and designations identified in para. 2.5 are highly significant and are considered to be appropriate for screening out sites at the desktop stage of the methodology.</p> <p>Use of the densities set out for housing in adopted policy (DM16) is in line with Planning Practice Guidance (Housing and Economic Land Assessment para 017) and is considered to be a valid and useful initial assessment. SuDS and underground infrastructure will be added to the infrastructure land requirements in para 2.13.</p> <p>The Council will give weight to submitted masterplans accompanied by supporting evidence in assessing the potential of a site as highlighted in para. 2.11.</p> <p>Residential development at a density 50 dwellings per hectare has successfully taken place in Lowestoft and the market towns over recent years and it is considered that such a density of development should in appropriate central locations. This density figure will therefore be retained as one of the methods of informing the review.</p> <p>The capacity of doctor's surgeries is not considered to be a significant constraint on development and contributions through development could help fund expansion/improvements where needed.</p> <p>The Strategic Housing Needs Assessment, The Employment Land Needs Assessment and the Retail and</p>

	<p>further clarification on how this factor will be judged. Referring to Appendix A of the methodology document, the reliance on strategic housing need evidence does not guarantee an up-to-date overview of the market, which could change rapidly through the influence of extra-ordinary externalities. It is suggested therefore the market attractiveness should remain a flexible aspect of the assessment and may benefit from interaction with the housing and development sector.</p> <p>As a general comment it is also noted that site suitability only focuses on negative constraints and impacts, without considering any planned provisions or development that could, over the lifetime of the local plan, improve the suitability of a site. For example, where strategic roads are planned this could have positive impact on a site or could lead to a new man-made boundary to a settlement that opens up potential land options.</p> <p><u>Achievability:</u> The methodology notes that economic viability of a site will be a key determinant when looking at achievability. If applying such a determinant it would be especially important to consider extra-ordinary externalities that could impact on the market thereby ensuring assessments are realistic and based on up-to-date information / evidence.</p> <p><u>Windfall sites:</u> The methodology notes that windfall sites have been an important contributor to housing and economic development in Waveney, and that past trends will be analysed and extrapolated going forward over the plan period.</p> <p>As per advice in paragraph 24 of the NPPG and paragraph 48 of the National Planning Policy Framework, windfall <i>may</i> (my emphasis) only be justified in land supply assessments where there is compelling evidence such sites will provide a reliable source of supply. The thrust of national policy and guidance is therefore that windfall should not be relied upon when carrying out land assessments, and the reference to extrapolating past trends in windfall may not be sufficient to pass this national benchmark.</p>	<p>Leisure Needs Assessment are all in the process of being prepared in consultation with the development sector and will provide an up-to-date view of the market. The evidence and information provided in these assessments will inform the SHELAA. Additional note to be added to the Market Attractiveness section to this effect.</p> <p>Windfall sites have consistently been developed for housing over the previous plan periods and it is considered reasonable that this trend can be taken forward, without including those dwellings built on garden land.</p>
<p>Broads Authority</p>	<p>Appendix A Page 16 – landscape/town scape. The Broads has a status <u>equivalent to a</u> National Park.</p> <p>Page 18 – Transport and Roads As mentioned previously, the assessment does not seem to consider walking and cycling but is concerned only with cars or public transport. What about footways and footpaths to the site or potential for these?</p> <p>Page 18 – compatibility with neighbouring uses.</p>	<p>Change made to read ‘The Broads’.</p> <p>Where there is vehicular access available to a site this will allow cycle access to some degree. Particular constraints in respect of cycle access will be identified in the Sustainability Appraisal. A note to highlight lack of footpath capacity as a constraint will be added to the ‘Access to Site’ table.</p> <p>Impact on tranquil areas will be added to the</p>

	The Broads is a neighbour. Tranquillity is an important aspect. We would like to see the tranquillity of the Broads mentioned here.	'Landscape/Townscape' section.
Historic England	<p>Stage 1 refers to excluding sites where the development would result in the 'destruction' of listed buildings, registered parks and gardens or scheduled monuments. We support the exclusion of such sites, but seek clarification regarding terminology. It would be helpful to define what is meant by the term 'destruction', as it is not used in national policy and guidance. Does it refer solely to the loss of such heritage assets, or also substantial harm as set out in the National Planning Policy Framework (NPPF)?</p> <p>Stage 2 refers to site assessment. It helpfully recognises in paragraphs 2.12 and 2.14 that development potential might be affected by site constraints and characteristics, which could include the historic environment.</p> <p>Appendix A sets out suitability assessment criteria and considers landscape/townscape and the historic environment. In terms of the historic environment, we welcome the avoidance of a proximity test to score impact on heritage assets (e.g. 'is the site within xxx metres of a listed building?'). Scoring impact purely on the proximity of a site to a heritage asset is arbitrary and could lead to misleading results in many cases. The approach suggested in the Waveney methodology should allow for a more nuanced assessment of impact, hopefully based on site visits as well as desktop review. The scoring against Red, Amber and Green seems reasonable, although Red should allow for non-designated heritage assets of equivalent significance to a designated heritage asset (see paragraph 139 of the NPPF). In addition, Green could allow for sites that could have a positive impact on heritage assets (e.g. redevelopment of a derelict site in a conservation area).</p>	<p>Final bullet point of Section 2.5 will be amended to say 'loss' instead of destruction.</p> <p>For clarity, sites undergoing the site assessment at stage two will have a site visit.</p> <p>Opportunities to enhance a site will be identified through the Sustainability Appraisal process.</p>

Appendix C – Existing Commitments Details

Lowestoft Area

Parish	Planning/Policy Reference	Site Address	Total	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	Source
Carlton Colville	DC/96/0058/OUT	Carlton Hall Farm - Land south of Beccles Road and west of Hollow Lane Carlton Colville	124									10	10	10	10	10	10	10	10	10	10	24	p.p. for 10 or more units
Carlton Colville	DC/14/2252/FUL	Carlton Hall Chapel Road Carlton Colville NR33 8AT	19	5	5	5	4	0															p.p. for 10 or more units
Carlton Colville			5	0	0	4	0	1															p.p. for 9 or less units
Carlton Colville			4	4	0	0	0	0															p.p. for 9 or less units
Corton			9	1	5	0	0	3															p.p. for 9 or less units
Corton			0	0	0	0	0	0															p.p. for 9 or less units
Lowestoft	LOW6 DC/15/5094/RG3	Neeves Pit, Normanston Drive, Lowestoft	49						10	10	10	10	9										Allocation
Lowestoft	LOW9	Monckton Avenue Nursery, Lowestoft	45			20	25																Allocation
Lowestoft	SSP7 DC/15/3748/FUL	Oswald's Boatyard, Lowestoft	77				66	11															Allocation AAP
Lowestoft	SSP8 DC/13/0812/FUL DC/14/3344/FUL	The Scores, Lowestoft	30			11	5	0	14														Allocation AAP
Lowestoft	SSP5 DC/16/4137/FUL	Land at Kirkley Rise Lowestoft NR33 OPP	21			21																	Allocation AAP

Parish	Planning/Policy Reference	Site Address	Total	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	Source	
Lowestoft	Policy OUL3 BA/2012/0271/FUL	Former Pegasus / Hamptons Boatyard site, Caldecott Road, Oulton Broad	76				20	20	20	16													p.p. for 10 or more units	
Lowestoft	DC/13/0650/FUL DC/14/2524/ARM DC/16/3147/ARM	Land at Foxborough Road Lowestoft	64	4	5	5	5	5	5	10	10	10	5											p.p. for 10 or more units
Lowestoft	DC/02/0878/FUL	Oulton Broad Caravan Site Saltwater Way Lowestoft	56					25	15	16														p.p. for 10 or more units
Lowestoft	DC/16/0163/FUL	Land opposite 29 St Peters Street Lowestoft NR32 1QA	21	21																				p.p. for 10 or more units
Lowestoft	DC/15/2442/FUL	Rectory Road Lowestoft NR33 0ED	20	20																				p.p. for 10 or more units
Lowestoft	DC/16/3051/FUL	Car Park 1 Albany Road Lowestoft	18		18																			p.p. for 10 or more units
Lowestoft	DC/13/3638/FUL	Longs Dairy St Margarets Road Lowestoft NR32 4HN	17	17																				p.p. for 10 or more units
Lowestoft	DC/17/1391/OUT	Land south of Leisure Way Lowestoft	17	0	0	0	10	7																p.p. for 10 or more units
Lowestoft	DC/15/3803/FUL	Above 102-104 London Road North Lowestoft NR32 1HA	12					12																p.p. for 10 or more units
Lowestoft			105	10	11	17	31	31	5															p.p. for 9 or less units
Lowestoft			39	2	9	13	3	12																p.p. for 9 or less units
Lowestoft	DC/17/1706/FUL	China Star Durban Road Lowestoft NR33 0UH	8	0	0	0	8	0																p.p. for 9 or less units

Parish	Planning/Policy Reference	Site Address	Total	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	Source
Oulton	various	Woods Meadow Oulton	677	68	57	65	65	65	65	65	65	65	55	42									p.p. for 10 or more units
Oulton	DC/86/0517/OUT	Dunston Development Gorleston Road/Hall Lane Oulton	50								5	5	5	5	6	6	6	6	6				p.p. for 10 or more units
Oulton			4	0	3	0	0	1															p.p. for 9 or less units
Oulton			1	1	0	0	0	0															p.p. for 9 or less units

Beccles/Worlingham Area

Parish	Planning/Policy Reference	Site Address	Total	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	Source
Beccles	BEC3 DC/16/1112/ARM	Land at Cucumber Lane / Oak Lane, Beccles	20	20																			Allocation
Beccles			27	2	2	2	5	5	11														p.p. for 9 or less units
Beccles			10	2	0	4	0	4															p.p. for 9 or less units
Worlingham	DC/15/0213/FUL	Former Worlingham Primary School Rectory Lane Worlingham NR34 7RF	15		15																		p.p. for 10 or more units
Worlingham			11	0	0	0	0	0	11														p.p. for 9 or less units
Worlingham			4	0	3	0	0	1															p.p. for 9 or less units

Bungay Area

Parish	Planning/Policy Reference	Site Address	Total													Source						
				2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029		2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035
Bungay	BUN3	Community Centre, Upper Olland Street, Bungay	8				8															Allocation
Bungay	DC/05/0540/FUL	Hillside Garage Hillside Road East Bungay NR35 1RX	10																			p.p. for 10 or more units
Bungay			17	4	1	4	3	4	1													p.p. for 9 or less units
Bungay			7	1	1	2	0	2	1													p.p. for 9 or less units

Halesworth/Holton Area

Parish	Planning/Policy Reference	Site Address	Total													Source						
				2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029		2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035
Halesworth	DC/16/3667/ARM	Land at Fairview Road and Norwich Road Halesworth IP19 8QG	22		22																	p.p. for 10 or more units
Halesworth	DC/16/5410/OUT	Land north and east of Hill Farm Road Halesworth	160				40	40	40	40												p.p. for 10 or more units (subject to S106)
Halesworth	DC/17/1012/OUT	Land south of Fairview Farm Norwich Road	22	0	0	0	11	11														p.p. for 10 or more units (subject to S106)

Parish	Planning/Policy Reference	Site Address	Total	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	Source
Halesworth	DC/15/3221/OUT	Land rear of 34-48 Old Station Road Halesworth	15		3	4	4	4															p.p. for 10 or more units (subject to S106)
Halesworth			11	3	3	2	2	1															p.p. for 9 or less units
Halesworth			10	1	1	0	7	0	1														p.p. for 9 or less units
Holton	DC/13/0383/FUL	Land at Lodge Road Holton [IP19 8RZ]	3	3																			p.p. for 10 or more units
Holton			1	0	1	0	0	0															p.p. for 9 or less units
Holton			0	0	0	0	0	0															p.p. for 9 or less units

Southwold/Reydon Area

Parish	Planning/Policy Reference	Site Address	Total	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	Source
Reydon	DC/15/3288/OUT	Saint Felix School Halesworth Road Reydon	69	0	0	0	23	23	23														p.p. for 10 or more units (subject to S106)
Reydon	DC/17/2537/FUL	Land north of Green Lane Reydon	23	0	0	23	0	0															p.p. for 10 or more units (subject to S106)
Reydon			6	6	0	0	0	0															p.p. for 9 or less units

Parish	Planning/Policy Reference	Site Address	Total	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	Source
Reydon			4	1	2	0	0	0	1														p.p. for 9 or less units
Southwold	DC/16/1581/RG3	Unit 20 Southwold Business Centre St Edmunds Road Southwold IP18 6JU	20		20																		p.p. for 10 or more units
Southwold			20	1	4	9	5	0	1														p.p. for 9 or less units
Southwold			0	0	0	0	0	0															p.p. for 9 or less units

Rural Area

Parish	Planning/Policy Reference	Site Address	Total	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	Source
All Saints and St. Nicholas, South Elmham			1	0	0	0	0	1															p.p. for 9 or less units
All Saints and St. Nicholas, South Elmham			0	0	0	0	0	0															p.p. for 9 or less units
Barnby and North Cove			4	0	0	0	0	1	3														p.p. for 9 or less units
Barnby and North Cove			1	0	0	0	0	1															p.p. for 9 or less units
Barsham			2	0	0	0	0	0	2														p.p. for 9 or less units
Barsham			0	0	0	0	0	0															p.p. for 9 or less units

Parish	Planning/Policy Reference	Site Address	Total	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	Source
Blundeston	DC/16/2157/FUL	Former H M Blundeston Prison Lakeside Rise Blundeston NR32 5BG	130		20	20	20	20	20	20	10												p.p. for 10 or more units
Blundeston			8	0	0	7	0	1															p.p. for 9 or less units
Blundeston			3	3	0	0	0	0															p.p. for 9 or less units
Brampton with Stoven	DC/17/1070/FUL	Land north east of Woodside Brampton	6	0	0	6	0	0															p.p. for 9 or less units
Brampton with Stoven			1	0	1	0	0	0															p.p. for 9 or less units
Brampton with Stoven			0	0	0	0	0	0															p.p. for 9 or less units
Ellough			3	0	0	1	0	0	2														p.p. for 9 or less units
Ellough			0	0	0	0	0	0															p.p. for 9 or less units
Flixton (West)			4	1	0	0	2	1															p.p. for 9 or less units
Flixton (West)			2	0	0	0	0	2															p.p. for 9 or less units
Frostenden			2	0	0	0	0	2															p.p. for 9 or less units
Frostenden			0	0	0	0	0	0															p.p. for 9 or less units
Henstead with Hulver Street			3	2	0	0	0	0	1														p.p. for 9 or less units
Henstead with Hulver Street			3	0	0	0	1	0	2														p.p. for 9 or less units

Parish	Planning/Policy Reference	Site Address	Total	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	Source
Kessingland	SA2: Kessingland Neighbourhood Plan	Land at Laurel Farm West and South, Kessingland	55			10	20	20	5														Neighbourhood Plan
Kessingland	SA1: Kessingland Neighbourhood Plan	Former Ashley Nurseries Site, Kessingland	25			10	10	5															Neighbourhood Plan
Kessingland	SA3: Kessingland Neighbourhood Plan	Land at Laurel Farm East, Kessingland	25				25																Neighbourhood Plan
Kessingland	DC/12/1105/FUL	Land off Heritage Green Kessingland	30	20	10																		p.p. for 10 or more units
Kessingland	DC/13/2169/FUL	Land adj The Nordalls Kessingland	23	23																			p.p. for 10 or more units
Kessingland			16	0	6	4	0	5	1														p.p. for 9 or less units
Kessingland			7	0	0	1	4	2															p.p. for 9 or less units
Lound			4	0	0	1	0	1	2														p.p. for 9 or less units
Lound			0	0	0	0	0	0															p.p. for 9 or less units
Mettingham			4	0	0	0	0	4															p.p. for 9 or less units
Mettingham			0	0	0	0	0	0															p.p. for 9 or less units

Parish	Planning/Policy Reference	Site Address	Total	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	Source
Mutford			1	1	0	0	0	0															p.p. for 9 or less units
Mutford			1	0	0	0	0	0	1														p.p. for 9 or less units
Redisham			2	0	0	0	2	0															p.p. for 9 or less units
Redisham			0	0	0	0	0	0															p.p. for 9 or less units
Ringsfield			2	0	2	0	0	0															p.p. for 9 or less units
Ringsfield			2	0	2	0	0	0															p.p. for 9 or less units
Shadingfield and Willingham			0	0	0	0	0	0															p.p. for 9 or less units
Shadingfield and Willingham			0	0	0	0	0	0															p.p. for 9 or less units
Shipmeadow			1	0	0	1	0	0															p.p. for 9 or less units
Shipmeadow			0	0	0	0	0	0															p.p. for 9 or less units
St Andrew, Ilketshall			2	1	0	1	0	0															p.p. for 9 or less units
St Andrew, Ilketshall			0	0	0	0	0	0															p.p. for 9 or less units
St. Cross, South Elmham			1	0	0	0	1	0															p.p. for 9 or less units
St. Cross, South Elmham			0	0	0	0	0	0															p.p. for 9 or less units
St. James, South Elmham			2	0	1	0	1	0															p.p. for 9 or less units
St. James, South Elmham			0	0	0	0	0	0															p.p. for 9 or less units

Parish	Planning/Policy Reference	Site Address	Total	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	Source
St. Lawrence, Ilketshall			2	0	1	0	0	0	1														p.p. for 9 or less units
St. Lawrence, Ilketshall			0	0	0	0	0	0															p.p. for 9 or less units
St. Margaret, Ilketshall			1	0	0	0	0	0	1														p.p. for 9 or less units
St. Margaret, Ilketshall			1	0	0	0	1	0															p.p. for 9 or less units
Wangford			2	0	0	0	0	0	2														p.p. for 9 or less units
Wangford			0	0	0	0	0	0															p.p. for 9 or less units
Weston			1	0	0	0	1	0															p.p. for 9 or less units
Weston			0	0	0	0	0	0															p.p. for 9 or less units
Wissett			2	0	0	0	0	1	1														p.p. for 9 or less units
Wissett			0	0	0	0	0	0															p.p. for 9 or less units
Wrentham	DC/15/0712/FUL	Site of former Meadowlands Care Home Walker Gardens Wrentham NR34 7HG	24	10	14																		p.p. for 10 or more units
Wrentham			5	0	5	0	0	0															p.p. for 9 or less units
Wrentham			1	0	1	0	0	0															p.p. for 9 or less units

Appendix D – Trajectory of Sites not currently within the planning system

Lowestoft Area

Site Number	Site Address	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
4	Blundeston Road (west end), Corton, Lowestoft	45	0	0	0	20	20	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	Former Lothingland Hospital, Union Lane, Oulton	105	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	Hall Road, Carlton Colville	120	0	0	0	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	40
22	Hammonds Farm, London Road, Gisleham, Lowestoft	117	0	0	0	50	50	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	Land adjacent to Travelodge Hotel, Leisure Way, Lowestoft	21	0	0	0	20	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	Land at Bell Farm, Carlton Colville (primary area)	130	0	0	0	50	50	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	Land at Bell Farm, Carlton Colville (secondary area)	320	0	0	0			50	50	50	50	50	50	20	0	0	0	0	0	0	0	0
40	Land at Laurel	80	0	0	0	30	30	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
	Farm, Hall Lane, Oulton																					
51	Land at The Old Rectory, Church Lane, Oulton	9	0	0	0	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	Land between Rushmere Road and Fairhead Loke, Carlton Colville	140	0	0	0	50	50	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0
70	Land north of Hall Lane, Oulton	23	0	0	0	20	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
80	Land off Church Lane, Carlton Colville	60	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
84	Land off Parkhill, Oulton, Lowestoft, Suffolk	64	0	0	0	20	20	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
96	Land opposite St Michael's Church, Church Lane, Oulton	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
98	Land rear of Elizabeth Terrace, A12 London Road, Gisleham	30	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
137	Rear of Nos 485 & 487 London Road South, Lowestoft, Suffolk	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
147	The Old Rifle Range, A12 London Road, Pakefield, Lowestoft	288	0	0	0	50	50	50	50	50	38	0	0	0	0	0	0	0	0	0	0	0
164	Land west of Northern Spine Road/north of Pleasurewood Farm	390	0	0	0	50	50	50	50	50	50	50	40	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
165	Land west of A12 Yarmouth Road, Corton	530	0	0	0	50	100	100	100	100	80	0	0	0	0	0	0	0	0	0	0	0
166	Land east of A12 Yarmouth Road, Corton	850	0	0	0	50	100	100	100	100	100	100	100	100	0	0	0	0	0	0	0	0
168	Land south of Union Lane, Oulton / Land adjacent 19 Union Lane, Oulton	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169	Land south of Union Lane and west of Red House Close, Oulton	163	0	0	0	50	50	50	12	0	0	0	0	0	0	0	0	0	0	0	0	0
171	Land west of Flixton View, Flixton	106	0	0	0	0	0	0	0	0	50	50	6	0	0	0	0	0	0	0	0	0
172	Land west of Parkhill, Oulton (south of Spinney Farm)	24	0	0	0	0	0	0	0	0	20	4	0	0	0	0	0	0	0	0	0	0
178	Carlton Motors, Rushmere Road, Gisleham	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179	Eades Farm, Beccles Road, Carlton Colville	900	0	0	0	50	100	100	100	100	100	100	100	100	50	0	0	0	0	0	0	0
181	Land at the former Lothingland Hospital site, off Airey Close and Allington-Smith Close, Lowestoft	47	0	0	0	30	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
182	Land south of 324 Yarmouth Road and east of Pleasurewood Hill	15	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
	north of Gunton Avenue, Lowestoft																					
204	Harbour Road, Lowestoft	30	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210	Potential development area south of Lowestoft	2000	0	0	0	0	0	0	0	0	50	100	100	100	100	100	100	100	100	100	100	950
225	Land south of The Street, Carlton Colville/Gisleham	900	0	0	0	0	50	100	100	100	100	100	100	100	50	0	0	0	0	0	0	0
233	Kirkley Waterfront and Sustainable Urban Neighbourhood	1380	0	0	0	50	100	100	100	100	100	100	100	100	100	100	100	100	100	30	0	0
235	Western End of Lake Lothing	57	0	0	0	0	0	20	20	17	0	0	0	0	0	0	0	0	0	0	0	0
247	East of Parkhill, Oulton	40																				
252	Former Lowestoft Hospital, Tennyson Road, Lowestoft	45	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
257	Gunton Park, off Old Lane, Lowestoft	65	0	0	0	10	30	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Beccles/Worlingham Area

Site Number	Site Address	Total																				
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
1	19-21 Ravensmere, Beccles, Suffolk	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Chenery's Land (East), Cucumber Lane, Beccles / Land at Chenery's Farm, Beccles	240	0	0	0	50	50	50	50	40	0	0	0	0	0	0	0	0	0	0	0	0
9	Chenery's Land (West), Cucumber Lane, Beccles / Land at Chenery's Farm, Beccles	100	0	0	0	30	30	30	10	0	0	0	0	0	0	0	0	0	0	0	0	0
16	Former Beccles Heat Treatment, Gosford Road, Beccles	19	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24	Homestead Farm, Ringsfield Road, Beccles	325	0	0	0	50	50	50	50	50	50	25	0	0	0	0	0	0	0	0	0	0
36	Land at Cromwell Road and London Road, Weston	108	0	0	0	50	50	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	Land at Montrose Garage, London Road, Beccles	30	0	0	0	20	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	Land at Sandpit Lane, Worlingham	25	0	0	0	20	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
62	Land east of Ellough Road, Worlingham	270	0	0	0	50	50	50	50	50	20	0	0	0	0	0	0	0	0	0	0	0
77	Land off Benacre Road, Ellough, Beccles (Site 1)	695	0	0	0	0	0	0	0	0	50	100	100	100	100	100	100	45	0	0	0	0
81	Land off Darby Road, Chenery's	465	0	0	0	50	50	50	50	50	50	50	50	50	15	0	0	0	0	0	0	0

Site Number	Site Address	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
82	Farm, Beccles Land off Ellough Road, Beccles	950	0	0	0	50	100	100	100	100	100	100	100	100	100	0	0	0	0	0	0	0
107	Land to the East of London Road, Beccles	30	0	0	0	20	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108	Land to the east of London Road, Beccles (south of John Lawrence Close)	50	0	0	0	30	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124	London Road, Weston, Beccles, Suffolk	137	0	0	0	50	50	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0
145	The Bull Field, Ringsfield Road, Beccles	78	0	0	0	0	0	0	0	0	30	30	18	0	0	0	0	0	0	0	0	0
156	West of A145 London Road, Beccles	240	0	0	0	50	50	50	50	40	0	0	0	0	0	0	0	0	0	0	0	0
174	West of Ringsfield Road, Beccles	49	0	0	0	30	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
175	Land to the north of the Evergreens Garden Centre, Weston	22	0	0	0	0	0	0	0	0	20	2	0	0	0	0	0	0	0	0	0	0
205	Old MJ Hales Scrapyard and Landloc, Cucumber Lane, Weston	70	0	0	0	30	30	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Bungay Area

Site Number	Site Address	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036	
45	Land at St Johns Road, Bungay, Suffolk	85	0	0	0	50	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
55	Land between Pilgrim's Way and Wingfield Street, Bungay, Suffolk	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
206	Land to the rear of Bungay High School	360	0	0	0	50	50	50	50	50	50	50	10	0	0	0	0	0	0	0	0	0	0
209	Land south of Mountbatten Road, Bungay	206	0	0	0	0	0	0	0	0	0	50	50	50	50	6	0	0	0	0	0	0	0

Halesworth/Holton Area

Site Number	Site Address	Total	81/1702	81/1802	06/1602	11/2002	22/1702	22/2202	22/2302	52/2402	26/2502	27/2602	28/2702	29/2802	30/2902	31/3002	32/3102	33/3202	34/3302	35/3402	36/3502	Post2036
13	Fairview Farm, Norwich Road, Halesworth	83	0	0	0	30	30	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Field, Saxon Way, Halesworth	18	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
86	Land off Saxons Way, Halesworth	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
87	Land on Bungay Road, Holton, Halesworth,	22	0	0	0	20	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036	
	Suffolk																						
89	Land on Lodge Road, Holton, Halesworth	15	0	0	0	10	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
103	Land south of The Street, Holton (adjacent to 36 Holton Road, Halesworth)	17	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
106	Land to north of 34-48 Old Station Road, Halesworth	27	0	0	0	20	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
115	Land to the west of Halesworth (Block 1)	360	0	0	0	50	50	50	50	50	50	50	10	0	0	0	0	0	0	0	0	0	0
116	Land to the west of Halesworth (Block 2)	415	0	0	0	50	50	50	50	50	50	50	50	15	0	0	0	0	0	0	0	0	0
122	Land west of Norwich Road, north of Old Station Road, Halesworth	118	0	0	0	50	50	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
140	Site to the rear of 51 Old Station Road, Halesworth (1)	10	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
141	Site to the rear of 51 Old Station Road, Halesworth (2)	24	0	0	0	10	10	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
148	The Sawmill, Sandy Lane, Holton, Halesworth, Suffolk	27	0	0	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151	Town Farm 1, off Harrisons Lane, Halesworth,	46	0	0	0	20	20	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
152	Suffolk Town Farm 2, off Harrisons Lane, Halesworth, Suffolk	163	0	0	0	50	50	50	13	0	0	0	0	0	0	0	0	0	0	0	0	0
153	Town Farm 3, off Harrisons Lane, Halesworth, Suffolk	88	0	0	0	0	0	0	0	0	30	30	28	0	0	0	0	0	0	0	0	0
154	Town Farm 4, off Harrisons Lane, Halesworth, Suffolk	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155	Town Farm 5, off Harrisons Lane, Halesworth, Suffolk	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0
177	Southwold Road / Blyford (B1123), Holton	31	0	0	0	23	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
203	Land adjacent to Chediston Street	200	0	0	0	50	50	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0
256	Dairy Farm at Saxons Way, Halesworth	40	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Southwold/Reydon Area

Site Number	Site Address	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
5	Brambles Drift, Green Lane, Reydon, Southwold, Suffolk	75	0	0	0	30	30	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
26	Jubilee, Green Lane, Reydon	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	5	0	0
38	Land at Green Lane, Reydon	115	0	0	0	50	50	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
189	Land south of Wangford Road, Reydon	150	0	0	0	50	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202	Land north of Keens Lane, Reydon	140	0	0	0	50	50	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Rural Area

Site Number	Site Address	Parish	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
15	Firs Garage, Church Road, Uggheshall	Uggheshall	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Halesworth Road, Redisham, Beccles	Redisham	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	Hall Road, Blundeston, Suffolk	Blundeston	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	Hulver Street, Hulver, Beccles, Suffolk	Henstead With Hulver Street	10	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Parish	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
27	Land (off) The Loke, Blundeston, Lowestoft, Suffolk	Blundeston	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	Land adjacent Millennium Green, Church Road, Blundeston	Blundeston	33	0	0	0	20	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	Land adjacent to Elms Lane, Wangford	Wangford with Henham	16	0	0	0	5	5	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	Land at Market Lane, Blundeston	Blundeston	159	0	0	0		30	30	30	30	30	9	0	0	0	0	0	0	0	0	0	0
46	Land at Swan Lane, Barnby	Barnby	84	0	0	0	20	20	20	20	4	0	0	0	0	0	0	0	0	0	0	0	0
47	Land at the Former Garage, Somerleyton	Somerleyton	13	0	0	0	5	5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
48	Land at The Green, Barnby	Barnby	81	0	0	0	30	30	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Parish	Total																				
				2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
49	Land at The Homestead, Lound Road, Blundeston	Blundeston	16	0	0	0	10	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
52	Land at Toodley Farm, Station Road, Brampton	Brampton with Stoven	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
57	Land between The Street and A146, Barnby	Barnby	50	0	0	0	10	10	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0
58	Land east of 17-25 Sotherton Corner, Sotherton and Wangford with Henham	Sotherton / Wangford with Henham	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
59	Land east of Chartres Piece, Willingham	Willingham	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
63	Land East of Flixton Road,	Blundeston	283	0	0	0	50	50	50	50	50	33	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Parish	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
	Blundeston																						
64	Land east of Woodfield Close, Willingham St Mary	Willingham	10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
66	Land north of 1-4 East View, All Saints South Elmham	South Elmham All Saints and St Nicholas	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
67	Land west of Chatten Close, Wrentham	Wrentham	23	0	0	0	20	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
75	Land North of Snakes Lane, The Street, Lound	Lound	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
79	Land off Blocka Road, Ashby Dell	Ashby	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
85	Land off Rider Haggard Lane, Kessingland	Kessingland	80	0	0	0	30	30	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Parish	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
90	Land on The Hill, Barnby, Beccles	Barnby / Mutford	25	0	0	0	20	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
92	Land on the South Side of Southwold Road Brampton	Brampton with Stoven	30	0	0	0	0	0	20	10	0	0	0	0	0	0	0	0	0	0	0	0	0
93	Land on the South Side of Southwold Road Brampton (2)	Brampton with Stoven	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
94	Land on the west side of London Road, Willingham - Shadingfield	Shadingfield	23	0	0	0	20	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
95	Land opposite 1-8 Wood End Cottages Southwold Road Stoven	Brampton with Stoven	8	0	0	0	5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
97	Land opposite Stoven	Brampton with Stoven	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Parish	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
	Row Southwold Road Stoven																						
99	Land south east of Brickfields, Somerleyton	Somerleyton	14	0	0	0	10	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
100	Land south of 1-4 North End, All Saints South Elmham	South Elmham All Saints and St Nicholas	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
101	Land south of Hill Cottages, Shadingfield	Shadingfield	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109	Land to the North of 109 London Road, Kessingland	Kessingland	14	0	0	0	5	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110	Land to the north of Black Street, Gisleham	Gisleham	19	0	0	0	5	5	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0
113	Land to the north west of	Uggeshall	17	0	0	0	5	5	5	2	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Parish	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
	1-4 Wangford Road, Uggeshall																						
114	Land to the south of Church Lane, Corton, Suffolk	Corton	75	0	0	0	30	30	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119	Land to the west of St Edmunds Church, Kessingland	Kessingland	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120	Land west of London Road, Wrentham	Wrentham	22	0	0	0	10	10	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123	Lock's Road, Westhall	Westhall	38	0	0	0	10	10	10	8	0	0	0	0	0	0	0	0	0	0	0	0	0
125	Manor Farm Barns, Church Road, Kessingland	Kessingland	20	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127	Mill Farm Field, Somerleyton	Somerleyton	45	0	0	0	25	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128	Mill Farm,	Somerleyton	15	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Parish	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
	Somerley ton																						
129	Old horticultural nursery to the north of Oakleigh, Market Lane, Blundeston	Blundeston	45	0	0	0	10	10	10	10	5	0	0	0	0	0	0	0	0	0	0	0	0
134	Playing Field, Off A145 London Road, Willingham	Shadingfield	20	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
139	Shoe Devil Lane, Ilketshall St Margaret	Ilketshall St Margaret	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
143	St James Lane, St James South Elmham	South Elmham St James	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
144	Station Road and Moll's Lane, Brampton, Halesworth	Brampton with Stoven	21	0	0	0	5	5	5	5	1	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Parish	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
146	The Hill, Shipmeadow, Beccles, Suffolk	Shipmeadow	6	0	0	0	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
149	The Street, Saint Margarets South Elmham, Harleston, Norfolk	South Elmham St Margaret	8	0	0	0	5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
150	The Street, St James South Elmham	South Elmham St Margaret	5	0	0	0	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
158	Wood Cottage, London Road, Brampton, Suffolk	Brampton with Stoven	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167	Land north of Church Lane, Lound	Lound	137	0	0	0	30	30	30	30	17	0	0	0	0	0	0	0	0	0	0	0	0
173	Street Field, Mill Road, Wissett	Wissett	15	0	0	0	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
190	Land off Hall Road, Blundeston	Blundeston	152	0	0	0	30	30	30	30	30	2	0	0	0	0	0	0	0	0	0	0	0
191	The	Henstead	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Parish	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036	
	Geranium Pot, Mariawood, Hulver Street	with Hulver Street																						
192	Opposite Osborne House Barn, Ilketshall St Lawrence	Ilketshall St Lawrence	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
193	School Farm, Ilketshall St Lawrence	Ilketshall St Lawrence	36	0	0	0	5	5	5	5	5	5	5	1	0	0	0	0	0	0	0	0	0	0
194	Land between The Street and The Village Green, Lound	Lound	10	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
196	School Road, Ringsfield	Ringsfield	40	0	0	0	10	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
197	Land East of Mill Road, Rumburgh	Rumburgh	12	0	0	0	5	5	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
199	Land south of King's Lane, Weston	Weston	8	0	0	0	5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

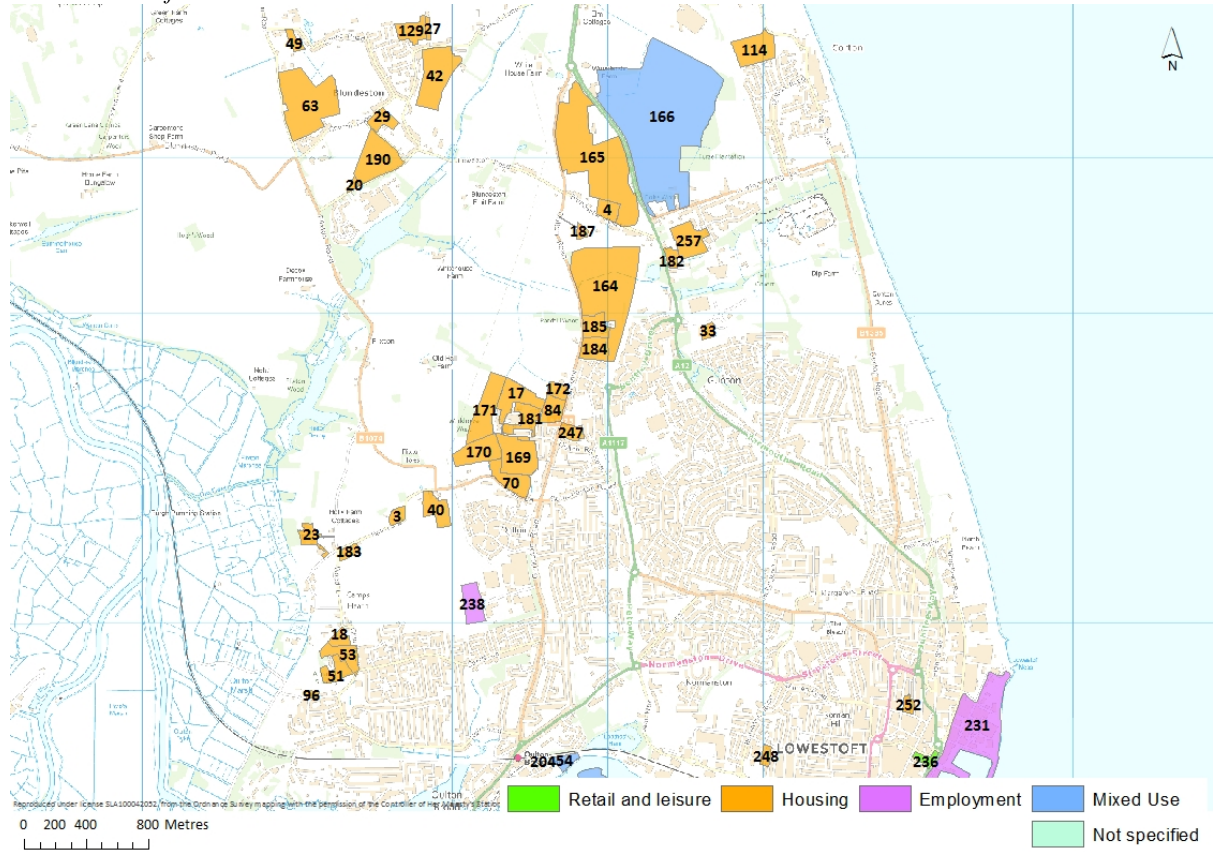
Site Number	Site Address	Parish	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
212	Land south of Chapel Road, Mutford	Mutford	8	0	0	0	5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213	Land north of Chapel Road, Mutford	Mutford	6	0	0	0	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
215	Land north of Chapel Road, Wrentham	Wrentham	60	0	0	0	0	0	10	10	10	10	10	10	0	0	0	0	0	0	0	0	0
216	Land south of Hogg Lane, Ilketshall St Lawrence		50	0	0	0	10	10	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0
218	Land north of Wangford Road, Wangford		22	0	0	0	10	10	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
220	Land north of Sotterley Road, Willingham St Mary		30	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227	Land on the south side of	Brampton with Stoven	50	0	0	0	10	10	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0

Site Number	Site Address	Parish	Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Post2036
	Southwold Road, Brampton																						
249	West of Redisham Road, Redisham	Redisham	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
255	Meadow View, Spexhall	Spexhall	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

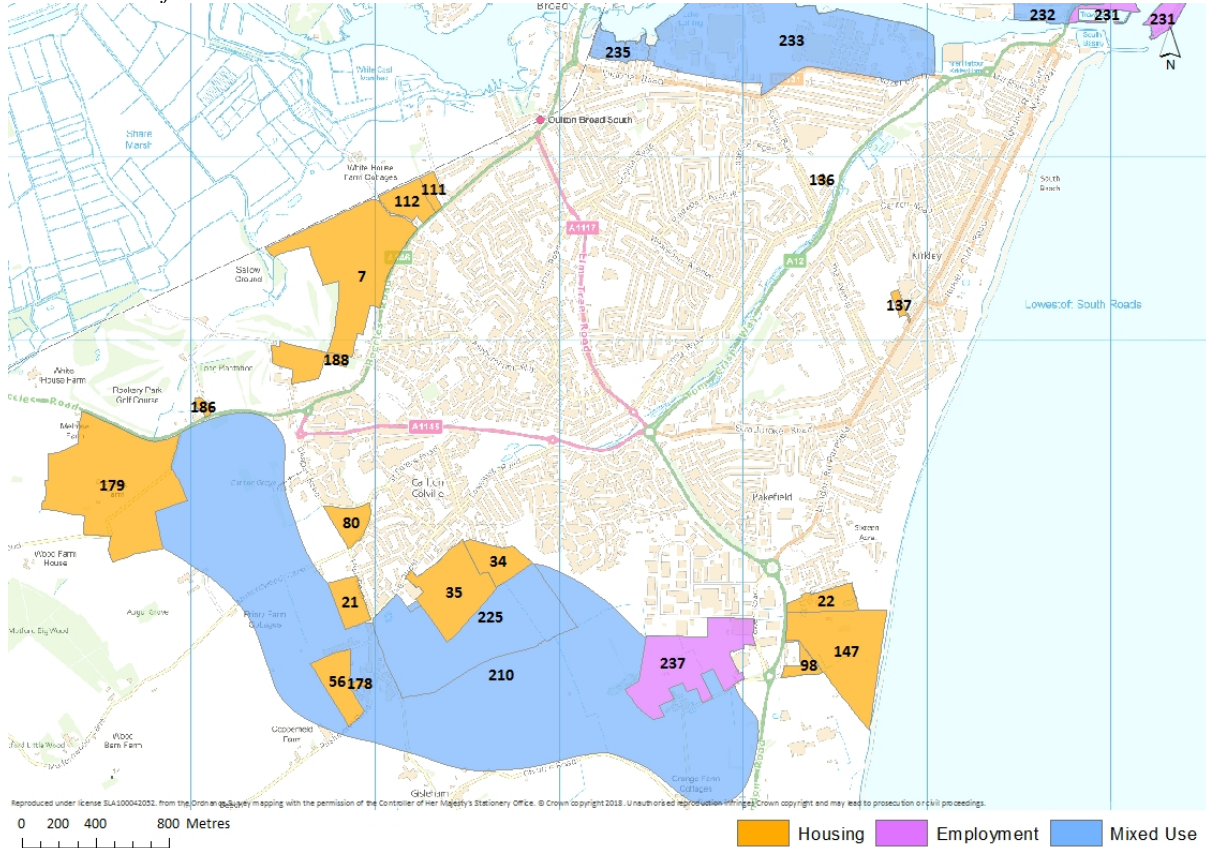
Appendix E – Site Assessments

Lowestoft Area

North Lowestoft



South Lowestoft



Site Reference: 3

Site Address: Ashfield Stables, Hall Lane, Oulton, Lowestoft NR32 5DL

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.93 hectares
Current Use	Stables and grazing
Proposed Use	Housing
Surrounding Uses	Scattered residential on south side of Hall Road
Access	Site is accessible from Hall Lane, which is a narrow carriageway in this location. There is no pedestrian access to the site without substantial improvements which would unlikely be viable.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Site is accessible from Hall Lane, which is a narrow carriageway in this location. There is no pedestrian access to the site without substantial improvements which would unlikely be viable.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Amber	Possible gas main runs under the site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value and low capacity for development. Site is isolated in open countryside and any development is likely to have a significant impact upon the character of the area.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up	None.

commencement of development?	
Anticipated commencement date:	
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not suitable for development	

Site Reference: 4

Site Address: Blundeston Road (west end), Corton, Lowestoft

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.59 hectares
Current Use	Paddocks
Proposed Use	Housing
Surrounding Uses	Road and residential to south, residential to west, agricultural to north and east
Access	No issues. Farm access from Blundeston Road

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues. Farm access from Blundeston Road
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Green	No issues. Substation adjacent.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value and low capacity for development. The site is rural in character. Exposed to the north and east. Site does not relate well to the existing settlement. Impact would be lessened if developed in conjunction with site 165.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Owens part of the site.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 per year.

Development Potential

Number of homes:	45
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	45 dwellings based on a density of 30 per hectare.

Site Reference: 7**Site Address:** Burnt Hill Lane to Marsh Lane, Carlton Colville NR33 8BW**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	31.81 hectares
Current Use	Equestrian and Agriculture
Proposed Use	Housing
Surrounding Uses	Bounded between A146 and railway line (possible noise source, residential to south and Rookery Park Golf course to west)
Access	No issues. Access from Beccles Road. Access from Marsh Lane is inappropriate.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues. Access from Beccles Road. Access from Marsh Lane is inappropriate.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There is a sewer pipe crossing the site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Tributary valley farmland and rural river valleys character areas. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a low sensitivity, a moderate value and low capacity for development. This is mainly due to major contribution the landscape area makes to the setting of the Broads. The site is rural in character. Exposed to the north and east. Large parts of the site are exposed and highly visible from The Broads. Development on Beccles Road at present has an impact on The Broads and further encroachment on this site towards The Broads would likely have a significant impact which could not be mitigated.
Biodiversity and Geodiversity	Green	No impact. Whilst the site is very close to Sprats Water SSSI it is physically separated by the railway line and the site itself contains few features of biodiversity value. The development of

Issue	Constraint /Impact	Supporting Comments
		the site in isolation is unlikely to add significantly to existing visiting pressure on the protected site.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Possible impact given the size of the site and the fact that a number of junctions in the vicinity are already at or are close to capacity.
Compatibility with Neighbouring Uses	Amber	Potential noise source from the railway line. Some buffer planting may be required to mitigate this.
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Site has no capacity for development because of landscape impact.

Site Reference: 17**Site Address:** Former Lothingland Hospital, Union Lane, Oulton NR32 3GZ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	3.90 hectares
Current Use	vacant site of former hospital. Some storage of building materials on site.
Proposed Use	Housing
Surrounding Uses	Residential to south, agricultural land to north and west and B1375 Parkhill to east
Access	Access difficult from Union Lane. Although possible access through site 84 or through wider development of sites in the vicinity.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access difficult from Union Lane. Although possible access through site 84 or through wider development of sites in the vicinity.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	High potential from dumped material and storage of machinery on site. Historically had buildings on it. Pit in northwest corner of site, approx. 0.5 ha.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Site is within tributary valley farmland character area but is well screened from hedges and large trees. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, moderate value and making a moderate contribution to the setting of The Broads. As a result the landscape area has a low capacity for development. Limited impact on the wider landscape.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Part of the site (0.4 hectares) is a historic burial ground and

Issue	Constraint /Impact	Supporting Comments
		development on this part of the site will need to be avoided. The rest of the site has archaeological potential.
Open Space	Green	No impact.
Transport and Roads	Amber	Possible impact on Union Lane, although possible access through site 84 or through wider development of sites in the vicinity could mitigate this.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Ensuring appropriate access and relevant negotiations and agreements between neighbouring landowners.
Anticipated commencement date:	2020 onwards.
Expected rate of delivery	30 homes per year.

Development Potential

Number of homes:	105
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
Discounts needed for burial area. 30 dwellings per hectare could be suitable given the scale of the site.	

Site Reference: 18**Site Address:** Glebe Farm plus adjoining land, Church Avenue, Oulton NR32 5DP**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	1.08 hectares
Current Use	Dwelling and garden and adjoining stable and grazing land
Proposed Use	Housing
Surrounding Uses	Triangular site - Church Avenue (unmade road) to west with scattered dwellings and outbuildings on opposite side of road; dwellings to east; grazing land to south
Access	Access is from Church Avenue which is unmade track and is unlikely to be suitable to accommodate additional development. No pedestrian access. If site 53 is developed this could provide a solution. Landowner has confirmed access would be available from site 53. However, site 53 is not considered suitable for development.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Access is from Church Avenue which is unmade track and is unlikely to be suitable to accommodate additional development. No pedestrian access. If site 53 is developed this could provide a solution. Landowner has confirmed access would be available from site 53. However, site 53 is not considered suitable for development.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies the area which this site falls within as having a moderate sensitivity, a high value, a major contribution to the setting of the Broads and a very low capacity for development. The site is quite exposed to views from the west and potentially The Broads. The site is very rural

Issue	Constraint /Impact	Supporting Comments
		in character and housing development would be out of character. Given the impact on the setting of the Broads the site is not considered suitable for development.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by part owner

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	No issues.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	

This site has no capacity for development.

Site Reference: 21**Site Address:** Hall Road, Carlton Colville**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	3.99 hectares
Current Use	Vacant. No evidence of agriculture
Proposed Use	Housing
Surrounding Uses	Community centre on north boundary; Hall Road to east with residential opposite; recent "Four Acres" development to south; agricultural land to west and beyond
Access	Access on Hall Road. Footpaths on both sides plus a bus stop.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access on Hall Road. Footpaths on both sides plus a bus stop.
Utilities Capacity	Amber	The Water Cycle Study indicates that the water recycling centre requires improvements. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Approximately half of the site suffers from surface water flooding which could mean that drainage is an issue requiring land to be set aside for sustainable drainage measures.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study assesses the landscape area as having low sensitivity, moderate value and a high capacity for development. Flat site contained by hedgerow and development to north and south. Although there are some distant views to farmland, development would unlikely have a significant impact.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Amber	Existing traffic issues at school times could be exacerbated.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020.
Expected rate of delivery	5 dwellings per year based on rate of delivery of other sites under developers control.

Development Potential

Number of homes:	120
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	120 dwellings based on a density of 30 dwellings per hectare.

Site Reference: 22

Site Address: Hammonds Farm, London Road, Gisleham, Lowestoft NR33 7QN

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	4.10 hectares
Current Use	Agriculture
Proposed Use	Housing
Surrounding Uses	Residential properties along Jubilee Road and Beach Farm Caravan Park (residential park) to north of site; Pakefield Caravan Park (holiday park) to east; former rifle range to south; A12 London Road forms western boundary
Access	Potential access from London (A12). Need advice from highway authority.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Potential access from London (A12). Need advice from highway authority.
Utilities Capacity	Amber	The Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	Some potential existing uses on site.
Flood Risk	Green	No issues.
Coastal Erosion	Green	Within 50 metres of Coastal Change Management Area at its closest point.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Coastal cliffs character area. The Settlement Fringe Landscape Settlement Fringe Study assesses the landscape area as having low sensitivity, low value and a high capacity for development.
Biodiversity and Geodiversity	Amber	Ponds in the south and east. Hedgerow along northern and western boundaries and partially along the site.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Potential issues at Blood moor Roundabout
Compatibility with	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by speculative developer on behalf of sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Wildlife surveys will be needed given the extra buildings and ponds on the site. However, there shouldn't be a significant delay.
Anticipated commencement date:	2020
Expected rate of delivery	50 per year.

Development Potential

Number of homes:	117
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	117 dwellings based on a density of 30 dwellings per hectare. Pond area excluded.

Site Reference: 23

Site Address: Holly Farm, Wood Lane, Oulton, Lowestoft, Suffolk NR32 5DN

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	1.66 hectares
Current Use	residential, commercial livery and redundant buildings
Proposed Use	Housing
Surrounding Uses	Site surrounded by agricultural/grazing land, scattered residential, riding school and copse to west
Access	Site is accessible from Wood Lane which is an unmade track in this location. Unlikely to be suitable to support residential development. No pedestrian access to settlement.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Site is accessible from Wood Lane which is an unmade track in this location. Unlikely to be suitable to support residential development. No pedestrian access to settlement.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	Potentially from some of the existing buildings on site.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value and low capacity for development. The site is remote from the existing settlement and sits on a small plateau with steep slopes down towards The Broads. As a result the site is very prominent in the landscape and existing farm buildings on the site are very dominant, although not completely out of character. New residential development would not be in character with its surroundings and would likely have a significant impact on the landscape. However it might be that some of the smaller barns and stables on the site could be converted.

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Potential impact upon narrow lanes leading to the site but it is possible that these could be mitigated through development.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020.
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	This site has no capacity for development.

Site Reference: 33**Site Address:** Land adjacent to Travelodge Hotel, Leisure Way, Lowestoft NR32 4TZ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.72 hectares
Current Use	vacant land
Proposed Use	Housing
Surrounding Uses	Bounded to north by Leisure Way; Travelodge and restaurant to west; vacant land immediately east of site with petrol filling station beyond; open space to south
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	A gas main runs under the site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study states that the landscape area has a moderate sensitivity, a moderate value and a moderate capacity for development. The site is well screened but sits above Leisure Way, meaning that future development could be imposing. The site is poorly related to existing residential areas development and future residential development on this site would be out of character with the surrounding area. The site would need to be well screened and opportunities to provide pedestrian and cycle connections into the surrounding residential areas to the south would need to be explored.
Biodiversity and Geodiversity	Amber	This site is set in wood pasture and parkland with a hedgerow along the southern boundary. The site is located close to a county wildlife site.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	20 per year

Development Potential

Number of homes:	21
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Capacity is based on 30 dwellings per hectare.

Site Reference: 34**Site Address:** Land at Bell Farm, Carlton Colville (primary area) NR33 8JS**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	5.00 hectares
Current Use	agriculture
Proposed Use	Housing
Surrounding Uses	residential development to north and east boundaries; agricultural land to south and west boundaries
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Possibility of underground electricity cables.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identified the landscape area as having a low sensitivity, a moderate value and a high capacity for development. This site is well screened with mature vegetation and large trees along the southern boundary. Existing edge of settlement (particularly Ullswater) is quite dominating and exposed. A right of way runs through the site although this shouldn't act as a constraint.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	There is a need for archaeological investigation on the site, which could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	130
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	130 dwellings at a density of 30 dwellings per hectare.

Site Reference: 35**Site Address:** Land at Bell Farm, Carlton Colville (secondary area) NR33 8JS**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	13.38 hectares
Current Use	agriculture
Proposed Use	Housing
Surrounding Uses	agricultural land to east, south and west boundaries; residential development accessed off The Street to north boundary and host property Bell Farm and associated buildings
Access	Access through site 34 or from The Street by Bell Farm. May need slight realignment of road as visibility was not good to the west.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access through site 34 or from The Street by Bell Farm. May need slight realignment of road as visibility was not good to the west.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There is a sewer pipe crossing the site.
Contamination	Green	No issues.
Flood Risk	Amber	A drain runs through the site with associated surface water flooding risk. Land may need to be set aside for sustainable drainage measures. Part of the site is within Flood Zone 2/3. The Environment Agency have identified that the development of the site could help mitigate flood risk from the Kirkley Stream.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies this character area as having a low sensitivity, a moderate value and a high capacity for development. However the site is well screened with limited exposure to wider countryside to south and west.
Biodiversity and Geodiversity	Amber	Pond on the site and hedgerows, trees and large ditch near access from the street. This should not have a constraining

Issue	Constraint /Impact	Supporting Comments
		impact on development although could slightly reduce the number of homes that could be built.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Potential impact at Bloodmoor Roundabout.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	There is a need for an archaeological investigation and wildlife survey.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	320
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
320 dwellings at a density of 30 dwellings per hectare. Developable area discounted by 20% to take into account potential drainage requirements and natural features on the site.	

Site Reference: 40

Site Address: Land at Laurel Farm, Hall Lane, Oulton NR32 5DL

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.74 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Hall Lane forms part north boundary with scattered residential on both sides of Hall Lane including adjacent Laurel Farm; Long Fields Path forms east boundary with p.p. for housing (Woods Meadow) up to existing residential development; land with p.p. for Woods Meadow Country Park to south with proposed residential beyond; to west boundary adjacent residential property and agricultural/grassed land [part former refuse disposal site?]
Access	Access possible from Hall Lane although improvements would be required at the junction with the B1074. No pedestrian access to the site from the settlement. This might change once Woods Meadow is built but services and facilities in nearby Oulton Village would not be accessible on foot.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access possible from Hall Lane although improvements would be required at the junction with the B1074. No pedestrian access to the site from the settlement. This might change once Woods Meadow is built but services and facilities in nearby Oulton Village would not be accessible on foot.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling network has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identified that the landscape area has a low sensitivity, a low value, and a high capacity for development. The site is flat, well screened and contained in

Issue	Constraint /Impact	Supporting Comments
		the landscape. At present it is remote from the existing settlement in the open countryside. However this will change once Woods Meadow is developed.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by a developer with land option.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Investigation of archaeology could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	80
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	

Developer proposes this site for 80 dwellings plus open space which works out at approximately 30 dwellings per hectare.

Site Reference: 51

Site Address: Land at The Old Rectory, Church Lane, Oulton NR32 5DP

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.09 hectares
Current Use	residential garden
Proposed Use	Housing
Surrounding Uses	Site surrounded by grazing land/ paddocks, scattered residential properties.
Access	Access is from a narrow drive that is unlikely to be suitable for large scale development.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is from a narrow drive that is unlikely to be suitable for large scale development.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Area of the site stretching from the south west to the north east that is at low risk of surface water flooding. There are patches of medium risk of surface water flooding across the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study states that the landscape area has a moderate sensitivity, a high value, a major contribution to the setting of the Broads and a very low capacity for development. The site is located very close to The Broads. Large parts of the site are wooded which contributes significantly to the local landscape and the setting of the Broads. Approximately half of the area is a meadow secluded by trees. The site has a poor relationship to the existing settlement. Church Lane has a rural character and provides a suitable edge to the settlement. Comments from Suffolk

Issue	Constraint /Impact	Supporting Comments
		County Council Archaeology suggest the site has historic landscape value as a planned garden associated with the rectory. However, the planned pleasure garden is not part of the area proposed to be developed. The Settlement Fringe Study states that the wider landscape has historical continuity and significant heritage features. To mitigate impacts it will be essential to retain the trees which surround the site and avoid developing the garden area to the north east of the site.
Biodiversity and Geodiversity	Amber	Hedgerow and woodland are on the majority of the boundary. Woodland covers part of the site.
Historic Environment	Amber	The Old Rectory and ground are a non-designated heritage asset that could qualify as a locally listed building. The rectory is typical of other country houses of its period in that it has a pastoral setting outside its own garden area that is intrinsic to its setting. It is judged that this is a very important component of the Rectory's setting. Regardless of the very good level of tree screening that exists development would be harmful to its heritage significance. It is unlikely that this impact could be mitigated.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated	2020

commencement date:	
Expected rate of delivery	5 per year

Development Potential

Number of homes:	9
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
Preservation of existing planting around the boundary of the site leaves only 0.9 hectares of developable land. An appropriate density, considering the surroundings would be 10 dwellings per hectare	

Site Reference: 53

Site Address: Land between Church Lane and Church Avenue, Oulton NR32 5DP

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	2.38 hectares
Current Use	Grazing land for horses
Proposed Use	Housing
Surrounding Uses	Stables and grazing land to north of site; Church Lane forms eastern boundary with residential on opposite side of road; Church Avenue (unmade road) to west with scattered dwellings and outbuildings on opposite side of road; curtilage to The Old Rectory to south of site
Access	Access from Church Lane would be possible with improvements to the Sands Lane junction.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access from Church Lane would be possible with improvements to the Sands Lane junction.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There is a sewer pipe crossing the site.
Contamination	Green	No issues.
Flood Risk	Amber	Small amount of low and medium surface water flood risk in the north and centre of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study states that the landscape area has a moderate sensitivity, a high value, a major contribution to the setting of the Broads and a very low capacity for development. Western part of the site is exposed to views from The Broads. The site is distinctly rural in character. Mature planting from the Whiting Road estate to Church Road provides a natural edge to the settlement. These potential impacts on the landscape are not considered to be mitigatable. As such the site is not considered suitable for development

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Road access improvements could delay commencement.
Anticipated commencement date:	2020.
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not suitable for development.	

Site Reference: 54

Site Address: Land between Harbour Road and the west end of the old Shell site, Lowestoft

Summary

Suitable	Available	Achievable
Yes	No	Yes

Site Details

Site Area	1.03 hectares
Current Use	vacant site
Proposed Use	Not specified
Surrounding Uses	Within Harbour Road Industrial Estate: railway line to north, Shell/OGN base to east, Lake Lothing to south and industrial uses to west. Potential noise sources from adjacent marine industries.
Access	See site 204

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site		See site 204
Utilities Capacity		See site 204
Utilities Infrastructure		See site 204
Contamination		See site 204
Flood Risk		See site 204
Coastal Erosion		See site 204
Market Attractiveness		See site 204
Landscape/Townscape		See site 204
Biodiversity and Geodiversity		See site 204
Historic Environment		See site 204
Open Space		See site 204
Transport and Roads		See site 204.
Compatibility with Neighbouring Uses		See site 204
Contribution to Regeneration		See site 204

Availability

Is the site available?	No
Evidence of availability	It is not known whether the site is available. The site was not submitted by the owner or a developer with a land option.

Achievability

Is the site Viable?	Yes
Evidence of viability?	
Are there any issues which could hold up commencement of development?	Investigating and removing contamination could delay commencement. Historical content on the site would also require further investigation.
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
This site was identified for development but no use was stated.	

Site Reference: 56

Site Address: Land between Rushmere Road and Fairhead Loke, Carlton Colville NR33 8DB

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	5.58 hectares
Current Use	Arable plus grazing land/paddock
Proposed Use	Housing
Surrounding Uses	Fairhead Loke forms northern boundary with residential and farm buildings/land on opposite side of road; residential to east of site (Rushmere Road/Highfield Close); Rushmere Road forms southern boundary with school playing field and agricultural land on opposite side of road; agricultural land to west
Access	Access should be possible from Rushmere Road although the footpath will need to be extended. Unlikely to be able to gain access from Fairhead Loke. without improvements

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access should be possible from Rushmere Road although the footpath will need to be extended. Unlikely to be able to gain access from Fairhead Loke. without improvements
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity study states that the landscape area has a low sensitivity and a moderate landscape value and a high capacity for development. However,, although the site is well screened from north and south its is very exposed from the west. There is currently attractive, mature vegetative boundary on built up area to the east and any new development would need to meet this standard in the exposed west of the site.

Issue	Constraint /Impact	Supporting Comments
		The site is well related to built development around the Primary School but has a poor relationship with the main built up area of Lowestoft. As such a lower density than 30 dph would be more appropriate.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Existing traffic issues at school times could be exacerbated.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Investigation of archaeological content could delay commencement.
Anticipated commencement date:	2020.
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	140
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	

Development Potential Comments:

140 dwellings based on 25 dwellings per hectare based on the rural character of the surrounding area.

Site Reference: 70

Site Address: Land north of Hall Lane, Oulton

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	3.07 hectares
Current Use	grazing
Proposed Use	Housing
Surrounding Uses	Hall Lane forms southern boundary with residential on opposite side of road; paddocks/agricultural land to west and north; residential to east
Access	Access is possible from Hall Lane, although improvements to the junction with the B1074 might be required. There is currently no pedestrian access. However there are shops and services in nearby Oulton village.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is possible from Hall Lane, although improvements to the junction with the B1074 might be required. There is currently no pedestrian access. However there are shops and services in nearby Oulton village.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Low level power lines cross the site and these would need to be diverted under ground.
Contamination	Green	No issues.
Flood Risk	Amber	Small pockets of low and medium surface water flooding.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value, a moderate contribution to the setting of the Broads and a low capacity for development. However, this site is flat and well screened with built development extending further into the countryside to the south and further to the north on Union Lane. The low capacity of this landscape area is more associated with the contribution to the Broads. This site is not visible from the Broads and is some distance away. There would be limited

Issue	Constraint /Impact	Supporting Comments
		impact on the landscape from development. However given the increasingly rural character of Hall Lane to the west development may need to be of a lower density.
Biodiversity and Geodiversity	Amber	A pond lies on the boundary of the site which could support biodiversity.
Historic Environment	Amber	This site is adjacent to the grade II* listed manor house. A Heritage Impact Assessment has stated that the entire field used as a paddock which fronts on to Hall Lane should be left undeveloped in order to mitigate the harm to the setting of the building.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Improvements to the junction with the B1074, diverting cables underground, reducing flood risk and mitigating the impact on the listed building and archaeological content could delay development.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	23
Hectares/Floorspace of employment land:	

Floorspace for retail and leisure:

Development Potential Comments:

Given the need to protect the setting of the adjacent listed building by having a large area of open space at the front of the site, the site has a capacity of approximately 23 dwellings

Site Reference: 80**Site Address:** Land off Church Lane, Carlton Colville**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	3.51 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	triangular site bounded by Chapel Road to north and Church Lane to east with residential development on opposite side of roads; St Peters Church at junction of Chapel Road and Church Lane; agricultural land to west
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	The small northern section is farmed plateau clayland and the rest of the site is tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a low sensitivity, a moderate value and a high capacity for development. The site is mainly flat and contained and development would have a limited impact on the wider landscape, although development of the site could undermine distant views to Carlton Colville Church, which is a key feature in the landscape. There is a need to retain the footpath, the hedgerow along the western boundary and trees along the northern boundary. To enhance the townscape and setting of the Church, housing should be of a scale, massing and density appropriate to a village.
Biodiversity and	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Geodiversity		
Historic Environment	Amber	Impact on a grade II* listed church. There may be a need to retain open space in front of the Church to maintain some setting. Housing will need to be of a scale appropriate to a village. High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by developer with a land option.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	60
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
60 dwellings at 20 dwellings per hectare given the need to create development appropriate in scale to a village in order to minimise impact on the landscape, townscape and the setting of the Church. This	

assumes that 0.5 hectares will be set aside for car parking and open space to protect the setting of the Church.

Site Reference: 84

Site Address: Land off Parkhill, Oulton, Lowestoft, Suffolk NR32 3BL

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.12 hectares
Current Use	none
Proposed Use	Housing
Surrounding Uses	Residential to south, agricultural land to north, site of former Lothingland hospital to west and B1375 Parkhill to east
Access	Access is available from Park Hill. There is good visibility but this is a fast road and the footpath will need to be extended 200 metres to reach the site.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is available from Park Hill. There is good visibility but this is a fast road and the footpath will need to be extended 200 metres to reach the site.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Some surface water flood risk - mostly low risk with pockets of medium risk may require a drainage solution although this is unlikely to be a significant constraint.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value, a moderate contribution to the setting of the Broads and a low capacity for development. The low capacity of this landscape area is more associated with the contribution to the Broads. This site is not visible from the Broads and is some distance away. This is a flat site with some ornamental trees and shrubs. It is well screened and contained within the landscape. Likely to be only minimal impact on the wider landscape.

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	Opposite grade II listed buildings. Development is unlikely to impact upon the setting of historic buildings.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	64
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
64 dwellings at a density of 30 dwellings per hectare	

Site Reference: 96**Site Address:** Land opposite St Michael's Church, Church Lane, Oulton**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.39 hectares
Current Use	paddock
Proposed Use	Housing
Surrounding Uses	Church Lane forms southern boundary with residential on opposite side of road; Church Avenue forms west boundary with St Michael's Church on opposite side of road; grazing land to north of site; residential to east
Access	Church Lane is narrow but this should not be a problem for small scale development.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Church Lane is narrow but this should not be a problem for small scale development.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study states that the landscape area has a moderate sensitivity, a high value, a major contribution to the setting of the Broads and a very low capacity for development. The site is located very close to The Broads. Although this site is reasonably well contained there is still a risk to impact upon the setting of the Broads. The only way to mitigate the impact would be a very small number of house along the site frontage on Church Lane.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	The site is opposite Grade I listed St. Michael's Church. There is

Issue	Constraint /Impact	Supporting Comments
		potential that the development could impact upon the setting of the listed building.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	4 per year

Development Potential

Number of homes:	4
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
There is some potential for development on the western part of this site, although not enough to consider for an allocation.	

Site Reference: 98**Site Address:** Land rear of Elizabeth Terrace, A12 London Road, Gisleham NR33 7QP**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.80 hectares
Current Use	Meadowland
Proposed Use	Housing
Surrounding Uses	Residential terraces to east boundary; former rifle range to north and west; southern section of site bounded by Barnard's Terrace to north and grounds of Pakefield Hall to south
Access	Access from layby of A12. However this would result in the loss of mature vegetation on the site boundary. There is a small track but it is unlikely to be suitable for site access.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access from layby of A12. However this would result in the loss of mature vegetation on the site boundary. There is a small track but it is unlikely to be suitable for site access.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Coastal cliffs. The Settlement Fringe Landscape Sensitivity Study assesses the landscape area as having low sensitivity, low value and a high capacity for development. The site is flat and well contained. However, it has an attractive range of shrubs and trees. Planting is more mature and significant on the western boundary of the site. The site has a poor relationship to the existing settlement.
Biodiversity and Geodiversity	Amber	Hedgerow from south to north in the centre along the western boundary. Other planting on the site could support biodiversity.
Historic Environment	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	30
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
30 homes at 30 dwellings per hectare taking into account the need to preserve natural features on the site and the irregular shape of the site.	

Site Reference: 111

Site Address: Land to the north of the A146, Beccles Road, Lowestoft

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	1.37 hectares
Current Use	part vacant / part agricultural
Proposed Use	Housing
Surrounding Uses	Railway line forms north boundary - possible noise source; Ivy Lane to east with housing on opposite side of road and petrol filling station/Tesco Express; Beccles Road to south boundary with residential on opposite side of road; vacant/agricultural land to east
Access	There is potential for access from Ivey Lane or Beccles Road but this needs to be confirmed by Suffolk County Council Highways.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	There is potential for access from Ivey Lane or Beccles Road but this needs to be confirmed by Suffolk County Council Highways.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	A sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Amber	Small areas of surface water flooding risk mean a drainage solution might be required.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Tributary valley farmland covers most of the site with rural river valleys covering the land next to the railway line. The Settlement Fringe Landscape Sensitivity Study identified the landscape area as having a low sensitivity, moderate value, a major contribution to the setting of the Broads and a low capacity for development. The site is exposed to distant views from the Broads and the development of the site would extend the urban boundary of Lowestoft towards the Broads in a location where there is currently a more natural edge to the urban area.
Biodiversity and	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Geodiversity		
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	The railway to the north of the site could cause issues with noise. Sufficient planting next to the railway line as a buffer could help to address this.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by part owner (all owners privy to submission).

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	
Expected rate of delivery	

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not considered suitable for development	

Site Reference: 112**Site Address:** Land to the north of the A146, Beccles Road, Lowestoft (2)**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	4.23 hectares
Current Use	part vacant / part agricultural
Proposed Use	Housing
Surrounding Uses	Railway line forms north boundary - possible noise source; Burnt Hill Lane to east with single residential property; Beccles Road to south boundary with Warren School/residential on opposite side of road; vacant/agricultural land to east
Access	Access from Beccles Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Beccles Road.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	A sewer pipe traverses the site.
Contamination	Amber	There is a pit/depressed area near to the south western boundary of the site which will require infill.
Flood Risk	Amber	Part of the site is at high risk of surface water flooding. Part of the developable area of the site may need to be set aside for sustainable drainage solution.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Tributary valley farmland covers most of the site with rural river valleys covering the land next to the railway line. The Settlement Fringe Landscape Sensitivity Study identified the landscape area as having a low sensitivity, moderate value, a major contribution to the setting of the Broads and a low capacity for development. The site is exposed to distant views from the Broads and the development of the site would extend the urban boundary of Lowestoft towards the Broads in a location where there is currently a more natural edge to the urban area.
Biodiversity and	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Geodiversity		
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	Railway line to the north of the site could cause issues with noise. Sufficient planting and buffer from the railway line could help to address this.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by part land owner (all parties privy and in agreement).

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	
Expected rate of delivery	50

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	The site is not considered suitable for development

Site Reference: 136**Site Address:** Rear of 11, 15,17,19 & 21 Birds Lane, Lowestoft NR33 ONP**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.23 hectares
Current Use	left blank [assumed residential curtilage]
Proposed Use	Housing
Surrounding Uses	Boarded on sides by residential and north boundary by school playing field (East Point Academy)
Access	Access from Bird's Lane cul-de-sac and footpaths.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Bird's Lane cul-de-sac and footpaths.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Amber	Sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Amber	This site is within flood zone 2 and there is a medium to high risk of surface water flooding across the whole site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Amber	This site will be attractive to the market if flood risk issues are overcome.
Landscape/Townscape	Green	No impact.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Resolving flood risk issues may delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is mostly within flood zone 2/3. Should the sequential test/approach be passed the site has the capacity to accommodate 13 dwellings providing dwellings in the flood zone can pass the exceptions test. Should the sequential approach not be passed the site could not accommodate any new dwellings.	

Site Reference: 137**Site Address:** Rear of Nos 485 & 487 London Road South, Lowestoft, Suffolk NR33 0PD**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.66 hectares
Current Use	vacant site
Proposed Use	Housing
Surrounding Uses	Kirkley Cemetery to west of site; allotments to the north The Venlaw care home and residential dwellings on all other site boundaries
Access	Access along London Road South, footpaths along each side and a bus stop.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access along London Road South, footpaths along each side and a bus stop.
Utilities Capacity	Amber	Water Cycle Study indicates that the recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	This site is located within the settlement extent. Development on the site will have a visual impact when viewed from the cemetery.
Biodiversity and Geodiversity	Amber	A site assessment will be required to establish any ecological value.
Historic Environment	Amber	This site is adjacent to the cemetery, which contains some listed buildings.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by a speculative developer, who owns part of the site.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	14 dwellings per year.

Development Potential

Number of homes:	14
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	14 dwellings based on submission.

Site Reference: 147**Site Address:** The Old Rifle Range, A12 London Road, Pakefield, Lowestoft**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	19.69 hectares
Current Use	Used for model aircraft and army Cadet. Agent informed army cadets are looking in relocating
Proposed Use	Housing
Surrounding Uses	Farm and caravan park to north. Retail part to west. Pontine to far south and Elizabeth terrace.
Access	There is potential access from London Road (A12). However it may require significant improvement.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	There is potential access from London Road (A12). However it may require significant improvement.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	This site is located in flood zones 2 and 3 along the bottom of the cliff.
Coastal Erosion	Amber	The eastern part of the site is located within the Coastal Change Management Area, which reduces the developable area by approximately 6 hectares.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Coastal cliffs character area. The main objective of the landscape here is to maintain the remote coastal character and open gaps which allow glimpses of the coast. The Settlement Fringe Landscape Sensitivity Study states that the landscape area has a low sensitivity, a low value and a high capacity for development. The site is flat but poorly related to the suburban area of the town. Development site 22 to the north could help mitigate this. Any development would need to be of lower density, retaining open breaks towards the sea and be sufficiently set back from the coast.

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Amber	There is a county wildlife site on the cliff. Small collections of trees and shrubs could also support biodiversity.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No Impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	There is potential need for archaeological investigation on the site.
Anticipated commencement date:	2020
Expected rate of delivery	50 per year.

Development Potential

Number of homes:	288
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
Given the need to preserve natural features on the site and glimpses of the coast the total developable area is likely to be around 11.5 hectares. A density of 25 dwellings per hectare is likely to be more appropriate in this location.	

Site Reference: 164**Site Address:** Land west of Northern Spine Road/north of Pleasurewood Farm**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	18.65 hectares
Current Use	Agricultural. Large areas fenced off for drainage swales
Proposed Use	Housing
Surrounding Uses	phase 5 northern spine road to east; Parkhill Hotel and Parkhill Cottages to south; B1375 Parkhill/Oulton Road forms west boundary; rear gardens of properties fronting Blundeston Road (and paddocks/stables) to north boundary
Access	Possible vehicular access from Oulton Road. Pedestrian and cycle access from the northern spine road. Possible vehicular access from the northern spine road although confirmation is needed from the highway authority.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Possible vehicular access from Oulton Road. Pedestrian and cycle access from the northern spine road. Possible vehicular access from the northern spine road although confirmation is needed from the highway authority.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	A sewer pipe traverses the site. Approximately 1.7 hectares of the site is used as drainage lagoons associated with the Northern Spine Road.
Contamination	Amber	Approximately 1.6 hectares of the site was a former brickworks and landfill. This part of the site will need to be avoided.
Flood Risk	Amber	Part of the site suffers from medium to high surface water flooding risk associated with the drain running through the site. There is a need to investigate whether drainage from development could make use of lagoon associated with the northern spine road.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	The northern section is tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate

Issue	Constraint /Impact	Supporting Comments
		value, a moderate contribution to the setting of the Broads and a low capacity for development. The low capacity of this landscape area is more associated with the contribution to the Broads. This site is not visible from the Broads and is some distance away. The site is undulating with a shallow valley running through the middle. The site is exposed from Oulton Road but contained from north, south and east. The drainage infrastructure with palisade fencing around detracts from the visual character of the landscape. Nevertheless care will need to be taken with new development to respect the undulating nature of the site and manage the exposed western boundary. Development may need to be less dense with significant planting. The height of the dwellings may need to be restricted on certain parts of the site.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Grade II listed Parkhill Hotel adjacent to the site to the west although unlikely to be an impact on the setting. High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Potential impact at some junctions in North Lowestoft
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Archaeological and contamination investigations could delay commencement.
Anticipated	2020

commencement date:	
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	390
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
390 dwellings at 30 dwellings per hectare. Development area reduced by 5.22 hectares to take into account drainage lagoons, former landfill and bunding along the northern spine road.	

Site Reference: 165**Site Address:** Land west of A12 Yarmouth Road, Corton**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	22.09 hectares
Current Use	Agricultural - arable
Proposed Use	Housing
Surrounding Uses	A12 Yarmouth Road forms eastern boundary (with exception of Taylors Farm); tip of southern boundary meets Blundeston Road (excludes paddocks) and boundary follows curtilage to properties fronting north side of Blundeston Road; western boundary follows B1375 Gorleston Road to Rackhams Corner
Access	Access possible from Blundeston Road. There is a need to check with the highway authority whether access could be achieved from the roundabout or the A12. Possible access from Gorleston Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access possible from Blundeston Road. There is a need to check with the highway authority whether access could be achieved from the roundabout or the A12. Possible access from Gorleston Road.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre requires improvement. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	A sewer pipe traverses the site. Low level electricity lines cross the site to Taylor's Farm but this should not act as a constraint. A gas main runs through the site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value, a moderate contribution to the setting of the Broads and a low capacity for development. The low capacity of this landscape area is more

Issue	Constraint /Impact	Supporting Comments
		associated with the contribution to the Broads. This site is not visible from the Broads and is some distance away The site is flat and largely featureless with the exception of a small number of dispersed oaks towards the middle of the site. The site is well screened from most directions with the exception of Gorleston Road where some boundary planting may be required. The northern part of the site is more exposed and rural in character and development here would have a more significant effect. Limited impact from development on the southern part of the site as A12 already detracts from the landscape.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Development of this scale will have some impact on the functioning of the trunk road and other local highways which will need to be mitigated.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Possible need for archaeological investigation.
Anticipated commencement date:	2020
Expected rate of delivery	100 dwellings per year.

Development Potential

Number of homes:	530
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
530 dwellings at 30 dwellings per hectare. The developable area has been discounted by 20% to take into account likely infrastructure requirements.	

Site Reference: 166

Site Address: Land east of A12 Yarmouth Road, Corton

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	50.57 hectares
Current Use	Agricultural. Small part fronting Corton Long Lane is equestrian
Proposed Use	Mixed use
Surrounding Uses	Lowestoft water recycling centre to north boundary; eastern boundary follows copse (Furze Plantation) with agricultural land beyond; southern boundary to Corton Long Lane and follows dwellings curtilages and includes Doles Wood; west boundary formed by A12 Yarmouth Road with agricultural land on opposite side of road (excluding Woodlands Farm)
Access	Potential access from Corton Long Lane. Possible access from the A12. There is also possible access from Rackham's Corner roundabout over third party land. Advice is needed from Highways England.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Potential access from Corton Long Lane. Possible access from the A12. There is also possible access from Rackham's Corner roundabout over third party land. Advice is needed from Highways England.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	A sewer pipe traverses the site. A gas main runs through the site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a moderate value and a high capacity for new development. This is a flat site well contained within the landscape. There are a small number of large oaks on the site which would need to be retained. There is a small area of woodland/scrubland to the north of the site which would need

Issue	Constraint /Impact	Supporting Comments
		to be retained. There is a right of way on the northern part of the site which would need to be retained or redirected.
Biodiversity and Geodiversity	Amber	Hedgerow along the western boundary and along parts of the northern, eastern and southern boundaries. Small hedgerow in west centre and north west of the site. There is a small pond on the site. Woodland to the south of the site would need to be retained. Adjacent woodland to the east is of biodiversity value. Potential for creating connections through the site with additional planting.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Development of this scale will have some impact on the functioning of the trunk road and other local highways which will need to be mitigated.
Compatibility with Neighbouring Uses	Amber	Parts of the site are within 400 m of a water recycling centre. Residential development would need to be avoided in this location.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy. The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment development on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	Potential need for archaeological investigation.
Anticipated commencement date:	2020 onwards

Expected rate of delivery	100 dwellings per year.
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Development Potential

Number of homes:	850
Hectares/Floorspace of employment land:	8.5
Floorspace for retail and leisure:	1000

Development Potential Comments:

850 homes based on 30 dwellings per hectare. Land area discounted by 6.6 ha to take account of woodland and to create a buffer with employment land. Developable land further discounted by 20% to take account of on site infrastructure. A site of this scale will have a local shopping centre. The average size of local centres within Waveney is around 1000sqm.

Site Reference: 168

Site Address: Land south of Union Lane, Oulton / Land adjacent 19 Union Lane, Oulton NR32 3AX

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.18 hectares
Current Use	Unused, previous use allotment land / waste ground - dumping ground for fly tipping [part curtilage of former bungalow replaced by adjacent semis (nos 17/19)]
Proposed Use	Housing
Surrounding Uses	Union Lane forms north boundary with residential on opposite side of road; vacant land (former dwelling curtilage) immediately east with residential beyond; grazing/agricultural land to south and west / north boundary with residential on opposite side of road; residential dwellings to east; vacant land [former allotments?] west of site; grazing/agricultural land to south
Access	Access from Union Lane, although the road is very narrow at this point, which could cause difficulties.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access from Union Lane, although the road is very narrow at this point, which could cause difficulties.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	Possible contamination from rubbish dumped on site. Site is also within source protection zone 3.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study indicates that this landscape area has a moderate sensitivity, a moderate value and makes a moderate contribution to the setting of The Broads. As a result the landscape area is identified as having a low capacity for new development. Hedgerows line the boundary. The site is contained in the landscape and as such development would

Issue	Constraint /Impact	Supporting Comments
		have minimal impact.
Biodiversity and Geodiversity	Amber	The site is heavily overgrown and therefore could support biodiversity.
Historic Environment	Amber	High archaeological potential
Open Space	Green	Former allotment land and no longer in use.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by joint owners.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	5 dwellings at 30 dwellings per hectare.

Site Reference: 169**Site Address:** Land south of Union Lane and west of Red House Close, Oulton**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	5.44 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Northern boundary runs to rear of former allotments, vacant land (site of demolished dwelling) and properties fronting Union Lane; eastern boundary runs to rear of properties fronting Red House Close; southern boundary formed by tree line separating adjoining field; western boundary formed by tree line separating adjoining land (agricultural/grassed or paddocks?)
Access	Access is available from Hall Lane although over third party land. The site has access onto Union Lane but this would not be desirable due to the narrow nature of the road. It is likely therefore that the development of this site will be dependant on the development of site 70/180.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is available from Hall Lane although over third party land. The site has access onto Union Lane but this would not be desirable due to the narrow nature of the road. It is likely therefore that the development of this site will be dependant on the development of site 70/180.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	A low level electricity line crosses the site which would need to be diverted or undergrounded.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value, a moderate contribution to the setting of the Broads and a low capacity for

Issue	Constraint /Impact	Supporting Comments
		development. The low capacity of this landscape area is more associated with the contribution to the Broads. This site is not visible from the Broads and is some distance away. The site is flat, well screened and development is unlikely to have any impact upon the wider landscape.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2025
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	163
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	

Development Potential Comments:

163 dwellings at a density of 30 dwellings per hectare.

Site Reference: 170**Site Address:** Land to south west of Union Lane, Oulton**Summary**

Suitable	Available	Achievable
Yes	No	Yes

Site Details

Site Area	4.10 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Scattered tree line to northern boundary with agricultural land beyond; tree boundary to east with agricultural / fallow land beyond; tree line forms southern boundary with paddocks(?), dwelling curtilage to properties on Hall Lane; western boundary formed by tree line with agricultural/grassed land beyond
Access	Access is possible from Union Lane but this would not be convenient. Access would be better achieved from site 169 or 171.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is possible from Union Lane but this would not be convenient. Access would be better achieved from site 169 or 171.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Areas of high, medium and low surface water flood risk running mainly through the centre of the site and run from the north to the east.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value, a moderate contribution to the setting of the Broads and a low capacity for development. The low capacity of this landscape area is more associated with the contribution to the Broads. This site is not visible from the Broads and is some distance away. The site is well-screened, mostly flat and well contained in the landscape.

Issue	Constraint /Impact	Supporting Comments
		The western part of the site is more exposed and development here would have more of an impact upon the landscape.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	No
Evidence of availability	

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Possible archaeological investigation.
Anticipated commencement date:	2025
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	The site is not available

Site Reference: 171**Site Address:** Land west of Flixton View, Flixton**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	5.32 hectares
Current Use	assumed from aerial photography: agricultural
Proposed Use	Housing
Surrounding Uses	Field boundary to north with agricultural land beyond; tree line forms eastern boundary with site of former Lothingland Hospital beyond; hedging/trees to south boundary with fallow/grassed land beyond; Workhouse Wood CWS forms part western boundary with field/tree line to rest of this boundary with agricultural land beyond
Access	Access is available from Union Lane but this is unlikely to be desirable due to narrow nature of the road. Access would be better achieved from site 170 or 17.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is available from Union Lane but this is unlikely to be desirable due to narrow nature of the road. Access would be better achieved from site 170 or 17.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Large area of high, medium and low surface water flood risk to the south west of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value, a moderate contribution to the setting of the Broads and a low capacity for development. The low capacity of this landscape area is more associated with the contribution to the Broads. The southern half of the site is relatively flat and well screened. The northern half of the site is more exposed and mitigation might be

Issue	Constraint /Impact	Supporting Comments
		difficult.
Biodiversity and Geodiversity	Amber	There are hedges along the southern and eastern borders of the site, part of the western border and a field boundary across the site. There is a county wildlife site (Workhouse Wood) along the western boundary, which contains a pond. A small area of vegetation near the site entrance may contain biodiversity.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2025
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	106
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	

Development Potential Comments:

106 dwellings at 20 dwellings per hectare.

Site Reference: 172**Site Address:** Land west of Parkhill, Oulton (south of Spinney Farm)**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.16 hectares
Current Use	assumed from aerial photography: agricultural
Proposed Use	Housing
Surrounding Uses	Spinney Farm to north; B1375 Parkhill forms eastern boundary with rear gardens to properties on Park Meadows on opposite side of road; tree line forms southern boundary with fallow/grassed land beyond; agricultural land to west
Access	Access onto Parkhill Road. There is good visibility but this is a fast road and the footpath will need to be extended 220 metres to reach the site.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access onto Parkhill Road. There is good visibility but this is a fast road and the footpath will need to be extended 220 metres to reach the site.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	There is an area at risk of medium and low surface water flood risk in the northern part of the site to the south of Spinney Farm. There is also an area of low surface water flood risk in the middle of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this site as having moderate sensitivity, a moderate value and making a moderate contribution to the setting of The Broads. As a result this landscape area is identified as having a low capacity for development. Well screened flat site that would have limited impact on the landscape. The site has a poor relationship with the main built-up area and would likely to only be acceptable if

Issue	Constraint /Impact	Supporting Comments
		developed in conjunction with Site 84.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Possible archaeological investigation.
Anticipated commencement date:	2025
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	24
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	24 dwellings at 20 dwellings per hectare.

Site Reference: 178**Site Address:** Carlton Motors, Rushmere Road, Gisleham NR33 8DB**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.39 hectares
Current Use	Car sales and workshop
Proposed Use	Housing
Surrounding Uses	Residential north, south and east. Agricultural land to west.
Access	Access onto Rushmere Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access onto Rushmere Road.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	Possible contamination from workshop.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Site is within built up area of residential character
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	4 dwellings per year.

Development Potential

Number of homes:	4
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	4 dwellings to create a low density which is sensitive to the rural location and exposed position (if site 56 does not come forward).

Site Reference: 179**Site Address:** Eades Farm, Beccles Road, Carlton Colville NR33 8HL**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	37.96 hectares
Current Use	Farm land
Proposed Use	Housing
Surrounding Uses	North - Golf club and A146. East, south and west - agricultural land. Small section of west adjacent to residential property
Access	Access onto Beccles Road although improvements will be necessary given the size of the site. The site may offer the potential to deliver part or all of the previously proposed Carlton Colville to Barnby bypass. This road could also provide access to the site.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access onto Beccles Road although improvements will be necessary given the size of the site. The site may offer the potential to deliver part or all of the previously proposed Carlton Colville to Barnby bypass. This road could also provide access to the site.
Utilities Capacity	Green	Water Cycle Strategy indicates that water recycling centre has capacity.
Utilities Infrastructure	Amber	Low level powerline traverse part of the site.
Contamination	Green	No issues.
Flood Risk	Amber	Small areas of high, medium and low surface water flood risk in the centre, north and west of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland in the northern part of the site and farmed plateau clayland in the southern part of the site. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity a moderate value and a high capacity for development. The site has mature vegetation on most boundaries although is exposed to views from the west. The site is screened from the Broads by Rookery Park Golf Club. The site at present has a very poor

Issue	Constraint /Impact	Supporting Comments
		relationship with the existing built-up area. The planned Oakes Farm sports development will extend the developed area of Carlton Colville up to the boundary of the site but the site will still have a poor relationship with existing residential areas. To mitigate impacts, parts of the site will need to be developed at a lower density and the development would benefit from having an identify of its own, (rather than a suburb)which respects the rural character of the surroundings.
Biodiversity and Geodiversity	Amber	Hedgerows along most of the boundary and next to the road that cuts through the site. A couple of ponds are present.
Historic Environment	Amber	The site has potential for archaeology
Open Space	Green	No impact.
Transport and Roads	Amber	Development of the entire site could impact upon the surrounding rural road network as well as suburban roads in Carlton Colville.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Possible archaeological investigation will be required.
Anticipated commencement date:	2020
Expected rate of delivery	100 dwellings per year.

Development Potential

Number of homes:	900
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	1000
Development Potential Comments:	
<p>900 homes at a density of 30 dwellings per hectare to take account of the rural location and a reduction of developable land by 20% to take into account the need for onsite infrastructure and services. A site of this scale will have a local shopping centre. The average size of local centres within Waveney is around 1000sqm.</p>	

Site Reference: 181

Site Address: Land at the former Lothingland Hospital site, off Airey Close and Allington-Smith Close, Lowestoft NR32 3JQ

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.59 hectares
Current Use	Former learning disability bungalow
Proposed Use	Housing
Surrounding Uses	West: care home / residential. East: Residential. North: Unsure of use. South: Residential
Access	Access from Union Lane.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Union Lane.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Part of the settlement extent. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and making a moderate contribution to the setting of The Broads. As a result this landscape area is identified as having a low capacity for new development. Tree preservation orders across the site, particularly towards the south.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Possible archaeological investigation.
Anticipated commencement date:	2020.
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	47
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	47 dwellings at a low density of 25 dwellings per hectare to take account of the setting on the edge of Lowestoft.

Site Reference: 182

Site Address: Land south of 324 Yarmouth Road and east of Pleasurewood Hill north of Gunton Avenue, Lowestoft NR32 5BD

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.93 hectares
Current Use	Paddocks
Proposed Use	Housing
Surrounding Uses	East: Rugby club and residential. North: Residential. South: Gunton Avenue and Residential. West: A12 Yarmouth Road. Site visit: Rugby club to north and east. Residential properties to south and north.
Access	Access from Gunton Avenue or Yarmouth Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Gunton Avenue or Yarmouth Road.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Small strip at high risk of surface water flooding in the west.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for new development. This is an attractive site that makes a positive contribution to the townscape. It is undulating with mature trees which benefit from a tree preservation order. Any development would need to retain the trees and be of a density appropriate to the surroundings.
Biodiversity and Geodiversity	Amber	Hedgerows surround the site. Mature trees on the site. There is good connectivity of habitats in the vicinity.
Historic Environment	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	Possible noise and traffic from the nearby theme park and holiday park could cause disturbance.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by developer on behalf of the sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	15 dwellings per year.

Development Potential

Number of homes:	15
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
15 dwellings at a density of approximately 20 dwellings per hectare. Lower housing density is needed to minimise landscape impact.	

Site Reference: 183

Site Address: Land to the south of Hall Lane, Oulton

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.86 hectares
Current Use	Stables and horse paddock
Proposed Use	Housing
Surrounding Uses	Surrounded by arable land to the north south and west. To the east are more paddocks. The land to the south will be used as part of the country park for woods meadow development
Access	Access is via Hall Lane and Wood Lane, which are both narrow. It is unlikely that access from development at Woods Meadow will be possible. There is no pedestrian access to the site and it would unlikely be viable to achieve this.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Access is via Hall Lane and Wood Lane, which are both narrow. It is unlikely that access from development at Woods Meadow will be possible. There is no pedestrian access to the site and it would unlikely be viable to achieve this.
Utilities Capacity	Green	Water Cycle study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Assessment identifies this landscape area as having a low sensitivity, a low value and a high capacity for development. This site is well screened to the north and west but is exposed to agricultural land to the south. The site is reasonably flat, with a slight slope towards the north. Site is isolated in open countryside and any development is likely to have a significant impact upon the character of the area.
Biodiversity and	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Geodiversity		
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not considered suitable for development.	

Site Reference: 184

Site Address: Oakenshaw, Parkhill, Oulton NR32 5DQ

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	2.54 hectares
Current Use	Garden land associated with large house on Park Hill Hotel grounds
Proposed Use	Housing
Surrounding Uses	Parkhill Hotel to north; agricultural land (SCC?) to east with recently constructed spine road beyond; residential (Park Meadows) to south; B1375 Parkhill forms east boundary with agricultural land and two residential properties (Newholme Farm and Walnut House) on opposite side of road.
Access	There is possible access from the Parkhill residential estate to the south. However there might also be a ransom strip.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	There is possible access from the Parkhill residential estate to the south. However there might also be a ransom strip.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Assessment identifies this landscape area as having a moderate sensitivity, a moderate value and making a moderate contribution to the setting of The Broads. As a result this landscape area is identified as having a low capacity for development. This site is well screened from the wider landscape. There are numerous trees on the site which benefit from tree preservation orders.
Biodiversity and Geodiversity	Amber	There is boundary planting plus a large area of woodland on the western boundary.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Red	This site is part of the curtilage close to the listed Park Hill Hotel and any development could have a significant impact on the setting of the grade II listed building which could not be mitigated. There is archaeological potential on the site.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by site owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not suitable for development	

Site Reference: 185

Site Address: Parkhill, Oulton NR32 5DU

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	2.27 hectares
Current Use	Hotel and restaurant
Proposed Use	Housing
Surrounding Uses	Large house on part of the grounds to the south. Beyond is a residential estate. To the north and west are arable fields. To the north east is a former landfill. To the east is the new spine road.
Access	Access from the B1375

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from the B1375
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	Possible asbestos from derelict chicken sheds and former landfill site to the north.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and making a moderate contribution to the setting of The Broads. As a result this landscape area is identified as having a low capacity for new development. This site is well screened in its own grounds with mature planting.
Biodiversity and Geodiversity	Amber	There is a lot of mature planting on the site that could be of biodiversity value. There is hedgerow along the western boundary and against the boundary with Parkhill Cottages as well as along the access roads. There are 13 tree preservation orders on the site, mostly towards the southern and western boundaries but also 2 that are closer to the buildings.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Red	The grade II listed Parkhill Hotel is located on the site. There is a high potential for impact on the setting of this site for anything other than minor development and conversions.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by site owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Removing asbestos from chicken sheds could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not suitable for development	

Site Reference: 186

Site Address: Part of Rookery Park Golf Club, Carlton Colville NR33 8HJ

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.55 hectares
Current Use	Not in use due to dilapidated condition of buildings on the site
Proposed Use	Housing
Surrounding Uses	Corner site fronting Beccles Road within golf course grounds: Beccles Road forms south boundary with agricultural land on opposite side of road; The Rookery (GII) dwelling immediately to west on Beccles Road; gold course entrance to east with dwellings on opposite side of road
Access	Access is available onto Beccles Road. There is no pedestrian access to the site. The footpath on Beccles Road, Carlton Colville, would need to be extended by 350m to reach the site frontage which is unlikely to be viable for such a small development.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Access is available onto Beccles Road. There is no pedestrian access to the site. The footpath on Beccles Road, Carlton Colville, would need to be extended by 350m to reach the site frontage which is unlikely to be viable for such a small development.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a moderate value and making a major contribution to the setting of The Broads. As a result this landscape area is identified as having a low capacity for development. The site itself is surrounded by a golf club. Therefore the site does not form part of the wider landscape. The site has a poor

Issue	Constraint /Impact	Supporting Comments
		relationship with the existing settlement.
Biodiversity and Geodiversity	Green	No impact
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	The site is not considered suitable for development

Site Reference: 187

Site Address: Plot 'H', Blundeston Road, Oulton

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.61 hectares
Current Use	Private stables and grazing
Proposed Use	Housing
Surrounding Uses	Site immediately surrounded by grazing/paddocks/agricultural; residential properties to north on Blundeston Road
Access	The site is isolated in the countryside and does not have suitable vehicular access and has no pedestrian access. The development of this site would be dependant on the development of all the surrounding paddocks and farmland between it and the settlement.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	The site is isolated in the countryside and does not have suitable vehicular access and has no pedestrian access. The development of this site would be dependant on the development of all the surrounding paddocks and farmland between it and the settlement.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a moderate sensitivity, a moderate value, a moderate contribution to the setting of the Broads and a low capacity for development. The low capacity of this landscape area is more associated with the contribution to the Broads. The site is well screened and cannot be seen from the Broads. However, development would be poorly related to the existing settlement.

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Potential for archaeology.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0.

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not suitable for development	

Site Reference: 188**Site Address:** Rear of 334 Beccles Road, Carlton Colville NR33 8HW**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.69 hectares
Current Use	Leisure [paddock/horse stabling grazing?]
Proposed Use	Housing
Surrounding Uses	Public footpath forms north boundary with agricultural/grazing land and golf course beyond; treed area immediately east with rear gardens to properties on Beccles Road beyond; agricultural/grazing land to south and west
Access	Access via a single lane unmade bridleway onto Beccles Road. The access is tight on to Beccles Road with no junction and poor visibility. As such the access is unlikely to be suitable to support development and has little potential to be improved.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Access via a single lane unmade bridleway onto Beccles Road. The access is tight on to Beccles Road with no junction and poor visibility. As such the access is unlikely to be suitable to support development and has little potential to be improved.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland and rural river valleys character areas. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a low sensitivity, a moderate value and low capacity for development. This is mainly due to major contribution the landscape area makes to the setting of the Broads. The site is very exposed to views from the west at Marsh Lane. The existing buildings on Beccles Road have mature vegetation producing a natural edge to the settlement.

Issue	Constraint /Impact	Supporting Comments
		Development of this site could create a harder edge to the settlement unless significant landscaping was put in place on the western boundary.
Biodiversity and Geodiversity	Green	Hedgerow to east and southern boundaries of the site.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Installing access could delay commencement.
Anticipated commencement date:	2020.
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	

There is no capacity for development on this site.

Site Reference: 204**Site Address:** Harbour Road, Lowestoft**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.20 hectares
Current Use	Vacant site used in past for boat building
Proposed Use	Mixed use
Surrounding Uses	Brooke Business Park across lake loathing to the south. to the west is industrial premises along Harbour Road. to the north of the site is the railway line with residential properties beyond. the east of the site is associated British ports land
Access	Access from Harbour Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Harbour Road.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	This is a former industrial site and some waste has been dumped on the site.
Flood Risk	Amber	This site is located in flood zones 2 and 3. Part of the site is located in functional flood plain 3b.
Coastal Erosion	Green	No issues.
Market Attractiveness	Amber	This is a former industrial site which has possible contamination issues. It is also close to existing industrial uses and railway line, which could deter developers and the market. However the site could be made attractive to the market through development of Brooke Peninsula and the associated pedestrian and cycle bridge
Landscape/Townscape	Amber	Settlement extent. This is an undeveloped part of Lake Lothing shoreline and beach. Mature vegetation on the site complements the townscape. The site slopes gently towards the shoreline. Likely to only be suitable for residential development in connection with the residential development of Brooke Peninsula and the associated pedestrian and cycle footbridge

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Amber	Trees and shrubs cover large parts of the site, providing a potential biodiversity habitat. The site is also connected to the water and natural beach. The Rusty Back Fern site county wildlife site is located adjacent. Coastal saltmarsh and intertidal mudflats are located to the southern boundary of Lake Lothing.
Historic Environment	Amber	Historic environment record shows that the site was covered with huts and camouflaged buildings during World War II.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	Noise and odour from railway line and from nearby industrial uses could create a nuisance.
Contribution to Regeneration	Green	Development on this site would help to regenerate the Lake Lothing area.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by site owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy. The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	Removing contamination, investigating historic remains and protecting biodiversity on the site could all delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	30
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Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
30 dwellings at a density of 50 dwellings per hectare, taking account of urban setting. This assumes only half of the site is developed to take into account the need to protect the beach and avoid areas at risk from flooding.	

Site Reference: 210**Site Address:** Potential development area south of Lowestoft**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	301.59 hectares
Current Use	
Proposed Use	Mixed use
Surrounding Uses	
Access	Access is dependant on a new link road from the A12 to the A146.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is dependant on a new link road from the A12 to the A146.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Improvements to the foul sewerage network will be required.
Utilities Infrastructure	Amber	Low level power lines run through parts of the site.
Contamination	Green	Pit near Grange Farm may be a source of contamination. Although the area is large enough to avoid any potential areas at risk.
Flood Risk	Green	Strip of high risk in east. Small pockets of low and medium risk elsewhere. The area is large enough to avoid areas particularly at risk and accommodate measures necessary to deal with drainage.
Coastal Erosion	Green	No issues
Market Attractiveness	Amber	It is unlikely that the local market could deliver the full quantum of 2000 homes in this plan period.
Landscape/Townscape	Amber	The site is within Farmed Plateau Clayland character area and Tributary Valley Farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies that the landscape areas covering this site have low sensitivity, moderate value and a high capacity for development. Most of the land is quite flat, featureless and well screened and contained. Given the scale of development a significant amount of landscaping will be required to minimise the impact.
Biodiversity and	Amber	Various hedgerows and ponds on and around the site, Carlton

Issue	Constraint /Impact	Supporting Comments
Geodiversity		Grove County Wildlife Site on Oakes Farm. The site is in close proximity to European protected habitats at Kessingland and Carlton Marshes. The scale of this development may increase recreational pressure on these protected areas. Significant alternative recreational areas will need to be provided as part of the development to mitigate this impact.
Historic Environment	Amber	Parts of the site have significant potential for archaeology. Any planning application would need to be accompanied by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
Open Space	Green	No impact
Transport and Roads	Amber	Development of this scale is likely to have an impact on local roads and junctions
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No impact

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by consortium of landowners

Achievability

Is the site Viable?	No
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy. The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment development on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan. The Whole Plan Viability Assessment shows that retail developments are viable.
Are there any issues which could hold up commencement of development?	None.
Anticipated	20

commencement date:	
Expected rate of delivery	100 dwellings per year

Development Potential

Number of homes:	2000
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	2000

Development Potential Comments:

Based on view of agent as to the amount of development required to deliver the link road. The site of this scale would likely have at least two Local Centres . The average size of local centres within Waveney is around 1000sqm.

Site Reference: 225**Site Address:** Land south of The Street, Carlton Colville/Gisleham**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	54.88 hectares
Current Use	
Proposed Use	Mixed use
Surrounding Uses	
Access	Access is on to The Street. However, some improvement work may be needed.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is on to The Street. However, some improvement work may be needed.
Utilities Capacity	Amber	Foul sewerage network improvements required.
Utilities Infrastructure	Green	No Issues
Contamination	Green	No Issues
Flood Risk	Amber	Parts of the site are within Flood Zone 2/3. High risk of surface water flooding to the north of the site. The Environment Agency have identified that the development of the site could help mitigate flood risk from the Kirkley Stream.
Coastal Erosion	Green	No Issues
Market Attractiveness	Green	No Issues
Landscape/Townscape	Amber	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies this character area as having a low sensitivity, a moderate value and a high capacity for development. Landscaping on the southern edge of the development would be necessary to mitigate impact
Biodiversity and Geodiversity	Amber	A development of this scale may put additional recreational pressure on nearby protected biodiversity sites. As such semi-natural recreational space should be provided on the site.
Historic Environment	Amber	High archaeological potential.
Open Space	Green	No Issues
Transport and Roads	Amber	Development is likely to have an impact on local roads and

Issue	Constraint /Impact	Supporting Comments
		junctions including the Bloodmoor Roundabout.
Compatibility with Neighbouring Uses	Green	No Issues
Contribution to Regeneration	Green	No Issues

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by landowner

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy. The Whole Plan Viability Assessment shows that certain types of retail development are viable.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2021
Expected rate of delivery	100 per year

Development Potential

Number of homes:	900
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	1000
Development Potential Comments:	
800 homes based on 35 dwellings per hectare. Development area discounted by 28 hectares to allow for country park, flood mitigation and community infrastructure. A site of this scale will have a local shopping centre. The average size of local centres within Waveney is around 1000sqm.	

Site Reference: 231**Site Address:** PowerPark**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	23.37 hectares
Current Use	
Proposed Use	Employment
Surrounding Uses	
Access	The site has a number of access points on to the main road network

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	The site has a number of access points on to the main road network
Utilities Capacity	Amber	Foul sewerage network will require improvements
Utilities Infrastructure	Green	No Issues
Contamination	Amber	Previous industrial uses means there is a risk of contamination
Flood Risk	Amber	All of the site is within flood zone 2/3
Coastal Erosion	Amber	Parts of the site are within 30m of the Coastal Change Management Area. However, the management approach for this frontage in the Shoreline Management Plan is to hold the line.
Market Attractiveness	Green	No Issues
Landscape/Townscape	Green	No Issues
Biodiversity and Geodiversity	Amber	There is a County Wildlife Site within the site which covers a Kittiwake colony.
Historic Environment	Amber	There are a number of heritage assets in the vicinity including some non-designated heritage assets within the site.
Open Space	Green	No Impact.
Transport and Roads	Green	No Impact
Compatibility with Neighbouring Uses	Green	No Impact
Contribution to	Green	No Impact

Issue	Constraint /Impact	Supporting Comments
Regeneration		

Availability

Is the site available?	Yes
Evidence of availability	

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2017
Expected rate of delivery	

Development Potential

Number of homes:	
Hectares/Floorspace of employment land:	2.02
Floorspace for retail and leisure:	
Development Potential Comments:	Most of the site is already developed. Only 2.02 hectares remain vacant for development.

Site Reference: 232

Site Address: Peto Square

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	6.80 hectares
Current Use	
Proposed Use	Mixed use
Surrounding Uses	
Access	Access is available from Commercial Road and Station Square. Improvements to pedestrian and cycle access are likely to be required. Improvements to vehicular access may also be required depending on the nature of development.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is available from Commercial Road and Station Square. Improvements to pedestrian and cycle access are likely to be required. Improvements to vehicular access may also be required depending on the nature of development.
Utilities Capacity	Amber	Foul sewerage network will require improvements
Utilities Infrastructure	Amber	Anglian Water assets within the Custom House site.
Contamination	Amber	Previous industrial and port related uses means there is a risk of ground contamination.
Flood Risk	Amber	The entire site is within flood zone 3a.
Coastal Erosion	Green	No issues
Market Attractiveness	Amber	If flood risk constraints can be overcome, the site will become more attractive to the market. Reducing the impact of traffic on the site will also make it more attractive to the market.
Landscape/Townscape	Green	No impact
Biodiversity and Geodiversity	Green	No impact
Historic Environment	Amber	The site contains listed buildings and is partially within a conservation area. The listed custom house will need to be retained.
Open Space	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No impact

Availability

Is the site available?	Yes
Evidence of availability	Part of the site is on the market

Achievability

Is the site Viable?	Yes
Evidence of viability?	There is no indication that conversion of the customs house would be unviable.
Are there any issues which could hold up commencement of development?	The Strategic Flood Risk Project for Lowestoft and the Third Crossing will be important in improving the market attractiveness of this site.
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	0
Floorspace for retail and leisure:	664
Development Potential Comments:	
Capacity is based on the conversion of the Custom House, which is the only part of the site which is currently available which could deliver new town centre use flood space.	

Site Reference: 233**Site Address:** Kirkley Waterfront and Sustainable Urban Neighbourhood**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	59.76 hectares
Current Use	
Proposed Use	Mixed use
Surrounding Uses	
Access	A new access road is required from Waveney Drive to provide access to the site.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	A new access road is required from Waveney Drive to provide access to the site.
Utilities Capacity	Amber	Foul sewerage network will require improvements
Utilities Infrastructure	Green	No Issues
Contamination	Amber	Large parts of the site have a history of previous potentially contaminating industrial uses.
Flood Risk	Amber	Large parts of the site are at risk from flooding in a 1 in 20 year event (with climate change)
Coastal Erosion	Green	No Issues
Market Attractiveness	Amber	The area is characterised by lower market values. High quality development will help change market perceptions in the area.
Landscape/Townscape	Green	Redevelopment will help improve the townscape.
Biodiversity and Geodiversity	Amber	Development will result in a loss of a small amount of County Wildlife Site which will need to be mitigated
Historic Environment	Green	No Issues
Open Space	Amber	The development will result in a loss of playing fields which will need to be re-provided within the site.
Transport and Roads	Amber	The scale of development will have impact on some local roads and junctions.
Compatibility with Neighbouring Uses	Amber	Existing industrial uses around Lake Lothing have the potential to cause amenity issues to new dwellings.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	Development will help support the regeneration of central Lowestoft.

Availability

Is the site available?	Yes
Evidence of availability	Planning permissions are in place on parts of the site. Landowner support.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy. The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment development on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan. The Whole Plan Viability Assessment shows that certain types of retail development are viable.
Are there any issues which could hold up commencement of development?	Provision of access road.
Anticipated commencement date:	2020
Expected rate of delivery	100 per year

Development Potential

Number of homes:	1380
Hectares/Floorspace of employment land:	7.5
Floorspace for retail and leisure:	1000
Development Potential Comments:	
Some parts of the site are to be retained in existing uses. Residential areas to be developed at a minimum of 40 dwellings per hectare. A site of this scale is likely to have a local shopping centre. The average size of local centres within Waveney is around 1000sqm.	

Site Reference: 235**Site Address:** Western End of Lake Lothing**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	3.83 hectares
Current Use	
Proposed Use	Mixed use
Surrounding Uses	
Access	Access is constrained, and it is likely a new link road will need to traverse through a number of landholdings to open up the entire site. Access from Crompton Road / Stanley Road

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is constrained, and it is likely a new link road will need to traverse through a number of landholdings to open up the entire site. Access from Crompton Road / Stanley Road
Utilities Capacity	Green	No Issues
Utilities Infrastructure	Green	No Issues
Contamination	Amber	Previous industrial use indicates some parts of the site are likely to be at risk from contamination.
Flood Risk	Amber	The majority of the site is within a 1 in 20 year risk of flooding (with climate change).
Coastal Erosion	Green	No Issues
Market Attractiveness	Amber	The area is characterised by lower market values. High quality development will help change market perceptions in the area.
Landscape/Townscape	Green	Redevelopment will improve the townscape.
Biodiversity and Geodiversity	Green	No Issues
Historic Environment	Green	No Issues
Open Space	Green	No Issues
Transport and Roads	Green	No Issues
Compatibility with Neighbouring Uses	Amber	Existing industrial uses around Lake Lothing have the potential to cause amenity issues to new dwellings.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	Development will help support the regeneration of central Lowestoft.

Availability

Is the site available?	Yes
Evidence of availability	Planning permissions in place on some parts of the site. Expressions of developer interest.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy. The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment development on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	Securing access.
Anticipated commencement date:	2022
Expected rate of delivery	20 per year

Development Potential

Number of homes:	57
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
57 based on retaining some parts of the site for employment and other uses and following the sequential approach to flood risk.	

Site Reference: 236**Site Address:** Former Battery Green Car Park**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.87 hectares
Current Use	
Proposed Use	Retail and leisure
Surrounding Uses	
Access	No issues

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues
Utilities Capacity	Green	No issues
Utilities Infrastructure	Green	No issues
Contamination	Amber	Potentially from demolition of existing car park
Flood Risk	Green	No issues
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues
Landscape/Townscape	Green	No impact - redevelopment will improve townscape.
Biodiversity and Geodiversity	Green	No impact
Historic Environment	Green	No impact - - redevelopment will improve townscape.
Open Space	Green	No impact
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	Housing may not be suitable due to industrial uses in close proximity.
Contribution to Regeneration	Green	No impact - will support town centre.

Availability

Is the site available?	Yes
Evidence of availability	Council owned site.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment shows that certain types of retail development are viable.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2018
Expected rate of delivery	

Development Potential

Number of homes:	
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	11000
Development Potential Comments:	Site is large enough to accommodate all retail needs. However, the site may be used for none retail uses, such as leisure which will reduce this capacity.

Site Reference: 237**Site Address:** Land at South Lowestoft Industrial Estate**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	19.99 hectares
Current Use	
Proposed Use	Employment
Surrounding Uses	
Access	Access from Hadenham Road only

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Hadenham Road only
Utilities Capacity	Green	No Issues
Utilities Infrastructure	Green	No Issues
Contamination	Green	No Issues
Flood Risk	Green	No Issues
Coastal Erosion	Green	No Issues
Market Attractiveness	Green	No Issues
Landscape/Townscape	Amber	Farmed Plateau Clayland. The Settlement Fringe Landscape Sensitivity Study indicates the area has low sensitivity, moderate value and a high capacity for development. The site is quite exposed to the west and a landscaping scheme will be required.
Biodiversity and Geodiversity	Green	No impact
Historic Environment	Amber	High archaeological potential.
Open Space	Green	No impact
Transport and Roads	Amber	Potential for impact on nearby junctions including Bloodmoor Roundabout.
Compatibility with Neighbouring Uses	Green	No impact
Contribution to	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Regeneration		

Availability

Is the site available?	Yes
Evidence of availability	Partially owned by Suffolk County Council who are currently building out part of the site.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2017
Expected rate of delivery	

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	20
Floorspace for retail and leisure:	
4.3 Development Potential Comments:	

Site Reference: 238**Site Address:** Land at Mobbs Way**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.86 hectares
Current Use	
Proposed Use	Employment
Surrounding Uses	
Access	No issues

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues
Utilities Capacity	Green	No Issues
Utilities Infrastructure	Green	No Issues
Contamination	Green	No Issues
Flood Risk	Green	No Issues
Coastal Erosion	Green	No Issues
Market Attractiveness	Green	No Issues
Landscape/Townscape	Green	Following the completion of Phase 1 of the Woods Meadow development, the site is now contained within the urban area.
Biodiversity and Geodiversity	Green	No Issues
Historic Environment	Green	No Issues
Open Space	Green	No Issues
Transport and Roads	Green	No Issues
Compatibility with Neighbouring Uses	Green	The site is adjacent residential area, but significant landscaping exists between them.
Contribution to Regeneration	Green	The site is within the Great Yarmouth and Lowestoft Enterprise Zone.

Availability

Is the site available?	Yes
Evidence of availability	Parts of the site have planning permission and have benefitted from Local Development Order

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2017
Expected rate of delivery	

Development Potential

Number of homes:	
Hectares/Floorspace of employment land:	2.6499999999999999
Floorspace for retail and leisure:	
4.4 Development Potential Comments:	

Site Reference: 247**Site Address:** East of Parkhill, Oulton NR32 4QL**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.34 hectares
Current Use	
Proposed Use	Housing
Surrounding Uses	Residential to south, east and west. Unknown green land to north.
Access	Potential access from Parkhill with improvements to link footpath to site entrance. Access unlikely to be suitable from Oulton Road North.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Potential access from Parkhill with improvements to link footpath to site entrance. Access unlikely to be suitable from Oulton Road North.
Utilities Capacity	Amber	Localised improvements to sewerage network
Utilities Infrastructure	Green	No issues
Contamination	Green	No issues
Flood Risk	Amber	Pockets of low, medium and high surface water flood risk
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues
Landscape/Townscape	Amber	Vegetation on the site including a large number of protected trees, provides a significant contribution to the townscape in this locality.
Biodiversity and Geodiversity	Amber	Vegetation on the site is likely to support biodiversity.
Historic Environment	Amber	Likely impact on the setting of grade II listed building to the north of the site. It is apparent from historic maps that the site once formed part of the curtilage of this building.
Open Space	Green	No issues
Transport and Roads	Green	No issues
Compatibility with Neighbouring Uses	Green	No issues

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No issues

Availability

Is the site available?	Yes
Evidence of availability	Landowner confirmation through consultation on First Draft Local Plan

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	40
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	40 homes at 30 dwellings per hectare.

Site Reference: 248**Site Address:** Norwich Road Industrial Estate NR32 2BN**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.73 hectares
Current Use	Industrial
Proposed Use	Housing
Surrounding Uses	Residential to north and east. Industrial to south and west.
Access	No issues

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues
Utilities Capacity	Green	No issues
Utilities Infrastructure	Green	No issues
Contamination	Amber	Brownfield nature of the site indicates a risk of contamination.
Flood Risk	Amber	he majority of the site is within a 1 in 20 year risk of flooding (with climate change).
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues
Landscape/Townscape	Green	No issues
Biodiversity and Geodiversity	Green	No issues
Historic Environment	Green	No issues
Open Space	Green	No issues
Transport and Roads	Green	No issues
Compatibility with Neighbouring Uses	Amber	Potential conflict with neighbouring employment uses.
Contribution to Regeneration	Green	No issues

Availability

Is the site available?	Yes
Evidence of availability	Landowner confirmation through consultation on First Draft Local Plan

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
Should the sequential and exception test/approach be passed the site has the capacity to accommodate 37 dwellings based on a density of 50 dwellings per hectare . Should the sequential approach not be passed the site could not accommodate any new dwellings.	

Site Reference: 252**Site Address:** Former Lowestoft Hospital, Tennyson Road, Lowestoft NR32 1PT**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.72 hectares
Current Use	Former hospital
Proposed Use	Housing
Surrounding Uses	Surrounded by residential. GP surgery to north west.
Access	No Issues

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No Issues
Utilities Capacity	Green	No Issues
Utilities Infrastructure	Green	No Issues
Contamination	Amber	Potential for asbestos in some buildings. Brownfield nature of the site could also create risk of other contaminants.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No Issues
Market Attractiveness	Green	No Issues
Landscape/Townscape	Amber	Impact on townscape if some of the existing historic buildings are removed.
Biodiversity and Geodiversity	Green	No Impact
Historic Environment	Amber	It will be necessary to retain some of the non-designated heritage assets on the site in order not to impact on the historic environment.
Open Space	Green	No Impact
Transport and Roads	Green	No Impact
Compatibility with Neighbouring Uses	Green	No Impact
Contribution to Regeneration	Green	No Impact

Availability

Is the site available?	Yes
Evidence of availability	Landowner

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	20 per year

Development Potential

Number of homes:	45
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Based on conversion of existing buildings to town houses and apartments.

Site Reference: 257**Site Address:** Gunton Park, off Old Lane, Lowestoft**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	3.85 hectares
Current Use	
Proposed Use	
Surrounding Uses	
Access	Some improvements may be required to Old Lane

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Some improvements may be required to Old Lane
Utilities Capacity	Amber	Localised improvements to sewerage network.
Utilities Infrastructure	Green	No issues
Contamination	Green	No issues
Flood Risk	Green	No issues
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues
Landscape/Townscape	Amber	Likely to be an impact on the townscape given the loss of open space in the locality.
Biodiversity and Geodiversity	Green	No impact
Historic Environment	Green	No impact
Open Space	Amber	The site cannot be developed until replacement facilities are provided.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No impact

Availability

Is the site available?	Yes
Evidence of availability	Landowner

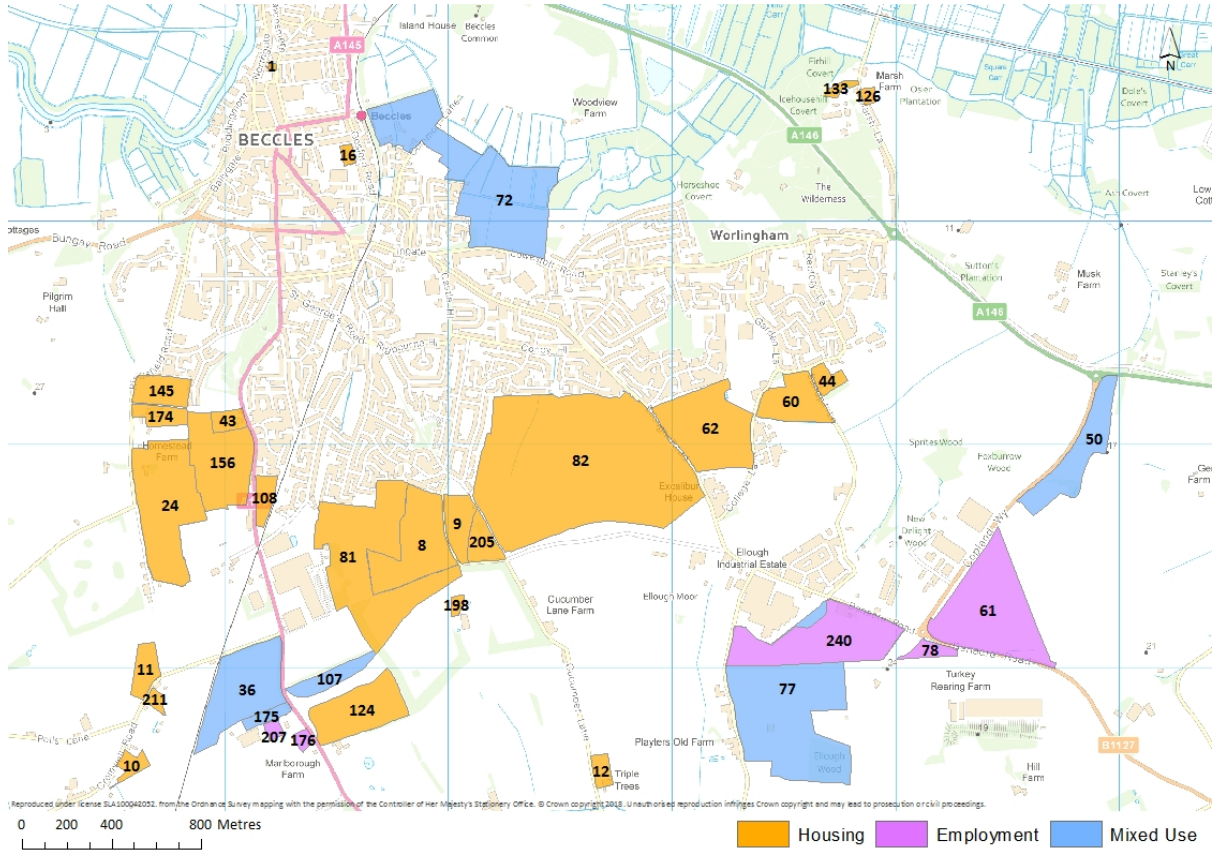
Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Development cannot take place until replacement facilities have been provided.
Anticipated commencement date:	2020 onwards
Expected rate of delivery	

Development Potential

Number of homes:	65
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
Based on 25 dwellings per hectare given the surrounding character. 1.4 hectares of retained open space to help compensate loss of local open space.	

Beccles and Worlingham Area



Site Reference: 1

Site Address: 19-21 Ravensmere, Beccles, Suffolk NR34 9DX

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.10 hectares
Current Use	
Proposed Use	Housing
Surrounding Uses	Mixed residential and commercial street (shops, Royal British Legion Club and Royal Oak PH) - length double yellow lined; fire station opposite submission site
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	One of the buildings was formerly used as a commercial garage and the site is in Source Protection Zone 2. Therefore groundwater could be contaminated if contamination is not effectively remediated.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	The site is in a conservation area and the site is highly visible from the street scene. Poor design could be harmful to the townscape but good design could enhance it.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	The site is in a conservation area. Retention of existing buildings and sensitive design could enhance the conservation area, however, poor design could be damaging.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	Redevelopment of the site would involve the loss of jobs from the site, however, it is proposed to move these to employment land at nearby Ellough. Sensitive redevelopment of the site could improve the appearance of the site and enhance the area.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues	None.

which could hold up commencement of development?	
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
5 dwellings at a density of 50 dwellings per hectare.	

Site Reference: 8

Site Address: Chenery's Land (East), Cucumber Lane, Beccles / Land at Chenery's Farm, Beccles / NR34 9PX

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	10.00 hectares
Current Use	Agricultural, amenity woodland and grassland
Proposed Use	Housing
Surrounding Uses	Agricultural land to east, south and west. Residential development and land with outline permission for 20 dwellings and allotments to north.
Access	There is cycle access via Cucumber Lane. Cucumber Lane is single width and not currently suitable for significant extra vehicular traffic. Plus there is no footpath. Vehicular and pedestrian access via an adjacent site would improve access.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	There is cycle access via Cucumber Lane. Cucumber Lane is single width and not currently suitable for significant extra vehicular traffic. Plus there is no footpath. Vehicular and pedestrian access via an adjacent site would improve access.
Utilities Capacity	Amber	Water Cycle Study indicates that Water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Overhead lines on site but this should not be a significant constraint.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for development. The site is an irregular shape; is currently exposed; and extends in to open countryside. It is therefore intrusive and detrimental to the landscape in its submitted form.
Biodiversity and	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Geodiversity		
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Pedestrian and vehicular access is currently poor, but links to neighbouring sites could improve the situation.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Access.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	240
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	240 dwellings at a density of 30 dwellings per hectare.

Site Reference: 9

Site Address: Chenery's Land (West), Cucumber Lane, Beccles / Land at Chenery's Farm, Beccles / NR34 9PX

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	3.10 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Residential under construction to the north, road and agricultural land to west, agricultural land to south and east
Access	Access to Cucumber Lane, which is single width and has no footpath. Cycle access is good. Links to an adjacent site may provide better access.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access to Cucumber Lane, which is single width and has no footpath. Cycle access is good. Links to an adjacent site may provide better access.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Overhead lines on the site but these should not be a constraint.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed plateau clayland character type. The Settlement Fringe Landscape Sensitivity Study identifies this character area as having a high sensitivity, a high value and a low capacity for development. The site adjoins Beccles to the north and is screened by planting and some buildings to the east. The Southern Relief Road will be built to the south which will break up views of the site across the open countryside and create a hard edge, altering the character of the landscape. Therefore, no significant impact in the landscape.
Biodiversity and Geodiversity	Amber	There are ponds on-site and nearby which could be affected, but it is likely the impact could be successfully mitigated.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Amber	High archaeological potential
Open Space	Green	No Impact.
Transport and Roads	Amber	Current roads are unsuitable for large scale development - no pedestrian or cycle access. Better access could be delivered through development.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Access.
Anticipated commencement date:	2020
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	100
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	This site is estimated to be able to accommodate 100 dwellings based on the landowner's submission.

Site Reference: 12**Site Address:** Low Meadows, Cucumber Lane, Weston NR34 7XG**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	1.13 hectares
Current Use	contractors depot, store and recycle area plus existing dwelling
Proposed Use	Housing
Surrounding Uses	agricultural land to north and east; bungalow (Triple Trees) immediately south of site; Cucumber Lane forms west boundary with agricultural land on opposite side of road
Access	Isolated site. No footpath access to site.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Isolated site. No footpath access to site.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has adequate capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Substantial off-site infrastructure required to connect foul water, which may not be economically viable.
Contamination	Amber	Possible contamination from use of the site as a builders yard and storage facility.
Flood Risk	Amber	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Amber	Requires clearing.
Landscape/Townscape	Green	Most of the site is within the tributary valley farmland character area although some is also in the farmed plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a high value and a low capacity for development. Site slopes to south east. Some views from public right of way to the south east. Edge of site appears to be enclosed by earth deposits, creating a bund on north and east edges.
Biodiversity and Geodiversity	Amber	Pond on site.
Historic Environment	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	No issues.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	This site has no capacity for development.

Site Reference: 16**Site Address:** Former Beccles Heat Treatment, Gosford Road, Beccles NR34 9QP**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.48 hectares
Current Use	Commercial: joinery workshop and carpet storage are occupied. One unit is vacant. Half of the building has been demolished recently.
Proposed Use	Housing
Surrounding Uses	Commercial/retail building immediately east of site (in same ownership); access road to Roys store/car park to south boundary; supermarket goods yard to southwest; vacant land/demolished factory site to west; rear access to residential properties along Fair Close to north; vehicle repairs garage to the north
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	Previous uses of an iron works and heat treatment plant create potential for contamination and the site is in a source protection zone. Groundwater could be contaminated if contamination is not effectively remediated.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No Issues
Landscape/Townscape	Green	This site is partly in a conservation area but the site's position means that it is unlikely to have a significant impact on the character of the conservation area.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	The northern part of the site is in a conservation area and adjacent to a locally listed building. Sensitive design will be needed to preserve these assets.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	There is a commercial garage neighbouring the site to the north which poses a noise risk. Some of the buildings to the east are tall and dominating and could be an amenity issue.
Contribution to Regeneration	Green	Housing development would result in the loss of employment land. There is allocated employment land at Ellough therefore the loss of the land in question is not considered to have a significant negative impact on the availability of employment land and therefore regeneration of the area.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Site clearance and contamination.
Anticipated commencement date:	2020
Expected rate of delivery	19 dwellings per year.

Development Potential

Number of homes:	19
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
19 dwellings at a density of 50 dwellings per hectare. Site area discounted by 20% to leave a buffer at the north near to commercial garage.	

Site Reference: 24**Site Address:** Homestead Farm, Ringsfield Road, Beccles NR34 8LL**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	14.48 hectares
Current Use	Farm land
Proposed Use	Housing
Surrounding Uses	Farmland and small number of residential properties to north, west and southwest. Note another site has been submitted to the west.
Access	There is no footpath or public transport serving the site. This is problematic if considering the site in isolation, but links to neighbouring sites could mitigate the issue.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	There is no footpath or public transport serving the site. This is problematic if considering the site in isolation, but links to neighbouring sites could mitigate the issue.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	High risk of surface water flooding near the southern end of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for new development. The site is exposed and development would be clearly visible in views across countryside from the south and west. Landscape character assessment advises close monitoring of extensions into the countryside and avoidance of exposed edges. Development would intrude into open countryside.
Biodiversity and Geodiversity	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Potential impacts on junctions in the centre of Beccles
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Access.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	325
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	260 dwellings at 25 dwellings per hectare to take account of rural setting. Site area reduced by 10% due to surface water flooding issues.

Site Reference: 36

Site Address: Land at Cromwell Road and London Road, Weston NR34 8TT

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	10.83 hectares
Current Use	agricultural
Proposed Use	Mixed use
Surrounding Uses	Railway line forms west boundary - agricultural land beyond. Cromwell Road forms north boundary with equestrian land beyond. London Road east boundary with land in ownership of M&H Plastics on opposite side of road. Hall Farm and Evergreens Plant Centre to south boundary
Access	There is no footpath access to the site and the road is national speed limit and not very safe for cyclists. The site is not served by public transport.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	There is no footpath access to the site and the road is national speed limit and not very safe for cyclists. The site is not served by public transport.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There are overhead lines on part of the site but this should not pose a significant constraint to development.
Contamination	Green	No issues.
Flood Risk	Amber	Records of surface water flooding on the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland character area. This site is bordered by the road and railway line on three sides. There is a garden centre and commercial buildings to the south. The buildings provide limited screening, but development on the site would project into the landscape and be exposed. The landscape character assessment advises that exposed edges should be avoided and extension into the landscape should be closely monitored.
Biodiversity and Geodiversity	Amber	There is a pond on the site which could be valuable wildlife habitat and should be surveyed and protective measures put in

Issue	Constraint /Impact	Supporting Comments
		place as required.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No significant issues but the layout of a mixed use development should carefully consider the amenity of the proposed dwellings.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy. The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	108
Hectares/Floorspace of employment land:	5.419999999999999
Floorspace for retail and leisure:	

Development Potential Comments:

108 dwellings cover 50% of the site area at a density of 20 dwellings per hectare. The remaining 50% is to be covered by employment land.

Site Reference: 43**Site Address:** Land at Montrose Garage, London Road, Beccles NR34 9YU**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.32 hectares
Current Use	Petrol filling station and repair garage. Also frontage property "Ivy Fam" in the same ownership as Montrose Garage. Small unused field to rear. Seems too large and unused to be garden land.
Proposed Use	Housing
Surrounding Uses	A145 London Road on eastern boundary with residential on opposite side of road and some to south of site; grazing land to south; agricultural land/buildings and (former?) cattle breeding centre to east; formal cycle route along northern boundary (linking Meadow Gardens to London Road), beyond that an open/treed area then Beccles cemetery
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	Petrol station and commercial garage uses mean remediation will be necessary.
Flood Risk	Amber	Some surface water flooding recorded on the site. It should be possible to mitigate this risk.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a moderate sensitivity, a moderate value and a moderate capacity for development. The views of the site in the countryside are extremely limited. The existing garage site is partially used and redevelopment could improve the street scene subject to good design.
Biodiversity and Geodiversity	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	The commercial function of the site is limited and it mainly sells fire wood and gas canisters. Redevelopment of the site may improve the street scene.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by a developer with a land option.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Remediation of contamination.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	30
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	30 dwellings suggested by developer.

Site Reference: 44**Site Address:** Land at Sandpit Lane, Worlingham NR34 9YU**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.31 hectares
Current Use	Grazing
Proposed Use	Housing
Surrounding Uses	Manor Close to north boundary with residential on opposite side of road; two dwellings and agricultural land to east; tree belt and agricultural land beyond to south; Sandpit Lane forms eastern boundary with agricultural land on opposite side of road
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There is a low encroachment risk to the water recycling centre.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study indicates that this landscape area has a low sensitivity, a low landscape value and a high capacity for new development. This site is visible from open countryside to the west. On other sides the site is well screened by trees, hedges and scrub.
Biodiversity and Geodiversity	Amber	Ditches, hedgerow and trees on site.
Historic Environment	Green	No impact
Open Space	Green	No impact
Transport and Roads	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Amber	Sewage works may cause smell.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by developer with land option.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	25
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
25 dwellings based on 25 dwellings per hectare and excluding area of land within buffer of water recycling centre.	

Site Reference: 50

Site Address: Land at the junction of Copland Way and the A146 Beccles / Lowestoft Road, North Cove

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	7.73 hectares
Current Use	Agricultural
Proposed Use	Mixed use
Surrounding Uses	Agricultural west and east. Anaerobic digestion plant to south (but not adjacent). A146 to north. Potential for smells from anaerobic digester plant.
Access	No pedestrian access or cycle routes and roads are national speed limit. There are bus stops close to the public house to the north but this requires people to cross or walk along the verge of a busy or fast road to access them. The site is therefore unsuitable for residential development.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	No pedestrian access or cycle routes and roads are national speed limit. There are bus stops close to the public house to the north but this requires people to cross or walk along the verge of a busy or fast road to access them. The site is therefore unsuitable for residential development.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There is a sewer pipe crossing the site.
Contamination	Green	No issues.
Flood Risk	Green	No issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland to the south; tributary valley farmland to the north. The site is elevated and would be prominent in the landscape. Development here would be highly exposed and prominent, particularly in views from the west. The Landscape Character Assessment for the northern and most visible part of the site advises that development should avoid creating lit or exposed settlement edges, particularly in the context of the

Issue	Constraint /Impact	Supporting Comments
		landscape setting of The Broads.
Biodiversity and Geodiversity	Amber	There is a pond and deciduous woodland on the site which is a BAP priority habitat. These should be avoided or protected by development.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	Anaerobic digester to the south and proposed general industrial uses may cause amenity issues for proposed housing.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment development on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	2.2999999999999998
Floorspace for retail and leisure:	9200
Development Potential Comments:	

Site reduced by 10% to buffer biodiversity features. The site is divided into 3 and includes 2.3 ha employment land and 2.3 ha leisure uses. Residential development is not suitable on this site due to a lack of pedestrian access.

Site Reference: 60**Site Address:** Land east of College Lane, Worlingham**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	5.08 hectares
Current Use	Agricultural land
Proposed Use	Housing
Surrounding Uses	Primarily agricultural to south, with small section of boundary alongside industrial park, road and residential to north and west, stables and agriculture to east
Access	Some local roads are narrow and winding and the site is close to bends and junctions. Pedestrian and cycle access is good.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Some local roads are narrow and winding and the site is close to bends and junctions. Pedestrian and cycle access is good.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	There is a sewer pipe crossing the site.
Contamination	Green	No issues.
Flood Risk	Amber	There are records of surface water flooding at the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a low sensitivity, a low value and a high capacity for development. The site projects into the open countryside and would create an exposed edge, contrary to advice in the Landscape Character Assessment. Soft landscaping would help to mitigate to some degree.
Biodiversity and Geodiversity	Amber	There is a nearby pond and a river to the south of the site both of which may be a habitat for protected species.
Historic Environment	Red	The site makes up the setting of Grade II listed Worlingham Manor and the setting of the heritage asset would be substantially harmed. It would not be possible to mitigate

Issue	Constraint /Impact	Supporting Comments
		against this harm. High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	The industrial estate to the south may generate noise and disturbance.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not considered suitable for development.	

Site Reference: 61

Site Address: Land east of Copland Way, Ellough Industrial Estate NR34 7TJ

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	16.64 hectares
Current Use	Anaerobic digestion plant; agricultural land; p.p. for grain store; temp consent for aggregate storage
Proposed Use	Employment
Surrounding Uses	Agricultural land to east; Benacre Road to south boundary with agricultural land and turkey rearing unit on opposite side of road; Copland Way / Ellough Industrial Estate to west
Access	Pedestrian, cycle and public transport links are poor. Links should be added to mitigate this issue.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Pedestrian, cycle and public transport links are poor. Links should be added to mitigate this issue.
Utilities Capacity	Amber	Water Cycle study indicates that water recycling centre requires improvement after a certain level of development. Whether the works need improving will be dependant on the nature of employment development on the site. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	There is potential from existing industrial uses. A survey would be needed.
Flood Risk	Green	No issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a low value and a high capacity for development. Development of the east of the site would extend into the landscape. The landscape character assessment recommends closely monitoring extensions into the countryside and avoiding exposed edges.
Biodiversity and	Amber	County Wildlife Site and BAP habitat in southeast corner of the

Issue	Constraint /Impact	Supporting Comments
Geodiversity		site. The site should be surveyed and mitigation measures employed as necessary.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	
Hectares/Floorspace of employment land:	15
Floorspace for retail and leisure:	
Development Potential Comments:	Site adjusted to add buffer around County Wildlife Site.

Site Reference: 62**Site Address:** Land east of Ellough Road, Worlingham**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	12.00 hectares
Current Use	Agricultural land
Proposed Use	Housing
Surrounding Uses	Residential to north and north east, road and agricultural to west, industrial to south and road and industrial to east
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	There is a sewer pipe crossing the site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a low sensitivity, a low value and a high capacity for development. The development would project into the countryside and would be prominent in views from the west. Landscaping to avoid hard edges as recommended in the Landscape Character Assessment would mitigate landscape impact to some degree.
Biodiversity and Geodiversity	Amber	There are ponds to the northeast of the site which may be home to protected species. Existing hedgerows should be retained.
Historic Environment	Amber	Grade II listed Worlingham Manor lies around 150 metres to the east and this development may impact upon its setting. A landscaped buffer may mitigate its impact. High archaeological potential
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	There are industrialised uses to the east and south which may generate noise disturbance issues. It is considered a landscaped buffer between the two uses should help mitigate the impact
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	270
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
Given the need for a landscaped buffer between the housing development and the industrial uses to the south, the developable area of this site is estimated to be 9 hectares. At 30 dwellings per hectare this gives a capacity of 270 homes	

Site Reference: 69**Site Address:** Land north of Church Lane, Ellough**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	1.31 hectares
Current Use	Amenity woodland on private land.
Proposed Use	Housing
Surrounding Uses	Dwelling to east. Garden and agricultural land to north. Agricultural to west. Church Road and agriculture to south.
Access	No footpath serving the site and no public transport.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	No footpath serving the site and no public transport.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Substantial off-site infrastructure required to connect foul water which may not be economically viable.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Tributary valley farmland. This is a wooded, south facing site which rises upward with attractive countryside nearby. Land to the south rises upwards towards Ellough Church. Good views towards the site from the south, especially from Ellough Church and footpath to the south near the church. This is a rural area and development would intrude in the landscape. The loss of trees on this site to accommodate the development would result in a significant impact on the character of the sensitive landscape which could not be mitigated.
Biodiversity and Geodiversity	Amber	Development would lead to a loss of trees.
Historic Environment	Green	No impact.
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020.
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not considered suitable for development.	

Site Reference: 72

Site Address: Land north of Lowestoft Road, Beccles RUFC Common Lane (land north west and south east of Common Lane)

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	24.02 hectares
Current Use	Part vacant agricultural land, part existing sports pitches and allotments
Proposed Use	Mixed use
Surrounding Uses	Lowestoft Road to south boundary with residential and Crowfoot Primary School on opposite side of road; residential properties to western boundary; tree copse and residential to east boundary; marshes and golf course beyond to north
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There is a sewer pipe crossing the site.
Contamination	Green	No issues.
Flood Risk	Amber	The northern part of the site is in flood zone 2 and is vulnerable to surface water flooding. Housing should not be located on this part of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Rural river valley. Only the south east end of this site was included in the Settlement Fringe Landscape Sensitivity Study. The landscape area has a low sensitivity, low value and makes a moderate contribution to the setting of The Broads. As a result the landscape area has a moderate capacity for new development. Housing on the southern part of the site would contribute to the coalescence of Beccles and Worlingham. Proposed development conflicts with the aims of the rural river valley character area as detailed in the Landscape Character Assessment and would have a significant impact on the character which could not be mitigated.

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Amber	The northern part of the site is flood plain grazing marsh and the southeast boundary takes in deciduous woodland - both BAP habitats.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by a developer under contract to buy the site.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
There is no capacity for development on this site.	

Site Reference: 77

Site Address: Land off Benacre Road, Ellough, Beccles (Site 1) NR34 7XD

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	36.98 hectares
Current Use	Agricultural, amenity woodland and grassland (part of the former Ellough Airfield Runway)
Proposed Use	Mixed use
Surrounding Uses	Employment, kart track and agricultural. Some dwellings to the west on west side of Church Rd. Solar farm to east and west. Industrial to northeast.
Access	There is no pedestrian access and cycle access is poor. There are no footpath connections to public transport. Site is of a sufficient scale to provide new services and facilities on-site.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	There is no pedestrian access and cycle access is poor. There are no footpath connections to public transport. Site is of a sufficient scale to provide new services and facilities on-site.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement. Also electricity and gas supply may be limited.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Some records of surface water flooding on the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a low sensitivity, a low value and a high capacity for development. This is a mainly flat site that is slightly undulating to the south. Commercial buildings are visible to the north. Some limited views next to Ellough Church. The land slopes down towards Hulver Road, which limits views from this aspect. The south and central parts protrude into open countryside and the southern part is exposed. An extension to Ellough Wood is proposed which

Issue	Constraint /Impact	Supporting Comments
		would provide mitigation.
Biodiversity and Geodiversity	Amber	Ellough Wood in the southeast corner is deciduous woodland which is BAP habitat.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	A development of this scale, in a location which is isolated from the town may have an impact on local roads and junctions.
Compatibility with Neighbouring Uses	Amber	Neighbouring industrial uses and the kart track could cause noise and disturbance issues.
Contribution to Regeneration	Green	There is an enterprise zone on this site.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by joint owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy. The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	Moving the enterprise zone could delay commencement.
Anticipated commencement date:	2024
Expected rate of delivery	100 dwellings per year.

Development Potential

Number of homes:	695
Hectares/Floorspace of employment land:	4

Floorspace for retail and leisure:

1000

Development Potential Comments:

4 hectares for employment uses. Residential area discounted by 4 hectares and a further 20% to take into account need for buffering and on-site services and facilities and infrastructure. Density assumed to be 30 dwellings per hectare. A site of this scale will have a local shopping centre. The average size of local centres within Waveney is around 1000sqm.

Site Reference: 78**Site Address:** Land off Benacre Road, Ellough, Beccles (Site 2) NR34 7XD**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.24 hectares
Current Use	Agricultural
Proposed Use	Employment
Surrounding Uses	Employment, kart track and agricultural. Solar farm to south and east.
Access	There is no pedestrian access to the site. Cycle routes are not suitable and are likely to become less safe with the construction of the southern relief road. It may be possible to construct a foot/cycle way but this would involve acquiring control of land not in the applicant's ownership and this could be both complex and costly.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	There is no pedestrian access to the site. Cycle routes are not suitable and are likely to become less safe with the construction of the southern relief road. It may be possible to construct a foot/cycle way but this would involve acquiring control of land not in the applicant's ownership and this could be both complex and costly.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a low value and a high capacity for development. The southern edge of the site is bounded. Development would extend into the open countryside and beyond the existing development and site allocations. Soft landscaping would help to mitigate exposed edges as recommended in the Landscape Character Assessment.

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by joint owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	Providing pedestrian and cycle access could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	
Hectares/Floorspace of employment land:	1.1000000000000001
Floorspace for retail and leisure:	
Development Potential Comments:	1.1hectares of employment land (size reduced to remove awkward south west corner).

Site Reference: 81**Site Address:** Land off Darby Road, Chenery's Farm, Beccles NR34 9XP**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	20.53 hectares
Current Use	Agricultural, amenity woodland and grassland
Proposed Use	Housing
Surrounding Uses	Residential to north, industrial to west, agricultural to south and east
Access	Access from Southern Relief Road

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Southern Relief Road
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Records of surface water flooding on site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies that this landscape area has a moderate sensitivity, moderate value and a moderate capacity for new development. The site undulates in the northeast section. There is a pronounced dip in the site here. A housing estate edges the site to the north. The site is irregular in shape and extends into the open countryside. The southern relief road will mitigate extension into the countryside to some extent. There are protected trees by the western edge and a footpath crosses the site.
Biodiversity and Geodiversity	Amber	The west of the site features deciduous woodland which is a BAP priority habitat. There are ponds and hedgerows on the site which may provide habitat for wildlife. This means that only a part of the site can be developed.
Historic Environment	Amber	High archaeological potential

Issue	Constraint /Impact	Supporting Comments
Open Space	Amber	Development would result in the loss of allocated allotments (BEC4). These are not yet in use. Allotments could be provided as part of the development as mitigation.
Transport and Roads	Amber	Pedestrian and cycle access is good, but the site is accessed via a minor road. Links to neighbouring sites may improve vehicular access.
Compatibility with Neighbouring Uses	Amber	Potential amenity issues of noise and disturbance from industrial site to the west could arise.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Access could impact upon commencement.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	465
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
465 dwellings at 30 dwellings per hectare. This assumes that 5 hectares of the site is not developed because of its biodiversity value.	

Site Reference: 82**Site Address:** Land off Ellough Road, Beccles**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	52.42 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Residential to north of site; Ellough Road to east with agricultural land and small employment area on opposite side of road; Benacre Road to southern boundary with employment uses and agricultural land on opposite side of road. VC Cooke to the south has a waste function and creates smells. Track to east boundary with single property "Landoc" and former scrapyards with p.p. for 6 houses
Access	Access from Ellough Road or Southern Relief Road

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access from Ellough Road or Southern Relief Road
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	A sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Amber	Some areas at risk from surface water flooding.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a low value and a high capacity for new development. Largely flat site. North of the site has a slight slope down towards the north. Development will extend into the open countryside. The Southern Relief Road will border the site to the south and potentially reduce landscape impact.
Biodiversity and Geodiversity	Amber	There are ponds adjacent to the site to the west which may be home to protected species.
Historic Environment	Amber	High archaeological potential

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Amber	A development of this scale may impact on local roads and the wider network.
Compatibility with Neighbouring Uses	Amber	There is an adjacent waste depot and employment uses to the southeast which may generate issues with smells and / or disturbance.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	The site was submitted by a developer contracted to purchase it.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	100 dwellings per year.

Development Potential

Number of homes:	950
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	1000
Development Potential Comments:	
950 homes based on a masterplan submitted with the site. A site of this scale will have a local shopping centre. The average size of local centres within Waveney is around 1000sqm.	

Site Reference: 107**Site Address:** Land to the East of London Road, Beccles NR34 8TT**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.57 hectares
Current Use	Agricultural
Proposed Use	Mixed use
Surrounding Uses	Agricultural land to south and west, road and further agricultural land to east, industrial land to north (with extant planning permission)
Access	The road is national speed limit and not very safe for cyclists. There is no footpath providing access to Beccles.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	The road is national speed limit and not very safe for cyclists. There is no footpath providing access to Beccles.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Substantial offsite infrastructure is required to connect foul water, which may not be economically viable. Overhead lines on part of site but these should not pose a significant constraint to development.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Amber	This site could be made attractive to the market if issues of noise from industrial uses and nearby roads can be overcome.
Landscape/Townscape	Amber	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for new development. The site abuts an industrial site with planning permission. The southern relief road will create a hard edge to the south of the site and change the character of the landscape. Once the road is constructed the site will not intrude significantly in to the landscape, but care will be needed to avoid exposed edges in line with the landscape character assessment.

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	Housing would be sandwiched between an industrial site and the relief road which is likely to generate noise/disturbance issues.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	30
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
30 dwellings. The useable site size has been reduced to take account of the awkward shape of the site and the potential nuisance from adjoining uses.	

Site Reference: 108**Site Address:** Land to the east of London Road, Beccles (south of John Lawrence Close)**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.63 hectares
Current Use	Grazing land
Proposed Use	Housing
Surrounding Uses	A145 London Road on western boundary with residential on opposite side of road; railway line to east; small undeveloped triangular piece of land not in proposers ownership to south; Residential estate to north with rear gardens to site boundary (John Lawrence Close). Noise from A145 and railway line may need to be assessed.
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	A sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Amber	There are high levels of surface water flooding on parts of this site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Amber	This site could be made attractive to the market if noise issues can be overcome.
Landscape/Townscape	Green	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for new development. There is good boundary hedging and the site is currently well screened. The site slopes down to a southern point. No impact.
Biodiversity and Geodiversity	Amber	There is a pond on the site which could be home to protected species.
Historic Environment	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	This site is sandwiched between the A145 and the railway line. There is potential for noise disturbance from the railway line - a noise survey should be carried out and mitigation measures applied as necessary.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	50
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	50 dwellings based on 30 dwellings per hectare.

Site Reference: 124

Site Address: London Road, Weston, Beccles, Suffolk

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	8.10 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Proposed Beccles Southern Relief Road route and industry to north of site; agricultural land to east; Marlborough Farm and agricultural land to south; London Road to west with scattered residential/farm/plant centre on opposite side of road
Access	No pedestrian access and roads are poor for cyclists. Foot and cycle ways would need to be constructed.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	No pedestrian access and roads are poor for cyclists. Foot and cycle ways would need to be constructed.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	Overhead lines on part of site but this should not cause a constraint to development.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Amber	This site can be made attractive to the market if noise and amenity issues are overcome.
Landscape/Townscape	Amber	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a moderate sensitivity, a moderate value and a moderate capacity for new development. The site is in an isolated position in the countryside, even when taking in to account the position of the proposed Southern Relief Road. The Landscape Character Assessment states that extensions in to the landscape should be closely monitored and exposed edges avoided. There are trees round the south and east edges of the site yet which would provide screening to some degree.

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Amber	The east and part of the south boundaries are deciduous woodland which is a BAP habitat.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	The construction of the Southern Relief Road will create a roundabout next to the site which could generate noise and/or disturbance amenity issues.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by a speculative developer.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Construction of the southern relief road.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	137
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
137 dwellings at 20 dwellings per hectare to reduce landscape impact. Site discounted by 15% to allow for a buffer with woodland and the southern relief road.	

Site Reference: 126**Site Address:** Marsh Lane, Worlingham NR34 7PF**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.44 hectares
Current Use	paddock / grassed land
Proposed Use	Housing
Surrounding Uses	Agricultural to east; residential to south; Marsh Lane to west with residential on opposite side of road, treebelt and wastewater treatment centre beyond; agricultural/open storage and residential beyond to north boundary
Access	No pedestrian access to the site. Not feasible to provide this to link back to Worlingham.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	No pedestrian access to the site. Not feasible to provide this to link back to Worlingham.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	High risk of encroachment to water recycling centre.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and making a major contribution to the setting of The Broads. As a result this landscape area is identified as having a very low capacity for new development. This site starts to slope down towards the area to the north. This site is visible from The Broads.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	There is a waste treatment centre close to the site and within 400m
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Site is not suitable for development

Site Reference: 133**Site Address:** Owls Cottage, Marsh Lane, Worlingham, Beccles, Suffolk NR34 7PF**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.53 hectares
Current Use	Domestic garden
Proposed Use	Housing
Surrounding Uses	Residential and sewage treatment works to south, open countryside to west and north. Residential to south and east.
Access	No pedestrian access to the site. Not feasible to provide this to link back to Worlingham.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	No pedestrian access to the site. Not feasible to provide this to link back to Worlingham.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	High encroachment risk to water recycling centre. Sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a high value and making a major contribution to the setting of The Broads. As a result this landscape area is identified as having a low capacity for new development. Views of the site are screened by surrounding woodland, which could be lost to future development.
Biodiversity and Geodiversity	Amber	Trees on the site.
Historic Environment	Green	No impact
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	The nearby wastewater treatment works which is within 400m could have a potential impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by couple who own the site.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
Site is not suitable for development	

Site Reference: 145**Site Address:** The Bull Field, Ringsfield Road, Beccles NR34 9PB**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	3.13 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Residential north and east, cattle breeding centre to south, road and agricultural to west
Access	The site fronts on to Ringsfield Road. However there are twists in the road nearby which could constrain safe access. Access could be provided through adjacent sites.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	The site fronts on to Ringsfield Road. However there are twists in the road nearby which could constrain safe access. Access could be provided through adjacent sites.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for new development. This is a flat site which is visible from open countryside to the west but not from the road network or the public right of way.
Biodiversity and Geodiversity	Amber	There are boundary ditches and hedges with several trees on the site.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Amber	Development on this site could increase traffic on Ringsfield Road which is a narrow country road in places.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2025
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	78
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	62 dwellings at a density of 25 dwellings per hectare.

Site Reference: 156**Site Address:** West of A145 London Road, Beccles NR34 9YU**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	9.67 hectares
Current Use	Grass land
Proposed Use	Housing
Surrounding Uses	Former petrol filling station to north, A145 and residential to east, paddocks and residential to south, agricultural to west
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Sewer pipe traverses the site. Overhead lines on some of the site but these should not pose a constraint.
Contamination	Green	No issues.
Flood Risk	Amber	There are some records of surface water flooding.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for new development. The site slopes to the south. The edge of the settlement on the northern boundary is soft. Development would intrude into the open landscape and would be in conflict with the Landscape Character Assessment. Landscaping may provide mitigation to some degree.
Biodiversity and Geodiversity	Amber	There is a pond on site which may provide habitat for protected species.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Potential impacts on junctions in the centre of Beccles

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	240
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
240 dwellings at a density of 30 dwellings per hectare. This allows for a buffer around the pond, open space provision and landscaping at the southern end of the site.	

Site Reference: 174**Site Address:** West of Ringsfield Road, Beccles**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.96 hectares
Current Use	Cattle breeding centre?
Proposed Use	Housing
Surrounding Uses	Agriculture north, west, east and part south, residential part south.
Access	Access is possible via Ringsfield Road. However there are twists in the road nearby and care should be taken when locating the point of access.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is possible via Ringsfield Road. However there are twists in the road nearby and care should be taken when locating the point of access.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for new development.
Biodiversity and Geodiversity	Amber	There is a pond in the south eastern corner and a hedgerow along part of the southern boundary.
Historic Environment	Green	Meadowcroft, a locally listed building, is located to the south of the site.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with	Green	No impact. Careful consideration should be given to the amenity of proposed dwellings.

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by developer contracted to buy the site.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	49
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	49 dwellings at a density of 25 dwellings per hectare.

Site Reference: 175**Site Address:** Land to the north of the Evergreens Garden Centre, Weston NR34 8TT**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.10 hectares
Current Use	Agricultural land
Proposed Use	Residential, commercial or light industrial
Surrounding Uses	Agricultural to north. Residential to west. Farm buildings, agricultural land and garden centre to south. A145 to east.
Access	Access is possible either from farm access or London Road. There is no footpath access to the site and the road is national speed limit and not very safe for cyclists. The site is not served by public transport.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is possible either from farm access or London Road. There is no footpath access to the site and the road is national speed limit and not very safe for cyclists. The site is not served by public transport.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	There are small patches of low, medium and high surface water risk in the north and centre of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed plateau clayland. The site is in open countryside and has a poor relationship to existing residential areas. The site would only be suitable if developed in conjunction with site 36 to the north.
Biodiversity and Geodiversity	Green	No Issues
Historic Environment	Green	No impact.
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	Nearby employment uses could cause a disturbance for new residential development.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by owner's son.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy. The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2025
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	22
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	22 dwellings at 20 dwellings per hectare.

Site Reference: 176**Site Address:** Land to the west of the A145, Weston NR34 8TT**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.57 hectares
Current Use	Agriculture
Proposed Use	Commercial or light industrial use
Surrounding Uses	South: Residential. West: Agriculture. East: A145. North: Garden centre
Access	Access onto London Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access onto London Road.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Small area of high, medium and low risk on the southern boundary.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for new development. The site is in open countryside and has a poor relationship to existing residential areas. The site would only be suitable if developed in conjunction with sites to the north.
Biodiversity and Geodiversity	Green	No Issues
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by family that owns the site.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	Not known.
Expected rate of delivery	

Development Potential

Number of homes:	
Hectares/Floorspace of employment land:	0.5699999999999995
Floorspace for retail and leisure:	
Development Potential Comments:	Site could provide 0.57 hectares of employment land.

Site Reference: 198**Site Address:** Chenery's Loke, Cucumber Lane, Weston NR34 7XH**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.45 hectares
Current Use	Under development for holiday cottage.
Proposed Use	Housing
Surrounding Uses	Cucumber Lane (terminates) to east boundary; south boundary adjoins dwelling curtilage for Chenery's Cottages; agricultural land to west and north of site
Access	Access is currently via a single-width, unmade track. Isolated site with no pedestrian Access

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Access is currently via a single-width, unmade track. Isolated site with no pedestrian Access
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Amber	Telephone cables traverse the site.
Contamination	Green	No issues.
Flood Risk	Amber	There are two areas at low risk of surface water flooding in the middle of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. This site is remote from the nearest settlement and other proposed development allocations. There is the potential for significant landscape impact as a result.
Biodiversity and Geodiversity	Green	No Issues
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Installing road access could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Site is not suitable for development.

Site Reference: 205

Site Address: Old MJ Hales Scrapyard and Landloc, Cucumber Lane, Weston NR34 7XQ

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.33 hectares
Current Use	Part former scrapyard; part residential
Proposed Use	Housing
Surrounding Uses	Oak Lane to east of site with agricultural land opposite side of road (Larkfleet proposal); Cucumber Lane to south and west of site
Access	Access to the site from either Oak Lane (an unmade track) or Cucumber Lane (single width road with no dedicated footpath). Cycle access is good. Links to an adjacent site may provide better access.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access to the site from either Oak Lane (an unmade track) or Cucumber Lane (single width road with no dedicated footpath). Cycle access is good. Links to an adjacent site may provide better access.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	Contamination from former scrapyard. People appear to be living on part of the site.
Flood Risk	Amber	Pockets of low surface water flood risk in western part of the site. Single pocket of high and medium surface water flood risk adjacent pond in the southern part of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a high value and a low capacity for new development. Development of this site in isolation would form a visible incursion into the open countryside.
Biodiversity and Geodiversity	Amber	Two ponds are located within the site.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Amber	Development may have an impact on surrounding network of narrow roads.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact. Would redevelop a former employment site.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by prospective developer with agreement of landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Moving existing residents off the site could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	70
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	70 dwellings at a density of 30 dwellings per hectare.

Site Reference: 207**Site Address:** Land to the west of Evergreens Garden Centre, Weston NR34 8TT**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.54 hectares
Current Use	Agricultural
Proposed Use	Employment
Surrounding Uses	Evergreens garden centre to east; agricultural land to south; [Hall Farm?] commercial/farm (?) to east; access road/track to Evergreens, site and Hall Farm to north boundary
Access	Access to the site via farm access road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access to the site via farm access road.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. This site is separate from the existing settlement and could impact upon a fairly open area of landscape. Poor relationship to existing built up area. Would only likely be suitable with development of sites to the north or east.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	Possible impact on proposed residential development on site 175.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	
Hectares/Floorspace of employment land:	0.54
Floorspace for retail and leisure:	
Development Potential Comments:	0.54 hectares or employment land.

Site Reference: 240**Site Address:** Land South of Benacre Road at Ellough Airfield, Ellough**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	13.43 hectares
Current Use	
Proposed Use	Employment
Surrounding Uses	
Access	There is no pedestrian access and cycle access is poor. There are no footpath connections to public transport. There is scope for improved connections through development of other sites in vicinity.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	There is no pedestrian access and cycle access is poor. There are no footpath connections to public transport. There is scope for improved connections through development of other sites in vicinity.
Utilities Capacity	Amber	UK Power Networks have indicated electricity constraints to the east of Beccles. The capacity of the Wastewater Recycling Centre could be exceeded dependant on the type and nature of the employment development.
Utilities Infrastructure	Green	No impact.
Contamination	Green	No impact.
Flood Risk	Amber	Some records of surface water flooding on the site.
Coastal Erosion	Green	No impact.
Market Attractiveness	Green	No impact.
Landscape/Townscape	Green	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a low sensitivity, a low value and a high capacity for development. This is a mainly flat site that is slightly undulating to the south. Commercial buildings are visible to the north.
Biodiversity and Geodiversity	Amber	Overgrown area to north of the site could support biodiversity.
Historic Environment	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Amber	A development of this scale, in a location which is isolated from the town may have an impact on local roads and junctions.
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	The site is part of the Great Yarmouth and Lowestoft Enterprise Zone

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by landowner

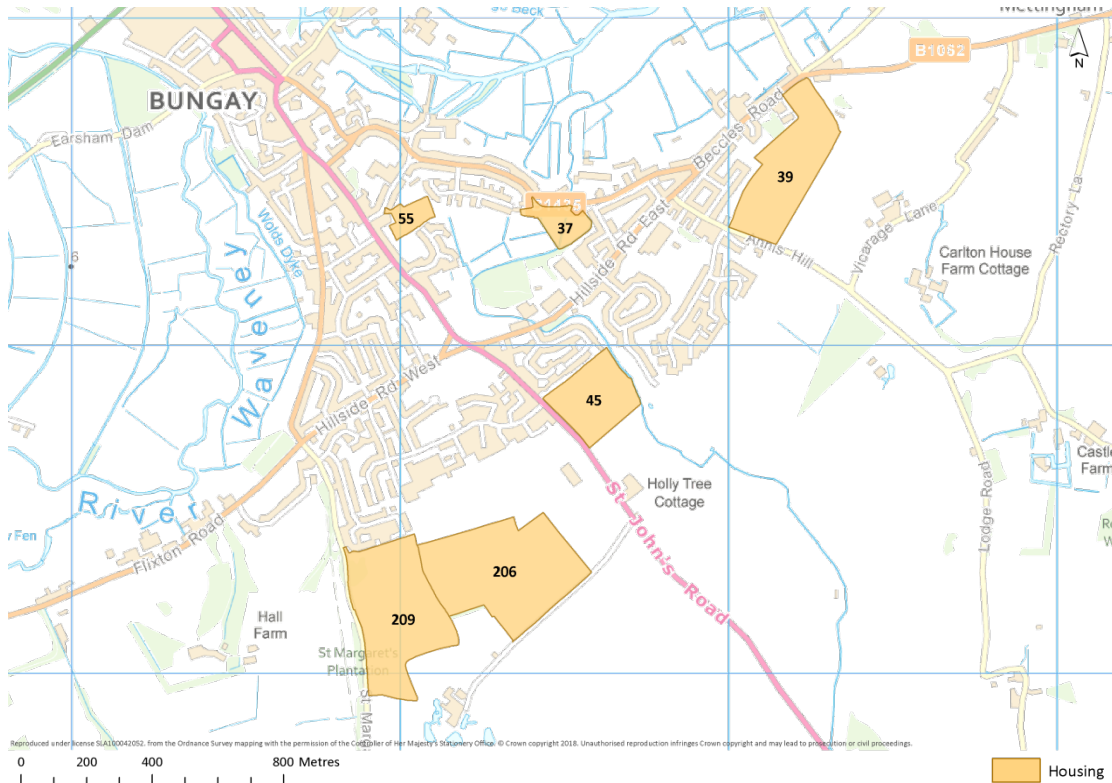
Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2025
Expected rate of delivery	

Development Potential

Number of homes:	
Hectares/Floorspace of employment land:	12.6
Floorspace for retail and leisure:	
Development Potential Comments:	
12.7 hectares in total. Available land area discounted to take into account retaining overgrown area to north of the site as landscaping and open space. Given electricity constraints it is unlikely that the entire site will be developed within the plan period.	

Bungay Area



Site Reference: 37

Site Address: Land at Dukes Bridge, Beccles Road, Bungay NR35 1HZ

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	1.58 hectares
Current Use	grazing/paddock
Proposed Use	Housing
Surrounding Uses	Beccles Road forms northern boundary with residential on opposite side of road; residential dwellings to east and southeast; west boundary comprises dwellings and agricultural / vacant land/open space. Sewage works to the southeast.
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	High risk of encroachment to water recycling centre; a sewer pipe crosses the site.
Contamination	Green	No issues.
Flood Risk	Amber	This site is in flood zone 3a and parts of it also have surface water flooding.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Urban settlement. Development of the site would destroy the open character of the site which contributes positively to the townscape. Retention of open space on the site would mitigate this harm to some degree.
Biodiversity and Geodiversity	Red	Site is a floodplain grazing marsh which is a Biodiversity Action Plan habitat. Loss of this habitat could not be successfully mitigated.
Historic Environment	Amber	Development of the site would remove open space which contributes to the setting of the nearby listed building to the north west. Retention of open space close to the listed building would mitigate this harm to some extent.
Open Space	Red	The site is a natural green area which contributes to biodiversity and holds floodwater, amongst other things. Loss of this would not be easily mitigated.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	There is a sewage works less than 100 metres to the southeast. This may cause issues with smells.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.

Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	n/a
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
This site has no capacity for development.	

Site Reference: 39

Site Address: Land at Grove Farm, Mettingham NR35 1TE

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	7.70 hectares
Current Use	Agricultural use
Proposed Use	Housing
Surrounding Uses	Agricultural land, farmhouse and farm buildings in same ownership to east; Annis Hill to south boundary with residential on opposite side of road; residential to west boundary
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Overhead lines on part of the site but this should not pose a constraint to development.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a very high sensitivity, a moderate value and making a major contribution to the setting of The Broads. As a result this landscape area has a very low capacity for new development. The northern part of the site would be visible in views of Bungay from the B1062. The main southern part of the site is higher than the town. The landscape character assessment recommends avoiding further encroachment from the town in addition to avoiding the creation of exposed or lit settlement edges.
Biodiversity and Geodiversity	Amber	There is a pond adjacent to the site in the northeast which could provide valuable habitat.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Amber	High archaeological potential
Open Space	Green	No issues.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0.

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	The site is not suitable for development.

Site Reference: 45**Site Address:** Land at St Johns Road, Bungay, Suffolk NR35 1PH**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	4.65 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Rear gardens to properties on Kerrison and Fairfield Road to north boundary; Meadow Road open space (Bun09) along part east boundary; agricultural to south boundary; St John's Road to west with swimming pool and proposed residential (BUN1) on opposite side of road
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There are overhead lines on part of this site but these should not pose a constraint to development.
Contamination	Green	No issues.
Flood Risk	Amber	Parts of the site are in flood risk zones 2 and 3. There is a high risk of surface water flooding in parts of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having high sensitivity, moderate value and a moderate capacity for new development. There are some hedgerows bounding the site and a nearby stream to the east. Loss or harm to these features would be detrimental to biodiversity. Their retention / protection would mitigate harm.
Biodiversity and Geodiversity	Green	No Impact
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	85
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Area of site reduced to take into account attenuation pond for adjacent site and area at risk of flooding.

Site Reference: 55**Site Address:** Land between Pilgrim's Way and Wingfield Street, Bungay, Suffolk NR35 1EZ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.04 hectares
Current Use	Overgrown allotments and domestic garages
Proposed Use	Housing
Surrounding Uses	Site wholly surrounded by residential properties/curtilages
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	There is a low encroachment risk to the water recycling centre. A sewer pipe crosses the site.
Contamination	Amber	Petrol pump in northwest corner of the site will require investigation.
Flood Risk	Amber	Large areas of the site are at risk from surface water flooding and the majority of the site is in flood risk zone 2 (1 in 1000 year event) as identified by the Strategic Flood Risk Assessment.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Settlement extent character area. Northwest part of the site is in a conservation area. There is the potential to enhance the conservation area subject to high quality design.
Biodiversity and Geodiversity	Amber	There are mature trees and hedgerows on the site. Protection / enhancement of these would mitigate harmful effects.
Historic Environment	Amber	Part of the site is in a conservation area. This piece of the site is currently untidy and there is the opportunity to enhance the conservation area through sensitively designed development.
Open Space	Amber	The site is allotment land but not currently used as such.
Transport and Roads	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by developer contracted to buy the site.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Investigation of petrol pump could delay commencement if contamination is discovered.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
In total the site could accommodate approximately 30 dwellings. However, the majority of the site is in a flood zone, leaving only 0.2 hectares sequentially preferable for development. The site is partially within flood zone 2. As such, should the sequential test/approach be passed the site has the capacity to accommodate 30 dwellings providing dwellings in the flood zone can pass the exceptions test. Should the sequential test/approach not be passed the site could only accommodate 5 dwellings on land outside of the flood zone	

Site Reference: 206**Site Address:** Land to the rear of Bungay High School**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	12.00 hectares
Current Use	Agriculture.
Proposed Use	Housing
Surrounding Uses	Residential /school paying fields to north boundary, BUN1 allocation to east; agricultural and to south; St Margarets Road to east boundary with agricultural/grazing land beyond
Access	Road access currently via a track onto St. John's Road. It is proposed to access the site via the BUN1 development on to St Johns Rd.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Road access currently via a track onto St. John's Road. It is proposed to access the site via the BUN1 development on to St Johns Rd.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Small pockets of high, medium and low surface water flood risk towards the south of the site. There is some sloping land so a drainage strategy will be important.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland on most of the site; tributary valley farmland towards the east of the site. The settlement fringe study indicates a low sensitivity, a low value and a high capacity to accommodate development.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential. There are grade II listed buildings to the east and south.
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No Impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted on behalf of family that owns the site.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Archaeological investigation and road access could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	360
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	360 dwellings at a low density of 30 dwellings per hectare.

Site Reference: 209**Site Address:** Land south of Mountbatten Road, Bungay**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	10.28 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	North - residential. Northeast - school. East - agricultural. South - former reservoir. West - agricultural / plantation
Access	Access via neighbouring estate roads to the north or development sites to the east.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access via neighbouring estate roads to the north or development sites to the east.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Small strips of high, medium and low surface water flood risk around the edge of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Most of site is farmed plateau clayland. North west corner has a mixture of rural river valleys and tributary valley farmland. Development would form a large incursion into open countryside. The site has boundary hedging and trees but no other features of landscape value. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a low value and a high capacity for development. The wooded area in the northwest corner may be difficult to develop as the ground appears to be uneven. The site adjoins the built up area to the north.
Biodiversity and Geodiversity	Green	No Impact

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Amber	High archaeological potential. There is a grade II listed building a little over 100m to the south, and another around 500m to the west.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	There are some farm buildings to the south - no smells were evident during site visit.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted on behalf of sole owner.

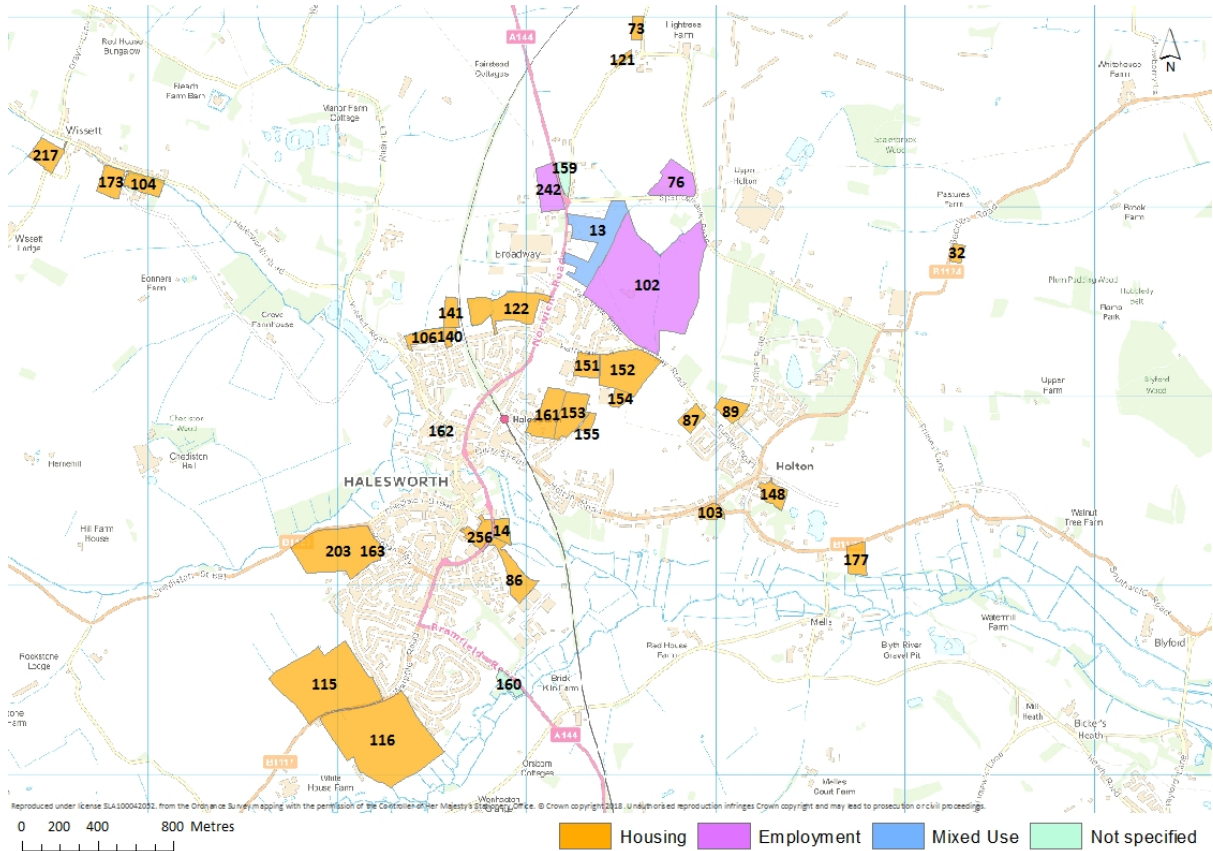
Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Improving road access and archaeological investigation could delay commencement.
Anticipated commencement date:	2026-2031
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	257
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
257 dwellings at a density of 25 dwellings per hectare. Low housing density to take account of edge of settlement location and incursion into the landscape.	

Halesworth and Holton Area



Site Reference: 13

Site Address: Fairview Farm, Norwich Road, Halesworth IP19 8QN

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	6.78 hectares
Current Use	redundant agricultural land
Proposed Use	Mixed use
Surrounding Uses	County Wildlife Site and Sparrowhawk Road to north; agricultural land / Spectra factory to east; south boundary boarded by land in same ownership to be brought forward as an exception site and Fairview Road beyond; Fairview Farm (including other cottages and buildings) and Norwich Road to west with industrial estate on opposite side of road
Access	Access from Norwich Road

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Norwich Road
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Electricity lines run along the southern edge of the site and also north of the site bordering the County Wildlife Site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and a moderate capacity for development. Development on this site would be highly visible from the open farmland to the east of the site and possibly from Fair View Road. The Settlement Fringe Landscape Sensitivity Study identifies the surrounding landscape as having moderate capacity for development as a result of its high sensitivity and moderate value.
Biodiversity and Geodiversity	Amber	This site is located next to a county wildlife site.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable

	housing and Community Infrastructure Levy. The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	83
Hectares/Floorspace of employment land:	4.3200000000000003
Floorspace for retail and leisure:	
Development Potential Comments:	
83 dwellings on 2.7705ha land (area suggested by owner) allocated for housing at a density of 30 dwellings per hectare. 4.3298ha allocated for employment land (suggested by owner).	

Site Reference: 14

Site Address: Field, Saxon Way, Halesworth IP19 8RT

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.95 hectares
Current Use	land not in use
Proposed Use	Housing
Surrounding Uses	HAL4 on opposite side of Saxons Way on eastern boundary; George Maltings residential conversion to north (Town Park lies beyond); overgrown /vacant land to east; grassed / vacant land to south with residential beyond (Pound Close)
Access	There is a locked gate that would give access to a farm vehicle from Saxons Way. However there is not currently any road access.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	There is a locked gate that would give access to a farm vehicle from Saxons Way. However there is not currently any road access.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There are electricity lines and pylons running across the site. There is a sewer pipe crossing the site.
Contamination	Green	No issues.
Flood Risk	Amber	The eastern half of this site lies within flood zone 2. Much of the site is also at a high risk of surface water flooding.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Rural river valleys character area. Development on this site could impact upon views of the conservation area and along the Blyth valley.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Development on this site could impact upon setting of the conservation area and will require careful and sensitive design. High archaeological potential

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	The site will need to be cleared and access provided. Further work may be needed to protect future development against flooding.
Anticipated commencement date:	2020
Expected rate of delivery	18 dwellings per year.

Development Potential

Number of homes:	18
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is partially within flood zone 3. Should the sequential test/approach be passed the site has the capacity to accommodate 28 dwellings providing dwellings in the flood zone can pass the exceptions test. Should the sequential approach not be passed the site could accommodate 18 dwellings on land outside of the flood zone	

Site Reference: 32

Site Address: Land adjacent to The Oaks, Beccles Road, Upper Holton, Halesworth, Suffolk IP19 8NN

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.56 hectares
Current Use	Meadowland
Proposed Use	Housing
Surrounding Uses	Beccles Road forms western boundary with agricultural land on opposite side of road; agricultural land to east of site; single dwelling The Oaks to south of site; single dwelling Duke House to north of site.
Access	There is no pedestrian access to this site.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	There is no pedestrian access to this site.
Utilities Capacity	Amber	Water Cycle Study indicates that foul sewer network has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There are electricity cables along the eastern and western edges of the site. Substantial off site infrastructure is required to connect foul water, which may not be economically viable.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau character area. This is an area of gently rolling countryside. Development on this site would have an impact upon the surrounding countryside but this could be mitigated through sensitive design and landscaping.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by joint owner (with spouse).

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	There is no capacity for development on this site.

Site Reference: 73**Site Address:** Land north of Moores Cottages, Upper Holton IP18 8QP**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.69 hectares
Current Use	Agricultural (leased to a third party)
Proposed Use	Housing
Surrounding Uses	Moores Cottages to south of site; Butts Road to east boundary (finishes at railway line to north of site) with agricultural land/copse on opposite side of road; agricultural land to west and north boundaries. Larger road to south of cottages.
Access	This site fronts onto a narrow lane and there is no pedestrian access.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	This site fronts onto a narrow lane and there is no pedestrian access.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Significant off site infrastructure is required to connect foul water, which may not be economically viable.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. This site will be very visible from the west but development could be aligned with Moores Cottages. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a moderate capacity for development because of its high sensitivity and moderate value.
Biodiversity and Geodiversity	Amber	The dense copse to the east could be a rich source of biodiversity.
Historic Environment	Green	No impact.
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	This site has no capacity for development.

Site Reference: 76**Site Address:** Land north of Sparrowhawk Road, Halesworth**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	3.04 hectares
Current Use	Agricultural land to west and north with an aggregate breaking yard in south eastern corner.
Proposed Use	Employment
Surrounding Uses	Bernard Matthews and Holton Aviation Museum to the east; solar farm and wind farm to the north east; open fields to the north, west and south; Sparrowhawk Road to the south with a small lane to the east. Spectra is on the opposite side of Sparrowhawk Road.
Access	There are three points of entry: two from Sparrowhawk Road and one via a side road. However the side road is in need of maintenance and the entry points onto Sparrowhawk Road both need improved visibility splays. There is a cycle lane along Sparrowhawk Road but it does not reach this site, although an extension is possible. There are no pavements and the site is set on a blind bend.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	There are three points of entry: two from Sparrowhawk Road and one via a side road. However the side road is in need of maintenance and the entry points onto Sparrowhawk Road both need improved visibility splays. There is a cycle lane along Sparrowhawk Road but it does not reach this site, although an extension is possible. There are no pavements and the site is set on a blind bend.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Power lines cross the site southwest to northeast.
Contamination	Amber	There is possible contamination from employment uses on this site.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. This site is located in an area of flat farmland with wide open fields. South of Sparrowhawk Road

Issue	Constraint /Impact	Supporting Comments
		the land slopes away gently towards Halesworth. Development has the potential to be highly visible in the landscape. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development on account of its high landscape sensitivity and moderate value.
Biodiversity and Geodiversity	Amber	Mature trees and hedges surround the site along its southern and western borders. Mature trees and hedges surround the aggregates business to the north and west.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Potential impact from increased heavy goods vehicles along Sparrowhawk Road
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	Improvements will be needed to road access to the site. The junction with the A144 may require enlargement and roads to the east of the site may also require improvement.
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	
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Hectares/Floorspace of employment land:	3
Floorspace for retail and leisure:	
4.5 Development Potential Comments:	

Site Reference: 86**Site Address:** Land off Saxons Way, Halesworth**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.60 hectares
Current Use	formerly agricultural use - now unused
Proposed Use	Housing
Surrounding Uses	Surrounded by open space - Millennium Green to east boundary; Swan Lane and allotments and housing beyond to the west; Blyth Road Industrial Estate to south; north boundary Saxons Way
Access	Access from Saxons Way could be provided.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Saxons Way could be provided.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There is an encroachment risk to the water recycling centre. A sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Rural river valleys. Development on this site is in a prominent location sitting just above the River Blyth flood plain. Small-scale development on part of the site could be mitigated against through sensitive, low rise construction with appropriate landscaping.
Biodiversity and Geodiversity	Amber	Tall grasses and thick brambles there could serve as a habitat for biodiversity.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with	Amber	Impact of smells from nearby wastewater recycling centre. The

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		majority of the site is within the 400m recommended buffer from Anglian Water
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Resolving road access issues could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	8 dwellings per year.

Development Potential

Number of homes:	8
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
Close proximity to the wastewater recycling centre means that only the portion of the site next to the road can be developed. The site is an awkward shape which further reduces its capacity.	

Site Reference: 87**Site Address:** Land on Bungay Road, Holton, Halesworth, Suffolk IP19 8PL**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.13 hectares
Current Use	Ploughed arable field.
Proposed Use	Housing
Surrounding Uses	Valley Farm and residential dwellings to north; Bungay Road to east with dwelling/B&B and village hall and open space on opposite side of road; residential dwellings to south of site (Bungay Road and Orchard Valley); agricultural land to west of site
Access	Access via a gate in the eastern corner onto Bungay Road which is suitable for farm vehicles only.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access via a gate in the eastern corner onto Bungay Road which is suitable for farm vehicles only.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Electricity lines run along the eastern edge of the site next to Bungay Road.
Contamination	Green	No issues.
Flood Risk	Amber	High surface water flood risk in the eastern half of the site. Strips of land are also at risk from flooding elsewhere on the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. Land slopes gently upwards towards the north. Hedges surround the site to the south, east and west. There is a mature tree in the middle of the site. This is a sensitive landscape but the site is surrounded by existing development on two sides. Limited development on with appropriate landscaping could mitigate landscape impact. The Settlement Fringe Landscape Sensitivity Study identifies this area as having moderate capacity for new development because of its high sensitivity and moderate value.

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	This site is on opposite grade II listed Gavelcroft.
Open Space	Green	No impact.
Transport and Roads	Green	No Impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by developer with an option to purchase the site.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020.
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	22
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	22 dwellings at a density of 20 dwellings per hectare.

Site Reference: 89**Site Address:** Land on Lodge Road, Holton, Halesworth IP19 8NE**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.42 hectares
Current Use	Agriculture. Site used as a conifer plantation.
Proposed Use	Housing
Surrounding Uses	Lodge Road to east boundary with residential on opposite side of road; open space and village hall and Grade II residential dwelling "Gravelcroft" (B&B?) on south boundary (Bungay Road); agricultural / copse to west boundary; plantation land to north and west with agricultural land beyond.
Access	Access to the site is currently only suitable for agricultural vehicles. The access point is via Lodge Road, which is narrow but does have a pavement on the opposite side of the site entrance.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access to the site is currently only suitable for agricultural vehicles. The access point is via Lodge Road, which is narrow but does have a pavement on the opposite side of the site entrance.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	There is a pumping station to the south of the site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. This site slopes gently southwards towards Bungay Road. This site is not in the strategic gap but is nonetheless located in an area of picturesque landscape. Careful design and mitigation measures would be needed to reduce landscape impact to an acceptable level. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a moderate capacity for development because of its high landscape sensitivity and moderate value.

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Green	No Issues
Historic Environment	Amber	This site is located in close proximity to the Holton conservation area.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by developer with a land option.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	10 dwellings per year.

Development Potential

Number of homes:	15
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
This site has the capacity to deliver an additional 15 dwellings at a density of 20 dwellings per hectare.	

Site Reference: 102

Site Address: Land south of Sparrowhawk Road, Halesworth

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	27.27 hectares
Current Use	agricultural [Brick Kiln Farm in centre of site]
Proposed Use	Employment
Surrounding Uses	Fair View Road to south with residential on opposite side of road; agricultural/vacant to east and west; plastics manufacturer to north; area of flat open fields stretching north beyond Sparrowhawk Road. Note buildings fronting Norwich Road to the west.
Access	A narrow track leads from Fair View Road to the farmhouse. This is narrow and will require improvements, in particular better visibility splays.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	A narrow track leads from Fair View Road to the farmhouse. This is narrow and will require improvements, in particular better visibility splays.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Electricity lines cross the site from east to west and lead northwards to connect the farmhouse. Electricity lines run along the southern edge of the site.
Contamination	Green	No issues.
Flood Risk	Amber	Surface water flooding is possible towards the east and south of the site. A small stream runs through the site crossing the farmhouse.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland and tributary valley farmland. The site is part of an area of undulating farmland sloping south east towards Holton. The site itself is bordered by mature trees which also run across the site. There is a copse of trees to the north east of the farmhouse. The site is not designated but is an attractive area of countryside. Development in the centre, north or east of the site would be exposed in the landscape and poorly connected to the existing settlement. However

Issue	Constraint /Impact	Supporting Comments
		development at the western or southern edges of the site would have less of an impact, particularly if developed alongside site 13. The Settlement Fringe Landscape Sensitivity Study identifies this area as having a moderate capacity for development because of its high landscape sensitivity and moderate value.
Biodiversity and Geodiversity	Amber	Hedges within the site could support biodiversity as could the copse next to the farmhouse. Heavily overgrown site to the west may contain biodiversity and the county wildlife site to the north west will be of biodiversity value.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Fair View Road is narrow and with no pavement along much of its length. A national cycle route runs along the road but there is no designated cycle lane. This road could struggle to accommodate large commercial traffic and the junction with Norwich Road may require enhancement. Sparrowhawk Road to the north may require a better point of access.
Compatibility with Neighbouring Uses	Amber	Commercial and employment uses could disrupt nearby residential development, as could trucks and lorries running along Fair View Road.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	Road improvements could delay commencement.
Anticipated	2020

commencement date:	
Expected rate of delivery	

Development Potential

Number of homes:	
Hectares/Floorspace of employment land:	10
Floorspace for retail and leisure:	

Development Potential Comments:

There is potential for development along the western and southern edges of the site. Approximately one third of the site could be developed in these parts of the site.

Site Reference: 103

Site Address: Land south of The Street, Holton (adjacent to 36 Holton Road, Halesworth)
IP19 8HG

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.85 hectares
Current Use	Areas of mown lawn with shrubs and beehives.
Proposed Use	Housing
Surrounding Uses	Southwold Road forms east boundary with single dwelling on frontage; Holton Road forms north boundary with residential dwellings on opposite side of road; 36 Holton Road and Holton Garden Centre to west/south of site, including a plantation.
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	A sewer pipe traverses the site. There is a pumping station located on the south of the site on the other side of the plantation.
Contamination	Green	No issues.
Flood Risk	Amber	This site is directly adjacent to an area that is at risk of fluvial flooding. The eastern part of the site is at high risk from surface water flooding.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Rural river valleys. The Settlement Fringe Landscape Sensitivity Study identifies this character area as having a high sensitivity, a moderate value and a moderate capacity for new development. Development would be screened by a plantation to the south which would lessen its impact on the landscape. Development on this site would increase the coalescence between Holton and Halesworth.
Biodiversity and	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Geodiversity		
Historic Environment	Amber	This site is located on the edge of the Holton conservation area. Development will require careful consideration to ensure that it does not impact upon the built fabric of the area.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Resolving road safety issues could delay commencement.
Anticipated commencement date:	2020.
Expected rate of delivery	17 dwellings per year.

Development Potential

Number of homes:	17
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
17 dwellings at a density of 20 dwellings per hectare. This takes account of the suburban character of nearby housing and the site's edge of settlement location.	

Site Reference: 106**Site Address:** Land to north of 34-48 Old Station Road, Halesworth IP19 8JJ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.36 hectares
Current Use	Nil use
Proposed Use	Housing
Surrounding Uses	Single storey residential properties to south boundary (34-48 Old Station Road); residential properties to west boundary; tree belt with agricultural land beyond to north boundary; residential to west
Access	Access is possible via Old Station Road. However new road access will need to be installed prior to development.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is possible via Old Station Road. However new road access will need to be installed prior to development.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	There is a small to moderate risk of surface water flooding at the eastern end of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a high value and a low capacity for new development. This site is on a north facing slope surrounded by hedgerows with a bank of trees to the north. To the southern edge is a ride that separates the site from residential development to the south. Any development on this site would be highly visible from the surrounding area.
Biodiversity and Geodiversity	Amber	There is biodiversity potential in surrounding hedges and nearby woodland.
Historic Environment	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by developer contracted to buy the site.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	27
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Landowner estimates between 10 and 27 dwellings.

Site Reference: 115**Site Address:** Land to the west of Halesworth (Block 1) IP19 0PH**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	14.40 hectares
Current Use	Agriculture (arable)
Proposed Use	Housing
Surrounding Uses	Residential to east boundary (Dukes Drive); Walpole Road to south with agricultural land on opposite side of road (Block 2); agricultural land to west and north.
Access	Road access could be provided from Walpole Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Road access could be provided from Walpole Road.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Parts of the site are at risk from surface water flooding.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a high sensitivity, a moderate value and a moderate capacity for new development. This site is in a prominent location in the Blyth valley. Careful design would be needed to minimise landscape impact.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	360
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
288 dwellings at a density of 25 dwellings per hectare. Lower development density would be necessary to help to mitigate landscape impact and to remain in keeping with existing residential development to the north.	

Site Reference: 116**Site Address:** Land to the west of Halesworth (Block 2) IP19 OPH**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	18.48 hectares
Current Use	Agriculture (arable)
Proposed Use	Housing
Surrounding Uses	Residential to east boundary (Kennedy Avenue); Walpole Road to north with agricultural land on opposite side of road (Block 1); agricultural land to south; agricultural land to south east and two properties (Black House and Red House Farm)
Access	Access from Walpole Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Walpole Road.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	A sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Amber	There is no risk from flooding on the site itself but the south-eastern edge is bordered by the River Blyth. The south eastern edge of the site is at risk from surface water flooding and there are strips of surface water flood risk stretching from north to south.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland and rural river valleys. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and a moderate capacity for new development. Development would take place on a highly visible site in the Blyth valley. Careful design and landscaping is needed to mitigate landscape impact.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	415
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
333 new dwellings at a density of 25 dwellings per hectare. Lower density development is needed to help mitigate landscape impact and too be in keeping with existing development to the north east. It also allows for a 10% buffer next to the river.	

Site Reference: 121**Site Address:** Land west of Moores Cottages, Upper Holton IP18 8QP**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.33 hectares
Current Use	Agricultural arable (leased to a third party)
Proposed Use	Housing
Surrounding Uses	Moores Cottages to north east of site; unnamed road to south east boundary with agricultural land opposite; agricultural land to west and north boundaries. Historic farmhouse on other side of road.
Access	This site is accessed via a long, narrow road with no pavements or separate cycle lanes.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	This site is accessed via a long, narrow road with no pavements or separate cycle lanes.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Substantial off-site infrastructure is required to connect foul water, which may not be economically viable.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and a moderate capacity for new development. Development on this site would be highly visible from the north and west. However some development might be possible, particularly if the site can be amalgamated with the neighbouring Moores Cottages.
Biodiversity and Geodiversity	Amber	Mature hedges bordering both sides of the access road could serve as a biodiversity habitat.
Historic Environment	Amber	There is a historic farmhouse on the opposite side of the road.
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Road access improvements may be required.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
There is no capacity for development on this site.	

Site Reference: 122

Site Address: Land west of Norwich Road, north of Old Station Road, Halesworth IP19 8QQ

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	5.28 hectares
Current Use	Agricultural land, vacant land and open space
Proposed Use	Housing
Surrounding Uses	Rear gardens of properties and open space (with play area) along southern boundary (Old Station Road); vacant/agricultural land with railway line beyond to west boundary; Broadway Drive Industrial Estate to north (separated by an attenuation pond and vacant land); Norwich Road properties to east boundary
Access	There is access to the site via Old Station Road or the junction between Norwich Road and Broadway Drive.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	There is access to the site via Old Station Road or the junction between Norwich Road and Broadway Drive.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Electricity lines run into the middle of the site from the east. From there they turn southwards but do not reach houses on Old Station Road.
Contamination	Green	No issues.
Flood Risk	Amber	There are areas at low to medium risk of surface water flooding across the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Mixture of tributary valley farmland, farmed plateau clayland and settlement. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a high value and a low capacity for new development. The northern and western portions of this site are heavily overgrown, although the land is a little clearer to the south. The eastern portion of the site is made up of closely cut grassland but this does not appear to be used. Hedgerows

Issue	Constraint /Impact	Supporting Comments
		surround the site and an area of trees and hedgerows separates the eastern and overgrown western halves of the site. This is an area of attractive rolling countryside and also acts as a buffer between residential and employment uses. However small scale development would be well enclosed in the landscape.
Biodiversity and Geodiversity	Amber	Wildlife habitats may exist in the north-western corner of the site, in the tree and hedge belt that bisects the site and in hedgerows that surround the site.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	Residential development would not be compatible with existing employment uses to the north due to noise and odour so it may be that only the southern half of this site can be developed.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by a developer with an option to buy the site.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Resolving road access issues could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	118
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Hectares/Floorspace of employment land:

Floorspace for retail and leisure:

Development Potential Comments:

118 dwellings at a density of 25 dwellings per hectare. 10% buffer next to industrial estate.

Site Reference: 140**Site Address:** Site to the rear of 51 Old Station Road, Halesworth (1) IP19 8JJ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.51 hectares
Current Use	amenity land/grazing
Proposed Use	Housing
Surrounding Uses	Old Station Road to south boundary with residential on opposite side of road and residential dwellings to either side of site boundary; agricultural land to west and north boundaries; residential curtilage, tree belt and railway line beyond to east boundary
Access	Access via Old Station Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access via Old Station Road.
Utilities Capacity	Amber	Water Cycle Study indicates that the recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Railway line to the east of the site, which could create issues with noise.
Contamination	Green	No issues.
Flood Risk	Amber	There is a high risk of surface water flooding along the western edge of the site and moderate risk running along the northern edge of the site at the bottom of the valley.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland, except for the southern part of the site, which is urban. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a high value and low capacity for new development. Much of the site is north facing, with only the northern most part facing back towards the south. The site sits in a valley and is surrounded by mature hedges and trees. There are mature trees and bushes next to the railway line. Low density development on this site could probably be mitigated with sensitive design.
Biodiversity and	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Geodiversity		
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Addressing issues with flooding and road access could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	10
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
10 dwellings at a density of 20 dwellings per hectare. Lower density is needed to soften the urban edge and reduce landscape impact. Landscaping work may also be necessary.	

Site Reference: 141**Site Address:** Site to the rear of 51 Old Station Road, Halesworth (2) IP19 8JJ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.18 hectares
Current Use	amenity land/grazing
Proposed Use	Housing
Surrounding Uses	Agricultural land to all boundaries with tree belt and railway line embankment beyond to eastern boundary
Access	There is currently no road access. This would probably be installed via site 106 or site 140.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	There is currently no road access. This would probably be installed via site 106 or site 140.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Railway line to the east – possible source of noise.
Contamination	Green	No issues.
Flood Risk	Amber	Moderate to high risk of surface water flooding in middle of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a high value and a low capacity for new development. This is a south facing site surrounded by hedges on all sides. It is not currently linked to existing settlement but could serve as an extension to development on sites 106 and 140. Careful design and landscaping would be needed to mitigate landscape impact.
Biodiversity and Geodiversity	Amber	Surrounding hedgerows are a possible biodiversity habitat. The railway embankment is overgrown and could also serve as habitat.
Historic Environment	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	This site is compatible with neighbouring uses except for possible noise form the railway line.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Addressing issues with flooding and road access could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	10 dwellings per year.

Development Potential

Number of homes:	24
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
24 dwellings at a density of 20 dwellings per hectare. Lower density development will be consistent with those on site 140 and mitigate landscape impact.	

Site Reference: 148**Site Address:** The Sawmill, Sandy Lane, Holton, Halesworth, Suffolk IP19 8PJ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.37 hectares
Current Use	Sawmill / employment
Proposed Use	Housing
Surrounding Uses	Residential to west and south. Open countryside to north (including public footpath).
Access	Access is via a narrow dirt track. It is too narrow to provide road access in its current form and advice from the highway authority is needed about whether the necessary improvements are possible.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is via a narrow dirt track. It is too narrow to provide road access in its current form and advice from the highway authority is needed about whether the necessary improvements are possible.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewage network has capacity.
Utilities Infrastructure	Amber	An electricity line runs onto the site from the south west.
Contamination	Amber	The site is potentially contaminated by commercial and employment uses that have taken place in the past.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Amber	This site can be made attractive to the market if road access issues are overcome.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and a moderate capacity for new development. This site is fairly enclosed in a depression in the landscape but there is potential for development to harm to an area of attractive rolling countryside.
Biodiversity and Geodiversity	Amber	The site sits on the edge of a county wildlife site, which contains a pond, and is also adjacent to a site of special scientific interest. Both of these sites could be impacted by

Issue	Constraint /Impact	Supporting Comments
		development and any road widening which needs to take place. Careful planning and mitigation work would be needed to overcome this. There are hedges along the north and eastern edges of the site and the embankment at the southern end of the site is covered in trees. A few trees also line the northern edge of the site.
Historic Environment	Amber	The site is adjacent to Holton conservation area and is part of a historic settlement area.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	The need to improve and enhance road access could delay commencement as could the implementation of measures to protect local wildlife.
Anticipated commencement date:	2020
Expected rate of delivery	27 dwellings per year.

Development Potential

Number of homes:	27
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	

Development Potential Comments:

27 dwellings at a density of 20 dwellings per hectare. This takes account of the site's setting on the edge of a village near to a conservation area and will help to mitigate landscape impact.

Site Reference: 151**Site Address:** Town Farm 1, off Harrisons Lane, Halesworth, Suffolk IP19 8EZ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.54 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Former Halesworth Middle School to west and south boundaries; Suffolk Skills Centre to south west; Harrisons Lane with residential on opposite side of road to north boundary; agricultural land to east.
Access	There is access to the site from Harrisons Lane.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	There is access to the site from Harrisons Lane.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and a moderate capacity for development. This site is flat but begins to slope eastwards towards Holton. It is bordered by hedgerows to the south and west, with trees along the eastern boundary. There are also a few trees along the northern boundary. Development on this site would be bordered to the west and south by Halesworth Campus. However the site would be exposed to the east and this would require mitigation measures.
Biodiversity and Geodiversity	Amber	There is potential for biodiversity to exist within the trees and hedges surrounding the site. However this could be protected with sensitive development.
Historic Environment	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	Agricultural operations at the farm to the south could create noise and odour nuisance.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	46
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	46 dwellings at a density of 30 dwellings per hectare.

Site Reference: 152**Site Address:** Town Farm 2, off Harrisons Lane, Halesworth, Suffolk IP19 8EZ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	5.45 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Harrisons Lane/Bungay Road to north with some residential on opposite side of road, agricultural land/buildings on western boundary; Town Farm on south west boundary; farmland to south east boundary; footpath with small plantation beyond to the east with some junk in its southern corner.
Access	Road access onto Harrisons Lane could be provided.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Road access onto Harrisons Lane could be provided.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Electricity lines run from north to south across the eastern part of the site onto neighbouring site 154. There are also electricity lines running across the north eastern corner of the site from west to south east.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and a moderate capacity for new development. Development on this site would take place in the strategic gap. It is in a highly visible location in an area of attractive rolling farmland. This site is surrounded by mature trees and hedges on all sides. Land on the site slopes gently down towards the east. Careful design and low density development would be needed to minimise landscape impact.
Biodiversity and	Amber	Hedges and trees on the site have the potential to host biodiversity.

Issue	Constraint /Impact	Supporting Comments
Geodiversity		
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	There is the possibility of noise and odour from the farm to the south.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy
Are there any issues which could hold up commencement of development?	The possible need for road improvements could delay development.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	163
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
163 dwellings at a density of 30 dwellings per hectare.	

Site Reference: 153**Site Address:** Town Farm 3, off Harrisons Lane, Halesworth, Suffolk IP19 8EZ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.92 hectares
Current Use	agricultural (arable)
Proposed Use	Housing
Surrounding Uses	Former Halesworth Middle School to north boundary; Dairy Hill playing fields to west; Loam Pit Lane and Halesworth Cemetery to south; agricultural land to east. Housing located further away to the south. Farm house in north east corner.
Access	No access to the site at present, apart from for farm vehicles. Access would be needed through sites to the north or the Halesworth Campus

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	No access to the site at present, apart from for farm vehicles. Access would be needed through sites to the north or the Halesworth Campus
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No Issues
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and a moderate capacity for new development. Development on this site would be in a prominent location and could detract from the landscape without careful design and landscaping. It would also result in development in the strategic gap, which would obstruct views towards Holton and increase coalescence between Halesworth and Holton. Careful design would be needed to mitigate these impacts.
Biodiversity and	Amber	Hedgerow along boundary with mature trees.

Issue	Constraint /Impact	Supporting Comments
Geodiversity		
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Road access and improvements to the nearby road network could delay commencement.
Anticipated commencement date:	2025
Expected rate of delivery	30 per year

Development Potential

Number of homes:	88
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	88 dwellings at 30 dwellings per hectare.

Site Reference: 154**Site Address:** Town Farm 4, off Harrisons Lane, Halesworth, Suffolk IP19 8EZ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.69 hectares
Current Use	permanent pasture
Proposed Use	Housing
Surrounding Uses	Town Farm buildings to the west (source of noise and odour); agricultural land to the south, east and north.
Access	Access could be achieved via site 152, which is in the same ownership.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access could be achieved via site 152, which is in the same ownership.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Electricity lines cross the site from north to south.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and a moderate capacity for new development. The site is flat and surrounded by very tall trees and hedges on all sides, especially to the south. The site is not connected to the settlement fringe. Development would be visible from the south and east but this could be mitigated, particularly if hedges and trees are retained.
Biodiversity and Geodiversity	Amber	The trees and hedges surrounding the site and bordering the footpath leading to the site have the potential to accommodate biodiversity.
Historic Environment	Green	No impact.
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	Nearby Town Farm could create issues with noise and odour.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Installing road access could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	14 dwellings per year.

Development Potential

Number of homes:	14
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
14 dwellings at a density of 20 dwellings per hectare.	

Site Reference: 155**Site Address:** Town Farm 5, off Harrisons Lane, Halesworth, Suffolk IP19 8EZ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.53 hectares
Current Use	permanent pasture
Proposed Use	Housing
Surrounding Uses	Halesworth Cemetery to south boundary; farm house to north west; rest of site surrounded by arable agricultural land.
Access	Access would be from a narrow track which connects Loam Pit Lane with Harrisons Lane. This track is probably only suitable for all terrain vehicles and access itself is currently only for farm vehicles.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access would be from a narrow track which connects Loam Pit Lane with Harrisons Lane. This track is probably only suitable for all terrain vehicles and access itself is currently only for farm vehicles.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Electricity lines currently run along the northern edge of this site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No Issues
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and a moderate capacity for new development. Development on this site would be visible from the south and west but mitigation would be possible with low rise, low density design.
Biodiversity and Geodiversity	Amber	This site is surrounded by mature trees which could support biodiversity habitats.
Historic Environment	Amber	Development could impact upon the historic cemetery and

Issue	Constraint /Impact	Supporting Comments
		farmhouse to the north west.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	There is the risk of noise and odour nuisance caused by Town Farm to the north.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Providing adequate road access could delay commencement.
Anticipated commencement date:	2025
Expected rate of delivery	10 dwellings per year.

Development Potential

Number of homes:	10
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
10 dwellings at a density of 20 dwellings per hectare. Site area is discounted by 10% to provide a buffer next to the cemetery.	

Site Reference: 159**Site Address:** West of A144 opposite Triple Plea, Halesworth / Spexhall**Summary**

Suitable	Available	Achievable
Yes	No	Yes

Site Details

Site Area	0.99 hectares
Current Use	Pasture with agricultural machinery parked in northern part of the site.
Proposed Use	Not specified
Surrounding Uses	Triangular site boarded by A144 Stone Street/Bungay Road to west with HAL2 allocation on opposite side of road; Broadway runs along west boundary with Broadway Farm, residential dwellings and Triple Plea PH on opposite side of road; dwelling "Rosemount" and holiday lodges (Pound Road) to north of site. Open farmland lies further to the east. There is a drainage ditch to the south west of the site.
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues
Landscape/Townscape	Amber	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study indicates that this landscape area has a high sensitivity, a moderate value and a moderate capacity for new development. This site is located within a flat landscape and is poorly connected to the existing settlement. However landscaping and low density development could mitigate landscape impact.
Biodiversity and Geodiversity	Amber	The site is surrounded to the east and west by cropped hedges with a taller hedge to the north. Seven mature trees line the western edge of the site with a further two along the eastern edge. There is a ditch to the south west of the site.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Amber	The Triple Plea public house and farm buildings to the east of the site are of historic value.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	Residential development would be located next to a fast, busy road, which has a speed limit of 60 miles per hour along part of the site frontage.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	No
Evidence of availability	Site submitted by Halesworth Town Council. It is not known if the site is available.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	The site is not available for development

Site Reference: 160**Site Address:** Basley Ground, Bramfield Road, Halesworth**Summary**

Suitable	Available	Achievable
No	No	Yes

Site Details

Site Area	0.87 hectares
Current Use	playing field and open space equipped for all age ranges (toddler, junior, youth)
Proposed Use	Not specified
Surrounding Uses	Affordable housing immediately to the north with allotments beyond; Bramfield Road forms east boundary with grassed areas/pastural agricultural land on opposite side of road, public footpath and Blyth Road leading to industrial estate; pastural agricultural land to west
Access	Access onto Bramfield Road

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access onto Bramfield Road
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Medium encroachment risk to water recycling centre. Sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Amber	Much of the site sits within the flood risk zone and is also at a high risk from surface water flooding. The location of this site on low ground close to the River Blyth means that this problem could be difficult and expensive to resolve.
Coastal Erosion	Green	No issues.
Market Attractiveness	Amber	This site can be made attractive to development if flood risk issues are overcome.
Landscape/Townscape	Amber	Rural river valleys. The Settlement Fringe Landscape Sensitivity Study identifies that this site is adjacent to a landscape area with a high sensitivity, a moderate value and a moderate capacity for new development. This site is highly visible from the surrounding area, which is part of the attractive Blyth valley. Development would be poorly connected the existing settlement, would be highly visible in the landscape and this would be difficult to mitigate.

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Amber	The site is surrounded by mature hedges and there is a patch of mature trees at the south eastern end of the site.
Historic Environment	Green	No impact.
Open Space	Red	Development of this site would result in the loss of a playing field, children's play area and exercise equipment for older people and it is not clear where replacement provision could be located.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	No
Evidence of availability	Site submitted by Halesworth Town Council. Ownership is currently unclear.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Resolving Flood risk
Anticipated commencement date:	Not known.
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
There is no capacity for development on this site.	

Site Reference: 161

Site Address: Dairy Hill, Halesworth

Summary

Suitable	Available	Achievable
Yes	No	Yes

Site Details

Site Area	3.12 hectares
Current Use	playing pitches, sports pavilion, bowling green, tennis courts, martial arts school and car parking, play area
Proposed Use	Housing
Surrounding Uses	Site of former Halesworth Middle School to north; agricultural land to east; dwellings fronting Bramblewood Way to south; Patrick Stead Hospital and residential dwellings (Bungay Road/Dairy Hill) to west
Access	Access is via the narrow Dairy Hill and Bungay Roads. These are both on steep slopes and joined by a small connecting roundabout.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is via the narrow Dairy Hill and Bungay Roads. These are both on steep slopes and joined by a small connecting roundabout.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies that this landscape area has a high sensitivity, a moderate value and a moderate capacity for new development. This site is in a prominent location and careful consideration will need to be given to design and landscaping so as to minimise landscape impact.
Biodiversity and Geodiversity	Green	No Issues
Historic Environment	Green	No impact.
Open Space	Amber	Development will result in the loss of sports fields and facilities

Issue	Constraint /Impact	Supporting Comments
		and play provision but these will be replaced by improved provision at the former middle school site.
Transport and Roads	Amber	Access is via the narrow and steep Dairy Hill, however, this could be mitigated through appropriate design.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	No
Evidence of availability	

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	The site is no longer available for residential development.

Site Reference: 162

Site Address: South of Wissett Road, Halesworth

Summary

Suitable	Available	Achievable
Yes	No	Yes

Site Details

Site Area	0.20 hectares
Current Use	Vacant and overgrown site.
Proposed Use	Not specified
Surrounding Uses	triangular site surrounded by residential on all boundaries with a small frontage onto Wissett Road. To the east is a footpath linking Rectory Street with Wissett Road, to the west a path linking Rectory Street with Mill Hill; Wissett Road to the north.
Access	This site can be accessed from Wissett Road to the north. The site is currently blocked by a locked gate and is badly overgrown. Significant improvements would be needed to the entrance for this site to be developed.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	This site can be accessed from Wissett Road to the north. The site is currently blocked by a locked gate and is badly overgrown. Significant improvements would be needed to the entrance for this site to be developed.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Settlement extent. This site is fairly flat but slopes gently southwards. It is set in an area of rolling land in a suburban area to the north west of the town centre.
Biodiversity and Geodiversity	Amber	This site is overgrown with trees and bushes around its edge, particularly to the west. The embankment on the eastern side is overgrown and could host some biodiversity.
Historic Environment	Amber	There are some older buildings to the south and east of the site.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	No
Evidence of availability	Site submitted by Halesworth Town Council. Unsure if the site is available.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	Not known.
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	The site is not available

Site Reference: 163**Site Address:** West of Roman Way, Halesworth**Summary**

Suitable	Available	Achievable
Yes	No	Yes

Site Details

Site Area	1.91 hectares
Current Use	Fallow land
Proposed Use	Not specified
Surrounding Uses	B1123 Chediston Street to north with agricultural land on opposite side of road; Roman Way forms east boundary with residential on opposite side of road; tree belt with residential properties beyond to south; agricultural land to west
Access	Access from Roman Way

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access from Roman Way
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	A sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Amber	The site is located adjacent to the flood risk zone. The southern and western parts of the site are at risk from surface water flooding.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and a moderate capacity for new development. This site is located in the edge of a scenic area of countryside. Small scale development of sensitive design may be acceptable provided it is not too prominent.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	No
Evidence of availability	Site submitted by Halesworth Town Council. It is not known if the site is available.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	No known.
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
This smaller version of the site is not available for development. A larger site including this option is available for development (site 203).	

Site Reference: 177**Site Address:** Southwold Road / Blyford (B1123), Holton IP19 9JP**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.56 hectares
Current Use	Former agricultural land
Proposed Use	Housing
Surrounding Uses	West - residential. North - B1123 and agricultural land. South and east - grassed areas
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Amber	Electricity lines run along the northern edge of the site.
Contamination	Green	No issues.
Flood Risk	Amber	Flood zone 2 borders the site to the south. There is a strip low surface water flooding risk in the middle of the site and an area of high surface water flood risk in the south east of the site. There is a larger area of low surface water flood risk to the south.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Rural river valleys. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and a moderate capacity for new development. This site is set in an area of countryside which slopes gently southwards towards the River Blyth. The B1123 borders the site to the north with fields beyond; Dairy Farm borders the site to the east and a plantation is situated to the west. Land to the south contains tall hedges and woods and backs onto the Blyth valley. This site is not connected to any settlement. Development would impact upon the surrounding area and this would be difficult to mitigate.

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Amber	The site is overgrown and surrounded by tall hedges. There is a line of conifers in the north east corner of the site and an area of tall mature trees on the south western edge of the site. It is possible that this site contains some biodiversity value.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	23 dwellings per year.

Development Potential

Number of homes:	31
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	31 dwellings at a density of 20 dwellings per hectare.

Site Reference: 203

Site Address: Land adjacent to Chediston Street IP19 8TQ

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	9.17 hectares
Current Use	Grazing
Proposed Use	Housing
Surrounding Uses	Chediston Street forms north and east boundaries with agricultural/grazing land and tree belt beyond to north and residential development to east and south and agricultural/grazing land to west
Access	Access to the site may need to be improved given the width of the road and the high banks of the field adjacent to the road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access to the site may need to be improved given the width of the road and the high banks of the field adjacent to the road.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identified this landscape area as having a high sensitivity, a moderate value and a moderate capacity for new development. The site slopes steeply downwards towards the northern edge with undulating farmland to the west. Land to the west is covered by wide open fields. There is a bank of trees to the north on the opposite side of the valley. The eastern and southern sides are flanked by modern estate houses which form a hard urban edge. Site 163 (also allocated for housing) forms the eastern edge Roman Way. The site would be very visible from the north and west but this could be mitigated through landscaping and sympathetic design.
Biodiversity and	Amber	There is a hedge along the western part of the site and the

Issue	Constraint /Impact	Supporting Comments
Geodiversity		northern edge is heavily overgrown with wild grass and flowers, which may both contain biodiversity value.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by a developer who has an agreement with the landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	200
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
200 homes at 30 dwellings per hectare together with land set aside for landscaping.	

Site Reference: 242**Site Address:** Broadway Farm**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.64 hectares
Current Use	
Proposed Use	Employment
Surrounding Uses	
Access	Potential need for improvements to access on to Broadway Farm

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Potential need for improvements to access on to Broadway Farm
Utilities Capacity	Green	No issues
Utilities Infrastructure	Green	No issues
Contamination	Green	No issues
Flood Risk	Green	No issues
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues
Landscape/Townscape	Amber	Farmed Plateau Clayland character area. The Settlement Fringe Landscape Sensitivity Study identified the site as having a high sensitivity, a high value and a low capacity for growth. However, the site is well screened and pylons to the rear of the site detract from the quality of landscape in the immediate vicinity.
Biodiversity and Geodiversity	Amber	Suffolk Wildlife Trust survey has revealed that there are great crested newts contained within the compound of the substation to the south of this site. A survey will be needed to determine whether they are using the southern meadow as a habitat. The Trust recommend that part of this site be set aside for species that prefer thick hedge and bramble scrub, this could be combined with the landscaping referred to above. Ecological surveys, including for bats, breeding birds, newts and reptiles should also be undertaken.
Historic Environment	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	Potential conflict with farmhouse to the west of the site.
Contribution to Regeneration	Green	No impact

Availability

Is the site available?	Yes
Evidence of availability	Previous support from landowner for the allocation.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	Potentially addressing access issues
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	
Hectares/Floorspace of employment land:	2.6400000000000001
Floorspace for retail and leisure:	
4.6 Development Potential Comments:	

Site Reference: 256**Site Address:** Dairy Farm at Saxons Way, Halesworth**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.44 hectares
Current Use	
Proposed Use	
Surrounding Uses	
Access	No Issues

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No Issues
Utilities Capacity	Amber	Localised improvements to sewerage network
Utilities Infrastructure	Green	No issues
Contamination	Green	No issues
Flood Risk	Green	No issues
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues
Landscape/Townscape	Green	No issues
Biodiversity and Geodiversity	Amber	Potential for biodiversity given the overgrown nature of the site.
Historic Environment	Amber	Located partially in the conservation area. Within the setting of some listed buildings.
Open Space	Green	No issues
Transport and Roads	Green	No issues
Compatibility with Neighbouring Uses	Green	No issues
Contribution to Regeneration	Green	Provides an opportunity to deliver a new community facility close to the town centre.

Availability

Is the site available?	Yes
Evidence of availability	Owned by a developer

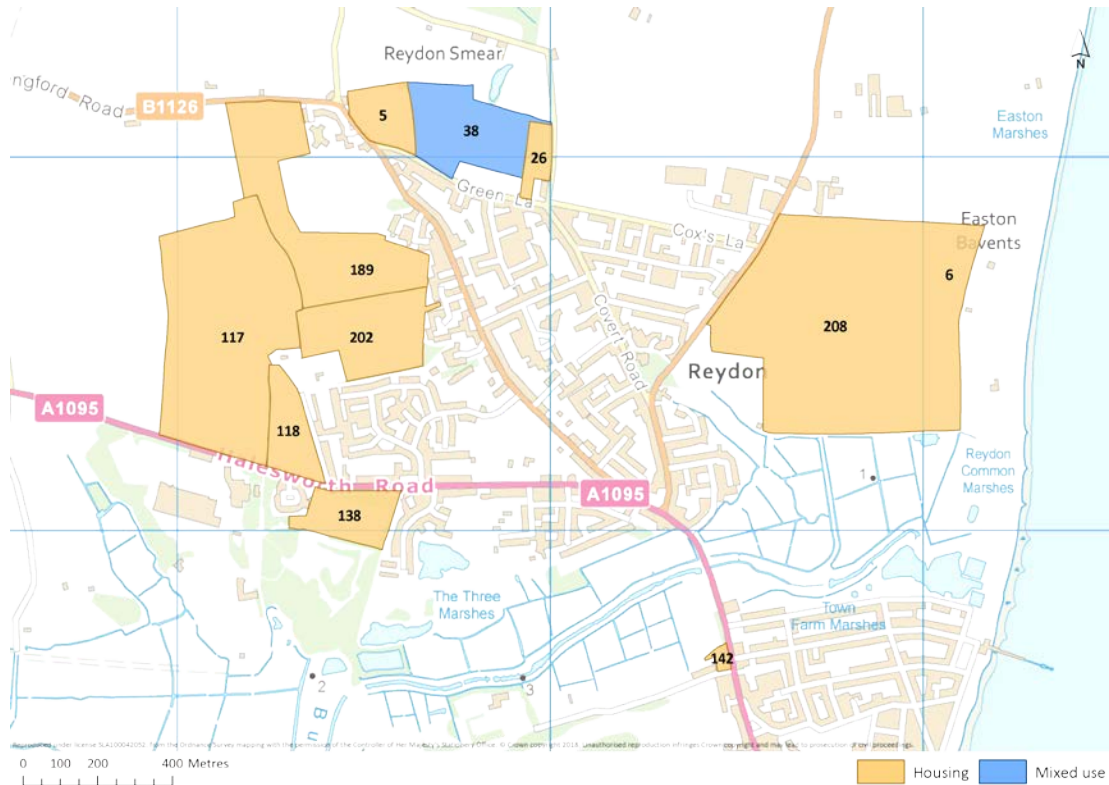
Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2019
Expected rate of delivery	

Development Potential

Number of homes:	40
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
Assumed 1 hectare of land for residential and 0.4 hectares for community use. 40 dwellings per hectare considered appropriate given location close to town centre.	

Southwold and Reydon Area



Site Reference: 5

Site Address: Brambles Drift, Green Lane, Reydon, Southwold, Suffolk IP18 6PD

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.53 hectares
Current Use	horse stabling
Proposed Use	Housing
Surrounding Uses	Agricultural land to north and east boundaries; Wangford Road to south with former Reydon High School conversion on opposite side of road; single residential property and Old School Lane to west boundary; Green Lane and residential to the south.
Access	Track leading from Green Lane to the farm in the north east corner of the site. This is narrow and will need to be improved prior to development.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Track leading from Green Lane to the farm in the north east corner of the site. This is narrow and will need to be improved prior to development.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There is a sewer pipe crossing the site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Area of Outstanding Natural Beauty; Sandlings character area. The Settlement Fringe Landscape Sensitivity study identifies this landscape area as having a low landscape sensitivity, a very high landscape value and a low capacity for development. This is a large open site on flat land which has been subdivided into horse paddocks. It is surrounded by mature hedges and there is a large tree in the south west corner. Development on this site would form a major incursion into the Area of Outstanding Natural Beauty and without careful design and planning could have a detrimental impact upon a protected landscape.
Biodiversity and Geodiversity	Green	No impact
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Green Lane is narrow and has a pavement along its southern edge. This road is likely to need enhancements prior to development. Access onto Green Lane could create congestion issues. Wangford Road is wider with pavements running along each side.
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by part owner.

Achievability

Is the site Viable?	Yes
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Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	30 per year.

Development Potential

Number of homes:	75
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Density at 30 dwellings per hectare.

Site Reference: 6**Site Address:** Broadside Park Farm, Reydon, Southwold IP18 6SX**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	2.95 hectares
Current Use	Northern half of site used for pig farming; southern half of the site currently unused.
Proposed Use	Housing
Surrounding Uses	Agricultural land to north, south and west of site; Easton Bavents retreating coastline to east, including scattered houses; group of houses to north east; Broadside Park Farm to the west.
Access	There is currently no access to the site (apart from through Broadside Park Farm). Closest public access is via a long unmade track that leads down from Euston Lane, which would need significant improvements.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	There is currently no access to the site (apart from through Broadside Park Farm). Closest public access is via a long unmade track that leads down from Euston Lane, which would need significant improvements.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Electricity lines run across the site run across the site from north east to south west. There are also phone lines along the northern and eastern boundaries.
Contamination	Amber	Potential agricultural contamination
Flood Risk	Green	No issues.
Coastal Erosion	Amber	Part of the site is within 30 metres of the coastal change management area. As such a coastal erosion vulnerability assessment will be required.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Area of Outstanding Natural Beauty; Heritage Coast; Sandlings character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low landscape sensitivity, a very high landscape value and a low capacity for development. This site is surrounded by a hedgerow and is set in an area of flat land. There are good views of the sea to the

Issue	Constraint /Impact	Supporting Comments
		east and excellent views of Southwold and Reydon to the south and west. Development on this site would not be connected to the settlement fringe and would harm the landscape of the Area of Outstanding Natural Beauty.
Biodiversity and Geodiversity	Amber	Hedgerows surrounding the site have the potential to host biodiversity, as does the nearby coastline. The eastern half of the site is also set in an area of heathland. The site is bordered to the north and west by a site of special scientific interest.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	Possible odour and noise issues from a nearby pig farm.
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by part landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	

Floorspace for retail and leisure:

Development Potential Comments:

No capacity for housing because the site is not suitable due to landscape impact.

Site Reference: 26**Site Address:** Jubilee, Green Lane, Reydon IP18 6PG**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.22 hectares
Current Use	5 pitch caravan site and woodland; beehives and lawn.
Proposed Use	Housing
Surrounding Uses	Green Lane to south boundary with residential on opposite side of road; agricultural land to west and north; Rissemere Lane East and two detached properties including 'host property' to west of site
Access	Access to the site is via a track from Rissemere Lane in the north east corner. This is adequate for seasonal caravan use but would need improvements if developed.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access to the site is via a track from Rissemere Lane in the north east corner. This is adequate for seasonal caravan use but would need improvements if developed.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Area of Outstanding Natural Beauty; Sandlings character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a very high value and a low capacity for development. This is a flat field surrounded by trees. However development would form an incursion into the AONB.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2031.
Expected rate of delivery	10 dwellings per year.

Development Potential

Number of homes:	25
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	25 dwellings at a density of 20 dwellings per hectare reflective of the character of the location.

Site Reference: 38**Site Address:** Land at Green Lane, Reydon IP18 6PG**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	6.11 hectares
Current Use	Arable agricultural
Proposed Use	Mixed use
Surrounding Uses	Green Lane to south boundary with residential on opposite side of road (land excluded from submission fronting Green Lane is in same ownership and in discussions with WDC for a rural exception site); private drive to single property to west boundary; agricultural land to north; agricultural/possible residential curtilage to east boundary with two detached dwellings on Green Lane frontage beyond
Access	Green Lane is quite Narrow and may be too small for HGVs. It will be necessary to seek the advice of Suffolk County Highway Authority.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Green Lane is quite Narrow and may be too small for HGVs. It will be necessary to seek the advice of Suffolk County Highway Authority.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	This is the site of a former landfill, which may require mitigation work.
Flood Risk	Amber	Small area at risk from surface water flooding along the southern edge of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	This site is in the AONB. Sandlings character area. The Settlement Fringe Landscape Sensitivity Study identifies this character area as having a low sensitivity, a very high value and a low capacity for new development. This is a large arable field in an area of flat, open landscape. It is surrounded by mature hedgerows and bisected by a hedge which runs from north to south across the site. Development on this site would result in a significant incursion into the AONB. Development of

Issue	Constraint /Impact	Supporting Comments
		neighbouring sites would be required to enable strategic landscaping.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Green Lane is narrow, although it does have a pavement running along its southern edge. It is possible that this lane would be too narrow to allow access to HGVs as well as residential traffic without some widening. However Wangford Road is wider and better able to support commercial and residential development. Consultation with Suffolk County Highway Authority about the safety of this site will be required.
Compatibility with Neighbouring Uses	Amber	Office and industrial uses could be in conflict with neighbouring residential uses to the south.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy. The Whole Plan Viability Assessment concludes that on paper industrial development is unviable at the present time. However, there have been recent employment developments on sites similar to this undertaken. Therefore in the right circumstances, it is considered that employment development on this site will be viable during the life of the plan.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	115
Hectares/Floorspace of employment land:	1.5
Floorspace for retail and leisure:	
Development Potential Comments:	
Landowner estimates that 1.5 hectares will be developed for employment uses with the remainder for residential use. Residential development assumed to be at approximately 25 dwellings per hectare, reflecting surrounding character.	

Site Reference: 117

Site Address: Land to the west of Laurel Farm Reydon, Reydon IP18 6NT

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	19.80 hectares
Current Use	Arable agriculture
Proposed Use	Housing
Surrounding Uses	Halesworth Road forms south boundary with Saint Felix School and residential (St Georges Square) on opposite side of road, agricultural land and residential property Gorse Lodge to east; agricultural land to west
Access	Access on to Halesworth Road

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access on to Halesworth Road
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Tributary valley farmland and area of outstanding natural beauty. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low landscape sensitivity, a very high value and a low capacity for new development. This site is surrounded by mature cropped hedgerows. It is a large field which is mostly flat but slopes into a valley in its south east corner. Development would have a significant impact on the area of outstanding natural beauty which would be difficult to mitigate.
Biodiversity and Geodiversity	Green	No Issues
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Amber	The scale of this site could impact on nearby junctions.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Improving road access could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not suitable for development	

Site Reference: 118

Site Address: Land to the west of Laurel Farm Reydon, Reydon (primary area) IP18 6NT

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	2.95 hectares
Current Use	agriculture (pasture)
Proposed Use	Housing
Surrounding Uses	Halesworth Road forms south boundary with Saint Felix School and residential (St Georges Square) on opposite side of road, Keens Lane (unmade road) forms east boundary with residential on opposite side of road; residential property Gorse Lodge and agricultural land to north and west
Access	Access is possible from Halesworth Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access is possible from Halesworth Road.
Utilities Capacity	Amber	Water Cycle study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Electricity lines run along the eastern and western sides of Keens Lane. These cross Keens Lane just to the north of the junction with Halesworth Road.
Contamination	Green	No issues.
Flood Risk	Green	No Issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland and area of outstanding natural beauty. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a very high value and a low capacity for new development. This site sits in an area of flat, open fields but with a small valley in the southwest corner. There are mature hedges on the north, east and southern sides. Trees border the western edge of the site and are dotted along the eastern edge with a copse off the north eastern corner. Development on this site would need to be of a fairly low density and low rise and located towards the south of the site so as to minimise landscape impact.

Issue	Constraint /Impact	Supporting Comments
Biodiversity and Geodiversity	Amber	Hedges and trees surrounding the site are likely to act as biodiversity habitat.
Historic Environment	Red	Grade II listed Gorse Lodge is adjacent to the eastern side of the site on the opposite side of Keens Lane. The site is important to the setting of the listed building and therefore development could cause substantial harm which would be very difficult to mitigate. High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	

The site is not considered suitable for development.

Site Reference: 138

Site Address: Saint Felix School (Land between St Georges Square and Lakeside Park Drive), Halesworth Road, Reydon IP18 6SD

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	3.21 hectares
Current Use	sports pitch associated with Saint Felix School
Proposed Use	Housing
Surrounding Uses	Halesworth Road forms north boundary with residential on opposite side of road, Lakeside Park Drive to east and St Georges Square to east; school grounds to south boundary, much of which is heathland sloping down to the Blyth estuary. There is open farmland to the north west of the site.
Access	Access is via St. George's Square or St. Felix School.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is via St. George's Square or St. Felix School.
Utilities Capacity	Amber	Water Cycle Study indicates that the recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	A sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Amber	There is a risk of surface water flooding in the south east corner of the site. There is also a risk of surface water flooding on a strip of land running from north to south across the site. Patches of surface water flooding risk also exist in the south and north east corner of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Area of Outstanding Natural Beauty; Heritage Coast; estuarine marsh. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a very high value and a low capacity for development. This site is flat and bordered to the north and east by dense trees. Tall, mature trees also border the site to the south. There are also some trees to the west. The north, south and eastern sides are also bordered by hedgerows. Development on this site would probably be screened by trees and is bounded on two sides by

Issue	Constraint /Impact	Supporting Comments
		existing development. Development would need to be carefully designed to minimise landscape impact.
Biodiversity and Geodiversity	Amber	Trees and hedges bordering the site have the potential to act as a valuable wildlife habitat.
Historic Environment	Green	No impact.
Open Space	Red	Development on this site would result in the loss of sports fields.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	

The site now benefits from a resolution to grant planning permission subject to a section 106 which secures replacement sports provision and improvements to the school amongst other requirements. This contribution has been counted under existing commitments.

Site Reference: 142

Site Address: Southwold Police Station and former Fire Station site, Blyth Road, Southwold IP18 6BB

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.29 hectares
Current Use	police station and former fire station
Proposed Use	Housing
Surrounding Uses	Mights Road to east boundary with Blyth Hotel and residential on opposite side of road - also vacant telephone exchange?; Blyth Road to south boundary with garage/retail/residential on opposite side of road; residential and allotments to west of site; grassed/gazing land to north of site
Access	Access to the site is via Blyth Road and then onto Mights Road close to a busy roundabout.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access to the site is via Blyth Road and then onto Mights Road close to a busy roundabout.
Utilities Capacity	Amber	Water Cycle Study indicates that the recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	A sewer pipe traverses the site. There are electricity lines to the north of the site.
Contamination	Green	No issues.
Flood Risk	Amber	The northern edge of the site is located within flood zone 2.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Area of Outstanding Natural Beauty; Heritage Coast; settlement extent. Land to the south and east is already developed but there is open land to the north and west. This site is already developed but redevelopment could impact upon the settlement fringe of Southwold and the appearance of the town, which would be hard to mitigate. Although the site is within the development limit it could impact upon the setting and appearance of the Area of Outstanding Natural Beauty.
Biodiversity and	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Geodiversity		
Historic Environment	Amber	The site is adjacent to the Southwold Conservation Area and the listed Blyth Hotel. There is also a line of locally listed buildings to the south along Old Station Road.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	The garage along the opposite side of the road is a potential source of noise.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is mostly within flood zone 2/3. Should the sequential test/approach be passed the site has the capacity to accommodate 15 dwellings providing dwellings in the flood zone can pass the exceptions test. Should the sequential approach not be passed the site could not accommodate any new dwellings.	

Site Reference: 189

Site Address: Land south of Wangford Road, Reydon

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	10.87 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	B1126 Wangford Road forms north boundary with St Margarets parish church on opposite side of road; Pitches View, residential and playing field/pavilion to east; agricultural land to south; public footpath forms west boundary with agricultural land beyond
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Amber	This site could be made attractive to the market through development.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a very high value and a low capacity for new development. This site would extend the settlement into the Area of Outstanding Natural Beauty in an area of large, flat open fields. It would be highly visible from the surrounding area and this would be difficult to mitigate. However there might be potential to develop the south east corner of the site which is well contained by existing development.
Biodiversity and Geodiversity	Amber	There is a large, mature hedge running along the western border of this site and several trees protected by a tree preservation order on the north eastern edge of the site. There are also tree preservation orders areas covering Copperwheat

Issue	Constraint /Impact	Supporting Comments
		Avenue and Farmland Close. There is also a pond on the western edge of the site.
Historic Environment	Green	No Issues
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	The playing field extension will generate some noise but this is unlikely to mean that development is not possible.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	150
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The development should be limited to the land to the south of the playing fields to help mitigate the impact on the landscape. As such approximately 6 hectares is considered developable at 25 dwellings per hectare.	

Site Reference: 202

Site Address: Land north of Keens Lane, Reydon

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	6.27 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Residential development along east and south boundaries; agricultural/grazing land to west and north boundaries
Access	Access to the site is currently via a spur from The Crescents. This is very overgrown.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access to the site is currently via a spur from The Crescents. This is very overgrown.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Land in the south and east of the site is at low, medium and high risk of surface water flooding. There is also a piece of land towards the north-eastern corner which is at a low risk of surface water flooding.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a very high value and a low capacity for new development. This is in an area of flat farmland which is part of the Area of Outstanding Natural Beauty. It is contained to the south, east and north by existing development. Therefore development on this site would not have a major impact upon the landscape, provided that it does not extend too far to the west and is sensitively designed.
Biodiversity and Geodiversity	Amber	There are thick, mature hedges and trees along the east and south borders of the site. There is a tree preservation order

Issue	Constraint /Impact	Supporting Comments
		area to the south east of the site.
Historic Environment	Amber	There is a listed building to the south west and some buffering may be required to protect its setting.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	140
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
Site area discounted by 10% to provide a buffer for the listed Gorse Lodge. 140 dwellings at a density of 25 dwellings per hectare.	

Site Reference: 208**Site Address:** Broadside Park Farm, Reydon**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	33.57 hectares
Current Use	Agricultural/grazing?
Proposed Use	Housing
Surrounding Uses	Broadside Park Farm to north boundary; B1127 Lowestoft Road to west boundary with Reydon Business Park and residential on other side of the road; PRW along southern boundary and marshes; receding coastline of Easton Bavents to east
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Amber	Electricity lines traverse this site from north to south and east to west.
Contamination	Green	No issues.
Flood Risk	Amber	The southern edge of the site is located in Environment Agency flood zones 2 and 3. There is also low to medium surface water flood risk along the southern edge of the site.
Coastal Erosion	Green	This site is located close to but not actually in the coastal change management area.
Market Attractiveness	Green	No Issues
Landscape/Townscape	Red	Heritage Coast; Sandlings. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a very high value and a low capacity for new development. This site is located in a prominent location within the area of outstanding natural beauty. It would be highly visible from the south and would remove excellent views towards Southwold. Development would harm the landscape which could not be mitigated.
Biodiversity and Geodiversity	Red	The north eastern corner of this site is located within the Pakefield to Easton Bavents site of special scientific interest

Issue	Constraint /Impact	Supporting Comments
		and there is a county wildlife site to the south of this site. The southern border of the site is covered by mature trees and thick hedgerows which could be of biodiversity value. There are also ponds adjacent to the north and south eastern borders of the site.
Historic Environment	Amber	The Historic Environment Record indicates the remains of ditches as well as defensive features left over from World War II. There are also cropmarks.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	Pig farm operating on part of the site could cause issues with noise and smell.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by several landowners.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	

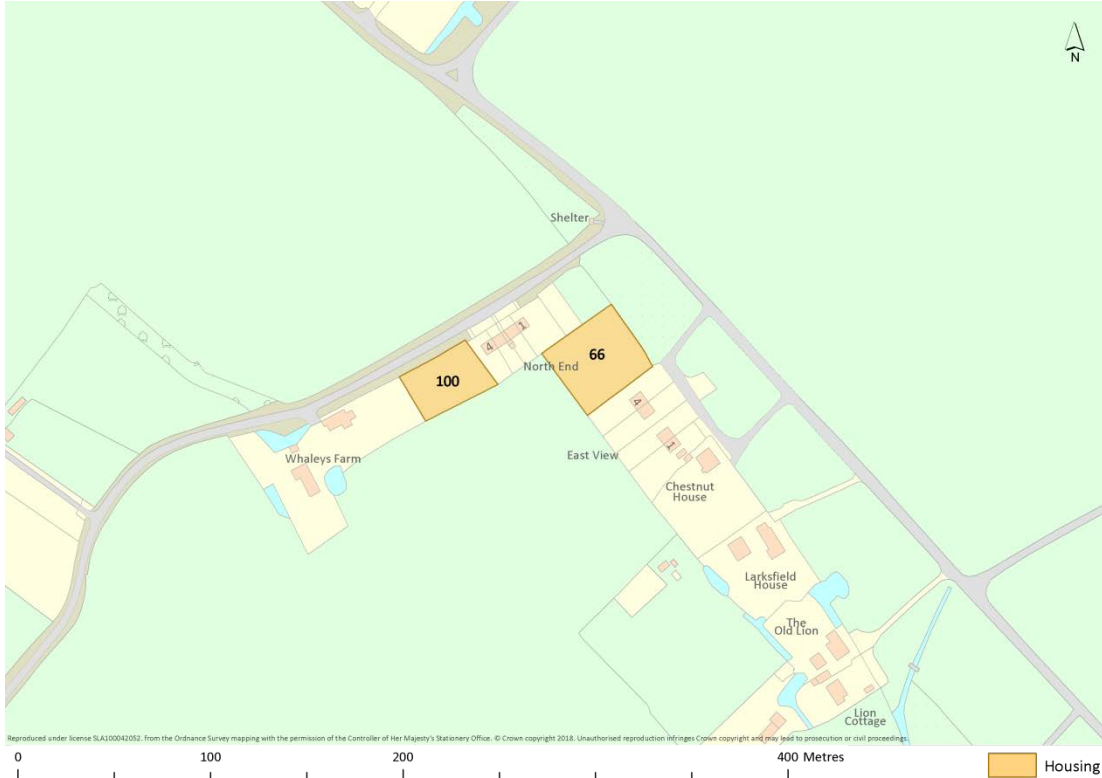
Development Potential Comments:

There is no capacity for development on this site.

Rural Area

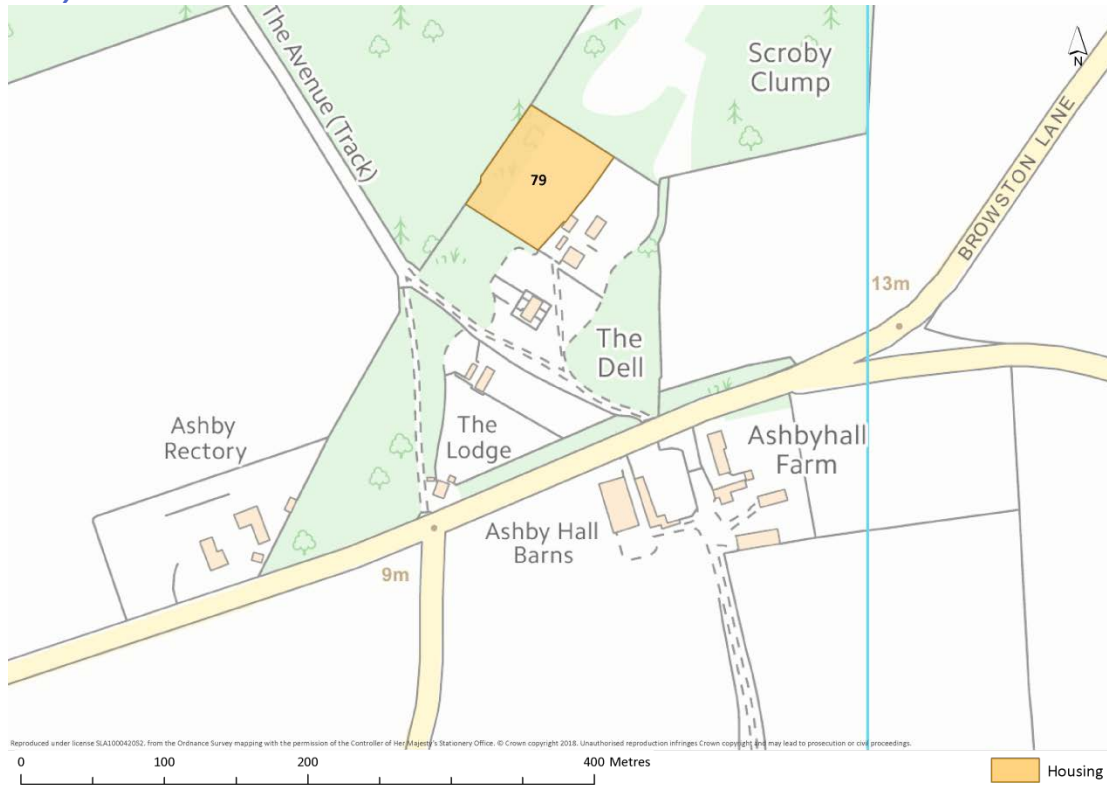
Maps and Directory of Sites by Village

All Saints South Elmham



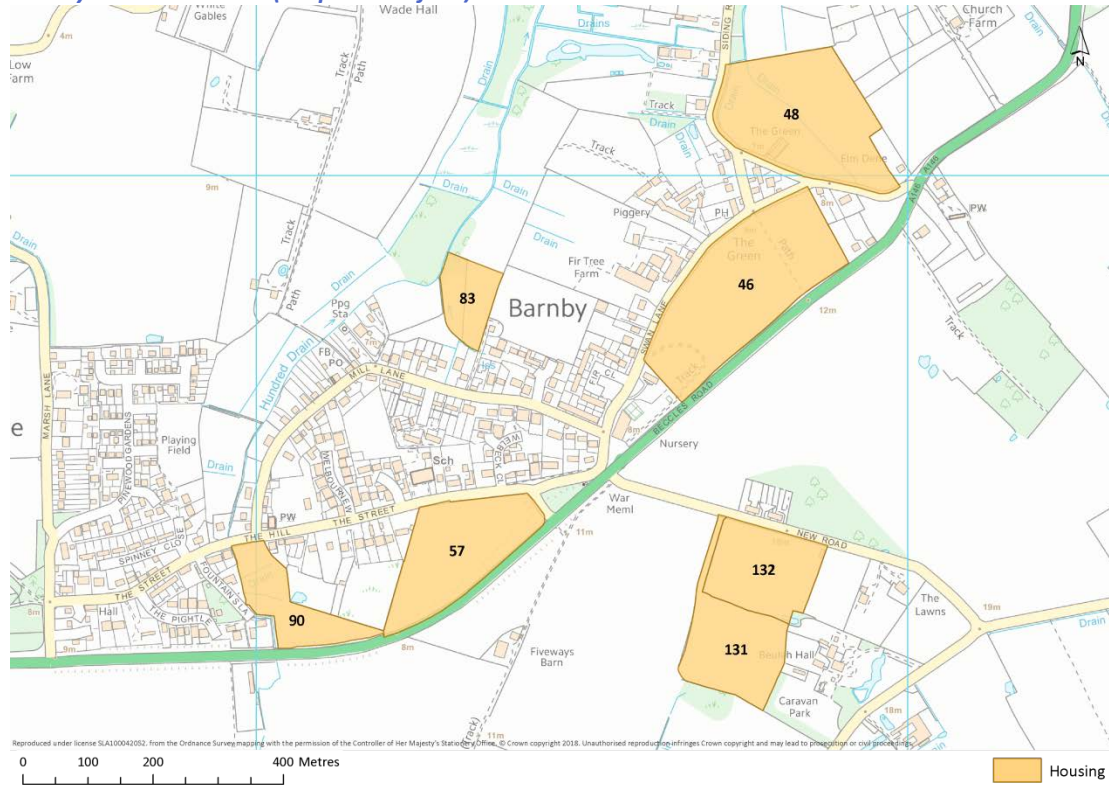
Site Number	Address	Area (Hectares)	Proposed Use
66	Land north of 1-4 East View, All Saints South Elmham	0.17	Housing
100	Land south of 1-4 North End, All Saints South Elmham	0.11	Housing

Ashby



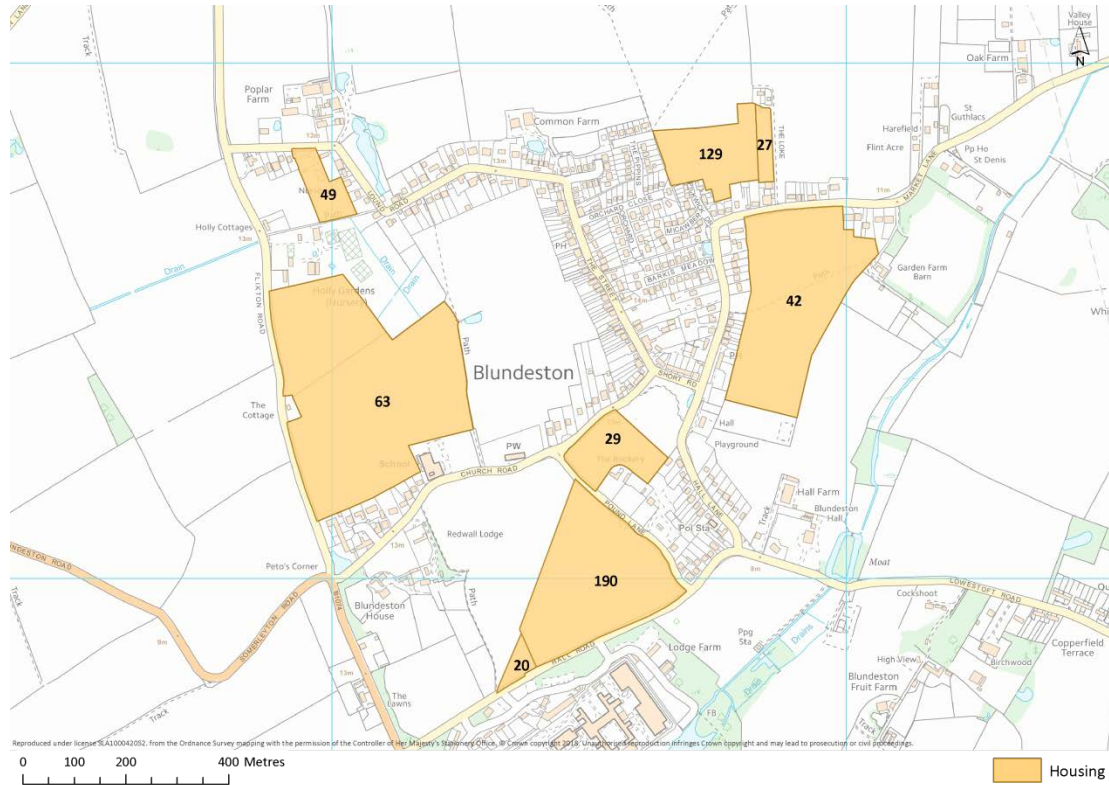
Site Number	Address	Area (Hectares)	Proposed Use
79	Land off Blocka Road, Ashby Dell	0.55	Housing

Barnby and North Cove (inc part Mutford)



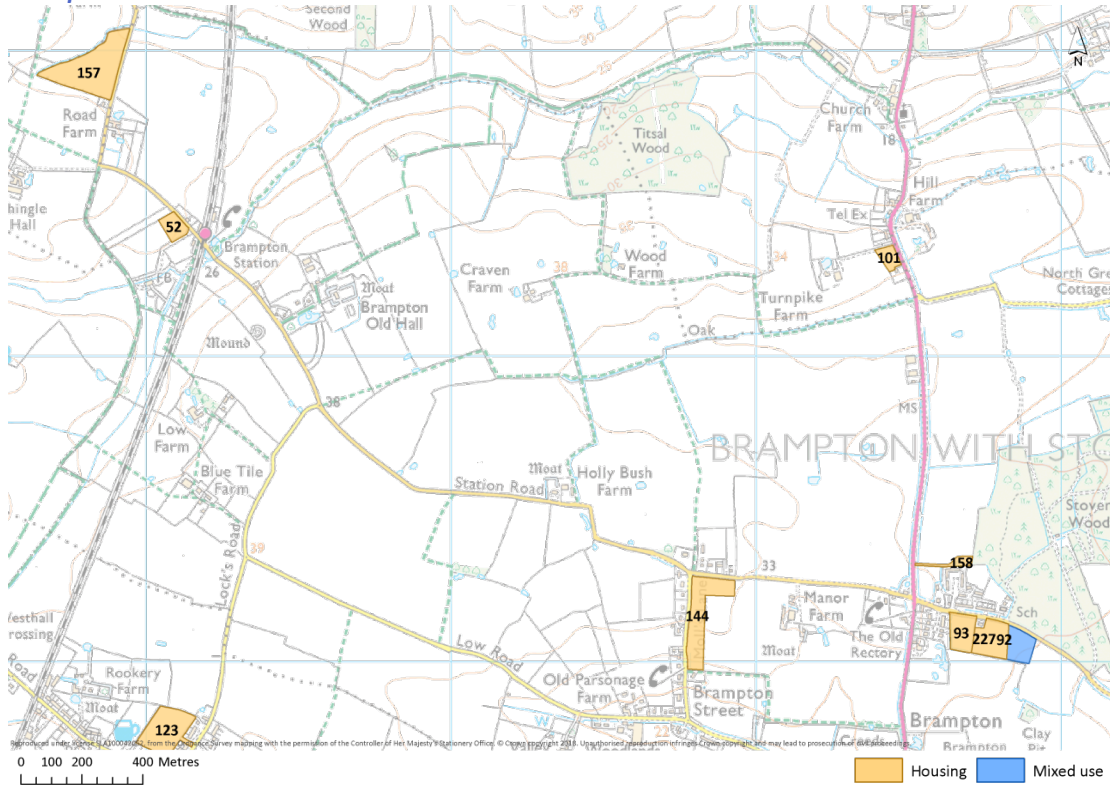
Site Number	Address	Area (Hectares)	Proposed Use
46	Land at Swan Lane, Barnby	4.68	Housing
48	Land at The Green, Barnby	4.07	Housing
57	Land between The Street and A146, Barnby	2.80	Housing
83	Land off Mill Lane, Barnby	0.92	Housing
90	Land on The Hill, Barnby, Beccles	1.40	Housing
131	Orchard Farm Rear Field, New Road, Barnby	2.11	Housing
132	Orchard Farm, New Road, Barnby	2.02	Housing

Blundeston

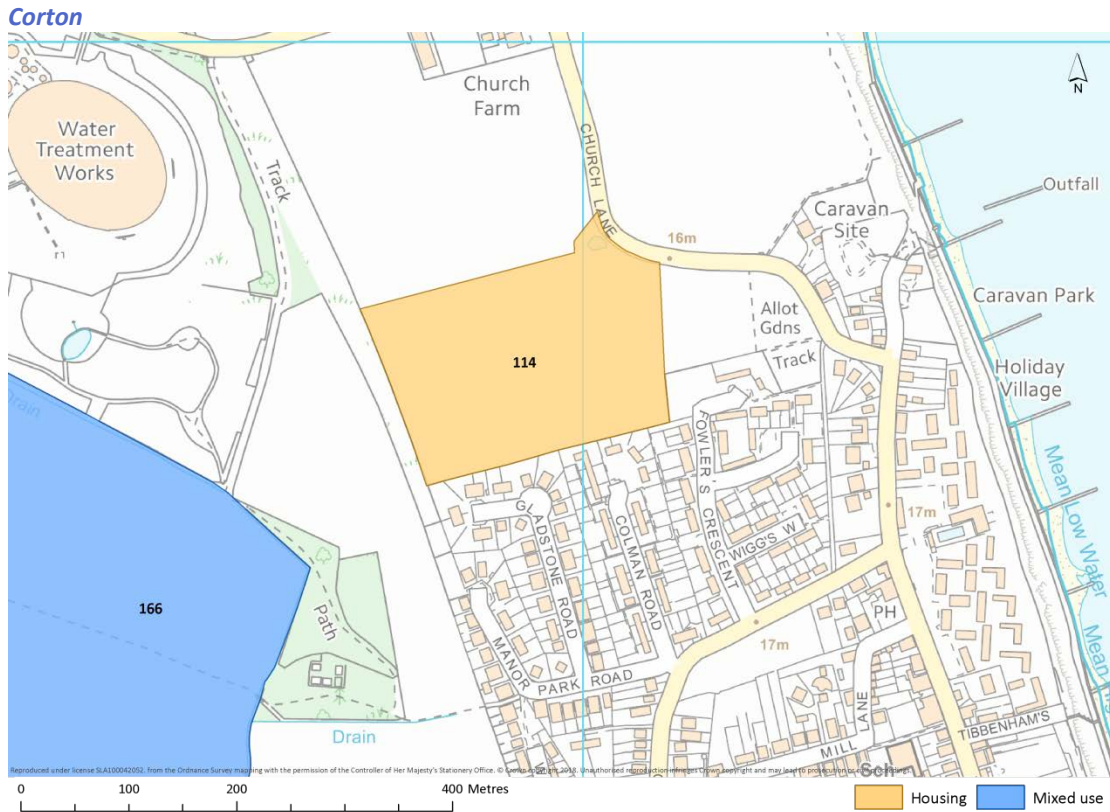


Site Number	Address	Area (Hectares)	Proposed Use
20	Hall Road, Blundeston, Suffolk	0.34	Housing
27	Land (off) The Loke, Blundeston, Lowestoft, Suffolk	0.43	Housing
29	Land adjacent Millennium Green, Church Road, Blundeston	1.67	Housing
42	Land at Market Lane, Blundeston	7.02	Housing
49	Land at The Homestead, Lound Road, Blundeston	0.88	Housing
63	Land East of Flixton Road, Blundeston	12.10	Housing
129	Old horticultural nursery to the north of Oakleigh, Market Lane, Blundeston	2.29	Housing
190	Land off Hall Road, Blundeston	6.08	Housing

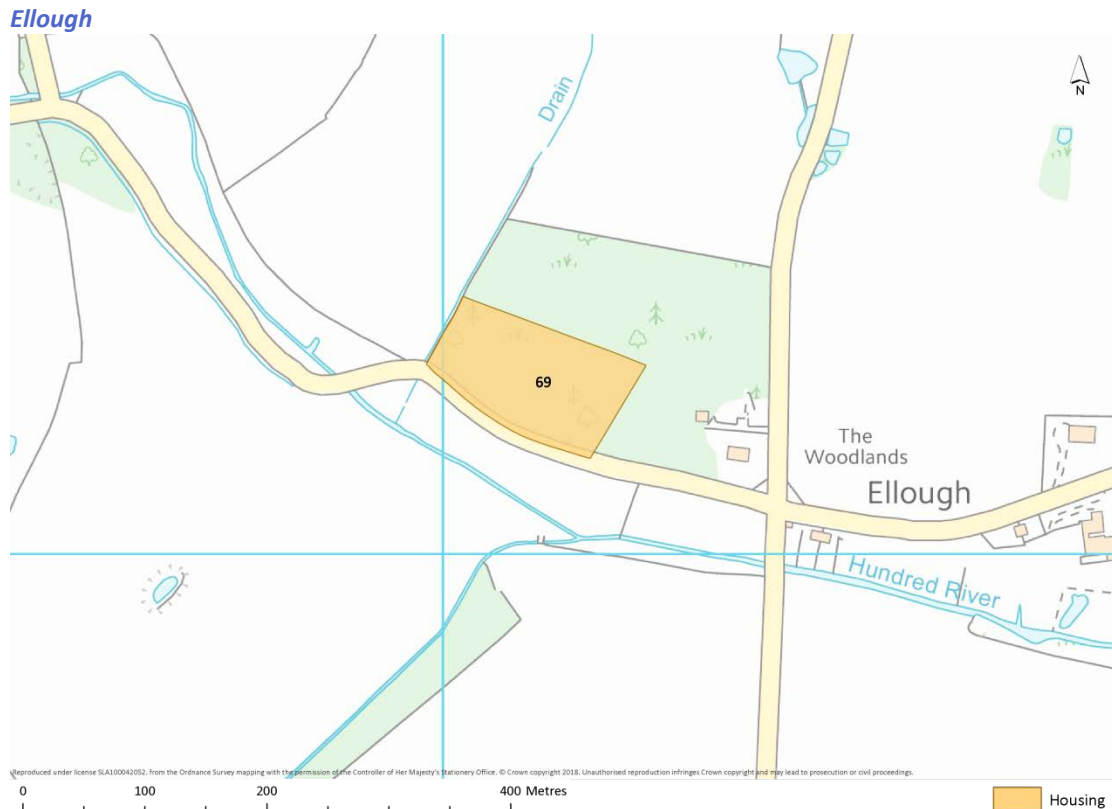
Brampton with Stoven



Site Number	Address	Area (Hectares)	Proposed Use
52	Land at Toodley Farm, Station Road, Brampton	0.55	Housing
92	Land on the South Side of Southwold Road Brampton	1.23	Housing
93	Land on the South Side of Southwold Road Brampton (2)	0.96	Housing
94	Land on the west side of London Road, Willingham - Shadingfield	1.17	Housing
157	West of Redisham Road, Brampton	3.12	Housing
158	Wood Cottage, London Road, Brampton, Suffolk	0.29	Housing
227	Land on the south side of Southwold Road, Brampton	3.04	Mixed use



Site Number	Address	Area (Hectares)	Proposed Use
114	Land to the south of Church Lane, Corton, Suffolk	4.45	Housing



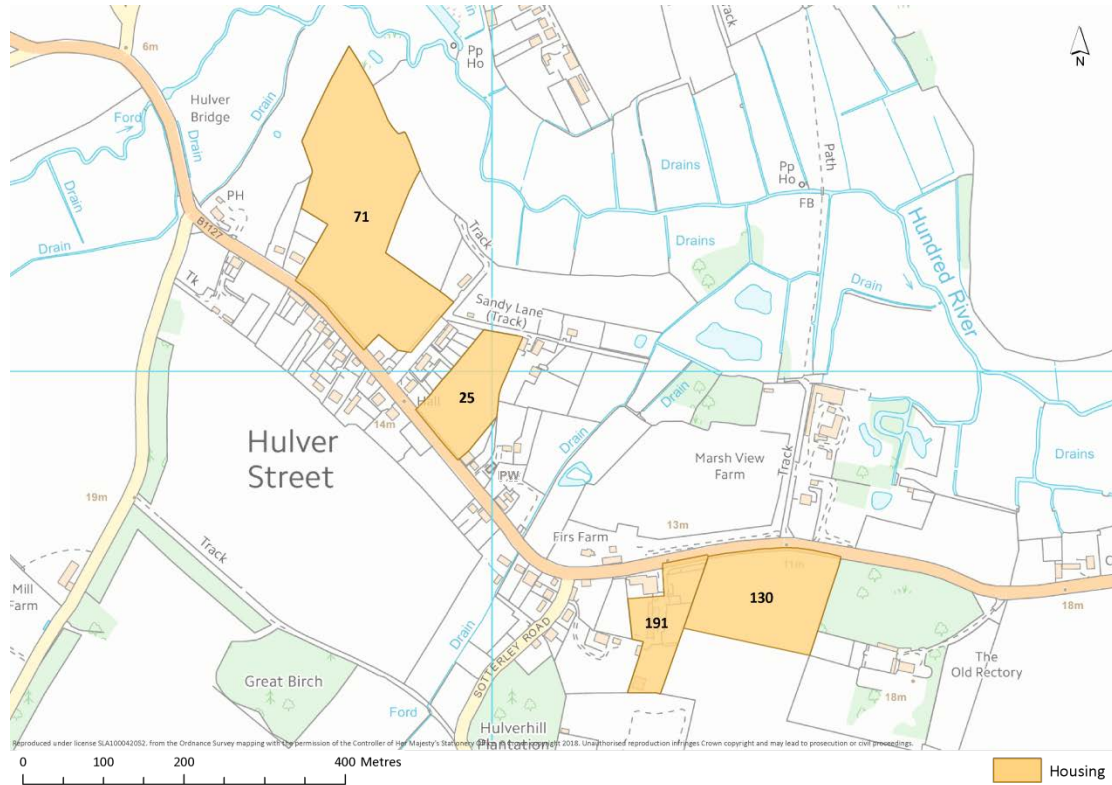
Site Number	Address	Area (Hectares)	Proposed Use
69	Land north of Church Lane, Ellough	1.31	Housing

Gisleham



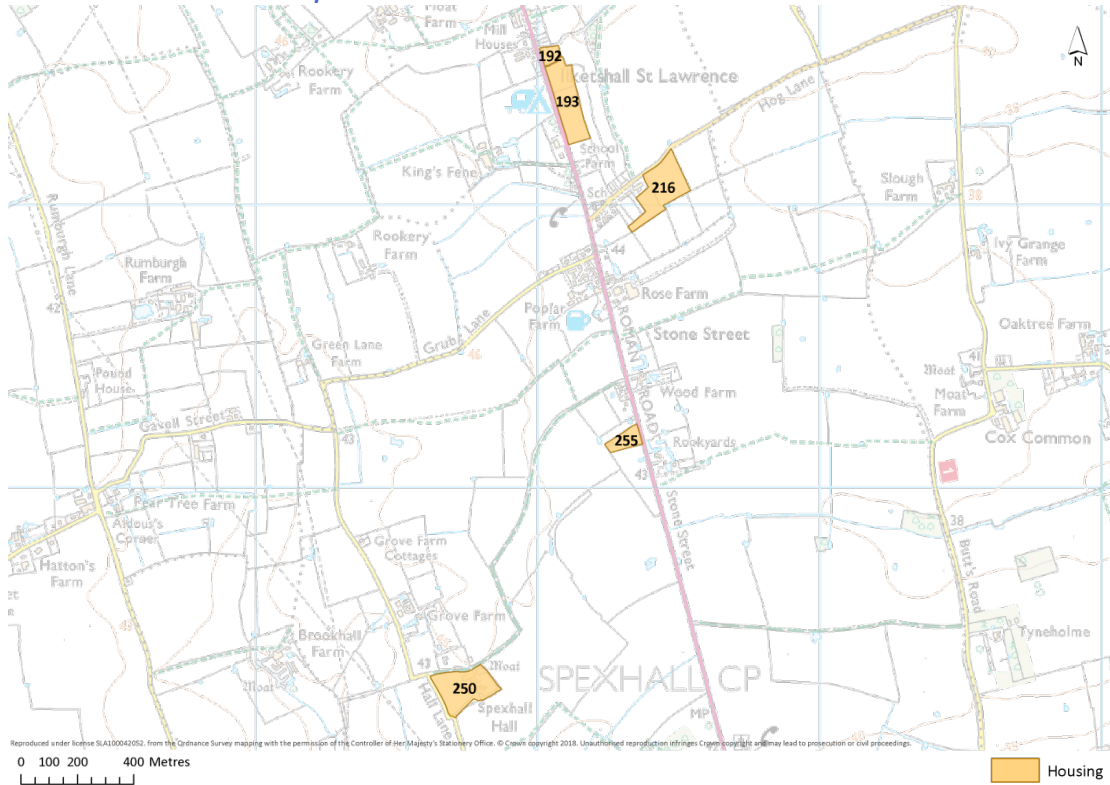
Site Number	Address	Area (Hectares)	Proposed Use
110	Land to the north of Black Street, Gisleham	2.33	Housing

Henstead with Hulver Street



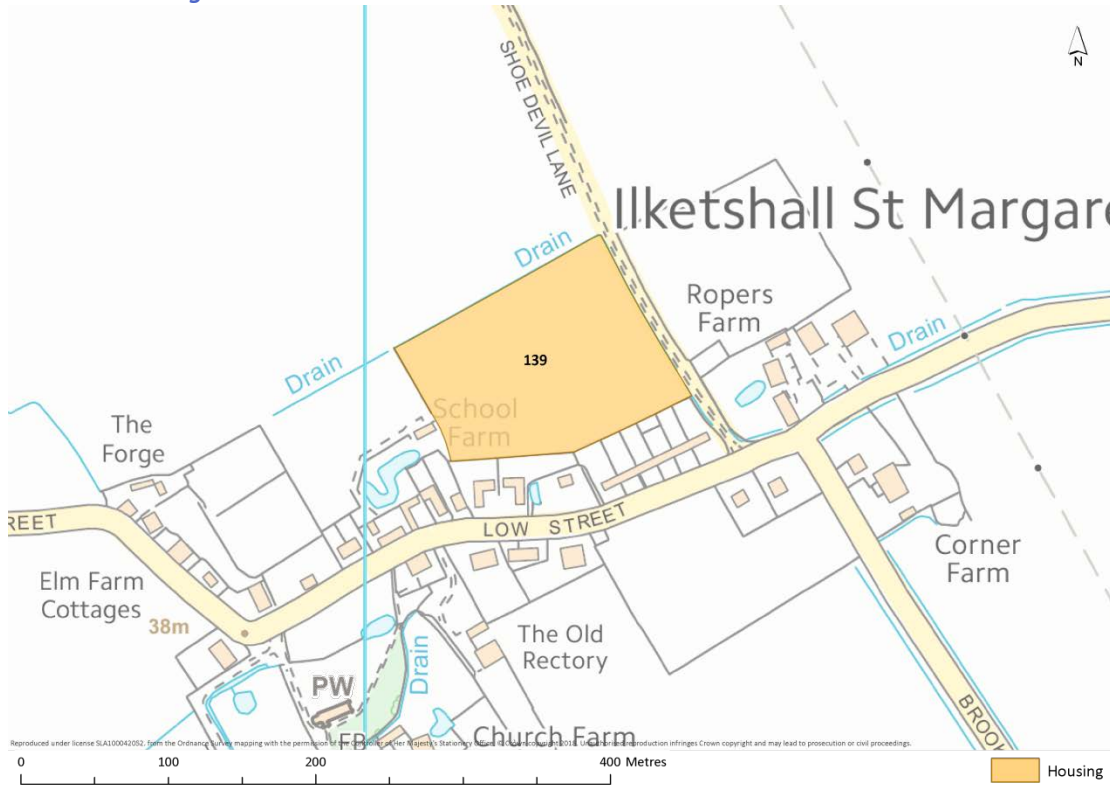
Site Number	Address	Area (Hectares)	Proposed Use
25	Hulver Street, Hulver, Beccles, Suffolk	1.04	Housing
71	Land north of Hulver Street, Henstead	3.86	Housing
130	Old Rectory Poultry Unit, Benacre Road, Hulver Street, Henstead	1.87	Housing
191	The Geranium Pot, Mariawood, Hulver Street	0.88	Housing

Ilketshall St Lawrence and Spexhall



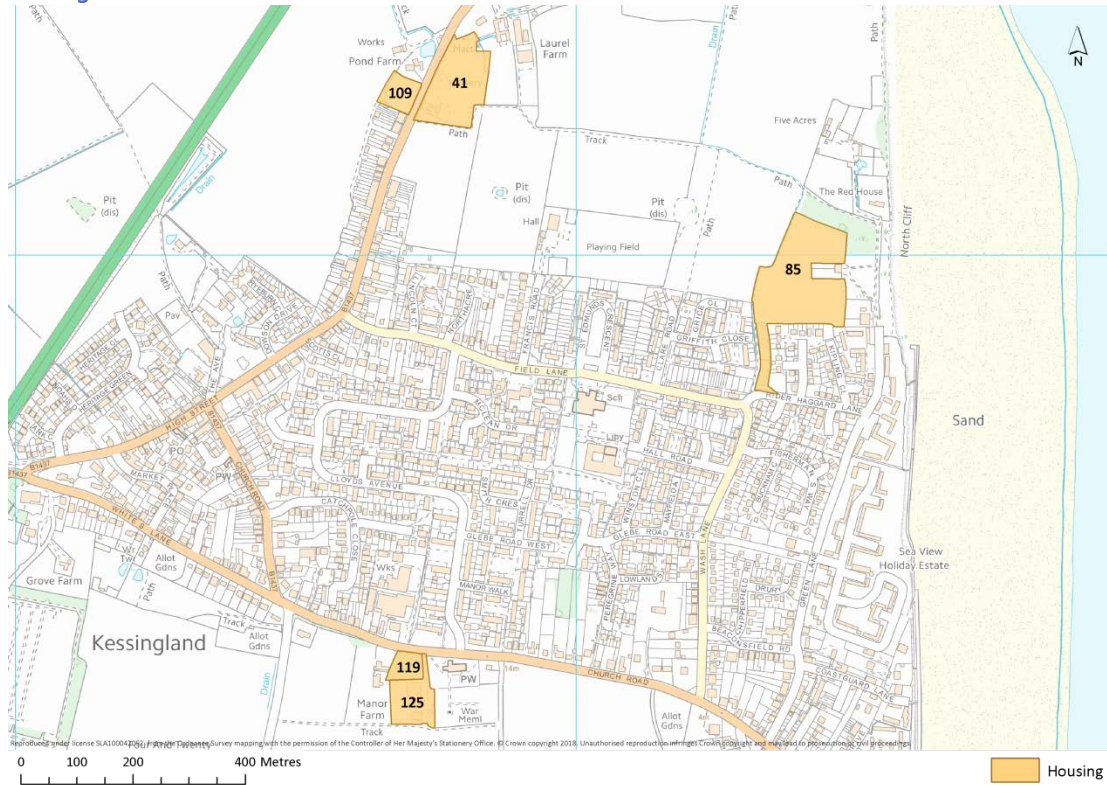
Site Number	Address	Area (Hectares)	Proposed Use
192	Opposite Osborne House Barn, Ilketshall St Lawrence	0.38	Housing
193	School Farm, Ilketshall St Lawrence	2.39	Housing
216	Land south of Hogg Lane, Ilketshall St Lawrence	2.56	Housing
250	Spexhall Hall, Spexhall	2.47	Housing
255	Meadow View, Spexhall	0.69	Housing

Ilketshall St Margaret



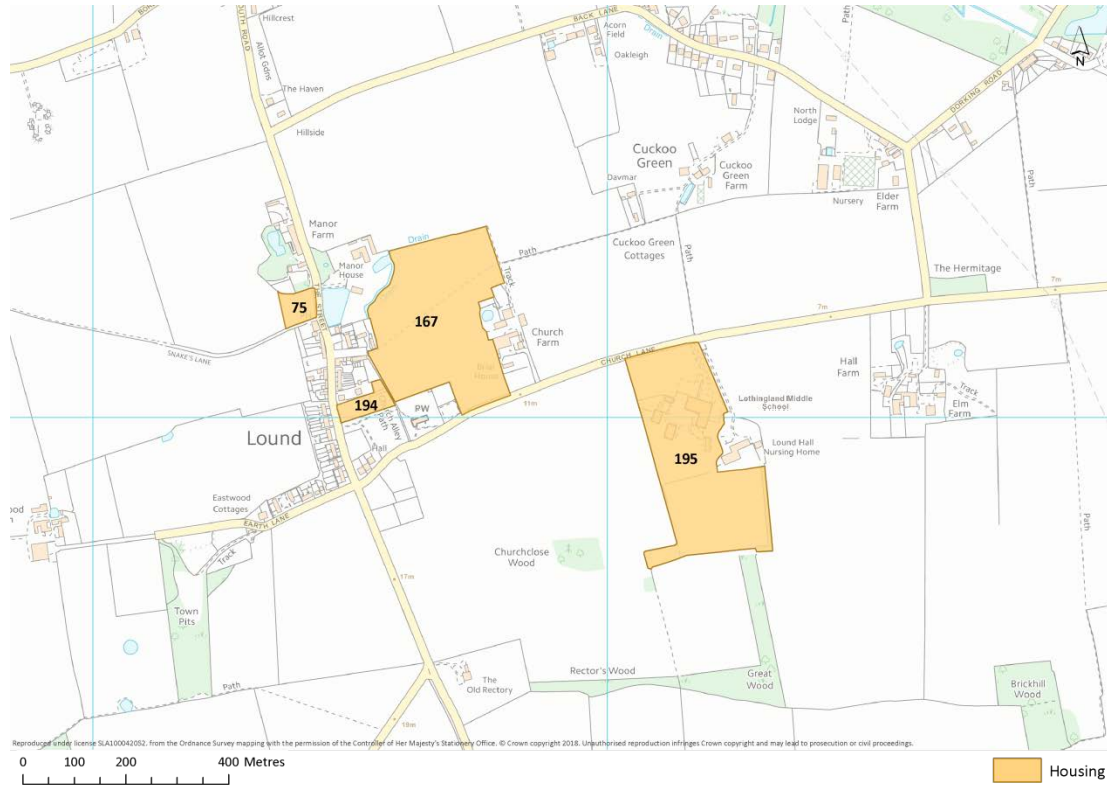
Site Number	Address	Area (Hectares)	Proposed Use
139	Shoe Devil Lane, Ilketshall St Margaret	1.82	Housing

Kessingland

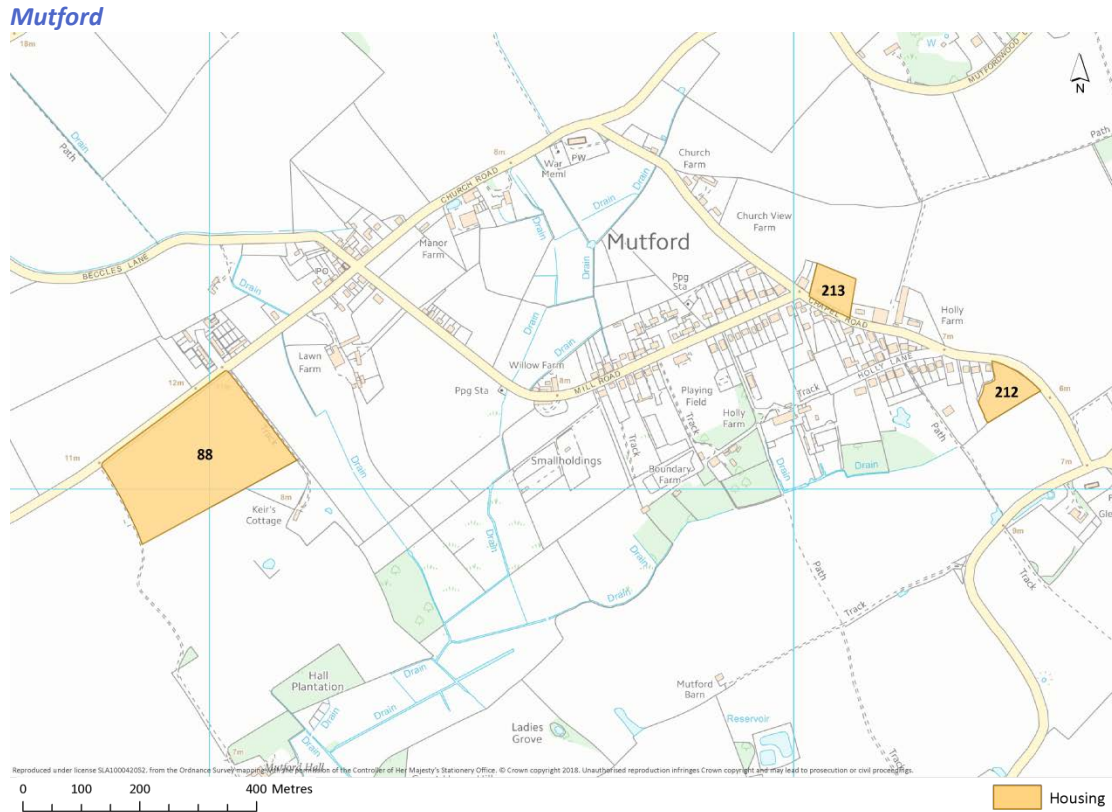


Site Number	Address	Area (Hectares)	Proposed Use
41	Land at London Road, Kessingland (former Ashley Nurseries site)	1.42	Housing
85	Land off Rider Haggard Lane, Kessingland	2.66	Housing
109	Land to the North of 109 London Road, Kessingland	0.36	Housing
119	Land to the west of St Edmunds Church, Kessingland	0.28	Housing
125	Manor Farm Barns, Church Road, Kessingland	0.66	Housing

Lound



Site Number	Address	Area (Hectares)	Proposed Use
75	Land North of Snakes Lane, The Street, Lound	0.41	Housing
167	Land north of Church Lane, Lound	6.86	Housing
194	Land between The Street and The Village Green, Lound	0.43	Housing
195	Lound Campus, Church Lane, Lound	6.88	Housing



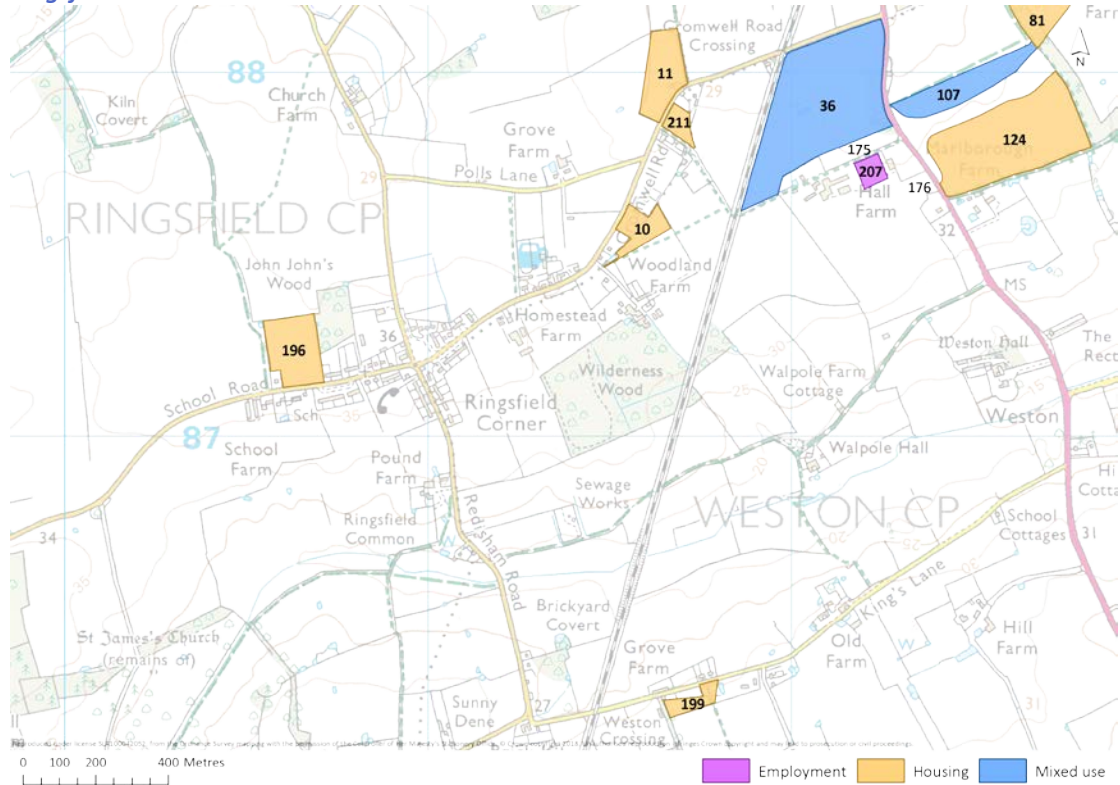
Site Number	Address	Area (Hectares)	Proposed Use
88	Land on Hulver Road, Mutford	4.93	Housing
212	Land south of Chapel Road, Mutford	0.57	Housing
213	Land north of Chapel Road, Mutford	0.47	Housing

Redisham



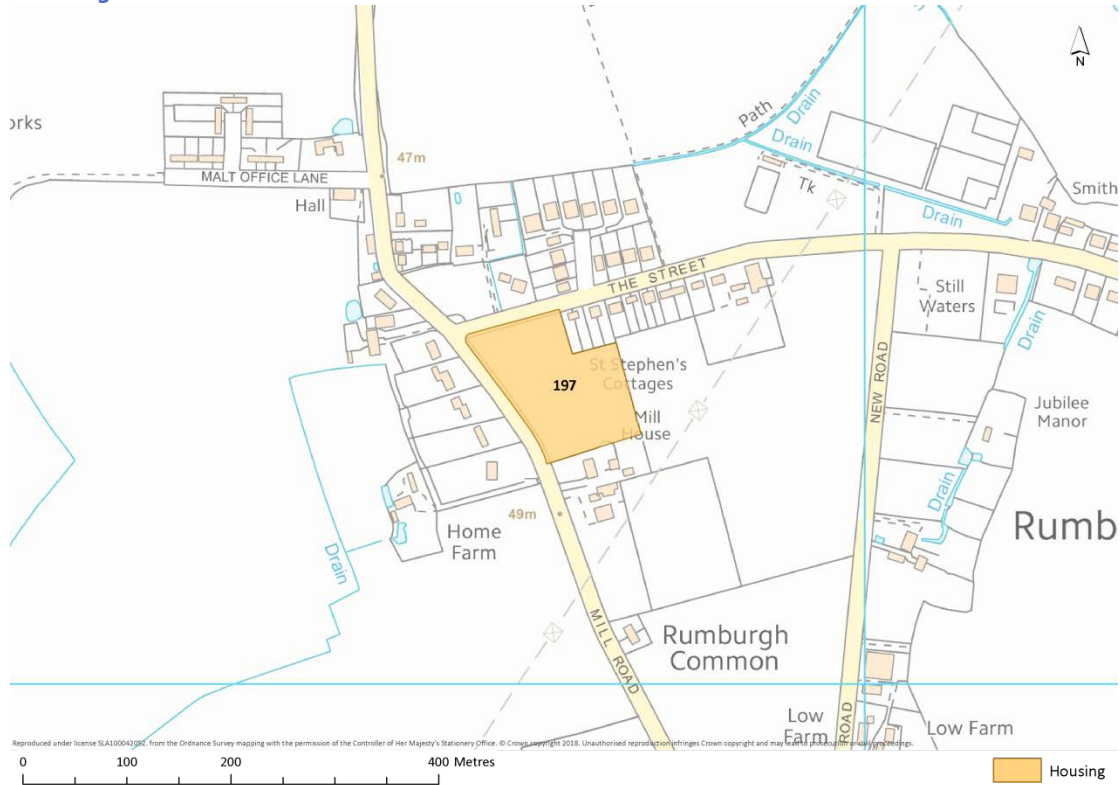
Site Number	Address	Area (Hectares)	Proposed Use
19	Halesworth Road, Redisham, Beccles	0.21	Housing
249	West of Redisham Road, Redisham	0.27	Housing

Ringsfield



Site Number	Address	Area (Hectares)	Proposed Use
10	Cromwell Road, Ringsfield and Weston	1.16	Housing
11	Cromwell Road, Ringsfield, Beccles Opposite 1 Rose Villa	2.23	Housing
196	School Road, Ringsfield	2.56	Housing
211	East of Cromwell Road, Ringsfield	0.56	Housing

Rumburgh



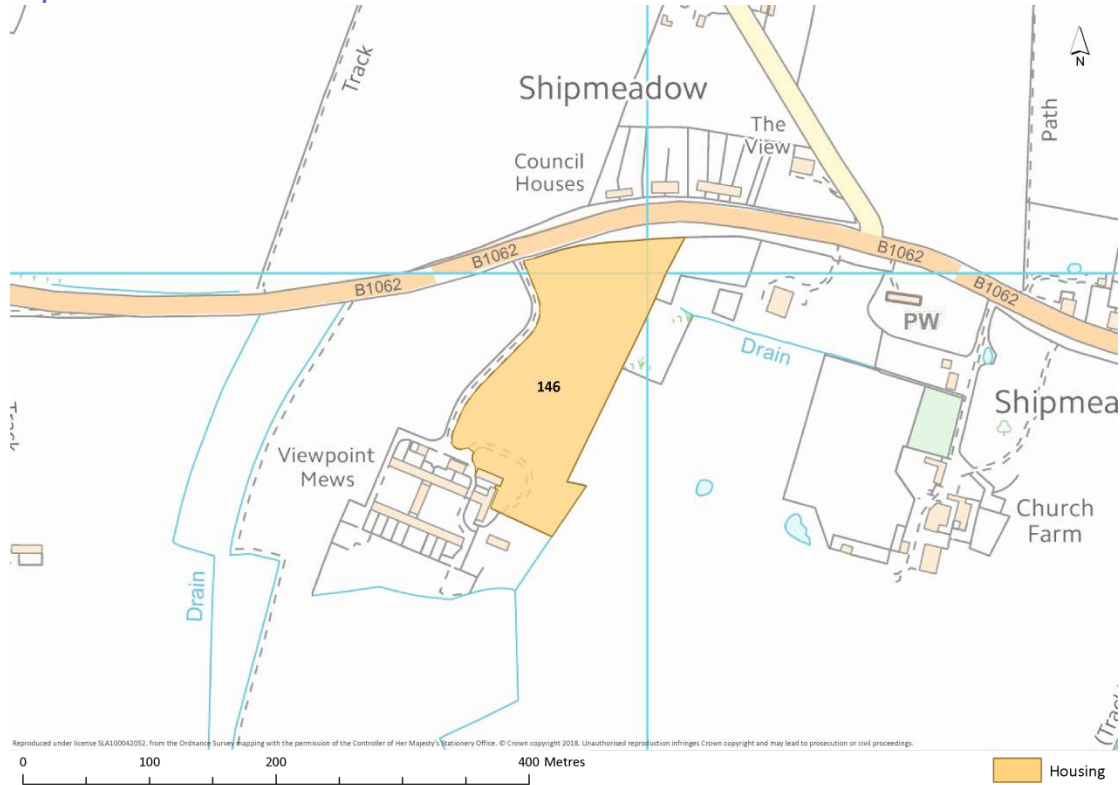
Site Number	Address	Area (Hectares)	Proposed Use
197	Land East of Mill Road, Rumburgh	1.40	Housing

Shadingfield



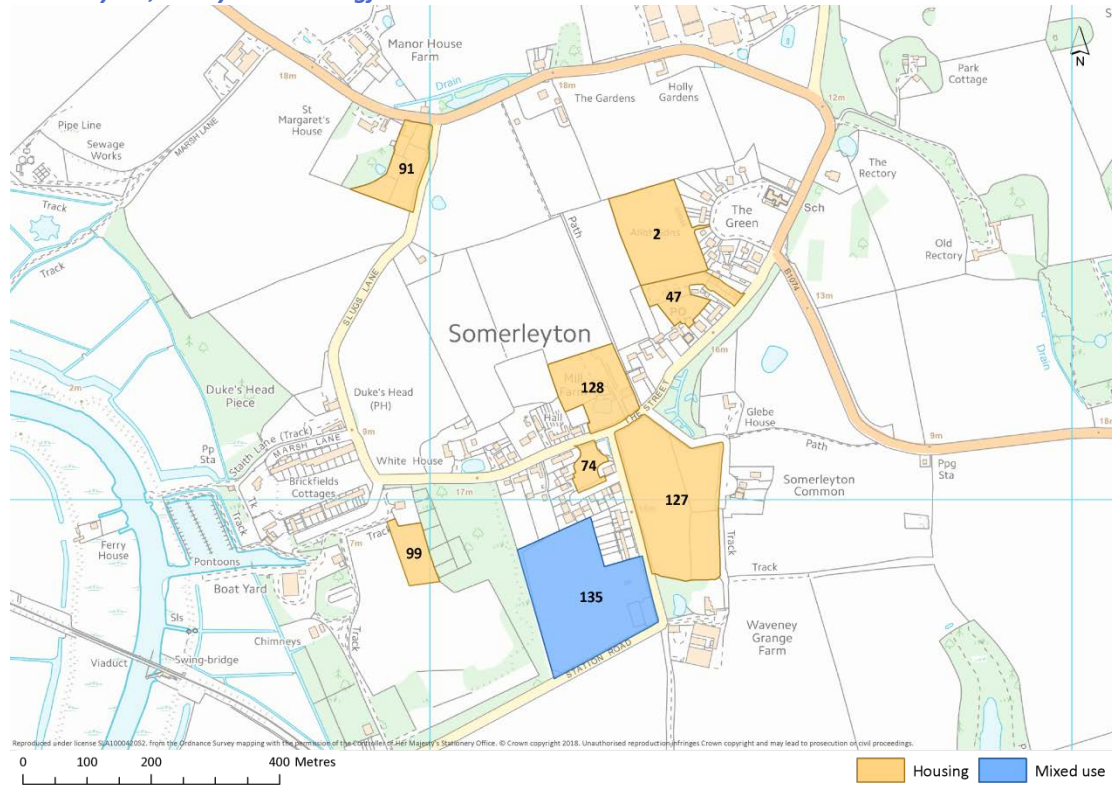
Site Number	Address	Area (Hectares)	Proposed Use
101	Land south of Hill Cottages, Shadingfield	0.41	Housing

Shipmeadow



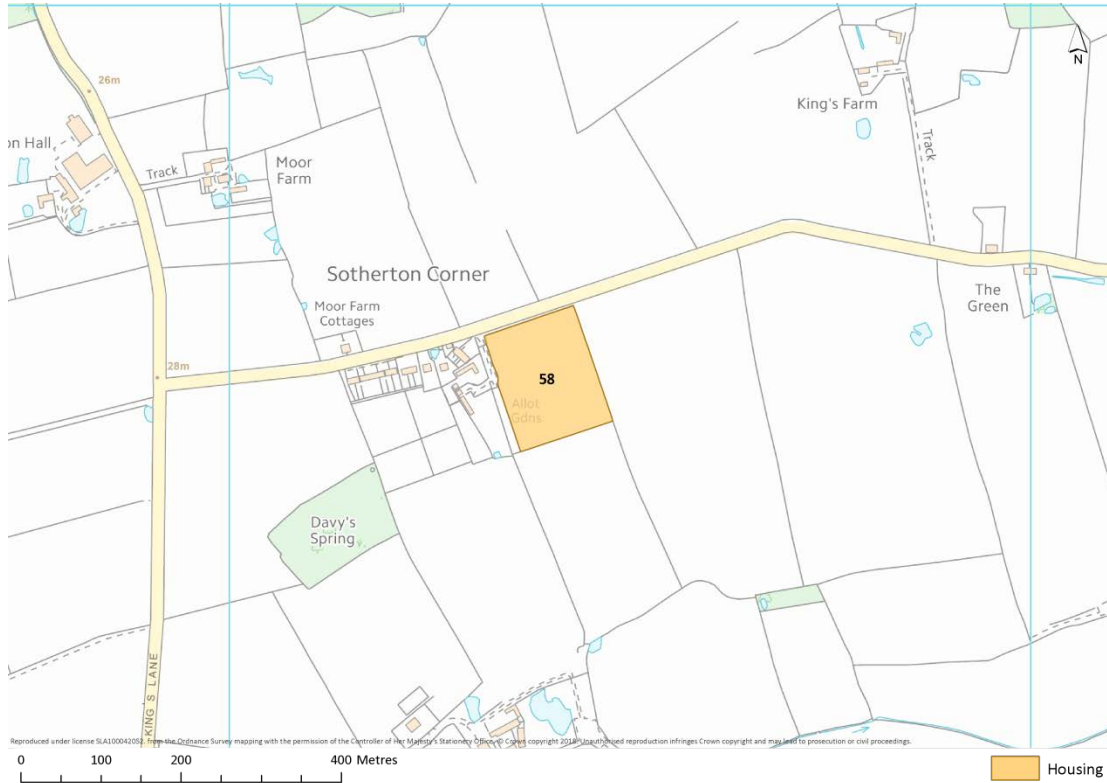
Site Number	Address	Area (Hectares)	Proposed Use
146	The Hill, Shipmeadow, Beccles, Suffolk	2.03	Housing

Somerleyton, Ashby and Herringfleet



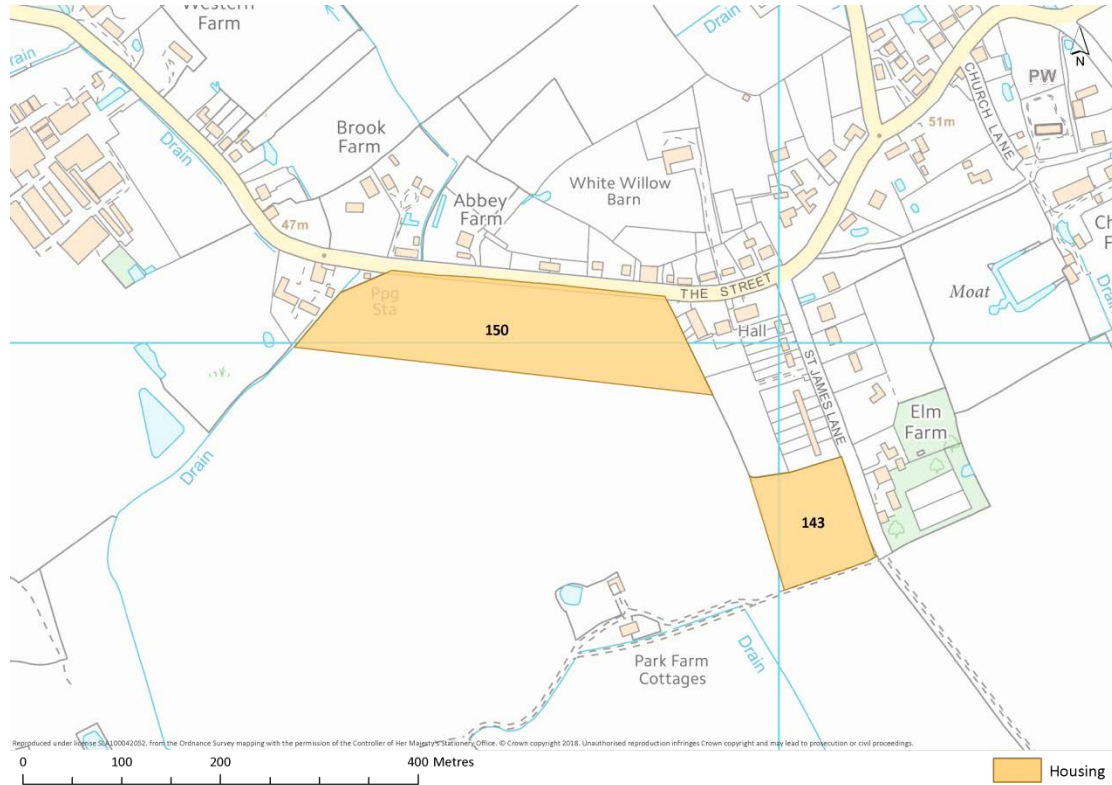
Site Number	Address	Area (Hectares)	Proposed Use
91	Land on the junction of St Olaves Road / Sluggs Lane, Herringfleet, Lowestoft	0.80	Housing
2	Allotment land, Somerleyton	1.60	Housing
47	Land at the Former Garage, Somerleyton	0.65	Housing
74	Land north of Morton Peto Close, Somerleyton	0.27	Housing
99	Land south east of Brickfields, Somerleyton	0.47	Housing
127	Mill Farm Field, Somerleyton	3.03	Housing
128	Mill Farm, Somerleyton	1.19	Housing
135	Playing Field, Somerleyton	3.18	Mixed use

Sotherton



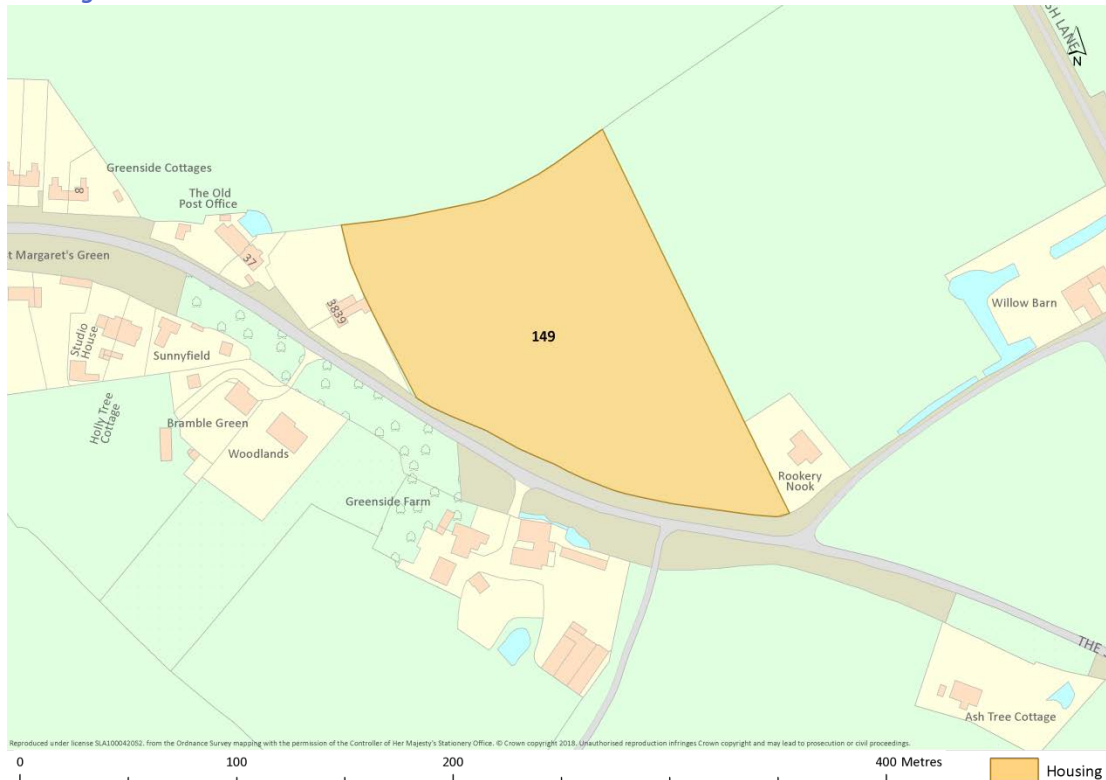
Site Number	Address	Area (Hectares)	Proposed Use
58	Land east of 17-25 Sotherton Corner, Sotherton and Wangford with Henham	1.82	Housing

St James South Elmham



Site Number	Address	Area (Hectares)	Proposed Use
143	St James Lane, St James South Elmham	1.08	Housing
150	The Street, St James South Elmham	3.30	Housing

St Margaret South Elmham

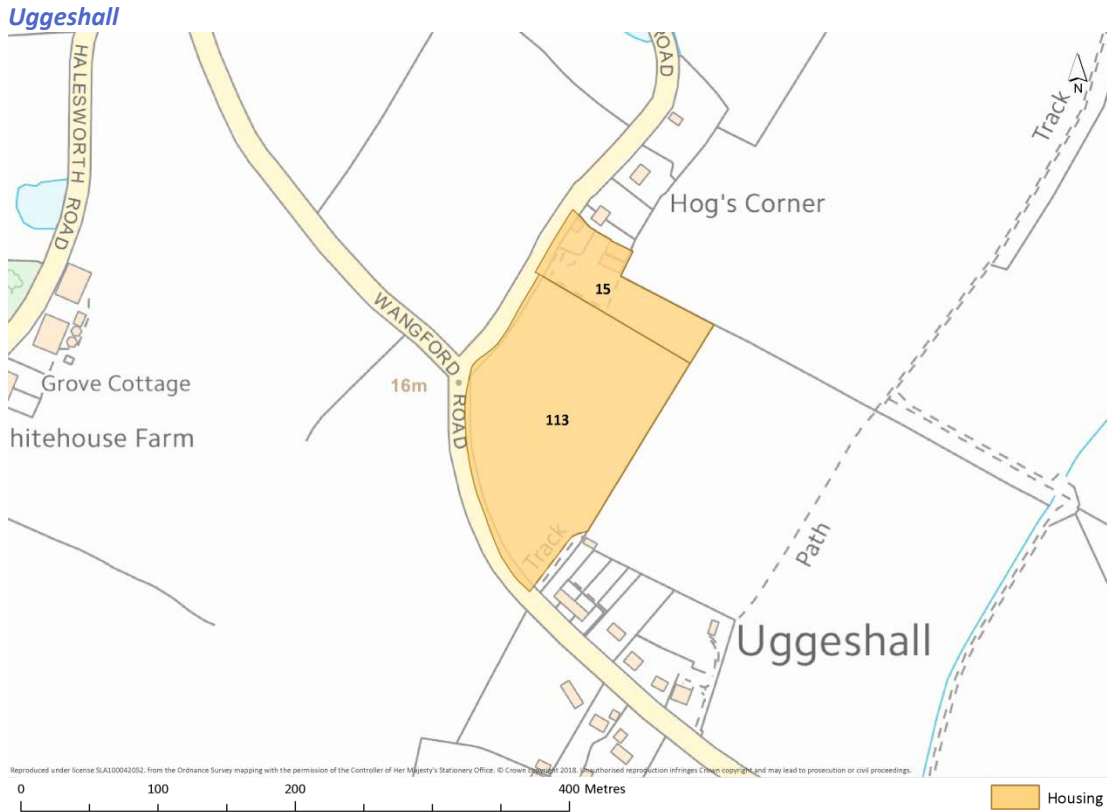


Site Number	Address	Area (Hectares)	Proposed Use
149	The Street, Saint Margarets South Elmham, Harleston, Norfolk	1.92	Housing

Stoven

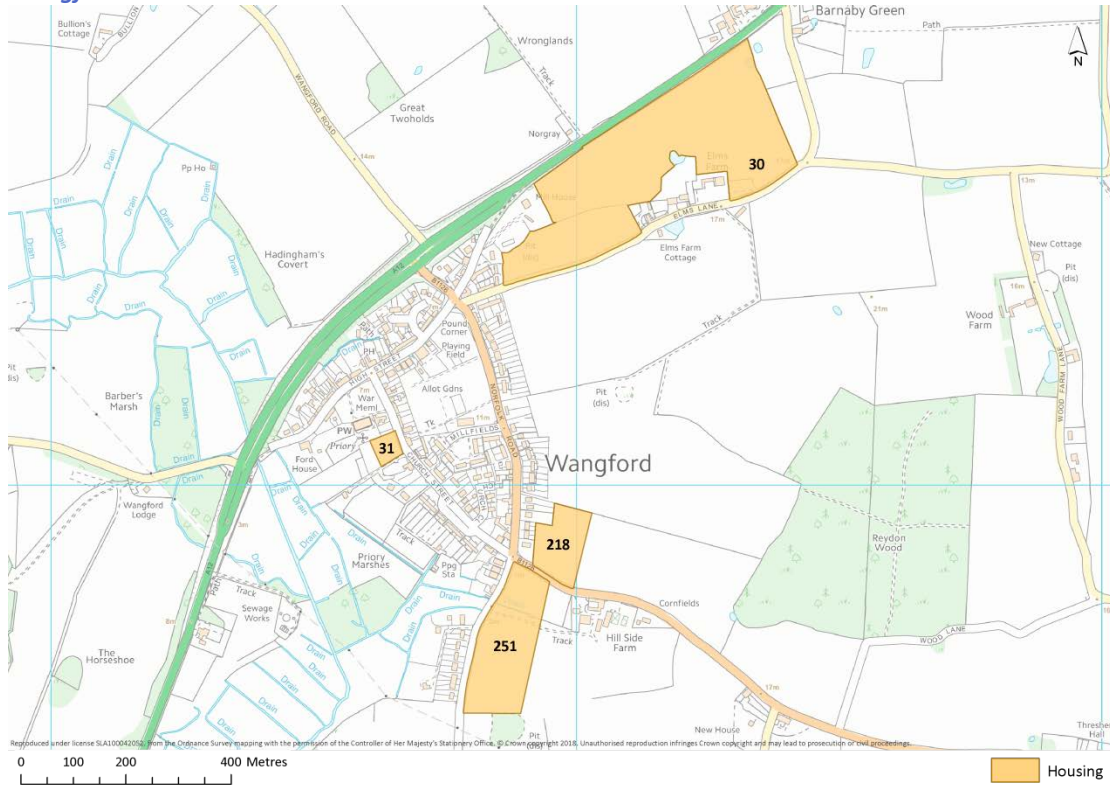


Site Number	Address	Area (Hectares)	Proposed Use
95	Land opposite 1-8 Wood End Cottages Southwold Road Stoven	0.44	Not specified
97	Land opposite Stoven Row Southwold Road Stoven	0.60	Not specified



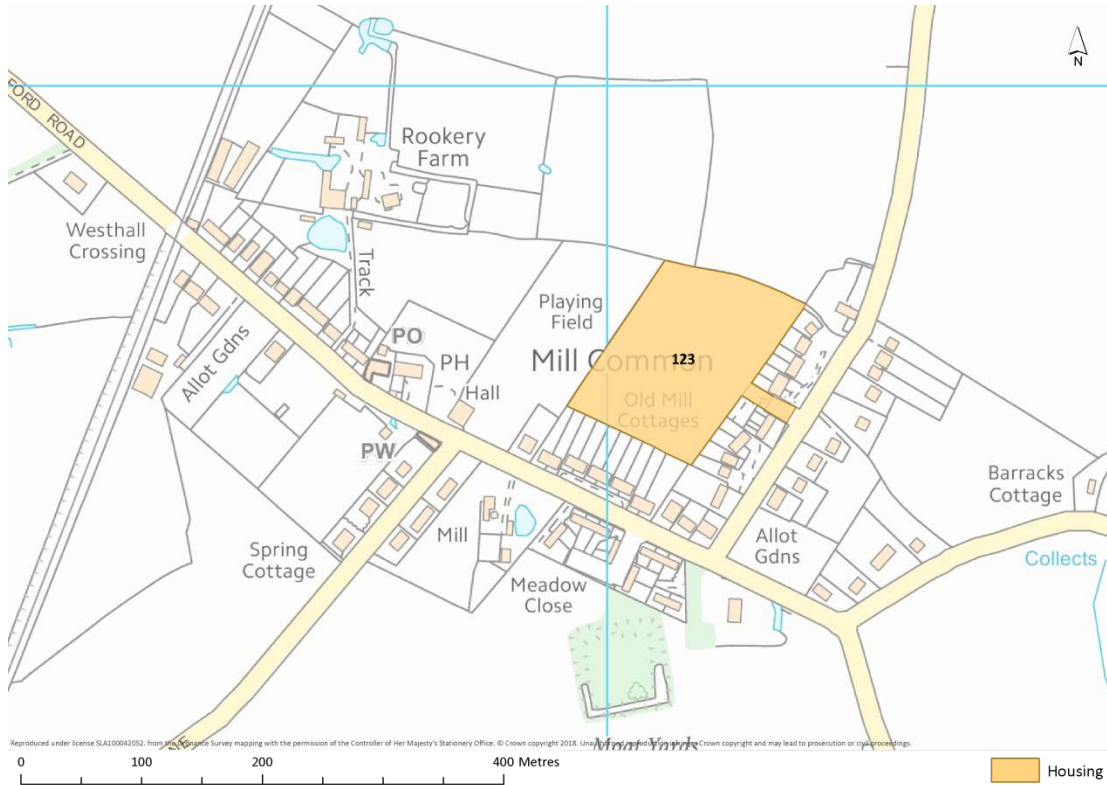
Site Number	Address	Area (Hectares)	Proposed Use
15	Firs Garage, Church Road, Uggeshall	0.50	Housing
113	Land to the north west of 1-4 Wangford Road, Uggeshall	2.12	Housing

Wangford



Site Number	Address	Area (Hectares)	Proposed Use
30	Land adjacent to Elms Lane, Wangford	10.00	Housing
31	Land adjacent to Little Priory, Church Street, Wangford	0.25	Housing
218	Land north of Wangford Road, Wangford	1.17	Housing
251	East of Norfolk Road, Wangford	2.88	Housing

Westhall



Site Number	Address	Area (Hectares)	Proposed Use
123	Lock's Road, Westhall	1.88	Housing



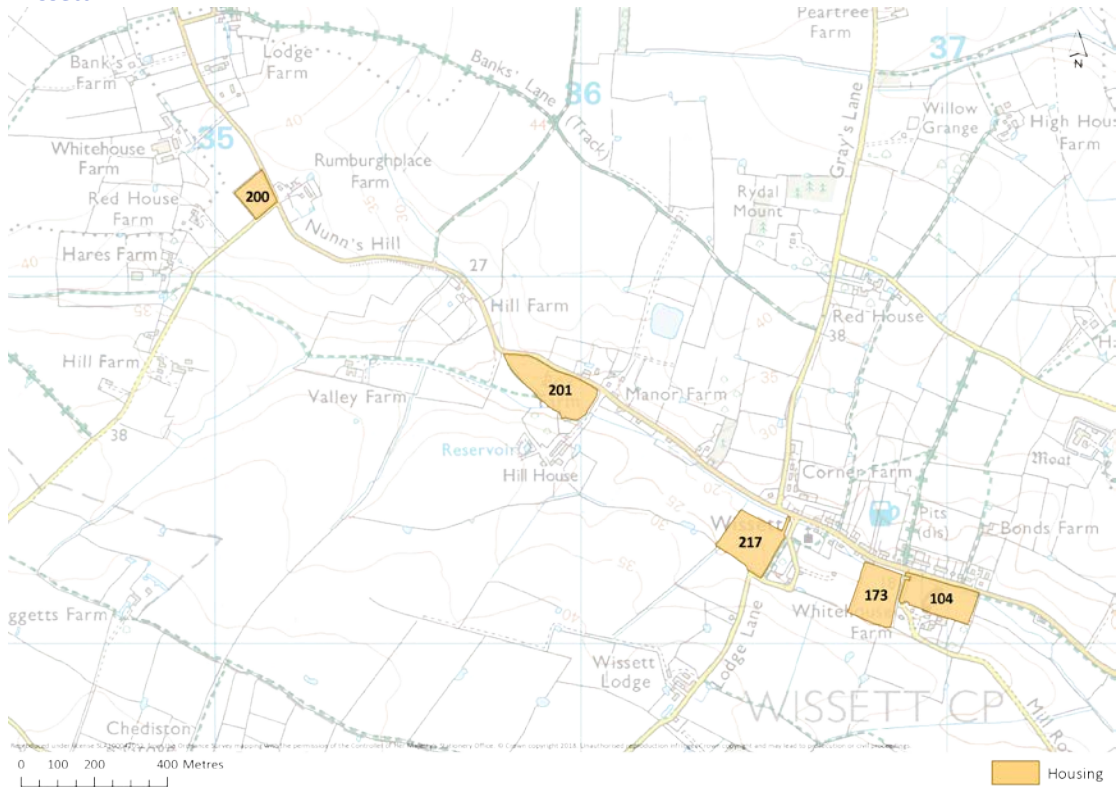
Site Number	Address	Area (Hectares)	Proposed Use
199	Land south of King's Lane, Weston	0.65	Housing

Willingham



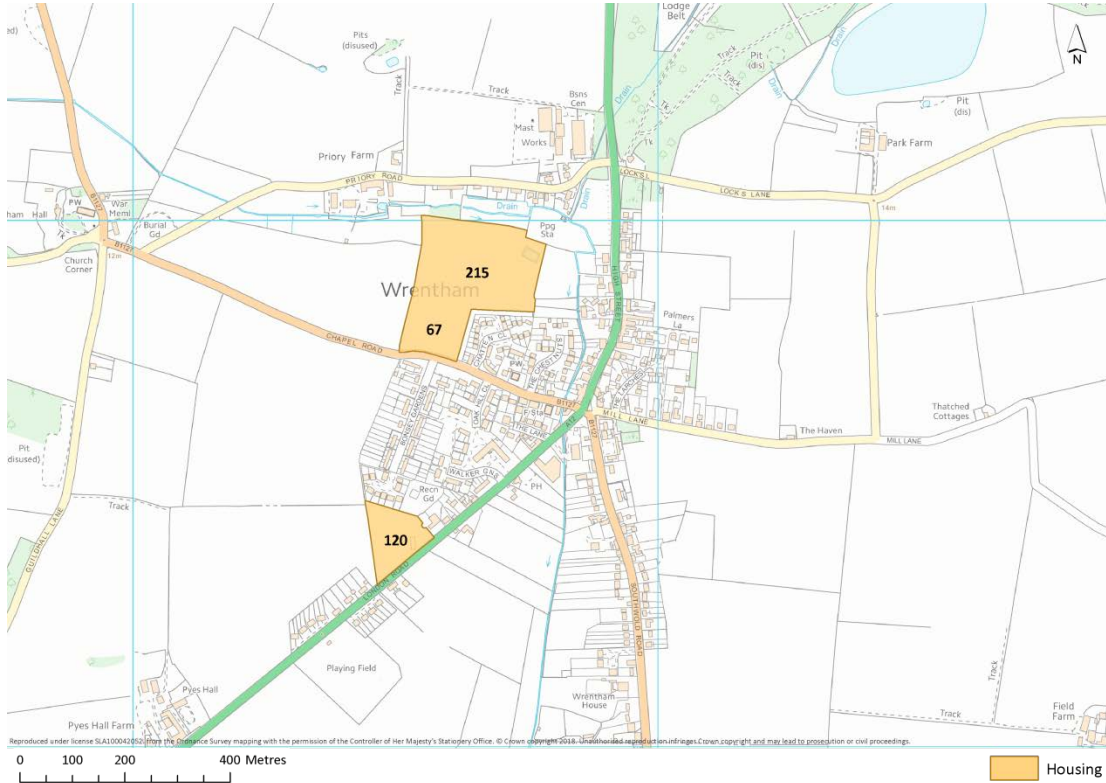
Site Number	Address	Area (Hectares)	Proposed Use
59	Land east of Chartres Piece, Willingham	1.01	Housing
64	Land east of Woodfield Close, Willingham St Mary	0.57	Housing
68	Land North of Chartres Piece Piece, Willingham	0.64	Housing
134	Playing Field, Off A145 London Road, Willingham	1.21	Housing
220	Land north of Sotterley Road, Willingham St Mary	1.83	Housing

Wissett



Site Number	Address	Area (Hectares)	Proposed Use
104	Land south of The Street, Wissett	1.77	Housing
173	Street Field, Mill Road, Wissett	1.74	Housing
200	Corner of Rumburgh Road and Chediston Street, Wissett	0.82	Housing
201	Land opposite Box Farm, Wissett	2.21	Housing
217	Lodge Lane, Wissett	1.94	Housing

Wrentham



Site Number	Address	Area (Hectares)	Proposed Use
67	Land west of Chatten Close, Wrentham	1.13	Housing
120	Land west of London Road, Wrentham	1.11	Housing
215	Land north of Chapel Road, Wrentham	4.82	Housing

Site Reference: 2

Site Address: Allotment land, Somerleyton NR32 5PT

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	1.60 hectares
Current Use	Allotment land
Proposed Use	Housing
Surrounding Uses	Agricultural land to north; rear gardens to properties fronting The Green to the east; the former Forge Garage forms the south boundary; agricultural land to the west
Access	Site access from The Green.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Site access from The Green.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Power lines traverse the site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Settled farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies the landscape area as having a low sensitivity, high landscape value and makes a significant contribution to the setting of the Broads, which means that it has a very low capacity for development. Exposed to the open countryside and not consistent with the existing settlement pattern.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Within Somerleyton Conservation Area. Site is locally listed allotments to the rear of The Green. Various Grade II and locally listed buildings to the east. High archaeological potential
Open Space	Red	Allotments. No scope for replacement
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up	None.

commencement of development?	
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not considered suitable for development.	

Site Reference: 10

Site Address: Cromwell Road, Ringsfield and Weston NR34 8LR

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	1.16 hectares
Current Use	hay and orchard
Proposed Use	Housing
Surrounding Uses	Residential to north and south of Cromwell Road land parcel; grassed (agricultural?) on other boundaries
Access	Access is possible from Cromwell Road. There is no pedestrian access to the site from Beccles or Ringsfield without substantial improvements which would unlikely be feasible or viable.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Access is possible from Cromwell Road. There is no pedestrian access to the site from Beccles or Ringsfield without substantial improvements which would unlikely be feasible or viable.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Substantial off-site infrastructure required to connect foul water which may not be economically viable.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. The Settlement Fringe Landscape Sensitivity Study identifies this character area as having a moderate sensitivity, a moderate value and a moderate capacity for development. The northern part of this site is well screened. Southern part of the site is more exposed. The site is somewhat remote from the main part of Ringsfield village and would constitute a further ribboning of development into the open countryside.
Biodiversity and Geodiversity	Green	No Issues

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Amber	Potential impact on historic grounds.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	No issues.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	This site is not suitable for development.

Site Reference: 11**Site Address:** Cromwell Road, Ringsfield, Beccles Opposite 1 Rose Villa**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	2.23 hectares
Current Use	Horse grazing
Proposed Use	Housing
Surrounding Uses	Agriculture north, east and west, residential south. Small number of houses to east and south.
Access	Site is accessible from Cromwell Road which is narrow and on a bend. There is no pedestrian access to the site from Beccles without substantial improvements which would unlikely be viable.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Site is accessible from Cromwell Road which is narrow and on a bend. There is no pedestrian access to the site from Beccles without substantial improvements which would unlikely be viable.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre requires additional capacity. Water resource centre is significantly constrained. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Overhead lines. Substantial off-site infrastructure required to connect foul water which may not be economically viable.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for development. This site is flat and can be viewed from the public right of way to the east from across the field to the south west.
Biodiversity and Geodiversity	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	No issues.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	The site is not suitable for development.

Site Reference: 15**Site Address:** Firs Garage, Church Road, Uggeshall NR34 8BH**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.50 hectares
Current Use	motor engineering and car sales
Proposed Use	Housing
Surrounding Uses	Residential to north boundary along Church Road; agricultural to other boundaries
Access	Site accessible from Church Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Site accessible from Church Road.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Power and cable lines traverse the site. Substantial off-site infrastructure is required to connect foul water which may not be viable.
Contamination	Amber	Potential contamination from the motor garage and buildings.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed plateau clayland character area. Site is contained within the area with other structures exhibiting strong human influence in the vicinity. Nearby dwellings are two storey. The surrounding countryside is undulating potentially reducing the impact of the development on the wider area except when viewed from the southeast.
Biodiversity and Geodiversity	Green	No Impact
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 per year

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	5 dwellings at 10 dwellings per hectare which is characteristic of this location.

Site Reference: 19**Site Address:** Halesworth Road, Redisham, Beccles**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.21 hectares
Current Use	none
Proposed Use	Housing
Surrounding Uses	Residential on opposite side of Halesworth Road on northern boundary; single dwelling to east, agricultural to south and west
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Green	Low encroachment risk to water recycling centre.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland character area. The site is very exposed with limited screening. Potential for a negative impact on the landscape and views to the village and listed church to the south.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Potential impact upon the setting of the grade I listed church of St. Peter.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
Landowner suggests a minimum of 5 dwellings.	

Site Reference: 20**Site Address:** Hall Road, Blundeston, Suffolk**Summary**

Suitable	Available	Achievable
Yes	No	Yes

Site Details

Site Area	0.34 hectares
Current Use	Agriculture
Proposed Use	Housing
Surrounding Uses	Hall Road forms southern boundary with former HMP Blundeston opposite site; agricultural/grassed land surrounding site on all other boundaries; public right of way linking Hall Road to Church Road runs to west of site
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Green	The Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	Tiny amount of low and medium surface water risk in the west.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Settled farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a moderate value and a high capacity for development. Rural with former prison site and existing residential are well hidden by landscaping. New development on this site would be exposed to the wider rural environment and so careful design and landscaping will be necessary.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	No
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	7 dwellings per year.

Development Potential

Number of homes:	7
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
7 dwellings at a density of 20 dwellings per hectare. Number of houses is reduced by the site's irregular shape.	

Site Reference: 25**Site Address:** Hulver Street, Hulver, Beccles, Suffolk**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.04 hectares
Current Use	pasture/paddocks
Proposed Use	Housing
Surrounding Uses	Sandy Lane (unmade road) forms north boundary; scattered residential to east; B1127 Hulver Street from south boundary; village hall (Hulver Street) and residential properties (Sandy Lane) along west boundary
Access	Direct access from Hulver Street could be created.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Direct access from Hulver Street could be created.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Water recycling centre requires improvements. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Substantial off-site infrastructure required to connect foul water, which may not be economically viable.
Contamination	Green	No issues.
Flood Risk	Amber	Some surface water flooding potential on the south west boundary of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	This site is situated within the Area of Outstanding Natural Beauty. Estuarine marsh character area. Flat and enclosed site with some obscured long views to the north. To mitigate the impact development should be restricted to just the road frontage.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	10
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	10 dwellings along the site frontage would be reflective of the character of the village.

Site Reference: 27**Site Address:** Land (off) The Loke, Blundeston, Lowestoft, Suffolk NR32 5AR**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.43 hectares
Current Use	paddocks
Proposed Use	Housing
Surrounding Uses	The Loke [unmade road] forms eastern boundary; recently constructed bungalow immediately south of site; tree belt immediately west with paddocks(?) and outbuildings beyond(?); residential properties 1-3 The Loke to north of site
Access	No existing access. Potential access from The Loke.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No existing access. Potential access from The Loke.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Settled farmland character area. The settlement Fringe Landscape Sensitivity Study identifies this site as having a low sensitivity, a moderate value and a high capacity for development. Set between two residential buildings but exposed to the wider landscape.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Adjacent to area with archaeology therefore potential for finds on site.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Low density development along the street frontage.

Site Reference: 29

Site Address: Land adjacent Millennium Green, Church Road, Blundeston

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.67 hectares
Current Use	Paddocks
Proposed Use	Housing
Surrounding Uses	Millennium Green to north of site; Church Road and Pound Lane form west and south boundaries with listed Pound at junction - residential properties on opposite side of Church Road and agricultural land on opposite side of Pound Lane; residential properties to east (Pound Road and Hall Lane)
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Small areas of low surface flooding risk in the south and high surface flood risk in the north.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Settled farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area next to this site as having a low sensitivity, a moderate value and a high capacity for development. This is a flat site contained within the landscape. Adjacent to Millennium Green providing a focus for the development along the eastern edge. Exposed to the church along the west corner.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Grade II listed buildings are adjacent the south at The Rookery /

Issue	Constraint /Impact	Supporting Comments
		Pound Lane and adjacent to the north west at the junction of Pound Lane / Church Road.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	33
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
25 dwellings at a density of 20 dwellings per hectare. This is a low density which reflects the site's surroundings.	

Site Reference: 30**Site Address:** Land adjacent to Elms Lane, Wangford NR34 8BA**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	10.00 hectares
Current Use	Agriculture
Proposed Use	Housing
Surrounding Uses	A12 forms north boundary; tree belt/hedgerow to east; Elms Lane to south including Elms Farm; residential properties to west boundary
Access	Elms Lane is a narrow country road and would not be suitable to support large scale development.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Elms Lane is a narrow country road and would not be suitable to support large scale development.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Small pockets of low and medium surface water flood risk.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Area of Outstanding Natural Beauty; Farmed plateau clayland character area. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a moderate sensitivity, a high value and making a major contribution to the setting of the AONB. As a result this character area has a very low capacity for development. The south part of the site slopes north to south and extends to the existing village. The north part of the site is flat and rural in character. Key views are southwards to the church.
Biodiversity and Geodiversity	Amber	Ponds located in the north-eastern corner and another adjacent to the south. Hedgerows are located along the north, east and part of the west boundaries.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Amber	Grade II listed Elms Farm, Elms Lane and the Maltings are located south of the site. High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	Possible noise issues from nearby A12.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	16
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The entire site has a capacity of 200 dwellings but only .8 hectares is considered suitable, due to landscape, access and historic environment constraints. Housing density of 20 dwellings per hectare considered appropriate given character of surroundings.	

Site Reference: 31**Site Address:** Land adjacent to Little Priory, Church Street, Wangford**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.25 hectares
Current Use	vacant
Proposed Use	Housing
Surrounding Uses	Church and dwelling to north. Dwellings to east.
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity Foul sewer network has capacity.
Utilities Infrastructure	Amber	Low encroachment risk to water recycling centre.
Contamination	Amber	Could be contamination associated with past building.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Site located within the Area of Outstanding Natural Beauty. Rural river valley character area. The Settlement Fringe Landscape Sensitivity Study identifies this character area as having a very high sensitivity, a very high value and a very low capacity for new development. Located within built up area. Residential area opposite is two storey dwelling with the church dominating the site.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Red	This site is located within the Wangford conservation area. Grade I listed St. Peters and St. Pauls churches to the north. Various grade II and other locally listed buildings to the north, east and south. The development of this site would likely lead to substantial harm to the setting of the church and the

Issue	Constraint /Impact	Supporting Comments
		character of the conservation area which would be difficult to mitigate. .
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not considered suitable for development	

Site Reference: 41**Site Address:** Land at London Road, Kessingland (former Ashley Nurseries site)**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.42 hectares
Current Use	vacant former nursery/garden centre
Proposed Use	Housing
Surrounding Uses	Agricultural to south, dwelling to north, residential to west.
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Coastal cliffs character area. The Settlement Fringe Landscape Sensitivity Study indicates that this landscape area has a low sensitivity, a low value and a high capacity for development. Low growing brambles and grass, small trees in clusters, bramble hedgerows, green plants. Nothing special on site.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Land held on option.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Site allocated in Kessingland Neighbourhood Plan

Site Reference: 42**Site Address:** Land at Market Lane, Blundeston**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	7.02 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Residential properties and Market Lane form north boundary; agricultural land to east; playing field to south boundary and residential properties fronting Market Lane along west boundary
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There is a sewer pipe crossing the site.
Contamination	Green	No issues.
Flood Risk	Amber	Small area of high surface water flood risk in the north west of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a low value and a high capacity for development. Contained by existing development to the west and north while trees contain the site to the east. Playing field provides a focal point to the south of the site which new development could face onto. Development potentially creates an exposed edge along the eastern boundary.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Amber	Narrow residential street that acts as a primary route from the north of the village. Bus stop located on the street. Footpaths along Market Lane. No cycle lanes / routes to avoid busy roads.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by developer with land option.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	159
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	159 dwellings at 25 dwellings per ha and 0.67 ha of open space.

Site Reference: 46**Site Address:** Land at Swan Lane, Barnby**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	4.68 hectares
Current Use	Agriculture
Proposed Use	Housing
Surrounding Uses	A146 provides southern site boundary; Barnby Garden Centre adjacent to west; Swan Lane forms north boundary with residential and Swan Inn on opposite side of road; residential properties to east of site
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Small area of high surface water flood risk in the west, and a strip of low risk in the west from north to south.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a low value and making only a limited contribution to the setting of The Broads. As a result this landscape area has a high capacity for new development. Flat site contained by the built up area to the north and trees / A12 to the west.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Narrow country lane with no footway of cycle infrastructure. A

Issue	Constraint /Impact	Supporting Comments
		bus stop is located on The Street. Potential impact on nearby junctions
Compatibility with Neighbouring Uses	Green	Noise from the A12. Potential smell from working farm. Development would be compatible with low density housing.
Contribution to Regeneration	Green	Potential to support public house.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by developer with land option.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	84
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
84 dwellings at a density of 20 dwellings per hectare plus 0.5 hectares of open space.	

Site Reference: 47**Site Address:** Land at the Former Garage, Somerleyton NR32 5PS**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.65 hectares
Current Use	Former garage and workshop
Proposed Use	Housing
Surrounding Uses	Allotment land to north boundary; residential to east, south and west boundaries; highway access onto The Street on part south boundary
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	Fuel depot and buildings.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Settled farmland character area. This site is on the edge of a landscape area which The Settlement Fringe Landscape Sensitivity Study identifies as having a low sensitivity, a high value and making a major contribution to the setting of The Broads. As a result this landscape area has a low capacity for development. This site is located within the built up area of Somerleyton and is surrounded by 2 storey buildings to the south and east with open fields to the west.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Site is located within the Somerleyton conservation area. The locally listed former forge building is located within the site. Various other locally listed buildings surround the site. The grade II listed The Rosary is adjacent to the site to the south

Issue	Constraint /Impact	Supporting Comments
		west. High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	Removal of a derelict industrial building that is not in keeping with its surroundings.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	13
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
13 dwellings at a density of 20 dwellings per hectare.	

Site Reference: 48

Site Address: Land at The Green, Barnby

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	4.07 hectares
Current Use	Agriculture
Proposed Use	Housing
Surrounding Uses	The Green/Siding Road/Swan Lane forms south boundary with residential on opposite side of road; agricultural land to north and west and with residential property (Elm Dene, Swan Lane) adjacent site
Access	Access is from a small country lane. No pedestrian access back to the village. Significant improvements would be required along Swan Lane to connect the site.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is from a small country lane. No pedestrian access back to the village. Significant improvements would be required along Swan Lane to connect the site.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	Telephone cables run along the edge of the site.
Contamination	Green	No issues.
Flood Risk	Amber	Northern tip of the site lies within EA flood zones 2 and 3. There is a strip of low, medium and high surface water flood risk from the north west to the east of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and making a moderate contribution to the setting of The Broads. As a result this landscape area has a low capacity for new development. Site is divided into two by a drain. The west side of the site is well contained by the landscape. The eastern part sits above the surrounding area and could be exposed.
Biodiversity and	Green	No Issues

Issue	Constraint /Impact	Supporting Comments
Geodiversity		
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	Quiet country lane. No footpaths or cycle lanes.
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by a developer with a land option.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Improvements to pedestrian access
Anticipated commencement date:	2020
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	81
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	81 dwellings at a density of 20 dwellings per hectare.

Site Reference: 49**Site Address:** Land at The Homestead, Lound Road, Blundeston NR32 5AU**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.88 hectares
Current Use	Horticultural and paddocks
Proposed Use	Housing
Surrounding Uses	Lound Road forms north boundary with residential either side of site and on opposite side of road; residential properties to east boundary (fronting Lound Road); public right of way forms south boundary with Holly Gardens Nursery beyond; tree belt forms west boundary with dwelling curtilage/paddocks(?) beyond
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Strips of low, medium and high surface water flood risk in the north and south of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Most of the site lies within the settled farmland character area but the northern part lies within the settlement extent. The site is flat and contained within the urban area.
Biodiversity and Geodiversity	Amber	Hedgerow runs along the southern boundary and parts of the eastern and western boundaries. A small pond is located in the south west corner.
Historic Environment	Green	No impact
Open Space	Green	No impact
Transport and Roads	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by developer with land option.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020.
Expected rate of delivery	10 homes per year.

Development Potential

Number of homes:	16
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	16 homes at a density of 20 per hectare to reflect surroundings

Site Reference: 52**Site Address:** Land at Toodley Farm, Station Road, Brampton NR34 8EF**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.55 hectares
Current Use	agricultural grazing land
Proposed Use	Housing
Surrounding Uses	Station Road forms eastern boundary with scattered residential on opposite side of road; private driveway serving Toodley Farm to south of site; agricultural land to west and north with barn / agricultural building fronting Station Road
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Substantial off-site infrastructure is required to connect foul water, which may not be economically viable.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	North of the site is in the farmed plateau clayland character area; the south is in the tributary valley farmland character area. The site is part of a field. The wider field is well screened and development of an appropriate low density would have a limited effect upon the landscape.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	8 dwellings per year.

Development Potential

Number of homes:	8
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	A low density of 5 to 8 dwellings was suggested by the landowner.

Site Reference: 57**Site Address:** Land between The Street and A146, Barnby**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.80 hectares
Current Use	Agriculture
Proposed Use	Housing
Surrounding Uses	The Street forms north boundary with residential and primary school on opposite side of road; residential to west; A146 forms south boundary; The Street linking to A146 forms east boundary
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Power lines cross the site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having moderate sensitivity, a moderate value and making a major contribution to the setting of The Broads. As a result it has a very limited capacity for new development. Northern part of the site relates to the residential area and the site is contained in the landscape by the A146 to the south. Noise is generated by the A146. If brought forward this site should be considered with site 90, in particular how the sites will front / back on to the A146.
Biodiversity and Geodiversity	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	Relates to the residential area, although there is noise from the A146. More suitable for residential than holiday accommodation.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	10 dwellings per year.

Development Potential

Number of homes:	50
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	50 dwellings at a density of 20 dwellings per hectare plus 0.2 hectares of open space.

Site Reference: 58

Site Address: Land east of 17-25 Sotherton Corner, Sotherton and Wangford with Henham NR34 8AP

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.82 hectares
Current Use	Horse field
Proposed Use	Housing
Surrounding Uses	Residential to west, agricultural to north, east and south. There is a track to the west with houses to the north and trees/hedgerow to the south on the opposite side of the site. The field to the north has been ploughed but other fields appeared to be used for pasture.
Access	Site is accessed via a narrow country lane which is unlikely to be suitable for any major development.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Site is accessed via a narrow country lane which is unlikely to be suitable for any major development.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Phone lines run along the northern edge of the site. Electricity lines parallel to the southern edge of the site. Low encroachment risk to water recycling centre.
Contamination	Green	No issues.
Flood Risk	Amber	Strip of high, medium and low surface water flooding risk along the western edge of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland character area. This site is bordered by hedges on all sides. There are also trees along the northern and southern edges of the site. Surrounding countryside is made up of large, flat fields surrounded by hedges. Development would be conspicuous and could alter the appearance and character of the local landscape.
Biodiversity and Geodiversity	Green	No Issues

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Amber	Site of a former common, which was enclosed in 1802.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted on behalf of landowner

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Improvements to immediate road network may be required.
Anticipated commencement date:	2020.
Expected rate of delivery	5 dwellings per year

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Given the poor accessibility of the site, it is considered that only 5 dwellings along the site frontage would be appropriate.

Site Reference: 59**Site Address:** Land east of Chartres Piece, Willingham NR34 8DD**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.01 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Residential to west. Agricultural to north, west and south.
Access	Vehicular access from Chartres Piece or Sotterley Road. Cycle access is good but there is no footpath linking the site to services or facilities.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Vehicular access from Chartres Piece or Sotterley Road. Cycle access is good but there is no footpath linking the site to services or facilities.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Low encroachment risk to water recycling centre.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland character area. This site extends into the open countryside. The existing settlement edge is softened by trees and the massing of the buildings is broken up. Care would be required to avoid introducing a hard settlement edge, as recommended in the Landscape Character Assessment.
Biodiversity and Geodiversity	Amber	Loss of hedgerows and mature trees bounding the site would be harmful to biodiversity. Retention / enhancement of these features would mitigate the impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by the sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	20
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	20 dwellings based on 20 dwellings per hectare.

Site Reference: 63

Site Address: Land East of Flixton Road, Blundeston NR32 5AJ

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	12.10 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Residential/nursery to north of site; agricultural land to east; primary school and properties fronting Church Road to south boundary; Flixton Road forms west boundary with agricultural land on opposite side of road
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling network has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Sewer pipe traverses site.
Contamination	Green	No issues.
Flood Risk	Amber	Small pockets of high, medium and low surface water risk. Strip of high, medium and low surface water risk in the north part of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Settled farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a moderate value and a high capacity for development. Flat with the western half contained by existing development. Eastern part of the site is exposed to the wider rural character of the area.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Amber	Access to residential roads (Church Lane) which is blocked with traffic during school periods. A footpath is available but there is no cycle lane or route. The footpath to the prison is located opposite.
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	50 dwellings per year.

Development Potential

Number of homes:	283
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	300 dwellings at 25 dwellings per hectare with 0.8 hectares open space.

Site Reference: 64**Site Address:** Land east of Woodfield Close, Willingham St Mary NR34 8PB**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.57 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Residential to north and west. Wooded area to east. Agricultural to south
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Low encroachment risk to water recycling centre. A sewer pipe crosses the site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	No impact.
Biodiversity and Geodiversity	Amber	Mature trees, hedges and a pond on site. Protection/enhancement of these sites would mitigate harm to biodiversity.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2019
Expected rate of delivery	5 dwellings per year,

Development Potential

Number of homes:	10
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	10 dwellings at approximately 17 dwellings per hectare which is consistent with surrounding development.

Site Reference: 66**Site Address:** Land north of 1-4 East View, All Saints South Elmham IP19 OHG**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.17 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Residential to south east; agricultural to south; Area of woodland with a footpath running though it to the north bordering a road. There is a stream running to the north of the site.
Access	This site is accessed via a narrow lane which may be too narrow for additional traffic.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	This site is accessed via a narrow lane which may be too narrow for additional traffic.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Amber	Sewer pipe traverses site.
Contamination	Green	No issues.
Flood Risk	Amber	There is a risk of surface water flooding in the south and west of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. This site is set on the northwest corner of a large open field covered with grassland. Woodland (which contains a footpath) borders the site to the north. There is also a tall hedgerow to the west. Hedgerows enclose the site to the south and east. Development would be highly visible from the southeast and could alter the character of this area.
Biodiversity and Geodiversity	Amber	There is woodland to the north, which contains a stream and could be a source of biodiversity, as could hedges to the west.
Historic Environment	Amber	There is a scattering of older properties along the edge of the nearby All Saints Common.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	No issues.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	5 dwellings based on site submission.

Site Reference: 67**Site Address:** Land west of Chatten Close, Wrentham NR34 7NX**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.13 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Agricultural to north and west. Residential to south and east.
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Sandlings. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and making a limited contribution to the setting of the AONB. As a result this landscape area has a moderate capacity for new development. Relates well to existing two storey residential development to the east and south. Exposed to rural areas to the north, however, human influence is already present in the area.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact

Availability

Is the site available?	Yes
Evidence of availability	Site submitted be sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	23
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	23 dwellings at 20 dwellings per hectare.

Site Reference: 68

Site Address: Land North of Chartres Piece, Willingham NR34 8DD

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.64 hectares
Current Use	Grassed land - possibly agricultural
Proposed Use	Housing
Surrounding Uses	Residential to northwest and southeast. Agricultural to north. Playing field to southwest
Access	Vehicular access would need to be constructed across the neighbouring site (in the same ownership). There is existing pedestrian access.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Vehicular access would need to be constructed across the neighbouring site (in the same ownership). There is existing pedestrian access.
Utilities Capacity	Amber	Water cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Low encroachment risk to water recycling centre. Sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed plateau clayland. The site is well contained in the landscape and would not intrude into the open countryside. Care would be needed to avoid an exposed edge, however.
Biodiversity and Geodiversity	Amber	There are boundary hedgerows and an adjacent pond to the east which would be adversely affected by development. Hedgerows would be maintained and the adjacent pond surveyed and protected as required.
Historic Environment	Red	Development would be harmful to the setting of the listed building to the northwest. This harm could not be mitigated.
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Construction of access across neighbouring site.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not suitable for development.	

Site Reference: 71

Site Address: Land north of Hulver Street, Henstead NR33 7UG

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	3.86 hectares
Current Use	vacant grassland
Proposed Use	Housing
Surrounding Uses	Majority of site bounded by open countryside; B1127 to southern boundary with a couple of dwellings
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	There are electricity lines running across the site. Substantial off site infrastructure is required to connect foul water, which is unlikely to be economically viable.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Area of Outstanding Natural Beauty. Estuarine marsh. This is a gently sloping site down from the road. Open field with boundary trees and hedgerow on front row boundary. Views down to the woodland. The site extends into attractive open countryside. Development would likely have a significant impact on the character of Area of Outstanding Natural Beauty which could not be mitigated. As such the site is not considered suitable.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not considered	

Site Reference: 74**Site Address:** Land north of Morton Peto Close, Somerleyton NR32 5QY**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.27 hectares
Current Use	informal open space
Proposed Use	Housing
Surrounding Uses	The Street forms north boundary with residential on opposite side of road; residential on all other boundaries (Morton Peto Close)
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Settled farmland. Set within a residential area made up of two storey dwellings.
Biodiversity and Geodiversity	Amber	Mature trees in the centre of the site and around the periphery.
Historic Environment	Amber	This site is situated within Somerleyton conservation area.
Open Space	Red	Development on this site would result in the loss of amenity green space which is essential to the setting of the village in this location.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	The site is not considered suitable for development.

Site Reference: 75**Site Address:** Land North of Snakes Lane, The Street, Lound NR32 5LP**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.41 hectares
Current Use	Agricultural and paddock
Proposed Use	Housing
Surrounding Uses	Snakes Lane and public house to south. The Street and village pond to east. Agricultural to west. Residential to north.
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Amber	Small areas of medium and high surface water flooding potential.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. This is a mainly enclosed site between the pub and Mardle House but open views to the west onto further hedgerow. This is a flat site with no impacts or views apart from views from the footpath.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Improvements to road junctions could slow commencement.
Anticipated commencement date:	2020.
Expected rate of delivery	12 dwellings per year.

Development Potential

Number of homes:	12
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	8 dwellings at a density of 20 dwellings per hectare but a lower density is required.

Site Reference: 79**Site Address:** Land off Blocka Road, Ashby Dell NR32 5NB**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.55 hectares
Current Use	Vacant site agricultural
Proposed Use	Housing
Surrounding Uses	Site surrounded by trees with Scroby Clump to north; agricultural land to west; residential properties to east and south (The Dell)
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Substantial off-site infrastructure required to connect foul water which may not be economically viable.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Rural Wooded Valleys - Sloping site with woodland northeast and southwest. A number of mature trees on the site. Will affect the setting of existing Listed Buildings.
Biodiversity and Geodiversity	Amber	Potential habitat.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by joint owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	5 dwellings based on character of surrounding development.

Site Reference: 83**Site Address:** Land off Mill Lane, Barnby NR34 7PZ**Summary**

Suitable	Available	Achievable
Yes	No	Yes

Site Details

Site Area	0.92 hectares
Current Use	Meadowland
Proposed Use	Housing
Surrounding Uses	Site accessed off Mill Lane [via private track] with residential properties along track; agricultural / grassed land to north, east and west; rear gardens to properties fronting Mill Lane to south boundary
Access	Accessed off private drive from Mill Lane.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Accessed off private drive from Mill Lane.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary Valley Farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and making a major contribution to the setting of The Broads. As a result the landscape area has a very low capacity for new development. Site slopes east to west. Contained within landscape, however, it would likely create an exposed edge which does not reflect the urban character. Slope in west of the site limits potential for development. Wooded area to the south provides enhances the rural character of the area.
Biodiversity and Geodiversity	Amber	Hedgerow on western boundary. Mature trees on site. Waterway located in the near northwest of the site.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Amber	Mill Lane is narrow and has limited capacity for additional vehicles. Size of plot is likely to have little impact on the road network.
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	Holiday use would support the area.

Availability

Is the site available?	No
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0 dwellings per year.

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Site withdrawn.

Site Reference: 85

Site Address: Land off Rider Haggard Lane, Kessingland NR33 7PD

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.66 hectares
Current Use	Agriculture
Proposed Use	Housing
Surrounding Uses	Dwellings to south and east. Agricultural to west. Wooded area to north
Access	Access either through amenity land comprising mature trees or via a private car parking court at the end of Kipling Close which may be ransomed

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access either through amenity land comprising mature trees or via a private car parking court at the end of Kipling Close which may be ransomed
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Sewer pipe traverses site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	75 metres from coastal change management area.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Coastal Cliffs and Settlement Extent. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a low value and a high capacity for new development. The site is enclosed within landscape. There are low growing brambles and grass, groups of tall trees, bramble hedgerows and garden plants. Development would represent an unnatural extension to the built up area and would encroach into the undeveloped coast between Pakefield and Kessingland.
Biodiversity and Geodiversity	Amber	Access to the site would result in the loss of a number of mature trees unless Kipling Close can be used.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by developer on behalf of landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	80
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	80 dwellings at 30 dwellings per hectare

Site Reference: 88**Site Address:** Land on Hulver Road, Mutford NR34 7UW**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	4.93 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Agricultural land surrounds the site, other than a small residential area off Hulver Road to the north.
Access	Access from Hulver Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Hulver Road.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewage network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Tributary Valley Farmland on the edge of the Area of Outstanding Natural Beauty - Flat site and not enclosed in the landscape. Exposed to open countryside south and west. No landscape features apart from some semi mature trees along road frontage and hedge along boundary of south east corner of the site. Development of the site could have a significant impact on the Area of Outstanding Natural Beauty which would be difficult to mitigate.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High potential for archaeology.
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not suitable for development	

Site Reference: 90**Site Address:** Land on The Hill, Barnby, Beccles NR34 7QB**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.40 hectares
Current Use	Paddocks
Proposed Use	Housing
Surrounding Uses	The Hill forms north boundary with residential immediately adjacent and on opposite side of road; A146 Beccles Road from south boundary; residential properties to west of site; vacant / grassed land / pond to east of site
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Power lines cross the site.
Contamination	Green	No issues.
Flood Risk	Amber	Significant surface water flooding risk to the north of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary Valley Farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value, and making a major contribution to The Broads. As a result this landscape area is identified as having a very low capacity for new development. Site is contained within the built up area. The A146 provides a boundary to the south separating it from the agricultural area further south. Drainage ditch traverses the site.
Biodiversity and Geodiversity	Amber	Hedgerow and trees on eastern boundary and pond adjacent. Drainage ditch traverses the site.
Historic Environment	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	25
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	25 dwellings at a density of 20 dwellings per hectare.

Site Reference: 91

Site Address: Land on the junction of St Olaves Road / Sluggs Lane, Herringfleet, Lowestoft NR32 5QT

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.80 hectares
Current Use	Paddock
Proposed Use	Housing
Surrounding Uses	Dwellings to north west. Agricultural to east and south.
Access	Farm access from Sluggs Lane.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Farm access from Sluggs Lane.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul Sewage network requires improvement.
Utilities Infrastructure	Amber	Telephone cables traverse the site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Settled Farmland. Flat. Contained by several residential dwellings to the north but the site is exposed to the wider countryside to the south. Residential and farm buildings are a feature of the wider countryside.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Site lies opposite listed building.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted on behalf of sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Site withdrawn.

Site Reference: 92**Site Address:** Land on the South Side of Southwold Road Brampton NR34 8DP**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.23 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Southwold Road to north boundary with residential on opposite side of road; residential dwelling and agricultural land to west; agricultural to south and east
Access	Existing farm access from Southwold Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Existing farm access from Southwold Road.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Telephone cables cross the site. Sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed Plateau Clayland. Site is flat but is exposed to the countryside to the south and east. Residential dwellings along the north fringe are two storey and integrated into the surroundings by mature trees. Trees also integrate dwellings on the west side into the landscape.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Possible impact on setting of nearby listed buildings
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2022
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	30
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	30 dwellings at 25 dwellings per hectare which is reflective of the character of the village.

Site Reference: 93

Site Address: Land on the South Side of Southwold Road Brampton (2) NR34 8DP

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.96 hectares
Current Use	Paddock
Proposed Use	Housing
Surrounding Uses	Southwold Road to north boundary with residential on opposite side of road; residential (Old School Close) to west; agricultural to south and east and existing dwelling on part east boundary
Access	Existing farm access from Southwold Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Existing farm access from Southwold Road.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Telephone cables cross the site. Sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed Plateau Clayland. Site is flat but is exposed to the countryside to the south and east. Residential dwellings along the north fringe are two storey and integrated into the surroundings by mature trees. Trees also integrate dwellings on the west side into the landscape.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Possible impact on setting of nearby listed buildings.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	20
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	20 dwellings at a density of 25 dwellings per hectare which is consistent with the character of the village.

Site Reference: 94**Site Address:** Land on the west side of London Road, Willingham - Shadingfield NR34 8PD**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.17 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Site is a corner plot in the north east of a large agricultural field bounded by Mill Lane to the north with large residential properties opposite; east boundary is London Road which is tree lined on opposite side of the road; small copse in corner of site
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewage network requires improvement.
Utilities Infrastructure	Amber	Low level electricity lines run across the northern part of the site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No Issues
Landscape/Townscape	Amber	Farmed plateau clayland. The site is very exposed with limited screening. Any new development would need very careful boundary treatment.
Biodiversity and Geodiversity	Green	No issues.
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	23
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	23 dwellings at a density of 20 dwellings per hectare which is consistent with the character of the village.

Site Reference: 95**Site Address:** Land opposite 1-8 Wood End Cottages Southwold Road Stoven NR34 8ET**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.44 hectares
Current Use	Paddock
Proposed Use	Not specified
Surrounding Uses	Pair of dwellings to east; agricultural to north and west; southern boundary Southwold Road with residential opposite
Access	Farm access from Southwold Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Farm access from Southwold Road.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity. Foul sewage network has capacity.
Utilities Infrastructure	Amber	Telephone cables across south of site.
Contamination	Green	No issues.
Flood Risk	Amber	Site frontage to Southwold Road has high, medium and low surface water flood risk.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed Plateau Clayland. Gentle sloping site set within undulating rural landscape. Opposite two storey residential dwellings. Within a shallow valley relative to surrounding area.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by Parish Council, which has had discussions with the landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	8
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	8 dwellings at a density of 18 dwellings per hectare along road frontage.

Site Reference: 97**Site Address:** Land opposite Stoven Row Southwold Road Stoven NR34 8ER**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.60 hectares
Current Use	Agriculture
Proposed Use	Not specified
Surrounding Uses	Agricultural land to west and south; residential dwellings opposite (north boundary); dwelling (Church House) to east and St Margarets Church beyond
Access	Farm access off Southwold Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Farm access off Southwold Road.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Amber	Low encroachment risk to water recycling centre. Sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed Plateau Clayland. Gentle slope east to west. Set within an undulating rural landscape. Two storey residential dwellings opposite. Exposed to the south and west.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Potential impact on grade II listed church.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by parish council with the agreement of the landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	dwellings per year.

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	5 dwellings along road frontage respective of the character across the road.

Site Reference: 99**Site Address:** Land south east of Brickfields, Somerleyton NR32 5QW**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.47 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Dwelling adjacent to north boundary (The Cedars) and private track to serve boatyard; wood to east; agricultural land to south, east and west
Access	Via private road to Somerleyton Marina.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Via private road to Somerleyton Marina.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Settled Farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a high value and making a major contribution to the setting of The Broads. As a result the landscape area is identified as having a very low capacity for new development. Flat site shielded from the Waveney Valley. Contained to the north and east. Does not relate to the existing built up area.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Amber	Adjacent to built up area but does not relate to the urban form. Creation of an exposed edge.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	10 dwellings per year.

Development Potential

Number of homes:	14
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	14 dwellings at a density of 30 dwellings per hectare.

Site Reference: 100**Site Address:** Land south of 1-4 North End, All Saints South Elmham IP19 0HG**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.11 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Residential uses to the north; copse to the south; side road to the west with agricultural beyond; farmland to the east with further residential to the north east.
Access	Access from St James Road

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from St James Road
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Amber	Sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	This site is not at risk from coastal erosion.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. This site is surrounded by trees to the south and hedges and trees block views of housing next to the common. Surrounding land is separated between the village to the north and open flat countryside to the south. Development on this site would be highly visible from the east and west.
Biodiversity and Geodiversity	Amber	There is biodiversity habitat in the surrounding copse and hedgerows.
Historic Environment	Amber	Whaley's Cottage opposite is grade II* listed and there have been artefacts found nearby.
Open Space	Green	No impact.
Transport and Roads	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	No issues.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	5 dwellings based on neighbouring properties.

Site Reference: 101

Site Address: Land south of Hill Cottages, Shadingfield NR34 8DF

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.41 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Dwellings to north and south, agricultural to west. A146 and farm to east.
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Low encroachment risk to water recycling centre.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed Plateau Clayland - Part of a larger field in agricultural use. Exposed western boundary with views across farmland but the north and south boundaries sit between existing development and screening. Some landscape impact.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 per year.

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	5 dwellings along road frontage which is consistent with character of the hamlet.

Site Reference: 104

Site Address: Land south of The Street, Wissett IP19 0JF

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.77 hectares
Current Use	agricultural - sheep grazing
Proposed Use	Housing
Surrounding Uses	Copse in western corner of site; The Street to north boundary with residential on opposite side of road; Mill Road on west boundary; scattered residential to south; vacant/agricultural to east; historic White House Farm to the south.
Access	Access via White House Farm. Mill Road is very narrow with no passing places or pavements. Access to the site itself is only possible for farm vehicles.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access via White House Farm. Mill Road is very narrow with no passing places or pavements. Access to the site itself is only possible for farm vehicles.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Phone and electricity lines cross the site in two places and also run along the northern and western boundaries. There is a transformer box in the northwest corner of the site. A sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Amber	The site is almost entirely within Flood Zone 3.
Coastal Erosion	Green	No issues.
Market Attractiveness	Amber	This site could become attractive to the market if flood risk issues can be overcome.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study indicates that this landscape area has a high sensitivity, a moderate value and a moderate capacity for new development. The site is enclosed by mature hedges and trees with woodland covering the northwest of the site. A stream runs along the northern edge and a ditch down the eastern

Issue	Constraint /Impact	Supporting Comments
		edge. This site is on the southern side of a gentle valley in an area of rolling farmland and is very picturesque. Limited development on part of this site would not have an excessive impact upon the landscape.
Biodiversity and Geodiversity	Amber	There is biodiversity habitat potential in the woodland hedges and stream.
Historic Environment	Amber	This site is part of the Wissett conservation area.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	Development on this site is probably compatible with neighbouring uses. There is potential for noise and odour from operations at White House Farm.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Commencement could be delayed by resolving flooding and road access issues.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	

Development Potential Comments:

The site is mostly within flood zone 2/3. Should the sequential test/approach be passed the site has the capacity to accommodate 20 dwellings providing dwellings in the flood zone can pass the exceptions test. Should the sequential approach not be passed the site could not accommodate any new dwellings.

Site Reference: 109**Site Address:** Land to the North of 109 London Road, Kessingland**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.36 hectares
Current Use	Grass land and some buildings on site
Proposed Use	Housing
Surrounding Uses	Residential to south and north (Pond Farm), agricultural to west and vacant land to east
Access	New access required from London Road, bus stops close by.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	New access required from London Road, bus stops close by.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	A sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed Plateau Clayland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a moderate value and a high capacity for new development. Eastern boundary hedge bramble and small trees, some larger trees to western boundary, mostly scrubland and brambles to centre of site. Site enclosed within field boundaries. No impact.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Adjacent to Grade II Listed building. Setting for consideration.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	14
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	14 dwellings at a density of 40 dwellings per hectare reflective of character of surroundings.

Site Reference: 110**Site Address:** Land to the north of Black Street, Gisleham**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.33 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Dwellings to the west, east and part of south. Agricultural to the north.
Access	Access would need to be created from Back Street. There are no footpaths.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access would need to be created from Back Street. There are no footpaths.
Utilities Capacity	Amber	Water Cycle Study indicates that recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Sewer pipe traverses the site. Power cables or telephone lines border the field.
Contamination	Green	No issues.
Flood Risk	Green	No issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The front of the site is contained within an existing settlement while the rear of the site backs onto open farmland. There will be some impacts on views from the north and west but these will not be significant.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	19
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	19 dwellings at a density of 8 dwellings per hectare. Reflective of the character of the area.

Site Reference: 113**Site Address:** Land to the north west of 1-4 Wangford Road, Uggeshall NR34 8AA**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.12 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Agricultural to south, west and east. Partial residential to east. Car garage to north.
Access	Access off Wangford Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access off Wangford Road.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Substantial off-site infrastructure required to connect foul water which may not be economically viable.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed Plateau Clayland. Gentle slope north to south. Nearby housing is spread along the road and is two storey. Landscape is undulating with views to the south.
Biodiversity and Geodiversity	Green	Hedgerows located around perimeter of the site.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	17
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	17 dwellings . Only road frontage part of the site would be suitable given the prevailing character

Site Reference: 114

Site Address: Land to the south of Church Lane, Corton, Suffolk NR32 5JL

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	4.45 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Agricultural land to north; tree belt to west with agricultural land beyond; residential to south boundary; Church Lane/agricultural land/residential to east boundary
Access	Direct access possible from Church Road. There are no footpaths but the site is on a bus route.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Direct access possible from Church Road. There are no footpaths but the site is on a bus route.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	High encroachment risk to water recycling centre.
Contamination	Green	No issues.
Flood Risk	Amber	Small areas of surface water flooding in the south-eastern area.
Coastal Erosion	Amber	Close to but not within a coastal erosion risk zone.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a low value and a high capacity for new development. Flat site enclosed on two sides by housing and a woodland strip. Some hedgerow along the road frontage. Exposed northern edge where site is part of a larger field with views to Corton Church and Church Farm and buildings. Exposed northern and eastern boundary.
Biodiversity and Geodiversity	Amber	This site is not designated but there is a pond to the north east corner of the site.
Historic Environment	Amber	High archaeological potential

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No loss of open space. Proposed allotments and open space as part of development.
Transport and Roads	Amber	30 mph road and access on a corner. Some safety work may be needed and provision of footpaths and cycle lanes. This site is easily accessible and is on a bus route with bus stops.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	75
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	75 dwellings at 20 dwellings per hectare allowing for a landscaping buffer along the west side of the site.

Site Reference: 119

Site Address: Land to the west of St Edmunds Church, Kessingland NR33 7SJ

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.28 hectares
Current Use	Vacant land
Proposed Use	Housing
Surrounding Uses	Residential to north and west. Church to east. Farm buildings to south. Care home to the west and residential to the north.
Access	Access onto Church Road, no footpaths this side of road, bus stops in the vicinity.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access onto Church Road, no footpaths this side of road, bus stops in the vicinity.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Green	Telephone cables cross north west corner of site. No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary Valley Farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and making a major contribution to the setting of the Suffolk Coasts and Heaths AONB. As a result this landscape area is identified as having a very low capacity for new development. Impact on setting of Church otherwise within enclosed street frontage.
Biodiversity and Geodiversity	Amber	Overgrown site.
Historic Environment	Amber	St Edmunds Church to east of site.
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	8 dwellings per year.

Development Potential

Number of homes:	8
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	8 dwellings at a density of 30 dwellings per hectare.

Site Reference: 120**Site Address:** Land west of London Road, Wrentham NR37 7LU**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.11 hectares
Current Use	Paddock
Proposed Use	Housing
Surrounding Uses	Residential and play area to east, residential to north and partial to west, agricultural to west and partial to south and partial residential to south, A12 buffers south side of site
Access	Access from the A12.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access from the A12.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No Issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Tributary Valley Farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and making a limited contribution to the setting of the Suffolk Coasts and Heaths AONB. As a result this landscape area is identified as having a moderate landscape capacity. Two storey dwellings adjacent the site. Site is contained in the wider area. Play area adjacent the site is poorly overlooked.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	Existing play area to the north is poorly overlooked discouraging use and new residential development the faced onto the play area could improve its value.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	10 dwellings per year.

Development Potential

Number of homes:	22
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	22 dwellings at a density of 20 dwellings per hectare

Site Reference: 123

Site Address: Lock's Road, Westhall IP19 8RD

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.88 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Residential development to east and south boundaries; agricultural to north; playing field (Mill Common, Wes01b) to west boundary
Access	Existing road access from Lock's Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Existing road access from Lock's Road.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed Plateau Clayland. Flat site. Contained by residential development to the south and east. Site is exposed to the north, however, limited additional impact is not likely to be significant given the existing urban edge.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by part landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	10 dwellings per year.

Development Potential

Number of homes:	38
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	28 dwellings at 20 dwellings per hectare.

Site Reference: 125**Site Address:** Manor Farm Barns, Church Road, Kessingland NR33 7SJ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.66 hectares
Current Use	Farm buildings
Proposed Use	Housing
Surrounding Uses	Church to east. Residential to west. Vacant land to north. Agricultural to south.
Access	Existing access drive from Church Road. No footpaths, bus stops in the vicinity.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Existing access drive from Church Road. No footpaths, bus stops in the vicinity.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvement.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	Oil tanks on site.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues
Landscape/Townscape	Amber	Tributary Valley Farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and making a major contribution to the setting of the Suffolk Coasts and Heaths AONB. As a result the landscape area is identified as having a very low capacity for new development. Exposed southern boundary impacts on the setting of the Area of Outstanding Natural Beauty.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Potential impact on setting of church

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	10 dwellings per year.

Development Potential

Number of homes:	20
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
13 dwellings at a density of 20 dwellings per hectare. Low density to minimise landscape impact. There is also a need for landscaping to minimise landscape impact.	

Site Reference: 127

Site Address: Mill Farm Field, Somerleyton NR32 5QB

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	3.03 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	The Street forms north boundary with residential and bowling green on opposite side of road; The Street and public footpath runs along east boundary serving 4 dwellings (Somerleyton Common); Grange Farm forms southern boundary; Station Road forms west boundary with dwellings on opposite side of road (The Street and Morton Peto Close)
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	A sewer pipe traverses the site. Telephone lines cross the site from north west to east.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Settled Farmland. The settlement Fringe Landscape Sensitivity Study identifies this site as having a low sensitivity, a high value and making a major contribution to the setting of The Broads. As a result this landscape area is identified as having a very low capacity for new development. Flat and contained in the landscape. Potentially some exposure to rural areas lying to the southeast. Different types (design) of housing along different boundaries of the site.
Biodiversity and Geodiversity	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Amber	Adjacent to Somerleyton Conservation Area and Registered Park and Garden. Locally Listed Building Boundary Wall, The Street adjacent to north east of site. High archaeological potential
Open Space	Green	No impact.
Transport and Roads	Amber	No significant issue if Station Road is not used as the access.
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	20 dwellings per year.

Development Potential

Number of homes:	45
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	45 dwellings at 20 dwellings per hectare with open space along the north boundary.

Site Reference: 128**Site Address:** Mill Farm, Somerleyton NR32 5QB**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.19 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Agricultural land to north; public footpath to east boundary with residential properties along The Street beyond; The Street forms south boundary with agricultural land and properties along Station Road/Morton Peto Close opposite; bowling green/agricultural land/residential to west
Access	Access off of The Street.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access off of The Street.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Sewer pipe traverses the site.
Contamination	Green	No Issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	None.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Settled Farmland. The settlement Fringe Landscape Sensitivity Study identifies this site as partly within a landscape area that has a low sensitivity, a high value and making a major contribution to the setting of The Broads. As a result this landscape area is identified as having a very low capacity for new development. Lies within a street frontage of dispersed buildings. Site extends out to the countryside of open character.
Biodiversity and Geodiversity	Amber	Pond in centre of the site. Hedgerow along parts of north and western boundaries and part of the southern and northern section.
Historic Environment	Amber	Locally Listed Buildings on site and adjacent to site. Within

Issue	Constraint /Impact	Supporting Comments
		Somerleyton Conservation Area. High potential for archaeological finds.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	15 dwellings per year.

Development Potential

Number of homes:	15
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	15 dwellings at a density of 20 dwellings per hectare with open space retained along the frontage.

Site Reference: 129

Site Address: Old horticultural nursery to the north of Oakleigh, Market Lane, Blundeston NR32 5AQ

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.29 hectares
Current Use	The site is currently unused (fallow), consisting of derelict buildings, including commercial brick walled glasshouses with associated water and heating systems, stables and a field shelter
Proposed Use	Housing
Surrounding Uses	New dwellings in south western corner, stables and paddock to east, agricultural to north
Access	Existing farm access from Pickwick Drive. Potential access from The Pippins.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Existing farm access from Pickwick Drive. Potential access from The Pippins.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	A sewer pipe traverses the site.
Contamination	Amber	Former stable building and brick storage facility on site.
Flood Risk	Amber	Small pocket of high, medium and low surface water flood risk.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Settled Farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a moderate value and a high capacity for development. Contained to the south and west by existing two story development. Exposed to the country side to the north relates to the development on the western boundary.
Biodiversity and Geodiversity	Amber	Hedgerows and trees along north, west and east boundary. Some scrub found on site.
Historic Environment	Amber	High archaeological potential

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	10 dwellings per year.

Development Potential

Number of homes:	45
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	45 dwellings at 25 dwellings per hectare including 0.2 hectares open space.

Site Reference: 130

Site Address: Old Rectory Poultry Unit, Benacre Road, Hulver Street, Henstead NR34 7US

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	1.87 hectares
Current Use	arable and grassland at present used for grazing
Proposed Use	Housing
Surrounding Uses	B1127 Hulver Street to north boundary with Marsh View Farm/outbuildings opposite; tree screen to the west with residential beyond; farm buildings and agricultural land to the south; property set in extensive grounds to the east. This is the northern half of a larger field.
Access	Access for farm vehicles from surrounding land. There is a steep embankment separating the site from the road. This site is not suitable for cars. This is the northern half of a much larger field.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access for farm vehicles from surrounding land. There is a steep embankment separating the site from the road. This site is not suitable for cars. This is the northern half of a much larger field.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling study has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Electricity lines cross the north east corner of the site from north east to south west. Significant off-site infrastructure required to connect foul water which may not be economically viable.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Red	Site located within tributary valley farmland on the edge of the area of outstanding natural beauty. This site sits within gently undulating farmland. There are hedges along the north eastern boundary and along the southern edge of the field (though this is outside of the site). There are trees to the west of the site.

Issue	Constraint /Impact	Supporting Comments
		This is an area of enclosed farmland and development on this site would form a major encroachment into the sensitive landscape.
Biodiversity and Geodiversity	Amber	There is potential for biodiversity in the hedges and trees bordering the site. The northern edge of the site is overgrown with scrub and there are also trees to the east of the site.
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	

The site is not suitable for development

Site Reference: 131

Site Address: Orchard Farm Rear Field, New Road, Barnby NR34 7QH

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	2.11 hectares
Current Use	Agriculture
Proposed Use	Housing
Surrounding Uses	Agricultural to north, south and west; scattered residential to east
Access	Accessible from New Road which is a small country road. No pedestrian access. Footpath would need to be extended 191 metres along New Road and a new pedestrian crossing would be needed over the A146 to access Barnby village. Without development of site 132 to the north east, a new access road would also need to be constructed. Given these access constraints the site is not considered suitable

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Accessible from New Road which is a small country road. No pedestrian access. Footpath would need to be extended 191 metres along New Road and a new pedestrian crossing would be needed over the A146 to access Barnby village. Without development of site 132 to the north east, a new access road would also need to be constructed. Given these access constraints the site is not considered suitable
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Power lines across site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed Plateau Clayland (most of site) and Waveney Tributary Valley Farmland (along access route). The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a moderate value and a high capacity for new development. Flat and exposed to the wider rural

Issue	Constraint /Impact	Supporting Comments
		landscape, particularly the southwest. The site has a poor relationship to the village and would only be suitable for development if site 132 is developed and preferable land to the north west.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Amber	Part of a signed cycle route but no facilities for cyclists or pedestrians. There is a bus stop of the A146.
Compatibility with Neighbouring Uses	Green	No Impact
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by joint landowner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	

Development Potential Comments:

0

Site Reference: 132

Site Address: Orchard Farm, New Road, Barnby NR34 7QH

Summary

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	2.02 hectares
Current Use	Agriculture
Proposed Use	Housing
Surrounding Uses	Residential on opposite side of New Road on northern boundary; scattered residential to east; agricultural to south and west
Access	Accessible from New Road which is a small country road. No pedestrian access. Footpath would need to be extended 191 metres along New Road and a new pedestrian crossing would be needed over the A146 to access Barnby village. Given the above access constraints the site is not considered suitable. As these improvements would unlikely be viable based on the level of development appropriate to this site.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Accessible from New Road which is a small country road. No pedestrian access. Footpath would need to be extended 191 metres along New Road and a new pedestrian crossing would be needed over the A146 to access Barnby village. Given the above access constraints the site is not considered suitable. As these improvements would unlikely be viable based on the level of development appropriate to this site.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Power lines run across the site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed Plateau Clayland (most of site) and Waveney Tributary Valley Farmland (along access route). The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity a moderate value and a high capacity

Issue	Constraint /Impact	Supporting Comments
		for new development. Flat and exposed to the wider rural landscape, particularly the southwest. The site has a poor relationship to the existing settlement.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner (who owns the site with their spouse).

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	

The site is not suitable for development

Site Reference: 134**Site Address:** Playing Field, Off A145 London Road, Willingham NR34 8DD**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.21 hectares
Current Use	Playing field
Proposed Use	Housing
Surrounding Uses	Mostly surrounded by residential. Some agricultural land to northeast.
Access	No issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	There is a low encroachment risk to the water recycling centre and a sewer pipe traverses the site. There are overhead lines on part of the site but this should not be a significant constraint.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. The open space is an attractive feature in the street scene and is a focal point of the village. Retention of some open space would mitigate the harm caused by development.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact
Open Space	Amber	Development would result in the loss of open space. There is potential to replace the facilities on the adjacent site to the northeast (this site has been submitted for consideration separately). Retention/relocation of sports facilities/play space

Issue	Constraint /Impact	Supporting Comments
		would mitigate the harm created by their loss.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	10 dwellings per year.

Development Potential

Number of homes:	20
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
0.98 hectares available for development after excluding area needed for access to new playing field and play area. 20 dwellings per hectare assumed.	

Site Reference: 135**Site Address:** Playing Field, Somerleyton NR32 5QL**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	3.18 hectares
Current Use	playing field, MUGA, informal open space
Proposed Use	Mixed use
Surrounding Uses	Residential properties to north (The Street and Morton Peto Close); The Street forms eastern boundary with agricultural land on opposite side of road; Station Road forms south boundary with agricultural land on opposite side of road; wood/copse immediately east with agricultural land beyond
Access	Site access off Station Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Site access off Station Road.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Settled Farmland. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a moderate sensitivity, a high value and making a major contribution to the setting of The Broads. As a result this landscape area is identified as having a very low capacity for new development. Contained within the landscape (away from the Broads) by hedgerows along the boundary and residential development.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Locally Listed Waveney Grange Farm and Associated Farm Buildings opposite site to the east. Adjacent to Somerleyton

Issue	Constraint /Impact	Supporting Comments
		Conservation Area. Ring ditches found near the site and archaeological finds possible. High archaeological potential
Open Space	Red	Equipped play and sport pitch. Open space provides an important recreation facility within the village.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	The site is not considered suitable for development.

Site Reference: 139**Site Address:** Shoe Devil Lane, Ilketshall St Margaret**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.82 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Dwellings to south. Agricultural to north. Lane to east. School Farm and further agricultural land to the west.
Access	Access is constrained via Shoe Devil Lane. This is a very narrow lane with no cycle lanes or pavements.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is constrained via Shoe Devil Lane. This is a very narrow lane with no cycle lanes or pavements.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Amber	There is a pumping station on the opposite side of Shoe Devil Lane.
Contamination	Green	No issues.
Flood Risk	Amber	The centre and south east of this site are at considerable risk of surface water flooding. There are pockets of lesser risk on the western part of the site.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. This is a flat field with hedgerows on the southern and south western borders. There are ditches on the eastern and northern borders and a hedgerow on the opposite side of Shoe Devil Lane.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Addressing issues with flooding and road access could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	5 dwellings based on access constraints

Site Reference: 143

Site Address: St James Lane, St James South Elmham

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.08 hectares
Current Use	farm land
Proposed Use	Housing
Surrounding Uses	Residential to north boundary; St James Lane to east boundary with Elm Farm opposite side of road; track leading to dwelling to south with agricultural beyond; agricultural to west
Access	Access from St James' Lane

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from St James' Lane
Utilities Capacity	Amber	Water recycling centre is significantly constrained. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Phone lines run along the eastern edge of the site.
Contamination	Green	No issues
Flood Risk	Amber	Slight risk of surface water flooding on the southern edge of the site. Higher risk to the north west.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. There is a hedgerow along the eastern boundary but the rest of the site is open. Development would be located in an area of flat farmland with large open fields. This would make it highly visible. Large scale development could alter the character of this part of the village.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
5 dwellings at a density of 5 dwellings per hectare. Houses would best be located next to the road where they do not encroach into the countryside.	

Site Reference: 144**Site Address:** Station Road and Moll's Lane, Brampton, Halesworth NR34 8DB**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.04 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	north and east boundaries to highway with dwellings opposite road; south and west boundaries agricultural; single dwelling at southern tip of site
Access	Farm access off Moll's Lane.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Farm access off Moll's Lane.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Low encroachment risk to water recycling centre. Sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed Plateau Clayland. Flat site with drainage ditch along the perimeter. The site is exposed to the south and west. Scattered dwellings along the bordering streets are two storey and are likely to lessen to impact on of a several more dwellings on the character of the area.
Biodiversity and Geodiversity	Green	No Issues
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	21
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	21 dwelling based on road frontage development.

Site Reference: 146**Site Address:** The Hill, Shipmeadow, Beccles, Suffolk NR34 8EX**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.03 hectares
Current Use	Grass land
Proposed Use	Housing
Surrounding Uses	Residential to south and some to east. Agricultural to east, west and part of north alongside residential
Access	Existing access.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Existing access.
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer requires improvements.
Utilities Infrastructure	Amber	Overhead lines.
Contamination	Green	No issues.
Flood Risk	Amber	Small areas of surface water flooding.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. The site slopes down towards the road. There are views of the site from the public right of way to the west. The land is lower to the north with no views of the site from public footpaths or roads. Prominent site in the landscape.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Grade II listed St. James's House and Viewpoint Mews Adjacent to the south.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	6
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	6 dwellings based on development being limited to road frontage.

Site Reference: 149**Site Address:** The Street, Saint Margarets South Elmham, Harleston, Norfolk IP20 0PN**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.92 hectares
Current Use	farm land
Proposed Use	Housing
Surrounding Uses	The Street forms the southern and western edge of the site with Greenside Farm on the other side. There is an old house on the western corner of the site. There are open fields to the north and south and a more modern building on the south east corner (Rookery Nook). The village common is further away to the east.
Access	Access from the Street

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from the Street
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Electricity lines run across the western edge of the site and cross The Street. There are also phone lines along the western end of the site which cross The Street. Low encroachment risk to the water recycling centre.
Contamination	Green	No issues.
Flood Risk	Amber	A patch of land in the eastern corner is at risk from flooding.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. This site is set in an area flat open countryside. There is a tall hedge running along the southern and western boundary of the site. The north western edge of the site also has a mature hedgerow. A line of trees border the site to the north east. A hedge lines the border with Rookery Nook.
Biodiversity and Geodiversity	Green	No Issues

Issue	Constraint /Impact	Supporting Comments
Historic Environment	Green	No impact
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	The farm on the opposite side of the road could create problems with noise and odour.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	8
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	8 houses based on development limited to the site frontage

Site Reference: 150**Site Address:** The Street, St James South Elmham**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	3.30 hectares
Current Use	Agricultural land
Proposed Use	Housing
Surrounding Uses	Agricultural land to the south; The Street to the north with residential uses beyond; builder's yard to the west and residential and village hall to the east.
Access	Access from the Street

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from the Street
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Electricity lines and telephone lines run alongside the road to the north. Telephone lines cross the road towards the north east corner of the site.
Contamination	Green	No issues.
Flood Risk	Amber	Northern edge of the site and a swathe of the middle of the site are at moderate risk of surface water flooding.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. There is a hedge with trees running along the northern and western edges of the site with a lower hedge along the eastern side. To the south is a wide open field on flat land. Development would be highly visible from the south and would remove views across the countryside.
Biodiversity and Geodiversity	Amber	Hedges and trees around the edge of the site may accommodate biodiversity habitat.
Historic Environment	Green	No impact.
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Amber	The neighbouring builder's yard could cause issues with noise. Nearby farms could create noise and odour problems. There were several trucks and agricultural vehicles on the adjacent road to the north.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted be part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	2 dwellings per year.

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	5 dwellings along road frontage.

Site Reference: 157**Site Address:** West of Redisham Road, Brampton NR34 8ED**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	3.12 hectares
Current Use	agricultural
Proposed Use	Housing
Surrounding Uses	Single residential dwelling to south boundary with agricultural beyond; Redisham Road to east with agricultural/vacant land beyond; West and north boundaries are agricultural with the village to the north.
Access	Isolated site within the countryside. Poor road access and no pedestrian access to nearest settlement.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Isolated site within the countryside. Poor road access and no pedestrian access to nearest settlement.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	Electricity lines run along the southern edge of the site. There is also a sewage works to the north of the site. There is a low encroachment risk to the water recycling centre.
Contamination	Green	No Issues
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Site set in an area of farmed plateau clayland with tributary valley farmland on the northern edge. This site is set on a very gentle north facing slope separated from the village. The surrounding landscape is one of undulating farmland with fields enclosed by hedgerows. Development on this site would be separated from the nearby settlement.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	High archaeological potential

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	Nearby sewage treatment works could cause issues with odour.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
There is no capacity for development on this site.	

Site Reference: 158**Site Address:** Wood Cottage, London Road, Brampton, Suffolk NR34 8EA**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.29 hectares
Current Use	Former cottage (demolished)
Proposed Use	Housing
Surrounding Uses	Agricultural north and west. Part residential and part agricultural south. Woodland east.
Access	Access off the A145.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access off the A145.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity. Foul sewer network has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Amber	Possibly from former property.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed Plateau Clayland. Site is flat with a pond on site. Contained within the landscape by dwellings to the south and woodland to the east. While located adjacent to existing residential dwellings it does not reflect the settlement form.
Biodiversity and Geodiversity	Amber	Pond on site. Adjacent to woodland.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact
Contribution to	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Regeneration		

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	4 dwellings per year.

Development Potential

Number of homes:	4
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	4 dwellings at 14 dwellings per hectare.

Site Reference: 167**Site Address:** Land north of Church Lane, Lound**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	6.86 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Northern boundary formed by tree line with agricultural land beyond; eastern boundary runs alongside Church Farm and Briar House; southern boundary to Church Lane (excluding bowling green, allotments and St John the Baptist Church) with agricultural land on opposite side of road; western boundary formed by curtilages of properties fronting The Street
Access	Access possible from Church Lane.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access possible from Church Lane.
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	A sewer pipe traverses the site.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary Valley Farmland. Site is flat and is well contained in the landscape and screened from numerous viewpoints. The scale of the site would result in a significant expansion to the village of Lound and could potentially change the character of the village.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Potential impact on setting of grade II* listed church. High archaeological potential
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Amber	A development of this scale would likely have an impact on local country roads.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Potential archaeological investigation could delay commencement.
Anticipated commencement date:	2020
Expected rate of delivery	30 dwellings per year.

Development Potential

Number of homes:	137
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	137 dwellings at 20 dwellings per hectare.

Site Reference: 173**Site Address:** Street Field, Mill Road, Wissett IP19 0JF**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.74 hectares
Current Use	Agriculture
Proposed Use	Housing
Surrounding Uses	Residential to north and part residential to west and east, agricultural to south
Access	Access off Mill Lane which is narrow but quiet. Junction with The Street could create issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access off Mill Lane which is narrow but quiet. Junction with The Street could create issues.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Amber	Telephone cables traverse the site.
Contamination	Green	No issues.
Flood Risk	Amber	Area closest to the road is in flood zones 2 and 3.
Coastal Erosion	Green	No issues.
Market Attractiveness	Amber	This site could be made attractive to development if flood risk issues are resolved.
Landscape/Townscape	Amber	Tributary valley farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and a moderate capacity for new development. Opposite existing dwellings. Set within landscape. Site slopes gently downwards south to north.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Opposite Conservation Area. Grade II listed buildings to the west and a locally listed building to the north.
Open Space	Green	No impact.
Transport and Roads	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	Could support the pub and farm shop and justify investment in the equipped play area.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by joint owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	15
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
Nearly half of the site is within flood zone 2/3. Should the sequential test/approach be passed the site has the capacity to accommodate 26 dwellings at 15 dwellings per hectare providing dwellings in the flood zone can pass the exceptions test. Should the sequential approach not be passed the site could accommodate 15 new dwellings.	

Site Reference: 190**Site Address:** Land off Hall Road, Blundeston NR32 5AY**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	6.08 hectares
Current Use	Farmed, arable land
Proposed Use	Housing
Surrounding Uses	Hall Road forms southern boundary with former prison on opposite side of road; Pound Lane forms east boundary with residential on opposite side of road; agricultural land to north-west of site
Access	Farm access off Hall Road. Increased traffic on Pound Lane and Market Lane would require further advice from Suffolk County Council Highways.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Farm access off Hall Road. Increased traffic on Pound Lane and Market Lane would require further advice from Suffolk County Council Highways.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No Issues.
Contamination	Green	No issues.
Flood Risk	Green	No Issues
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Settled farmland. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a low sensitivity, a moderate value and a high capacity for new development. Grade 1 agricultural land. Adjacent the prison site but development on only part of the site is likely to create an exposed edge. Properties on the east side of Pound Lane are low density.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No Issues
Open Space	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Amber	Access of Hall Road but potential increase in traffic on Pound Lane and Market Lane could be an issue.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part owner with the agreement of the other owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	152 dwellings per year.

Development Potential

Number of homes:	152
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	90 dwellings at a density of 25 dwellings per hectare.

Site Reference: 191**Site Address:** The Geranium Pot, Mariawood, Hulver Street**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.88 hectares
Current Use	Private garden. Stables with planning permission to convert to holiday lets.
Proposed Use	Housing
Surrounding Uses	B1127 Hulver Street forms north boundary with agricultural land on opposite side of road; hedgerow form east boundary with agricultural land beyond; grass/grazing land (?) to rear (south) of site; residential dwellings/curtilage to west of site
Access	Existing access is from a private drive. Steep embankment along the boundary of the site along the road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Existing access is from a private drive. Steep embankment along the boundary of the site along the road.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	Power lines adjacent the site.
Contamination	Amber	Various outbuildings located on the site.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. Adjacent existing residential buildings to the west. Exposed to the countryside but consistent with existing settlement pattern.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Potential impact on listed building located on Pound Lane. Potential impact on historical church.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	7 dwellings per year.

Development Potential

Number of homes:	7
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Connected to the existing built up area and could be suitable for low density development reflecting the character of the village.

Site Reference: 192**Site Address:** Opposite Osborne House Barn, Ilketshall St Lawrence NR34 8NB**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.38 hectares
Current Use	Agricultural meadowland
Proposed Use	Housing
Surrounding Uses	Track to sewerage works forms north boundary with residential beyond (Rose Villas); agricultural land to east with sewage works beyond; hedgerow to southern boundary with agricultural land beyond; A144 Halesworth Road forms west boundary with residential development on opposite side of road
Access	Small access road can enable site access. Direct access onto the A144 is also possible. No paved footway available but has a wide grass verge which enables reasonable access to the school.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Small access road can enable site access. Direct access onto the A144 is also possible. No paved footway available but has a wide grass verge which enables reasonable access to the school.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed plateau clayland. Flat site made up of fallow land. Adjacent dwellings to the north and west. Not open countryside as there are dwellings a distance to the south at the other end of an adjacent paddock.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	Additional children would support the local school but public rights of way along the A144 should be addressed otherwise all access could be via private vehicles.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by the owners' son.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	6 dwellings per year.

Development Potential

Number of homes:	6
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	6 dwellings at 15 dwellings per hectare. Isolated from the main built up area where the primary school is located.

Site Reference: 193

Site Address: School Farm, Ilketshall St Lawrence NR34 8LB

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.39 hectares
Current Use	Meadowland
Proposed Use	Housing
Surrounding Uses	A144 Halesworth Road forms western boundary with agricultural land and single dwelling (Kings Fene) on opposite side of road; hedgerow forms northern boundary with agricultural field beyond; hedgerow to east boundary with agricultural land beyond; southern boundary to School Farm and primary school beyond
Access	Accessible from the A144.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Accessible from the A144.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. Extensive tract of land between two parts of the settlement. Southern part of the site is connected to the main part of the settlement including the school.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	New residents could support the local school and pub.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	36
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	36 dwellings at 15 dwellings per hectare. Large site separated from the main part of the settlement.

Site Reference: 194**Site Address:** Land between The Street and The Village Green, Lound NR32 5LR**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.43 hectares
Current Use	Last used as paddocks. Now managed grassed area part grazing for livestock and fruit growing
Proposed Use	Housing
Surrounding Uses	Millennium Green open space to south; The Street forms west (frontage) to site with residential dwellings on opposite side of road, residential and garden curtilage to north of site; agricultural land to west; St Johns the Baptist parish church south-west of site (GII*)
Access	Farm access of The Street.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Farm access of The Street.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. Low density development to the north, terrace housing to the west, open space to the south. Historical church to the east.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Amber	Potential impact on the listed church to the east.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact. Could support the public house and local shop.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	10
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
10 dwellings at 22 dwellings per hectare. Reasonably well located with respect to the existing built up area.	

Site Reference: 195**Site Address:** Lound Campus, Church Lane, Lound NR32 5LL**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	6.88 hectares
Current Use	Former school / educational buildings and associated playing fields
Proposed Use	Housing
Surrounding Uses	Church Lane forms northern boundary with agricultural land on opposite side of road; road leading to site and nursing home and agricultural land to east; agricultural land/part Great Wood (ancient woodland) to south; agricultural land to west
Access	No pedestrian access to the site from the village. A new footpath of 400m would needed to connect the site which may not be feasible.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	No pedestrian access to the site from the village. A new footpath of 400m would needed to connect the site which may not be feasible.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity for development.
Utilities Infrastructure	Amber	Telephone lines traverse part of the site.
Contamination	Amber	Part of the site has existing buildings on it which could lead to contamination. Remainder consists of school playing fields.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland to the north; settled farmland to the south. Formerly a school, the site is isolated and exposed in the countryside. Grade 1 agricultural land. There are tree preservation orders on site.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Red	Potential impact on Grade II listed building and its setting.
Open Space	Red	Loss of school playing fields.

Issue	Constraint /Impact	Supporting Comments
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Amber	Isolated from the village, this could result in raised noise levels and light pollution.
Contribution to Regeneration	Green	No impact. Could help support the local public house and shop.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not suitable for development.	

Site Reference: 196**Site Address:** School Road, Ringsfield NR34 8NZ**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.56 hectares
Current Use	Agricultural land
Proposed Use	Housing
Surrounding Uses	Southern boundary formed by School Lane with primary school and residential on opposite side of road; 38 School Road and agricultural land to west of site; agricultural land to north; St John's Wood and 24 School Road to east of site.
Access	Farm access off School Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Farm access off School Road.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity for development.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. Flat and fallow site, which is exposed to the north but could be mitigated with a quality landscaping scheme. Existing bungalows, and mature trees help integrate the site into the surroundings.
Biodiversity and Geodiversity	Green	Hedges and trees around the edge of the site.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact. New residents could support the primary school.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by part owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	10 dwellings per year.

Development Potential

Number of homes:	40
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	40 dwellings at 20 dwellings per hectare and need for landscaping.

Site Reference: 197**Site Address:** Land East of Mill Road, Rumburgh IP19 0NS**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.40 hectares
Current Use	Farm Land & Garden
Proposed Use	Housing
Surrounding Uses	Corner site The Street forms northern boundary with play area and residential development on opposite side of road; residential dwellings along The Street and agricultural land to west; Mill Bungalow/Mill House form southern boundary; Mill Lane forms west boundary with residential dwellings on opposite side of road
Access	Farm access off Mill Road.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Farm access off Mill Road.
Utilities Capacity	Green	Water Cycle Study indicates water recycling centre has capacity for development.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed plateau clayland. Prominent location but contained within existing residential properties.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year.

Development Potential

Number of homes:	12
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	12 dwellings at a density of 10 dwellings per hectare.

Site Reference: 199**Site Address:** Land south of King's Lane, Weston NR34 8TG**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.65 hectares
Current Use	2 plots SK359288 and SK360487 are used as caravan storage and plot SK356762 is left unused at present.
Proposed Use	Housing
Surrounding Uses	Kings Lane forms part northern boundary with Council houses and agricultural land on opposite side of road and remainder of northern site boundary borders tree covered area; Park Farm House to east of site; agricultural land to south; Grove Farm to west of site
Access	No issues. Existing road access off Kings Lane.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues. Existing road access off Kings Lane.
Utilities Capacity	Green	Water Cycle Study states that water recycling centre has capacity.
Utilities Infrastructure	Amber	Telephone cables traverse the site.
Contamination	Amber	Currently used for caravan storage.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Green	Farmed plateau clayland. Set within linear urban development backing onto open countryside.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by married couple who are joint owners.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	5 dwellings per year

Development Potential

Number of homes:	8
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	8 dwellings based on character of surrounding development.

Site Reference: 200**Site Address:** Corner of Rumburgh Road and Chediston Street, Wissett IP19 0ND**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.82 hectares
Current Use	Grass crop
Proposed Use	Housing
Surrounding Uses	Surrounded by agricultural land and farm houses/buildings: Rumburgh Road forms eastern boundary; Chediston Street forms southern boundary
Access	Site is isolated from the settlement with no pedestrian access.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Site is isolated from the settlement with no pedestrian access.
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Farmed plateau clayland. Opposite a dwelling but isolate from built up area. Exposed in the open countryside.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Submitted by sole owner (Wissett Parish Council).

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not considered suitable for development.	

Site Reference: 201**Site Address:** Land opposite Box Farm, Wissett IP19 0JJ**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	2.21 hectares
Current Use	Agriculture
Proposed Use	Housing
Surrounding Uses	
Access	Site is isolated from the settlement with no pedestrian access.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Site is isolated from the settlement with no pedestrian access.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	South western half of the site is covered by low/medium/high surface water flood risk.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	Tributary valley farmland. Exposed site in the countryside. Unrelated to any built development except for a farmhouse opposite.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No impact.
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not considered suitable for development	

Site Reference: 211**Site Address:** East of Cromwell Road, Ringsfield**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	0.56 hectares
Current Use	Grazing
Proposed Use	Housing
Surrounding Uses	Residential north and south, agriculture east, horse grazing to west.
Access	The site is isolated from the settlement and there is no pedestrian access to the settlement

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	The site is isolated from the settlement and there is no pedestrian access to the settlement
Utilities Capacity	Green	Water Cycle Study indicates that water recycling development has capacity.
Utilities Infrastructure	Green	No issues
Contamination	Green	No issues
Flood Risk	Green	No issues
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues
Landscape/Townscape	Amber	The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for new development.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No issues
Open Space	Green	No issues
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No issues

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by landowner

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	The site is not considered suitable for development.

Site Reference: 212**Site Address:** Land south of Chapel Road, Mutford**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.57 hectares
Current Use	Horse paddock
Proposed Use	Housing
Surrounding Uses	Agriculture to north, south and east. Residential to west.
Access	Access from Chapel Road

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Chapel Road
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No Issues
Contamination	Green	No issues
Flood Risk	Green	No Issues
Coastal Erosion	Green	No Issues
Market Attractiveness	Green	No Issues
Landscape/Townscape	Amber	Site is within Area of Outstanding Natural Beauty. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a moderate value and a high capacity for new development. Site is well contained in the landscape, but some additional landscaping may be needed around edge of the site.
Biodiversity and Geodiversity	Green	No Impact
Historic Environment	Amber	Potential impact on setting of listed church. Likely to be able to be mitigated through design and landscaping.
Open Space	Green	No Impact
Transport and Roads	Green	No Impact
Compatibility with Neighbouring Uses	Green	No Impact

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No Impact

Availability

Is the site available?	Yes
Evidence of availability	Landowner confirmed site is available.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	5 per year

Development Potential

Number of homes:	8
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	8 homes based on 13 dwellings per hectare which is consistent with surrounding character.

Site Reference: 213**Site Address:** Land north of Chapel Road, Mutford**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.32 hectares
Current Use	Grazing
Proposed Use	Housing
Surrounding Uses	Residential to east and west. Road and further residential to south. Agricultural to north.
Access	Access from Chapel Road

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Chapel Road
Utilities Capacity	Green	Water Cycle Study indicates that water recycling centre has capacity for development.
Utilities Infrastructure	Green	No Issues
Contamination	Green	No Issues
Flood Risk	Green	No Issues
Coastal Erosion	Green	No Issues
Market Attractiveness	Green	No Issues
Landscape/Townscape	Green	The site is adjacent to the Area of Outstanding Natural Beauty but does not form part of the wider countryside. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a moderate value and a high capacity for development. Landscaping will be needed to the rear of the site.
Biodiversity and Geodiversity	Green	No impact.
Historic Environment	Green	No Issues
Open Space	Green	No Issues
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No Issues

Availability

Is the site available?	Yes
Evidence of availability	Landowner confirmed site is available.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	5 per year

Development Potential

Number of homes:	6
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
6 homes based on development across the road frontage at approximately 13 dwellings per hectare which is consistent with surrounding character.	

Site Reference: 215

Site Address: Land north of Chapel Road, Wrentham

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	4.82 hectares
Current Use	Agricultural
Proposed Use	Housing
Surrounding Uses	Residential to south and north, agricultural to west, grassed area to east.
Access	Access is needed through site 67 to the south.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Access is needed through site 67 to the south.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues.
Contamination	Green	No issues.
Flood Risk	Green	No issues
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues
Landscape/Townscape	Amber	Sandlings character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having moderate sensitivity, a moderate value and making a limited contribution to the setting of the Suffolk Coast and Heaths AONB. As a result the landscape area is identified as having a moderate capacity for new development. The site slopes down towards the Priory Road to the north. Landscaping through larger back gardens may be required at the northern part of the site.
Biodiversity and Geodiversity	Amber	There is a pond in the north east corner of the site.
Historic Environment	Amber	There are a number of listed buildings to the north of the site along Priory Road. Larger back gardens may be required at the northern part of the site to protect the setting of these buildings.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No Impact
Transport and Roads	Green	No Impact
Compatibility with Neighbouring Uses	Green	No Impact
Contribution to Regeneration	Green	No Impact

Availability

Is the site available?	Yes
Evidence of availability	Landowner confirmed site is available.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Dependent on completion of site 67
Anticipated commencement date:	2022
Expected rate of delivery	10 per year

Development Potential

Number of homes:	60
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
60 dwellings at 30 dwellings per hectare. Land to the north of the site to remain undeveloped to protect landscape and historic character.	

Site Reference: 216**Site Address:** Land south of Hogg Lane, Ilketshall St Lawrence**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	2.56 hectares
Current Use	
Proposed Use	Housing
Surrounding Uses	
Access	Access from Hogg Lane

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	Access from Hogg Lane
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No issues
Contamination	Green	No issues
Flood Risk	Green	No issues
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues
Landscape/Townscape	Amber	Farmed Plateau Clayland character area. The site is exposed to the east and some additional landscaping may be need to help integrate the site into the landscape.
Biodiversity and Geodiversity	Green	No impact
Historic Environment	Green	No impact
Open Space	Green	No impact
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact
Contribution to Regeneration	Green	No impact

Availability

Is the site available?	Yes
Evidence of availability	Landowner confirmed site is available.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	10 per year

Development Potential

Number of homes:	50
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
50 homes at 20 dwellings per hectare.	

Site Reference: 217**Site Address:** Lodge Lane, Wissett**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	1.94 hectares
Current Use	Fallow
Proposed Use	Housing
Surrounding Uses	Agriculture to south and west. Church and residential to east. Residential to north.
Access	No Issues.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No Issues.
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity.
Utilities Infrastructure	Green	No Issues.
Contamination	Green	No Issues.
Flood Risk	Amber	Access to the site is constrained by an area of flood risk.
Coastal Erosion	Green	No Issues.
Market Attractiveness	Green	No Issues.
Landscape/Townscape	Amber	Tributary Valley Farmland Character Area. The site slopes up to the south although the site is quite contained in the landscape. Sensitive design will be required to respect the historic townscape and conservation area.
Biodiversity and Geodiversity	Green	No Impact.
Historic Environment	Red	Development would likely cause substantial harm to the setting of the grade I listed church which would be difficult to mitigate.
Open Space	Green	No Impact.
Transport and Roads	Green	No Impact.
Compatibility with Neighbouring Uses	Green	No Impact.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No Impact.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by landowner

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	
Expected rate of delivery	0

Development Potential

Number of homes:	0
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not suitable for development.	

Site Reference: 218**Site Address:** Land north of Wangford Road, Wangford**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.17 hectares
Current Use	
Proposed Use	Housing
Surrounding Uses	
Access	No Issues

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No Issues
Utilities Capacity	Green	Water Cycle Study indicates that the water recycling centre has capacity for development.
Utilities Infrastructure	Amber	Low level power lines cross the site which would need to be undergrounded
Contamination	Green	No Issues
Flood Risk	Green	No issues.
Coastal Erosion	Green	No Issues
Market Attractiveness	Green	No Issues
Landscape/Townscape	Amber	Tributary valley farmland character area. The Settlement Fringe Landscape Sensitivity Study identifies this character area as having a moderate sensitivity, a high value and making a major contribution to the setting of the Suffolk Coasts and Heaths AONB. As a result this landscape area is identified as having a very limited capacity for new development. Site rises to the north. Design will need to be sensitive to the landscape, and height restrictions on some dwellings may be necessary. Landscaping to the east of the site will be required to mitigate any impact. Development has the potential to improve the existing settlement edge.
Biodiversity and Geodiversity	Green	No impact
Historic Environment	Green	No impact.

Issue	Constraint /Impact	Supporting Comments
Open Space	Green	No impact.
Transport and Roads	Green	No impact.
Compatibility with Neighbouring Uses	Green	No impact.
Contribution to Regeneration	Green	No impact.

Availability

Is the site available?	Yes
Evidence of availability	Landowner confirmed site is available.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	10 per year

Development Potential

Number of homes:	22
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
22 dwellings at 20 dwellings per hectare	

Site Reference: 220**Site Address:** Land north of Sotterley Road, Willingham St Mary**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	1.83 hectares
Current Use	
Proposed Use	Housing
Surrounding Uses	
Access	No Issues

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No Issues
Utilities Capacity	Amber	Water Cycle Study indicates that the water recycling centre has capacity. Foul network may require improvement
Utilities Infrastructure	Amber	Low encroachment risk to water recycling centre.
Contamination	Green	No Issues
Flood Risk	Green	No Issues
Coastal Erosion	Green	No Issues
Market Attractiveness	Green	No Issues
Landscape/Townscape	Amber	Farmed Plateau Clayland character area. Screening currently softens the settlement edge. The Landscape Character Assessment suggested that a hard settlement edge should be avoided.
Biodiversity and Geodiversity	Green	No Impact
Historic Environment	Green	No Impact
Open Space	Green	No Impact
Transport and Roads	Green	No Impact
Compatibility with Neighbouring Uses	Green	No Impact
Contribution to Regeneration	Green	No Impact

Availability

Is the site available?	Yes
Evidence of availability	Landowner submitted site

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	10 per year

Development Potential

Number of homes:	30
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	Based on 20 dwellings per hectare and space for landscaping at the rear of the site.

Site Reference: 227

Site Address: Land on the south side of Southwold Road, Brampton

Summary

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	3.04 hectares
Current Use	
Proposed Use	Mixed use
Surrounding Uses	
Access	No issues. Access from Southwold Road

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Green	No issues. Access from Southwold Road
Utilities Capacity	Amber	Water Cycle Study indicates that water recycling centre has capacity. Foul sewer network requires improvements.
Utilities Infrastructure	Amber	telephone cables cross the site. Sewer pipe traverses the site.
Contamination	Green	No issues
Flood Risk	Green	No issues
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues
Landscape/Townscape	Amber	Farmed Plateau Clayland. Site is flat but is exposed to the countryside to the south and east. Residential dwellings along the north fringe are two storey and integrated into the surroundings by mature trees. Trees also integrate dwellings on the west side into the landscape.
Biodiversity and Geodiversity	Green	No Impact.
Historic Environment	Amber	Possible impact on setting of nearby listed buildings
Open Space	Green	No Impact.
Transport and Roads	Green	No Impact.
Compatibility with Neighbouring Uses	Green	No Impact.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No Impact.

Availability

Is the site available?	Yes
Evidence of availability	Landowner

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	10 per year

Development Potential

Number of homes:	50
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
Capacity based on 2 hectares of developable area after discounting for land needed for open space and village hall. Density assumed to be 25 dwellings per hectare	

Site Reference: 249**Site Address:** West of Redisham Road, Redisham NR34 8LU**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.27 hectares
Current Use	Pasture
Proposed Use	Housing
Surrounding Uses	Residential north and south. Paddocks south west. Agricultural west. Open fields east
Access	No access via footpath however road access is possible with good visibility

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	No access via footpath however road access is possible with good visibility
Utilities Capacity	Green	No issues
Utilities Infrastructure	Green	Telephone lines following western boundary but do not cut across site
Contamination	Green	No issues
Flood Risk	Amber	Some patches at risk of surface water flooding
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues
Landscape/Townscape	Amber	Farmed Plateau Clayland landscape character. There is a potential impact on hedgerows and trees as well as the dispersed nature of settlement seen in this character area.
Biodiversity and Geodiversity	Green	No impact. Site has clearly been maintained with no overgrown areas.
Historic Environment	Green	No impact
Open Space	Green	No impact
Transport and Roads	Green	No impact
Compatibility with Neighbouring Uses	Green	No impact
Contribution to	Green	No issues

Issue	Constraint /Impact	Supporting Comments
Regeneration		

Availability

Is the site available?	Yes
Evidence of availability	Submitted by agent of sole land owner

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	5
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	5 homes based on 20 dwellings per hectare given rural location.

Site Reference: 250**Site Address:** Spexhall Hall, Spexhall IP19 ORR**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	2.47 hectares
Current Use	None
Proposed Use	Housing
Surrounding Uses	Agriculture. Spexhall Hall and gardens.
Access	No access via footpath and road access is via a single track country road with poor visibility.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	No access via footpath and road access is via a single track country road with poor visibility.
Utilities Capacity	Green	No issues
Utilities Infrastructure	Amber	Some telephone lines along site boundaries and cutting through site that would have to be mitigated in the event of development.
Contamination	Green	No issues
Flood Risk	Amber	Some areas of low, medium and high surface water flood risk
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues
Landscape/Townscape	Amber	Farmed Plateau Clayland landscape character. Developing this site would likely have an impact on elements of the landscape character such as the trees and hedgerows as well as the narrow country lanes
Biodiversity and Geodiversity	Green	No designation however the site does contain mature hedgerows, trees and a pond which could support biodiversity
Historic Environment	Red	Site is likely to have a detrimental impact on Grade II listed Spexhall Hall located on site
Open Space	Green	No impact
Transport and Roads	Red	Single track country road only access point and would be unsuitable for development
Compatibility with	Amber	Surrounding areas appear to still be used for agriculture which

Issue	Constraint /Impact	Supporting Comments
Neighbouring Uses		could produce odour and noise issues
Contribution to Regeneration	Green	No issues

Availability

Is the site available?	Yes
Evidence of availability	Submitted by land owners

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	Poor access via small country track
Anticipated commencement date:	
Expected rate of delivery	

Development Potential

Number of homes:	
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	The site is not considered suitable for development.

Site Reference: 251**Site Address:** East of Norfolk Road, Wangford NR34 8RF**Summary**

Suitable	Available	Achievable
No	Yes	Yes

Site Details

Site Area	2.88 hectares
Current Use	Both fields are in agricultural use.
Proposed Use	Housing
Surrounding Uses	Residential properties on the opposite side of the road to the west. Farmhouse, farm shop and agricultural buildings to the northeast. Surrounded on all other sides by agricultural fields.
Access	Vehicle access from Hill Road into each field. No footpath/pavement link to the centre of the village. No opportunity to create a sustainable footpath link to the village centre.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Red	Vehicle access from Hill Road into each field. No footpath/pavement link to the centre of the village. No opportunity to create a sustainable footpath link to the village centre.
Utilities Capacity	Amber	None available on site but potential for improvements.
Utilities Infrastructure	Amber	Telegraph poles/power lines cross the site near the track.
Contamination	Green	No issues.
Flood Risk	Amber	Part of the site is in flood zone 2 and 3.
Coastal Erosion	Green	No issues.
Market Attractiveness	Green	No issues.
Landscape/Townscape	Amber	The site is within an AONB. The landscape character is 'Blyth and Wang Valley', 'Blyth and Wang Tributary Valley Farmland' and 'Sotterley and Benacre Plateau'. Classed as Remnant Historic Landscape - Ancient. The landscape capacity to accommodate development is classed as 'very low'.
Biodiversity and Geodiversity	Amber	Proximity to a County Wildlife Site on the opposite side of Hill Road. Boundary hedges/trees and a ditch through the site. New dwellings would likely impact any local wildlife.
Historic Environment	Amber	The site is opposite three Locally Listed Buildings on Hill Road, near several other Local Listed buildings on Church Street and

Issue	Constraint /Impact	Supporting Comments
		Norfolk Road, and near a Grade II listed building (39 Church Street). New dwellings in close proximity would impact the heritage assets.
Open Space	Amber	Loss of open fields.
Transport and Roads	Amber	Single track country road and problematic junction with poor visibility with Norfolk Road/Wangford Road.
Compatibility with Neighbouring Uses	Green	Low density development consistent with setting.
Contribution to Regeneration	Green	No issues.

Availability

Is the site available?	Yes
Evidence of availability	Site submitted by sole owner.

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	None.
Anticipated commencement date:	2020
Expected rate of delivery	

Development Potential

Number of homes:	
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	
The site is not considered suitable for development	

Site Reference: 255**Site Address:** Meadow View, Spexhall IP19 0RN**Summary**

Suitable	Available	Achievable
Yes	Yes	Yes

Site Details

Site Area	0.69 hectares
Current Use	None - Unused for some time.
Proposed Use	Housing
Surrounding Uses	Residential to north, agricultural south and west. Some noise from road to the east.
Access	Road access is good however no footpath access currently exists.

Suitability

Issue	Constraint /Impact	Supporting Comments
Access to Site	Amber	Road access is good however no footpath access currently exists.
Utilities Capacity	Green	No issues
Utilities Infrastructure	Green	Overhead lines run alongside road on the eastern boundary of the site, but these should not provide any issues.
Contamination	Green	No issues
Flood Risk	Green	No issues
Coastal Erosion	Green	No issues
Market Attractiveness	Green	No issues
Landscape/Townscape	Green	Farmed Plateau Clayland. Unlikely to be any significant effects as the site is well contained and well related to the existing built up area.
Biodiversity and Geodiversity	Green	No impacts
Historic Environment	Amber	The site is close to the Grade II listed Rookyards.
Open Space	Green	No impacts
Transport and Roads	Amber	The site has direct access to a main road, however some speeding issues have been noted. The site has no direct access to public transport.
Compatibility with Neighbouring Uses	Amber	There could be potential issues regarding noise from the main road and odour from agricultural uses.

Issue	Constraint /Impact	Supporting Comments
Contribution to Regeneration	Green	No issues

Availability

Is the site available?	Yes
Evidence of availability	

Achievability

Is the site Viable?	Yes
Evidence of viability?	The Whole Plan Viability Assessment concludes that a site of this size and nature in this location will be viable depending on the level of affordable housing and Community Infrastructure Levy.
Are there any issues which could hold up commencement of development?	
Anticipated commencement date:	
Expected rate of delivery	

Development Potential

Number of homes:	4
Hectares/Floorspace of employment land:	
Floorspace for retail and leisure:	
Development Potential Comments:	

Write to us



Waveney District Council
Planning Policy and Delivery Team
Riverside, 4 Canning Road, Lowestoft
Suffolk NR33 0EQ

Call us



Planning Policy and Delivery Team (Local Plans)

01502 523029 / 01502 523068

Development Management (Planning Applications)

01502 562111

Email us



Planning Policy and Delivery Team (Local Plans)

waveneylocalplan@eastssuffolk.gov.uk

Development Management (Planning Applications)

pbc@eastssuffolk.gov.uk

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