

Appendix N: Deliverable and developable site details (location plans, identified constraints, further information)

The following pages in this appendix show sites identified as deliverable or developable. For further explanation, see the methodology section of this document.

Each page identifies a site on a plan, shown in red and cross-hatched. It also gives further information about sites:

- Site reference.
- Parish where the site is located.
- Site address.
- Site size, in hectares (1 hectare = 2.47 acres).
- An estimate of the proportion of the site that could be developed. The figure given is 25%, 50%, 75% or 100% (i.e. it is approximate), and is based upon constraints as they apply to individual sites. For example, a site may be partly within flood zone 2, so only 50% of the site has development potential. The proportions do not account for features such as roads or public open space. Adastral Park is given as N/A because the Core Strategy defines the number of housing units.
- An indicative capacity. This is based on the site area, multiplied by the proportion of the site that could be developed, multiplied by a density figure arrived at as explained in the methodology.
- The anticipated delivery period.
- Constraints identified through desk-based and site-based surveys. These highlight potential issues with sites. These do not purport to be definitive and interested parties should undertake their own analysis of sites as part of any planning process or otherwise they wish to pursue.
- Additional information considered relevant to sites.
- Regarding Adastral Park, constraints were identified which were upwards of 1.5km from the site, which is further away from the site than for other sites. This was considered appropriate due to the amount of housing identified for that site.
- A key to the abbreviations used for constraints can be found in Appendix J.

Sites are organised by housing market area:

- Eastern Ipswich Plan Area (EIPA) housing market sub area
- Felixstowe housing market sub area
- Framlingham housing market sub area
- Saxmundham housing market sub area
- Woodbridge housing market sub area

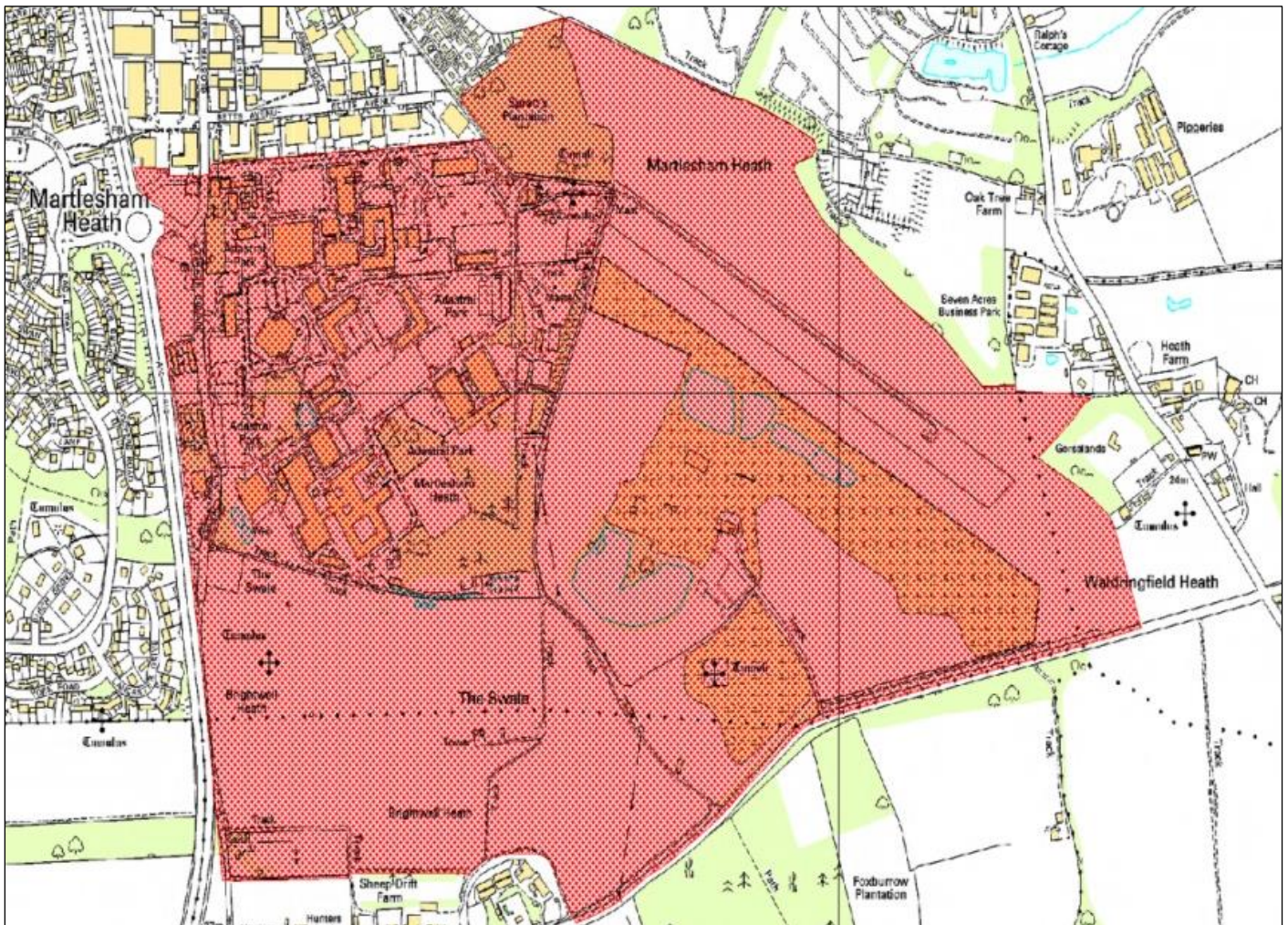
See Appendix M for an index of parishes by housing market area.

693

EIPA housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints ³⁶
693 (includes 430, 517, 633, 644)	Adastral Park (within Foxhall, Martlesham and Waldringfield parishes)	Land at and adjoining Adastral Park, Martlesham Heath	157.48	N/A	2000 (taken from core strategy)	6-15 ³⁷	<ul style="list-style-type: none"> • MCA • SSSI • Scheduled Monuments • SAC nearby • SPA nearby • Ramsar site nearby • Policy SP20

Additional information:
Strategic site, identified in the core strategy.



³⁶ See Appendix J for key to constraint abbreviations

³⁷ Given the ongoing legal challenge of the Core Strategy, a conservative approach to delivery of Adastral Park was taken

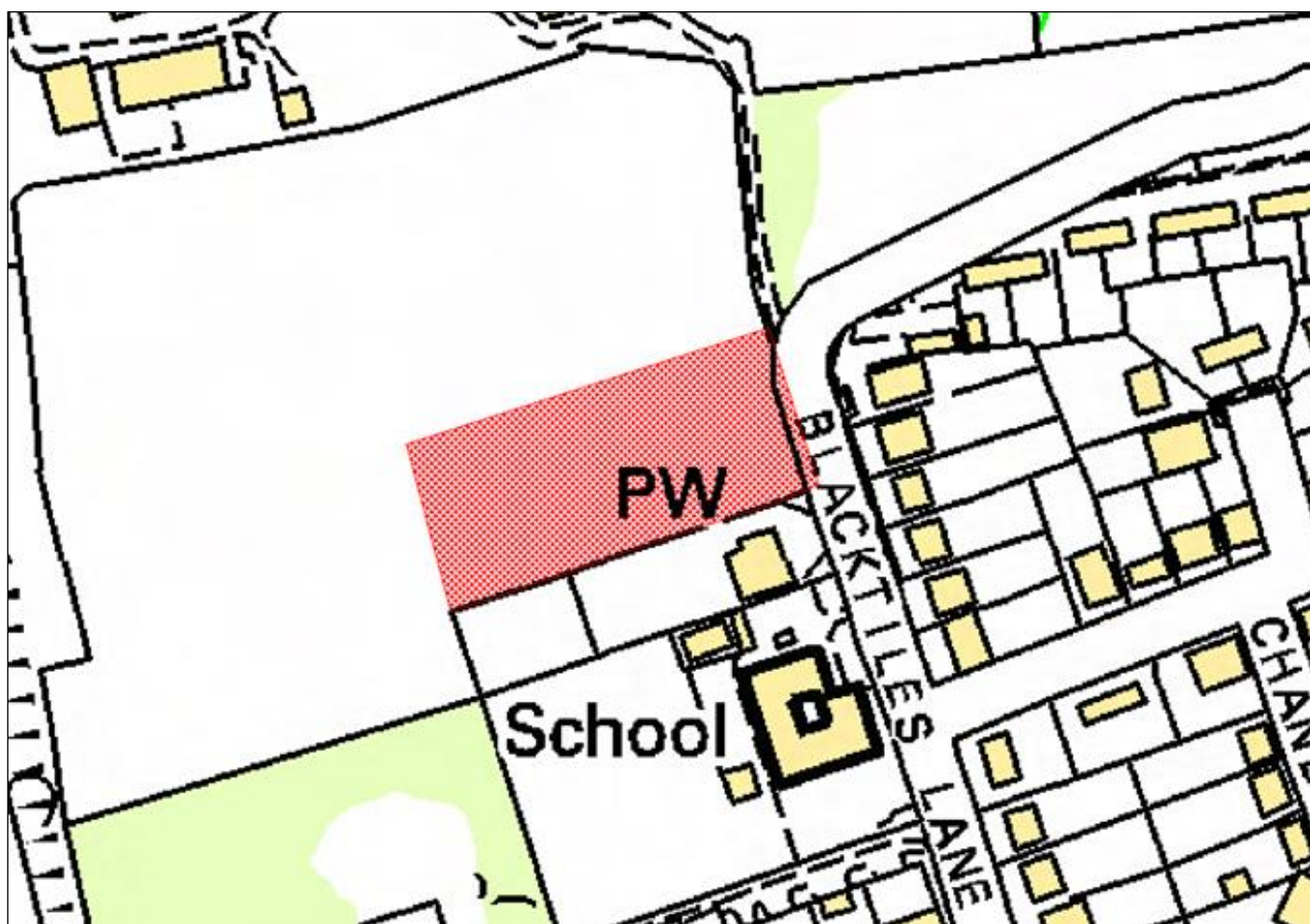
893

EIPA housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
893	Martlesham	Land south of Bloomfields Farm, Black Tiles Lane	0.52	100	9	1-5	<ul style="list-style-type: none">N/A

Additional information:

Existing footway at Black Tiles Lane would need to be extended.



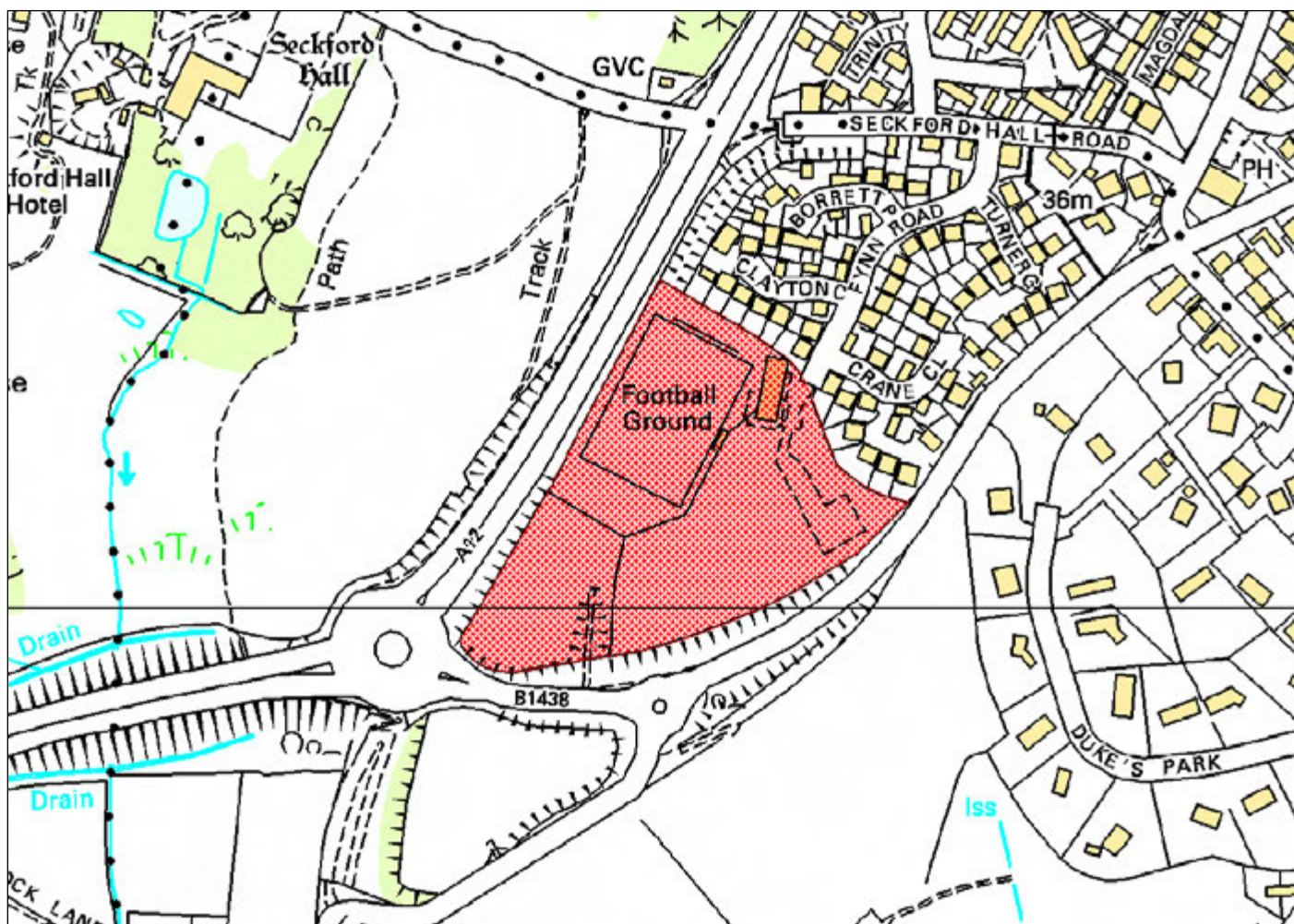
900a

EIPA housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
900a	Martlesham	Land at and surrounding Woodbridge Town FC, A12	4.16	75	72-112	1-5	<ul style="list-style-type: none"> MCA

Additional information:

The site is subject to a legal agreement under s.106 of the Town and Country Planning Act 1990, made in connection with the adjacent existing development. The agreement pertains to approximately 3.2 hectares of the site as playing fields, and includes approximately 0.5 hectares of amenity land. Development would need to accommodate the amenity aspect on site and the playing fields would need to be relocated to an acceptable location. A transport assessment would also be required.



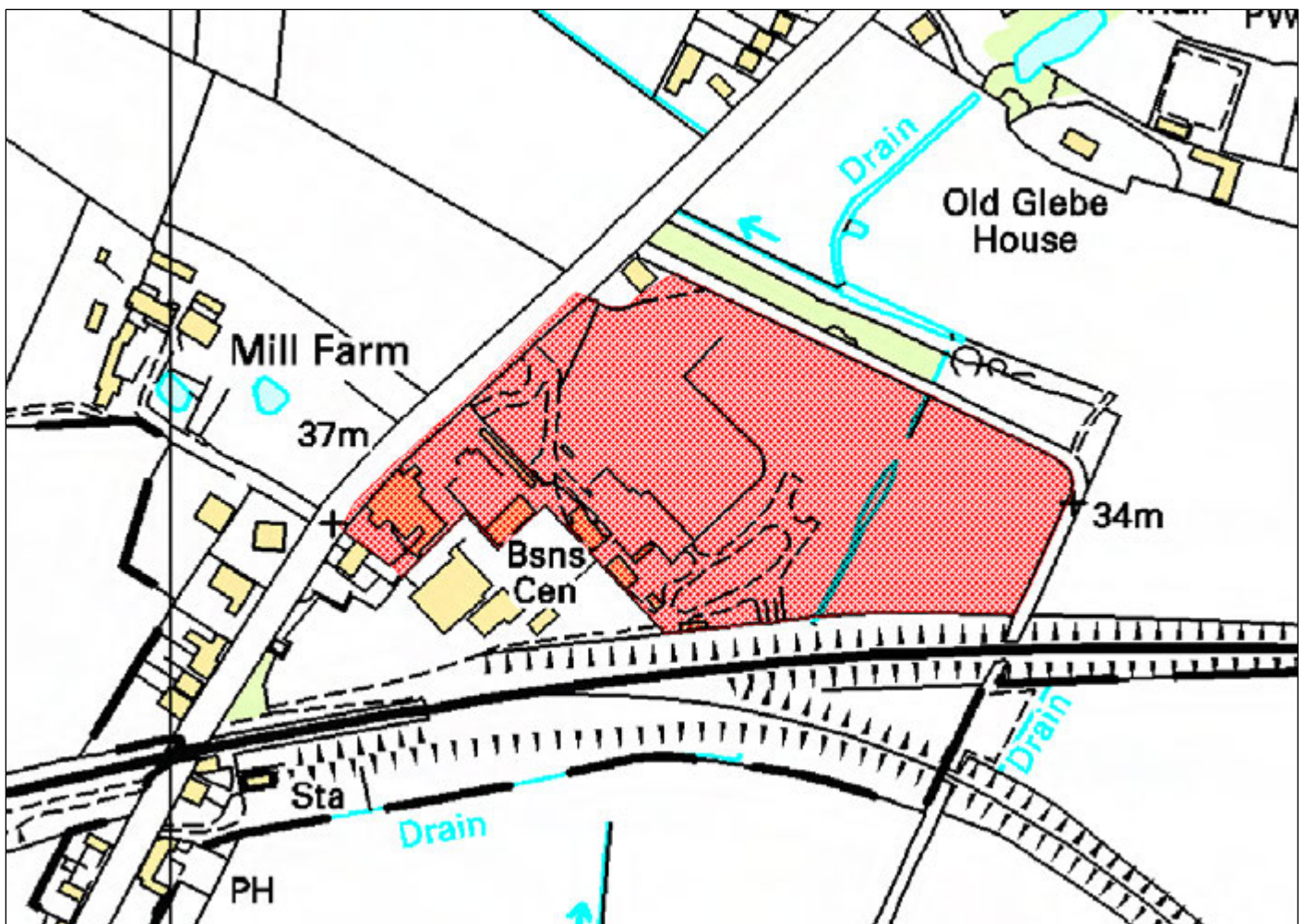
564

EIPA housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
564	Westerfield	Land at Old Station Works, Main Road	3.65	75	30	1-5	<ul style="list-style-type: none"> TPO

Additional information:

Subject to retention of employment aspect. Transport assessment required. Drainage: site run-off floods road and properties. Footway to site frontage required, linking to south. 120m from Westerfield train station. Potential issues relating to railway noise.



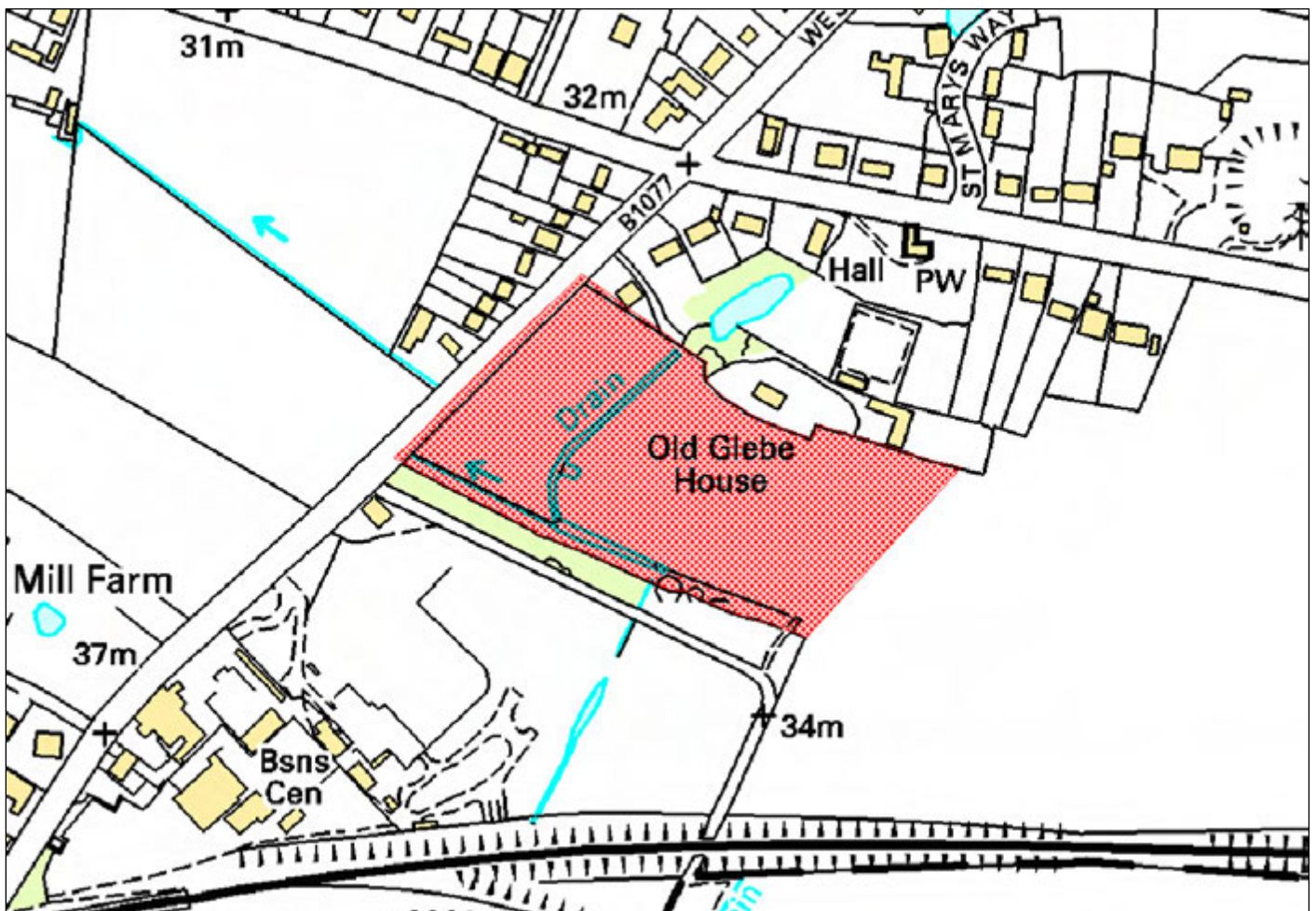
622

EIPA housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
622	Westerfield	Land adjacent to Old Glebe House, Westerfield Road	2.81	100	31	1-5	<ul style="list-style-type: none"> • TPO • LB

Additional information:

Transport assessment required. Drainage: site run-off floods road and properties. Footway to site frontage required, linking to south. 340m from Westerfield train station.

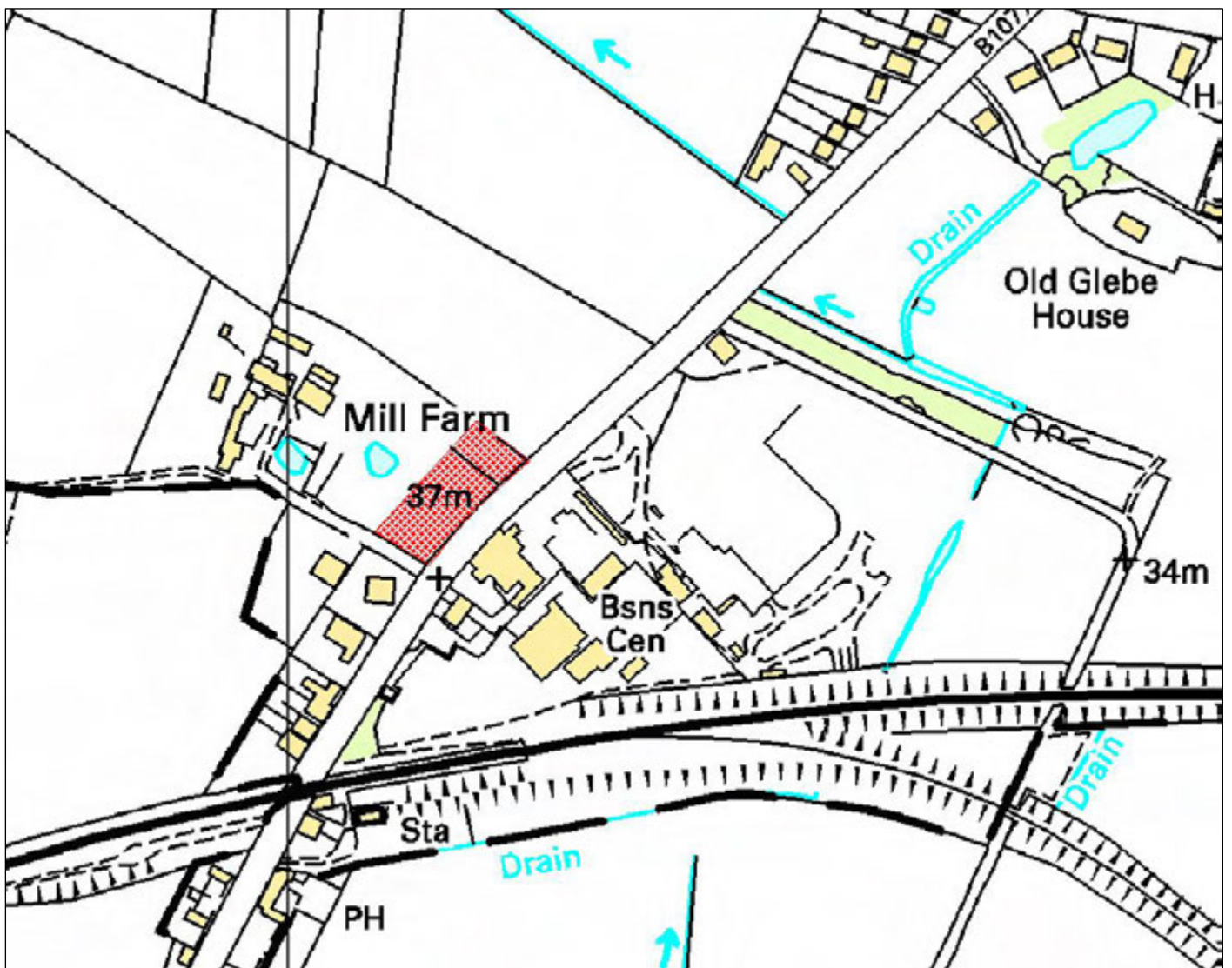


680

EIPA housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units ³⁸	Delivery period	Constraints
680	Westerfield	Land at Mill Farm, Westerfield Road	0.25	100	3	1-5	<ul style="list-style-type: none"> • LB nearby

Additional information:
130m from Westerfield train station.



³⁸ Site area multiplied by 27, 23, 18 or 11, see table, p6 (rounded)

702a

EIPA housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
702a	Westerfield	Land to the south of Westerfield Hall Farm, Westerfield Road	1.14	100	13	1-5	<ul style="list-style-type: none"> • MCA • ROW • LB nearby

Additional information:

Single point of access from main road. Drainage: site run-off floods road and properties. Footway to site frontage required, linking to south. 1 km from Westerfield train station.



702b

EIPA housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
702b	Westerfield	Land to the east of Westerfield Hall Farm, Westerfield Road	1.85	100	20	1-5	<ul style="list-style-type: none"> • MCA • SWT consultation area • ROW • LBs nearby

Additional information:

Single point of access from main road. Drainage: site run-off floods road and properties. Footway to site frontage required, and crossing point to footway on west side of road. 1 km from Westerfield train station.

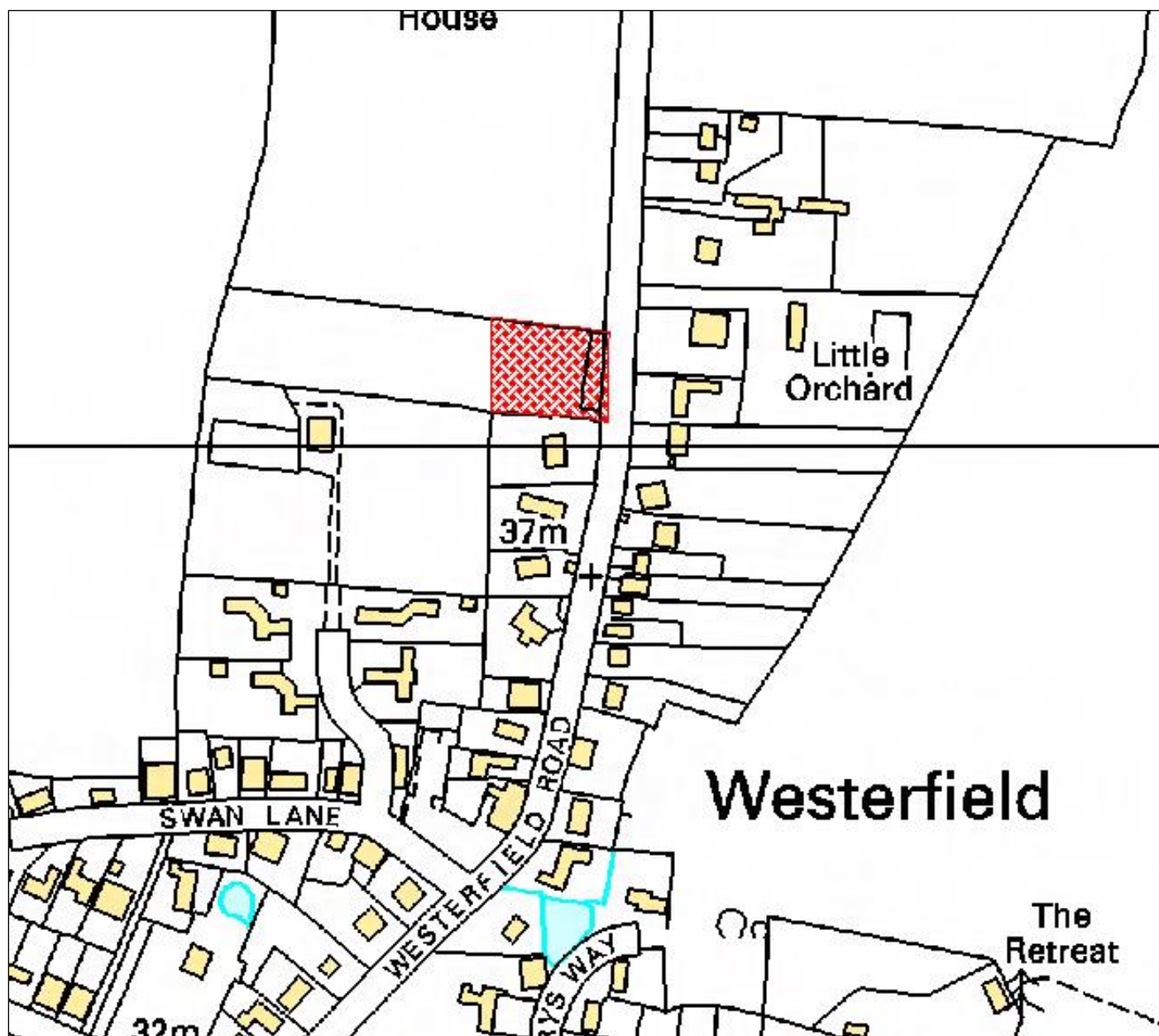


702c

EIPA housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
702c	Westerfield	Land to the north of White Lodge, Westerfield Road	0.27	100	3	1-5	<ul style="list-style-type: none"> • MCA • ROW

Additional information:
1 km from Westerfield train station.



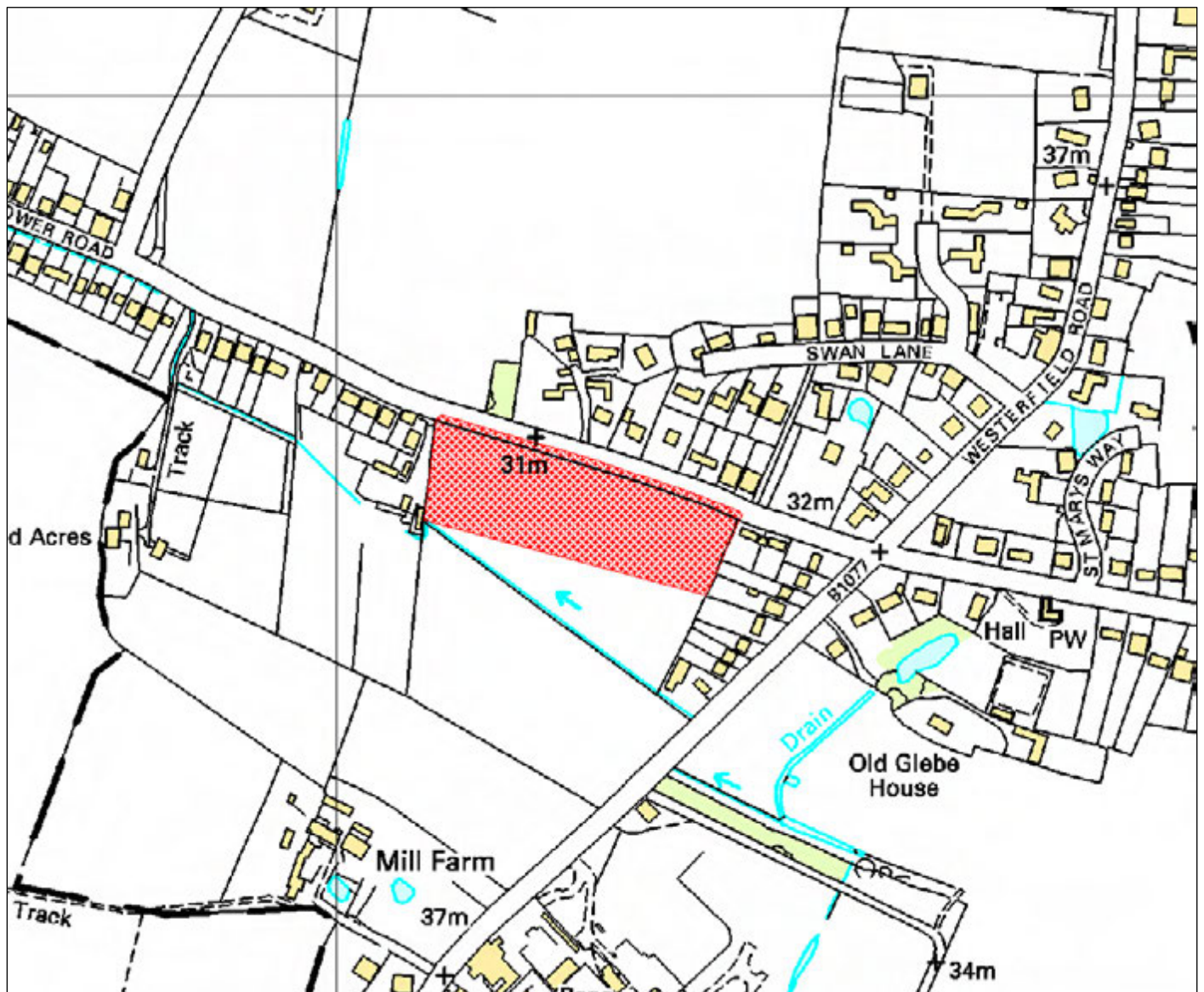
939

EIPA housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
939	Westerfield	Land south of Lower Road, Westerfield	1.64	100	18	1-5	<ul style="list-style-type: none"> TPO

Additional information:

Footway to site frontage required, linking to east. 660m from Westerfield train station.

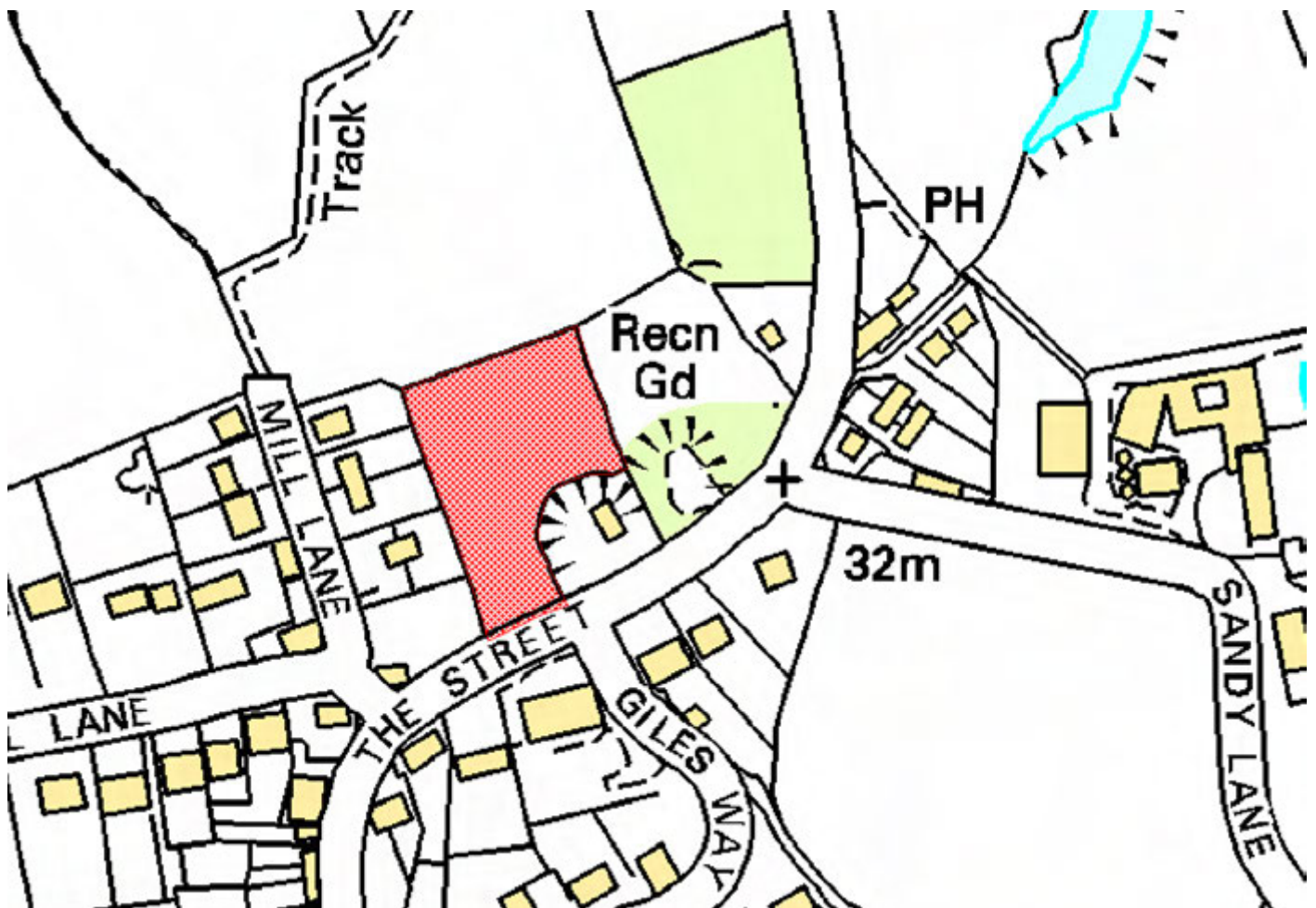


445

EIPA housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
445	Witnesham	Land adjacent to Warrens Barn, The Street	0.47	100	8	1-5	<ul style="list-style-type: none"> • LB nearby

Additional information:
N/A

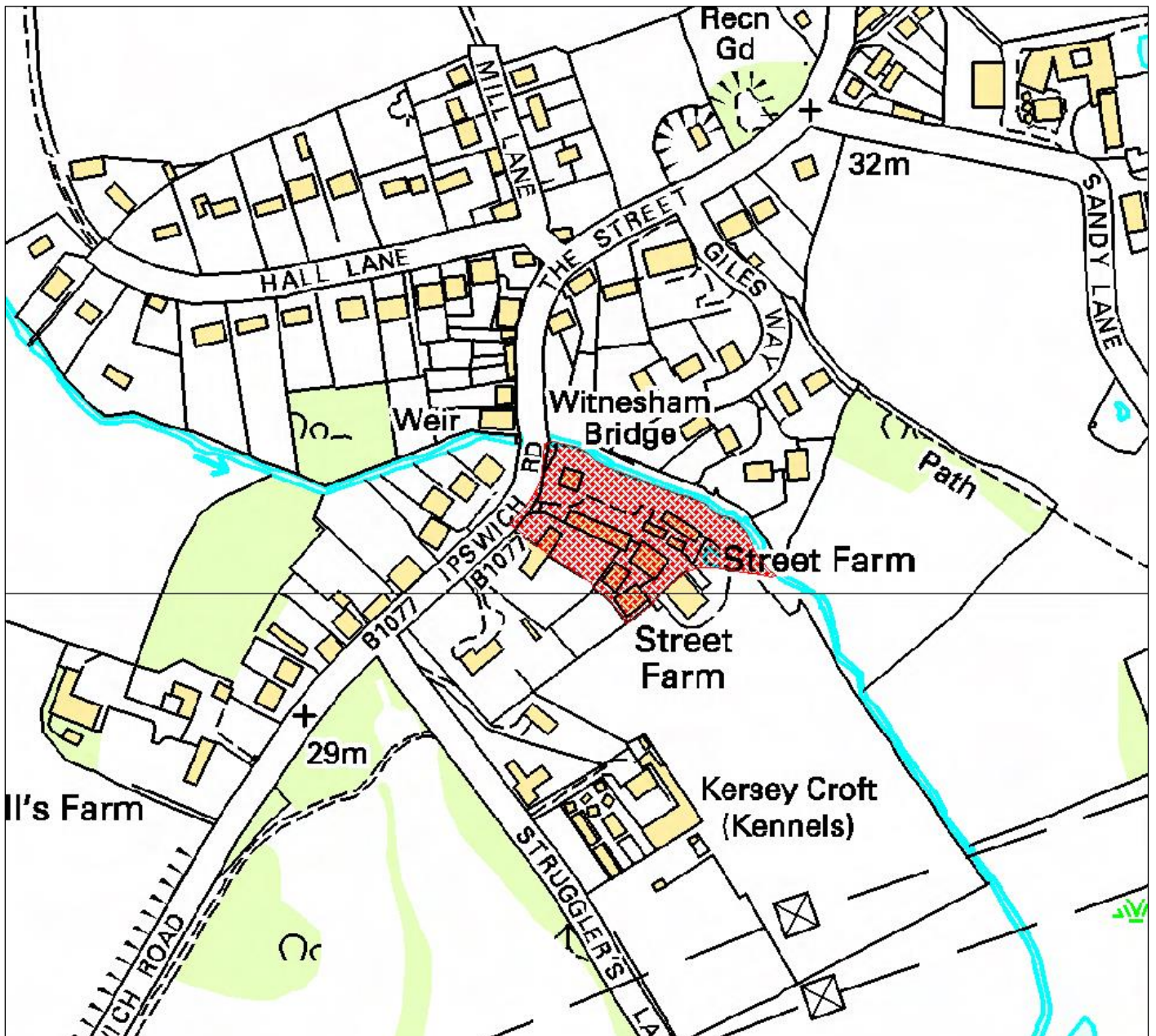


678

EIPA housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
678	Witnesham	Land at Street Farm, Ipswich Road	0.71	100	13	1-5	<ul style="list-style-type: none"> • SLA • Flood zone 3 (part) • LB • TPO

Additional information:
N/A

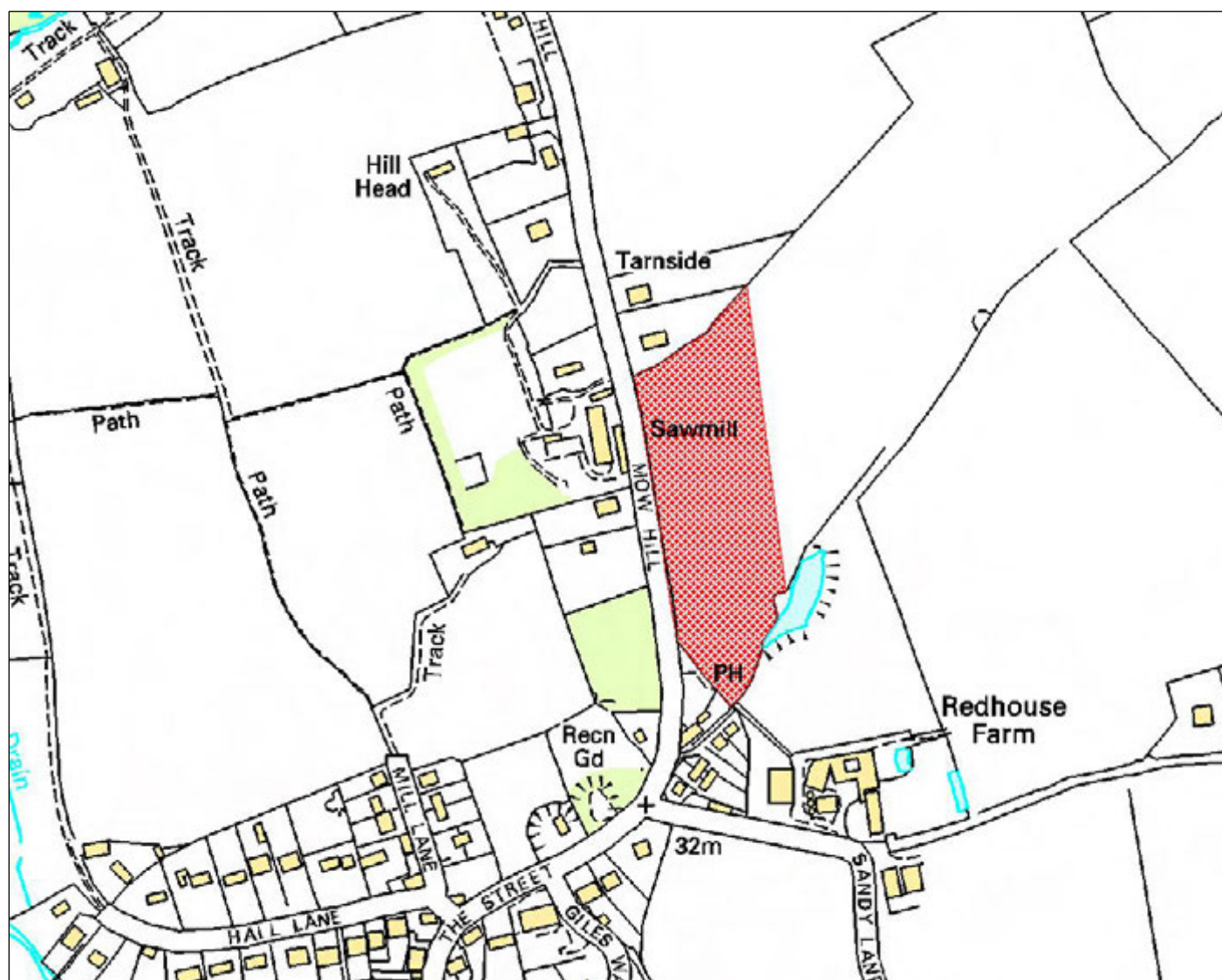


704a

EIPA housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
704a	Witnesham	North-west of Redhouse Farm and South of Springfield	2.12	50	19	1-5	<ul style="list-style-type: none"> • ROW • LB nearby

Additional information:
Footway to south required. Transport statement required.

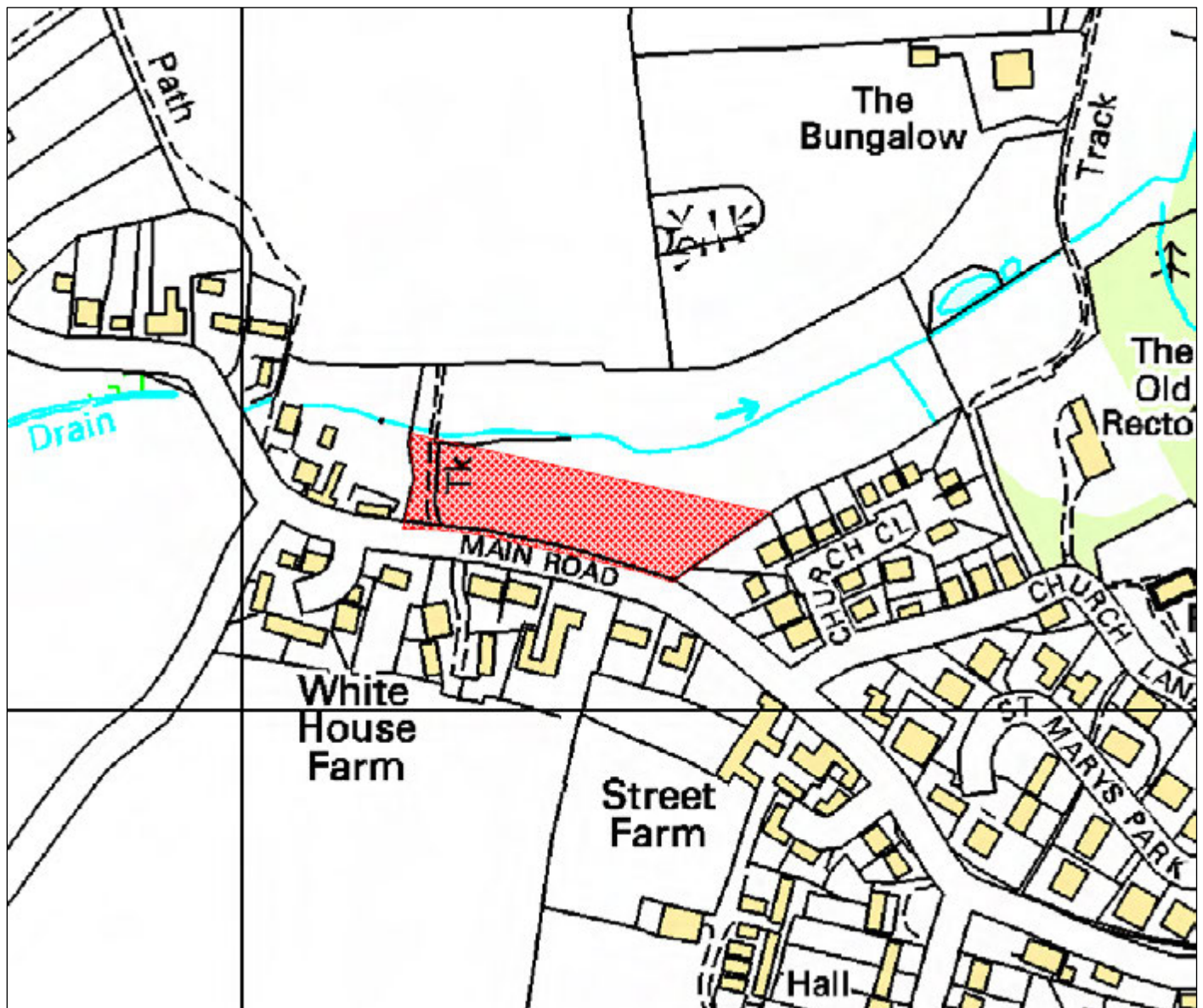


914

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
914	Bucklesham	Land north of White House, The Street	0.65	100	7	6-15	<ul style="list-style-type: none"> • SLA • LB nearby

Additional information:
Highway drainage to ditch at west of site.



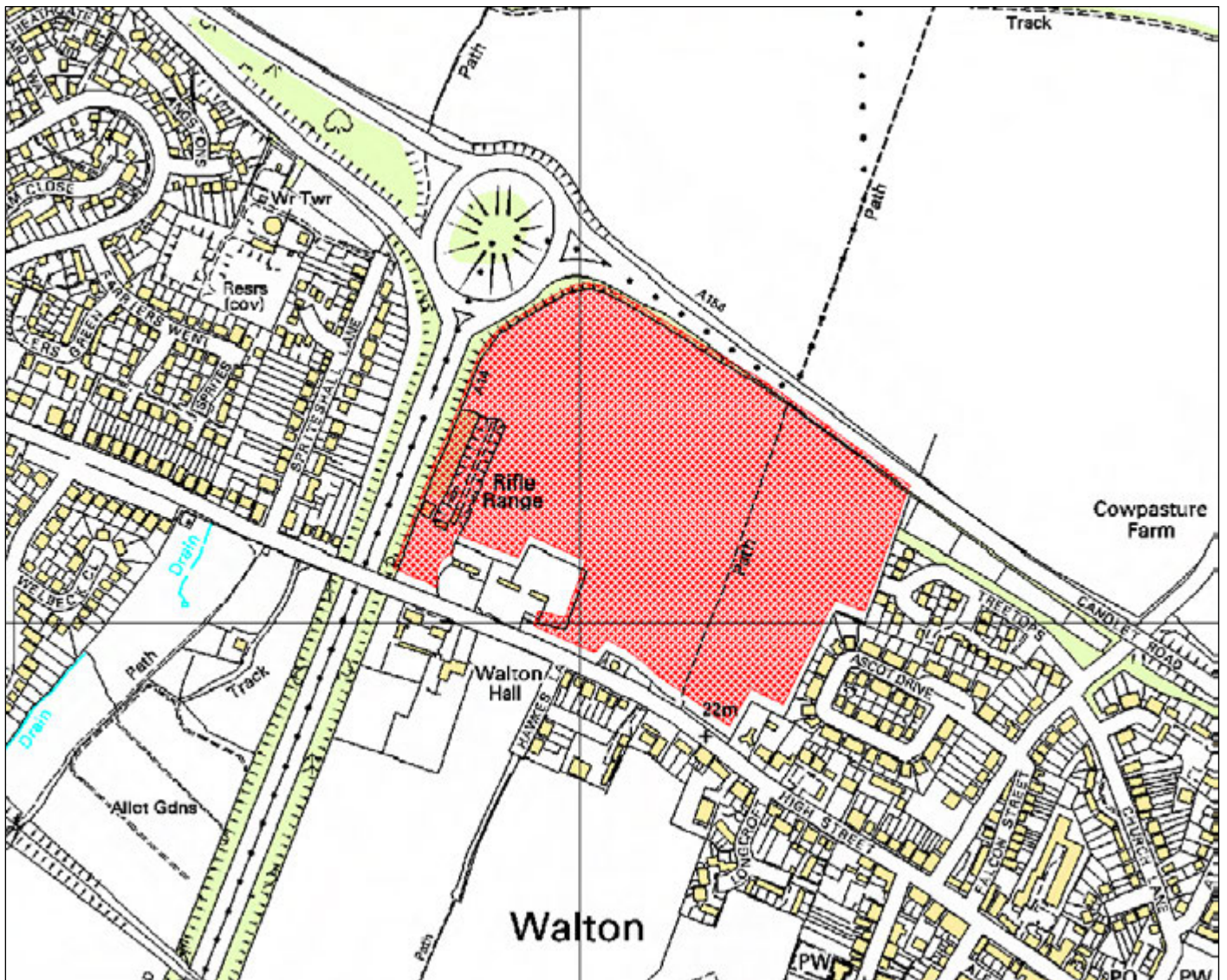
451g

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
451g	Felixstowe	Land at and surrounding Felixstowe rifle club, south of Dockspur roundabout	12.00	75	243-360	1-5	<ul style="list-style-type: none"> • SWT consultation area • Protection of Open Character (Saved Policy 171) • MCA • LBs nearby

Additional information:

Transport assessment required. Utility and Suffolk County Council apparatus in verge.



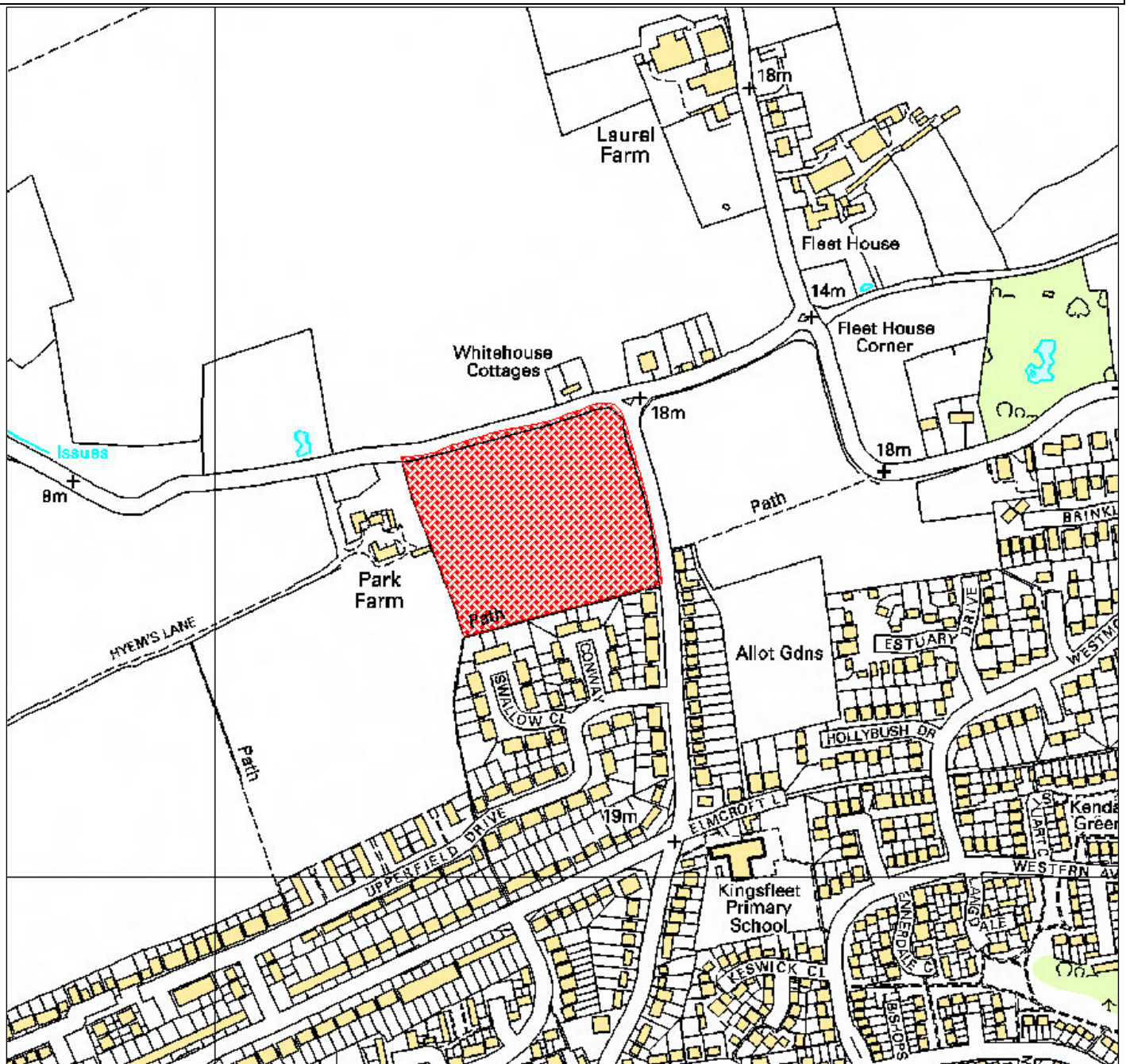
502e

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
502e	Felixstowe	Land behind 15 and 16 Conway Close	3.83	100	103-153	6-15	<ul style="list-style-type: none"> • SWT consultation area • LB nearby

Additional information:

The site to the east was recently granted permission for 200 homes. The cumulative effect on the highway network would need to be considered.



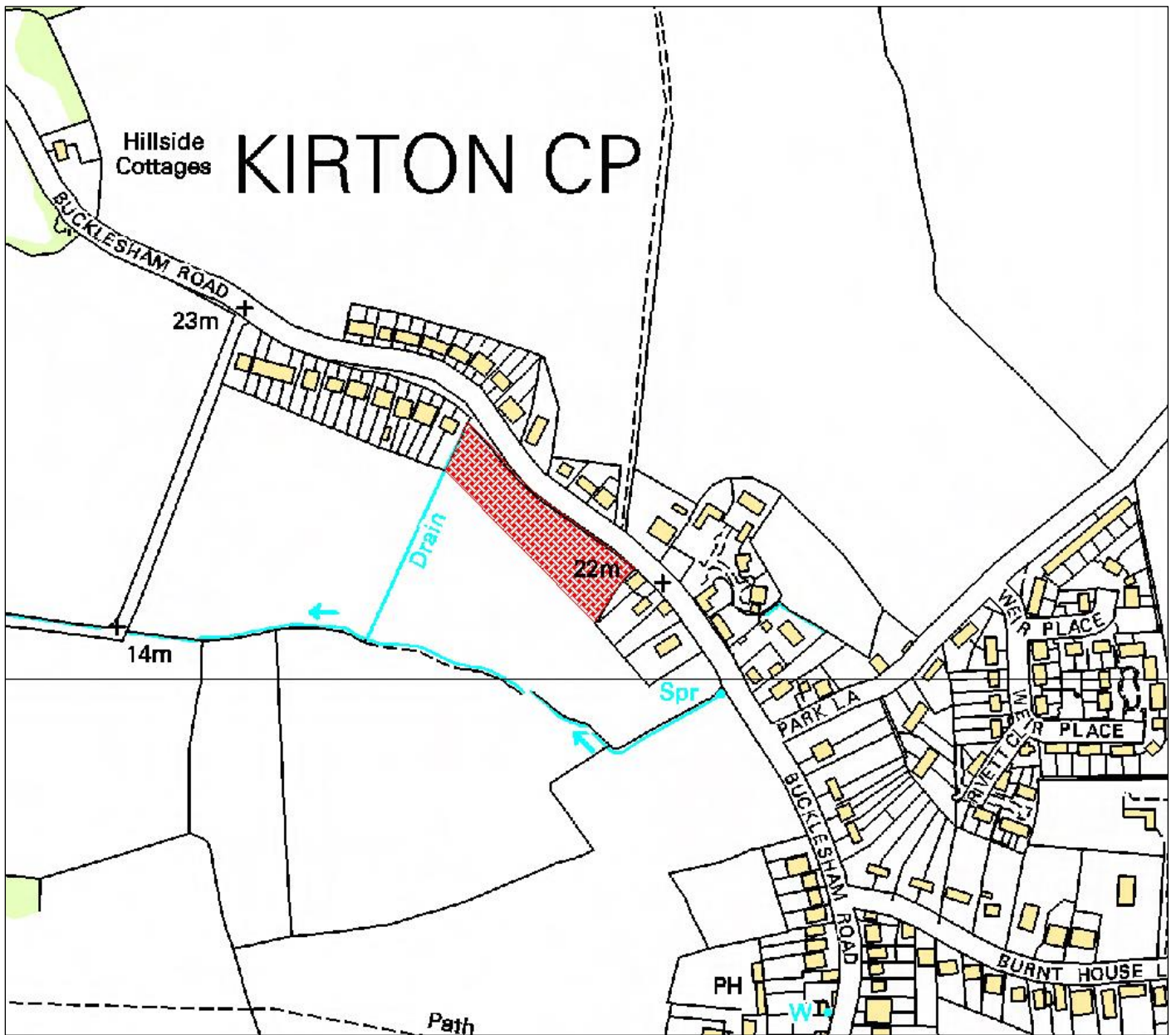
325a

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
325a ³⁹	Kirton	Land to the rear of 101-137 Bucklesham Road	0.60	100	7	1-5	<ul style="list-style-type: none"> • SLA • MCA • LB nearby

Additional information:

The site as originally submitted as part of the call for sites was considered too large and was redrawn. Transport assessment required. Footway required to site frontage, with crossing point to footway opposite.



³⁹ The site as originally submitted has been redrawn

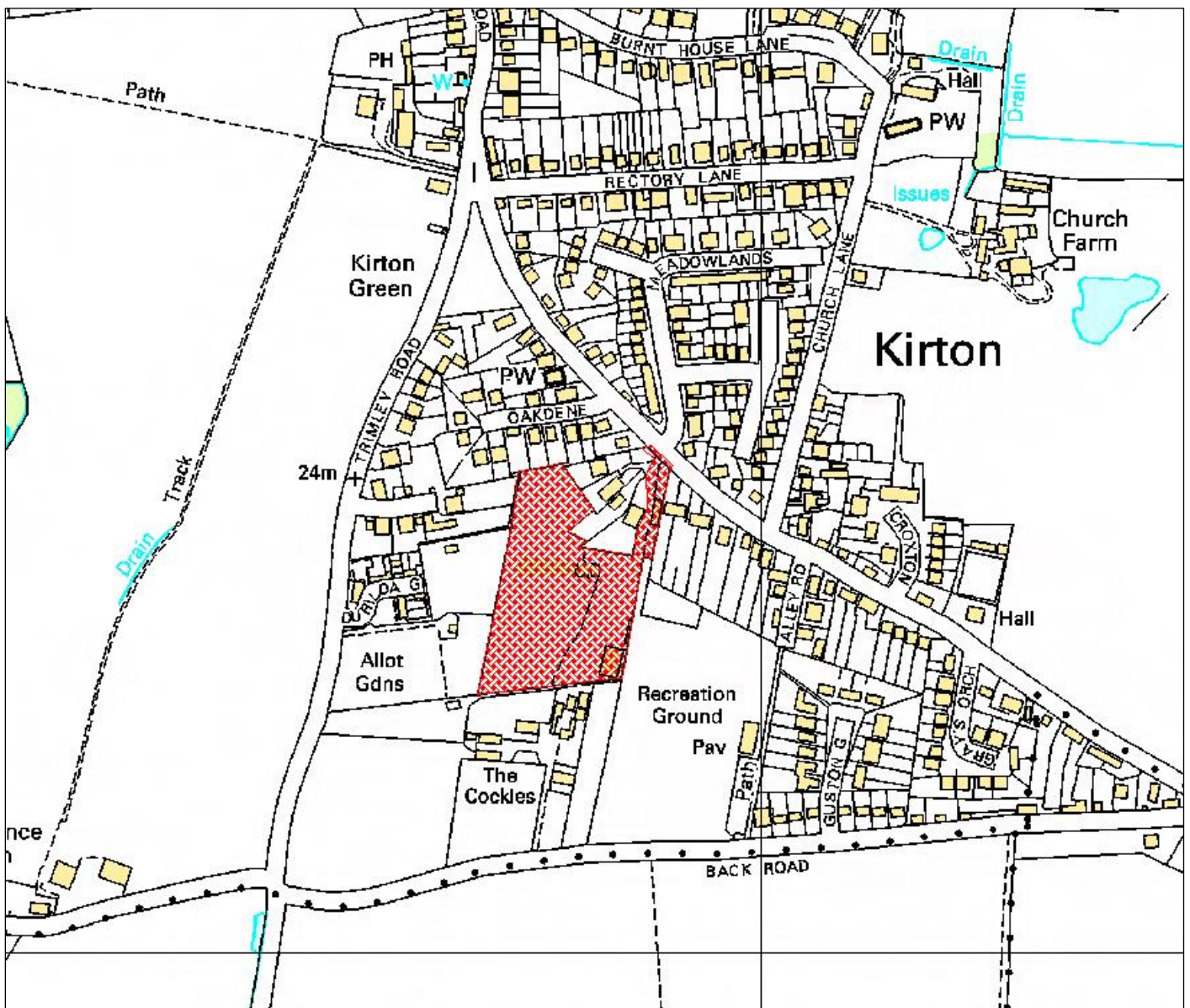
712

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
712	Kirton	Land to the rear 18 Falkenham Road	1.97	75	16	1-5	• TPO

Additional information:

Footway link south required, with crossing point to opposite footway.

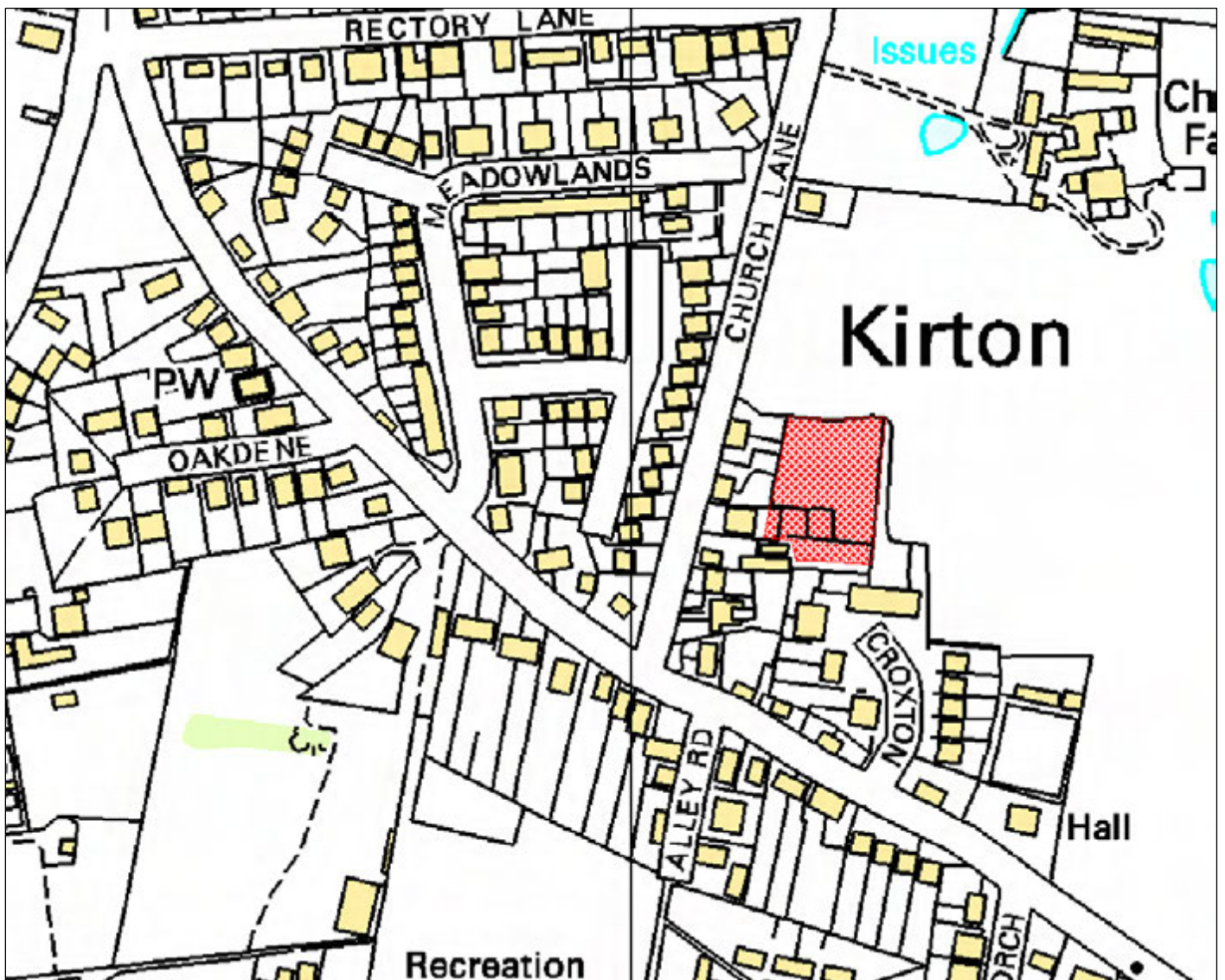


770

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
770	Kirton	770-Little Acre, Church Lane	0.32	100	4 (relies on 951 for access)	6-15	<ul style="list-style-type: none"> Bat site nearby

Additional information:
Access via site 951. Carriageway may require widening.



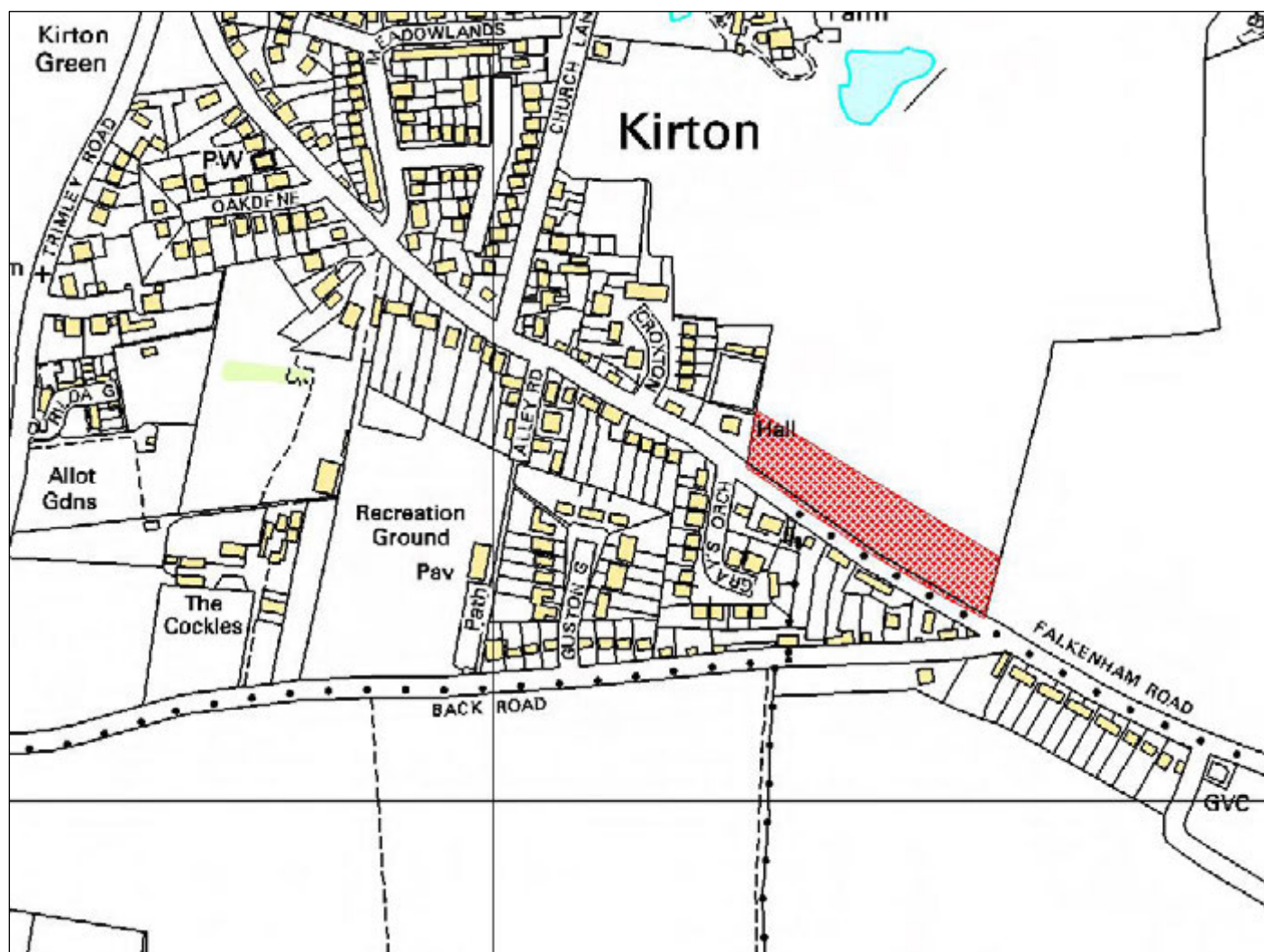
950

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
950	Kirton	Land adjacent to village hall, Falkenham Road	1.05	100	12	1-5	• N/A

Additional information:

Footway required to site frontage, with crossing point to footway opposite.



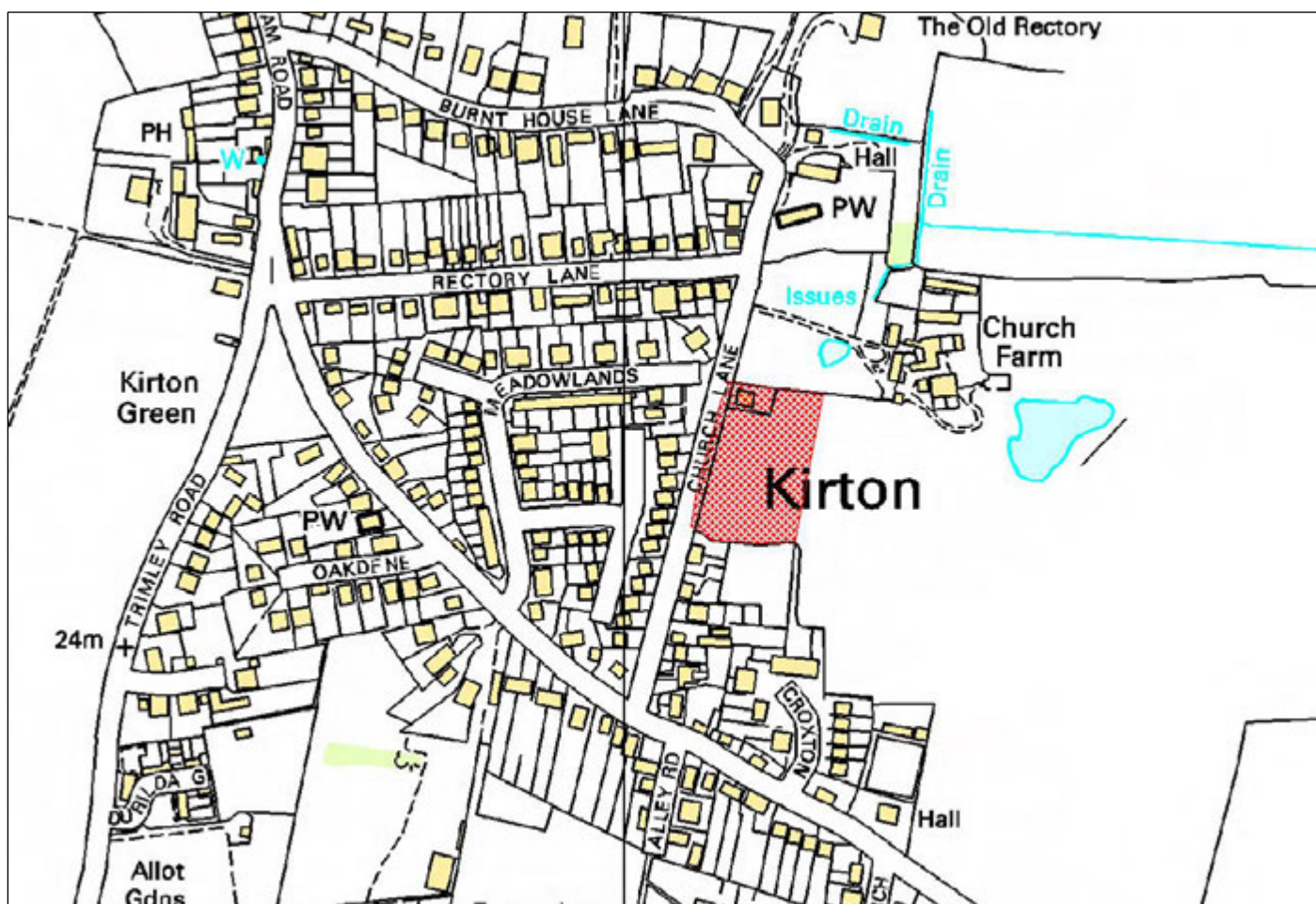
951

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
951	Kirton	Land east of Church Lane	0.80	50	4	1-5	<ul style="list-style-type: none"> MCA Bat site nearby

Additional information:

Density reduced on Highways advice. Carriageway may require widening.

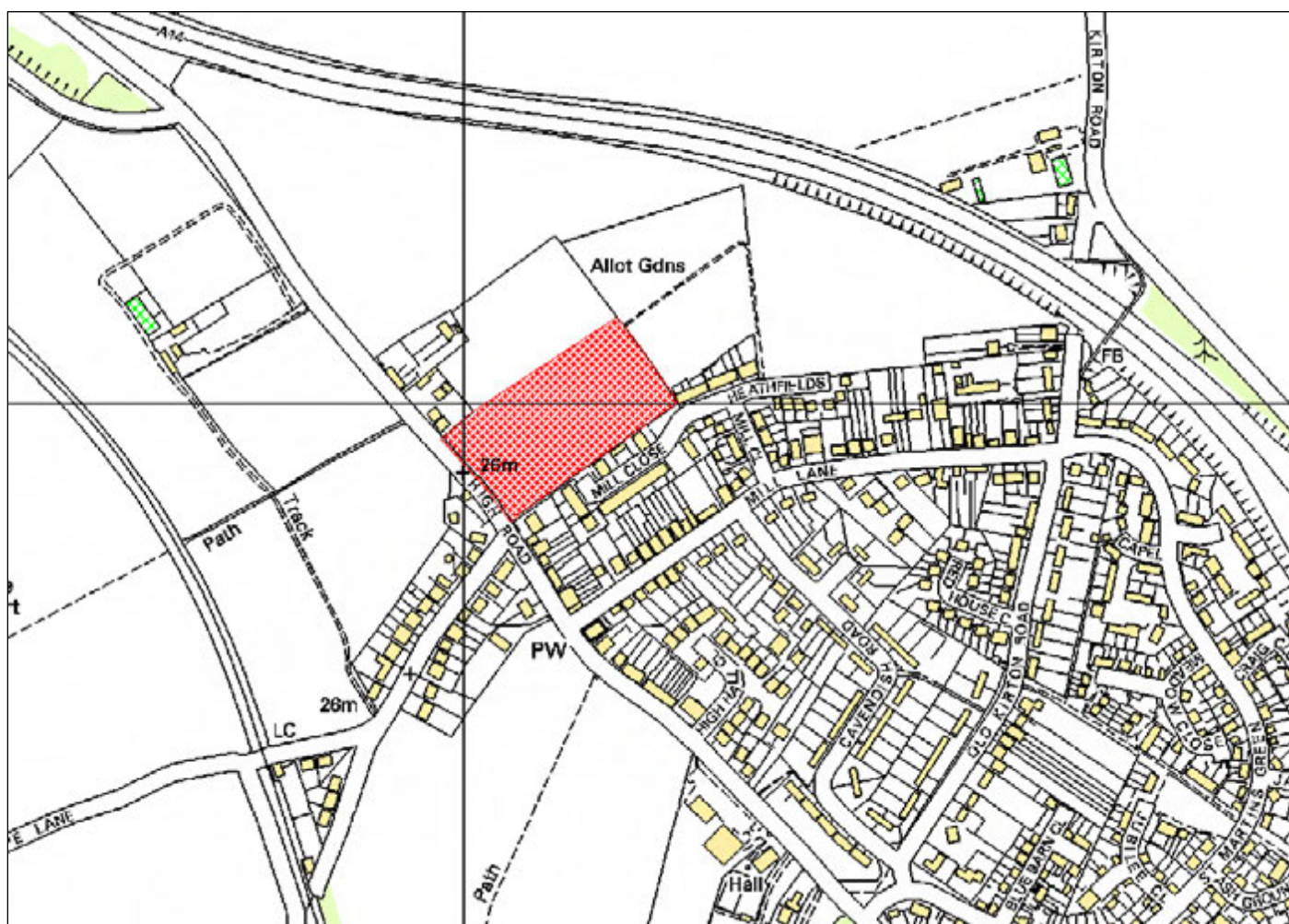


383a

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
383a	Trimley St Martin	Land adjacent to 400 High Road	1.81	100	33-43	1-5	<ul style="list-style-type: none"> MCA

Additional information:
 Vehicular access from Mill Close only.

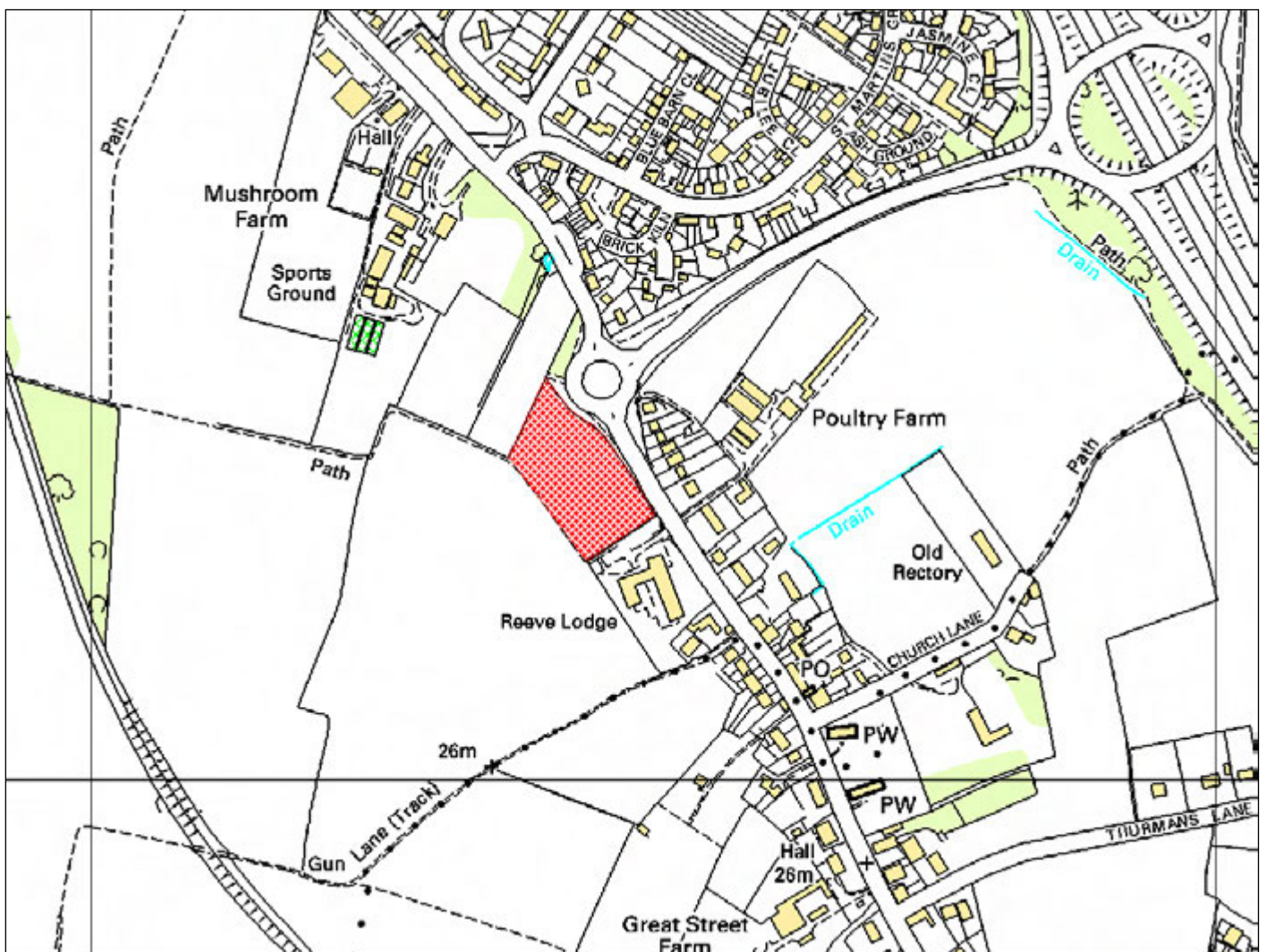


383b

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
383b	Trimley St Martin	Land adjacent to Reeve Lodge, 1 High Road	1.03	100	19-25	6-15	<ul style="list-style-type: none"> • SWT consultation area • MCA • ROW

Additional information:
Access would need to be via the site to the north.



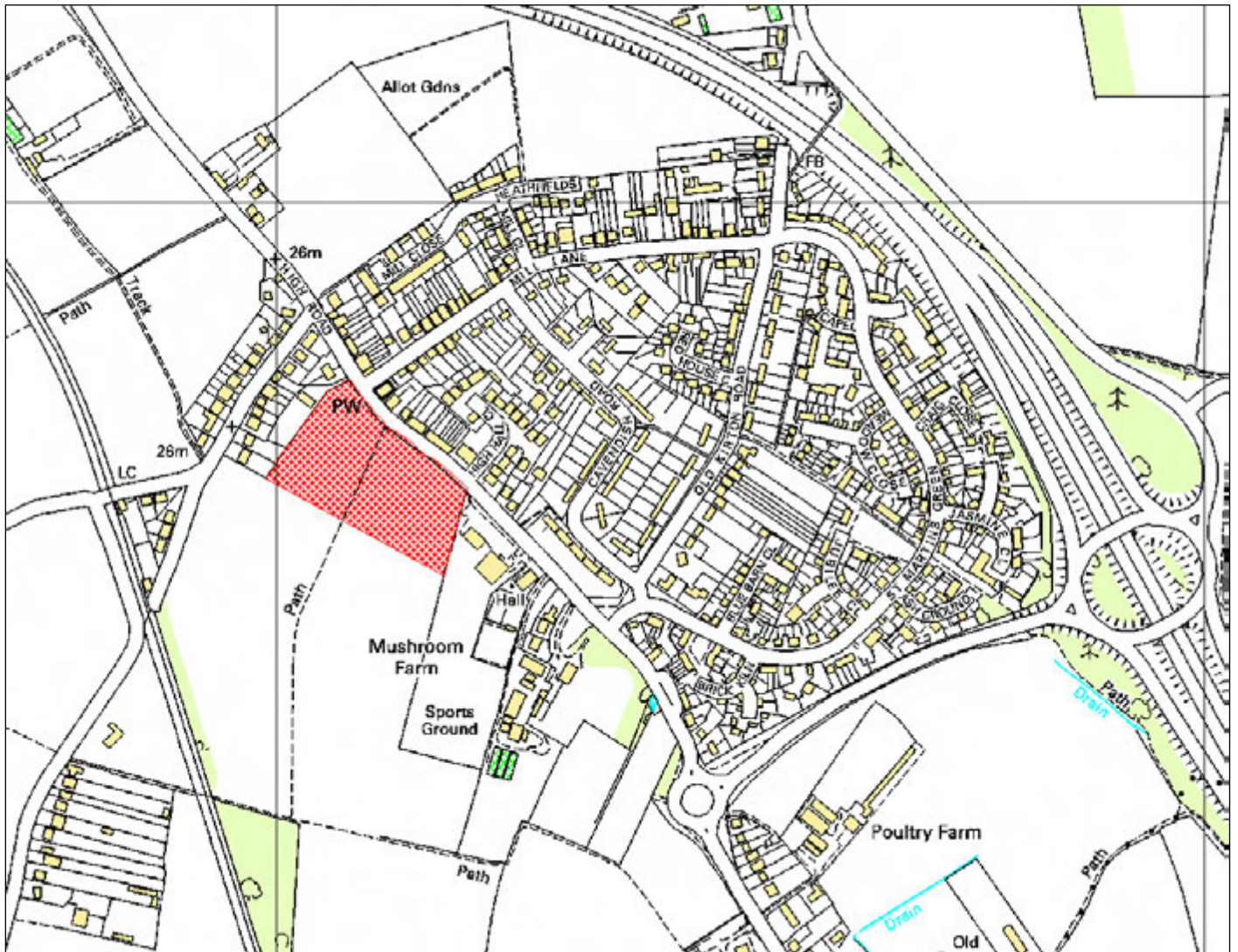
451b

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
451b	Trimley St Martin	Land off Grimston Lane and High Road	2.25	100	41-54	1-5	<ul style="list-style-type: none"> • SWT consultation area • ROW • LBs nearby • MCA

Additional information:

Transport assessment required. Utility and Suffolk County Council apparatus in verge.



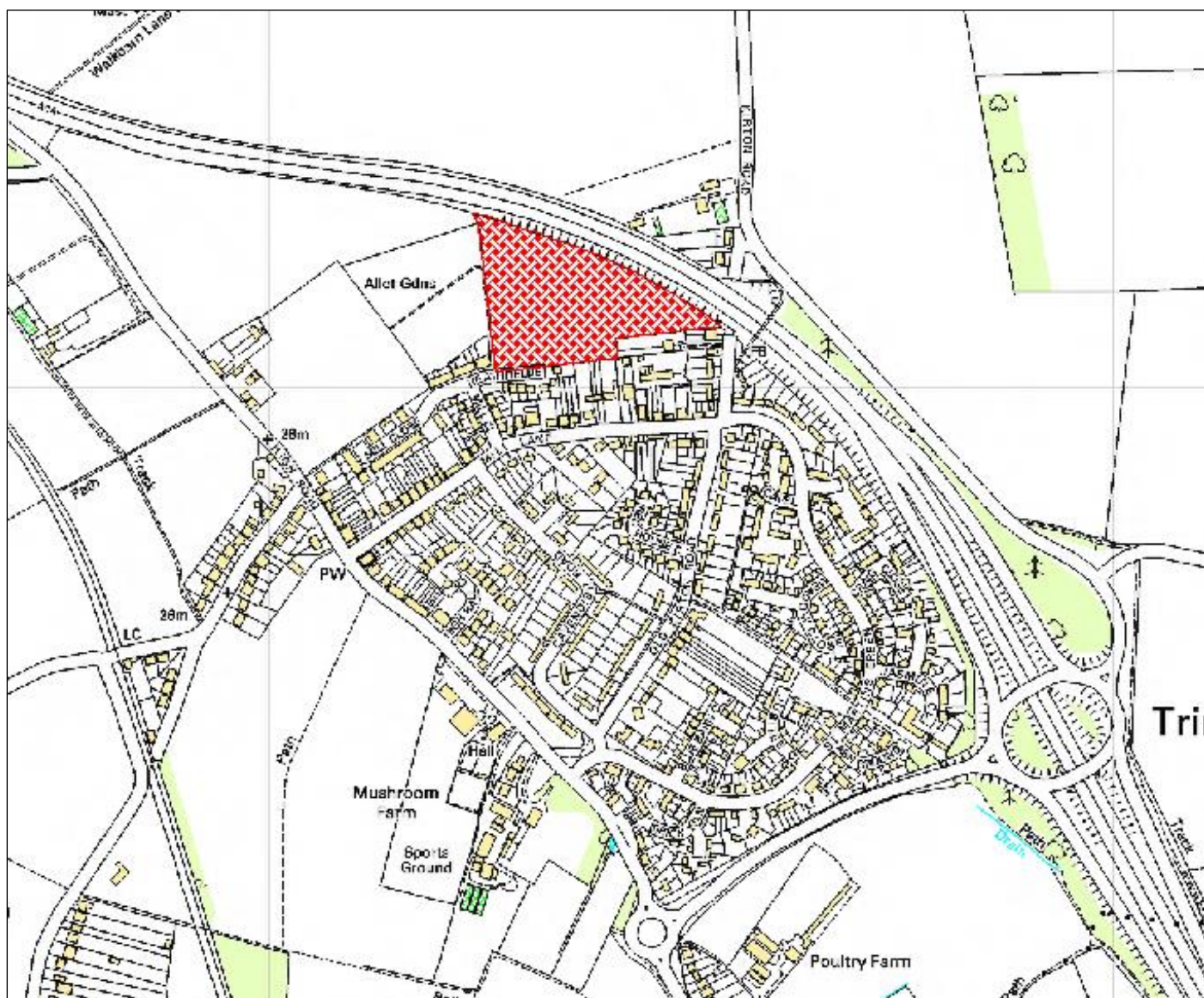
936

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
936	Trimley St Martin	Land to the north of Heathfields	2.90	75	39-52	6-15	<ul style="list-style-type: none"> MCA

Additional information:

Transport assessment required. Access from Heathfields.

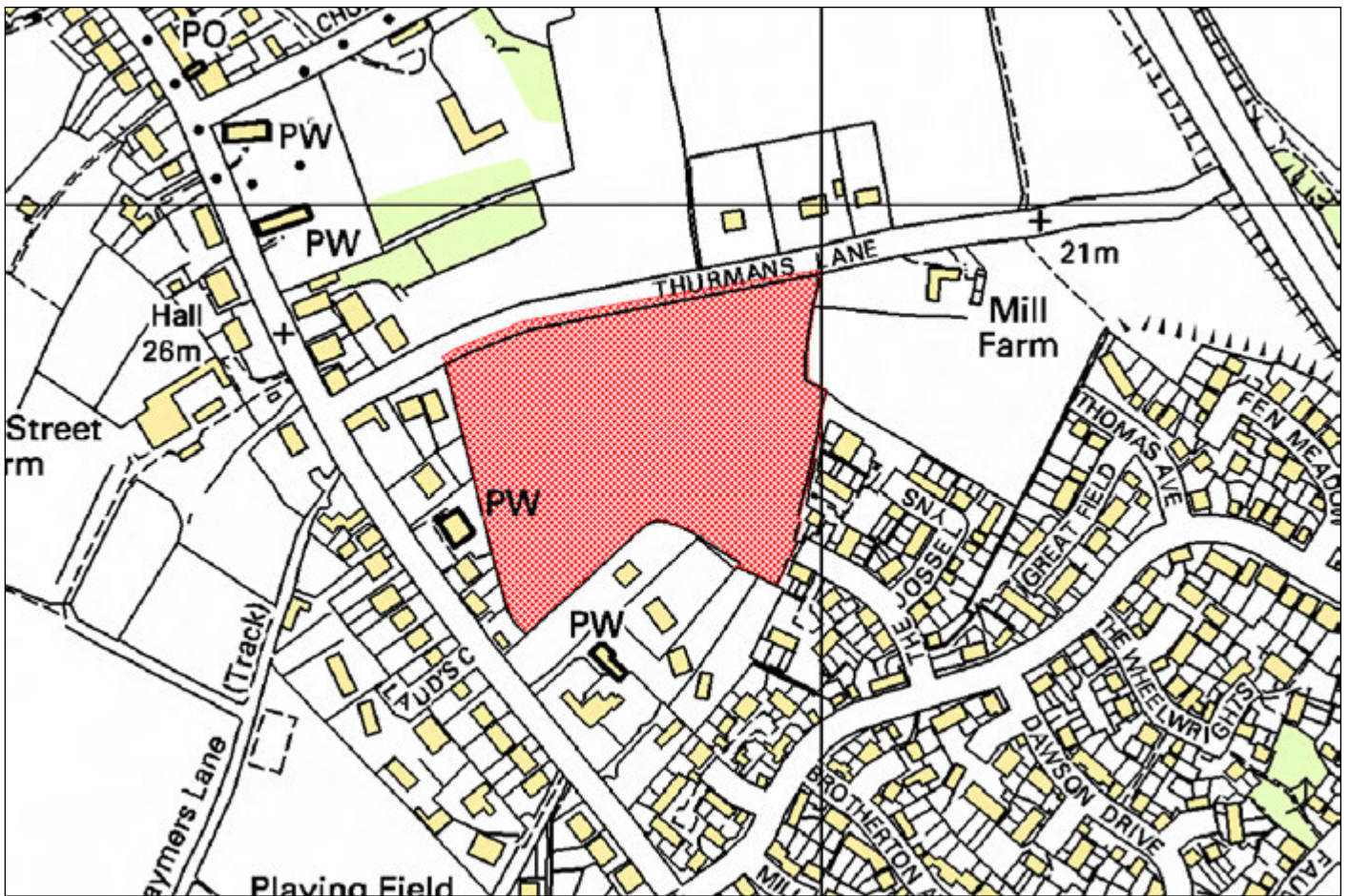


383f

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
383f	Trimley St Mary	Land south of Thurman's Lane and opposite to High Road	3.03	100	55-73	1-5	<ul style="list-style-type: none"> • SWT consultation area • Bat site nearby • LBs nearby

Additional information:
Access via The Josselyns.

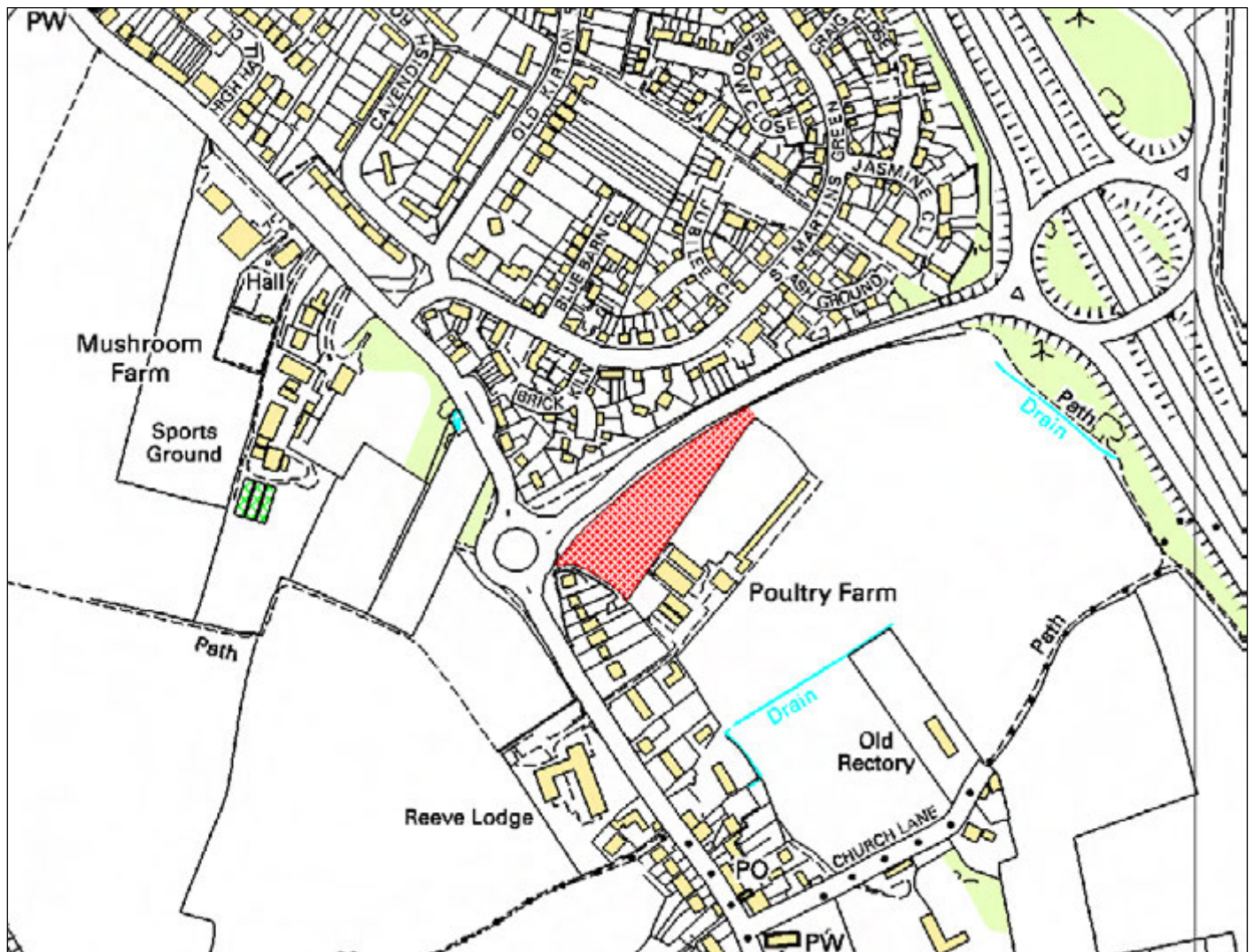


451c

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
451c	Trimley St Mary	Land North of the Poultry Farm, High Road	0.77	100	14-18	1-5	• N/A

Additional information:
N/A

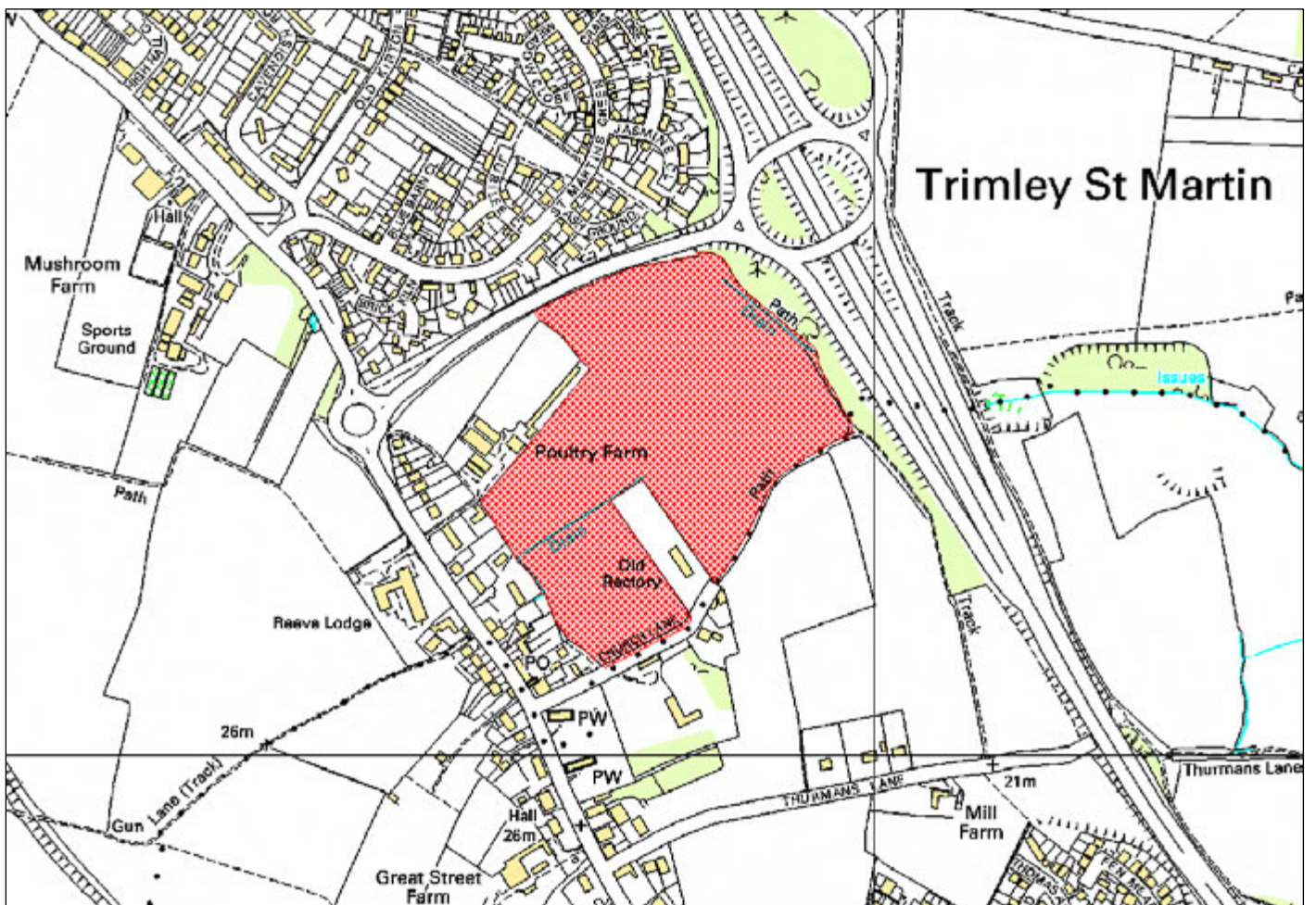


451d

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
451d	Trimley St Mary	Land surrounding Trimley Old Rectory, Church Lane	9.25	100	167-222	1-5	<ul style="list-style-type: none"> • SWT consultation area • ROW

Additional information:
N/A



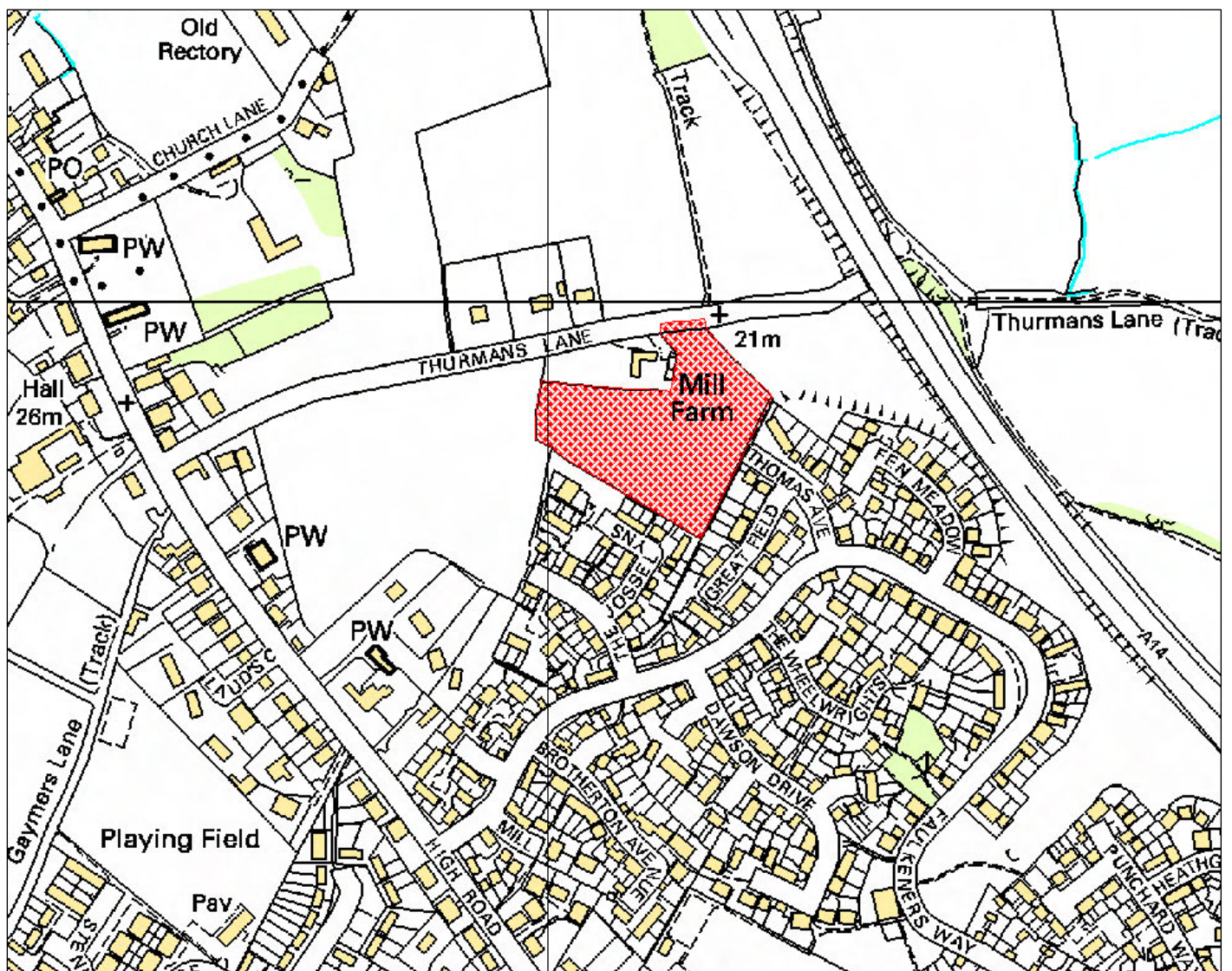
451f

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
451f	Trimley St Mary	Land adjacent to Mill farm, 38 Thurman's Lane	1.44	100	26-35	1-5	<ul style="list-style-type: none"> • SWT consultation area • ROW • LB nearby • Bat site nearby

Additional information:

Development should be in conjunction with the site to the east, to make efficient use of land. Transport assessment required. Access from Thomas Avenue, no vehicular access from Thurman's Lane. Drainage on roads to south thought to be at capacity.

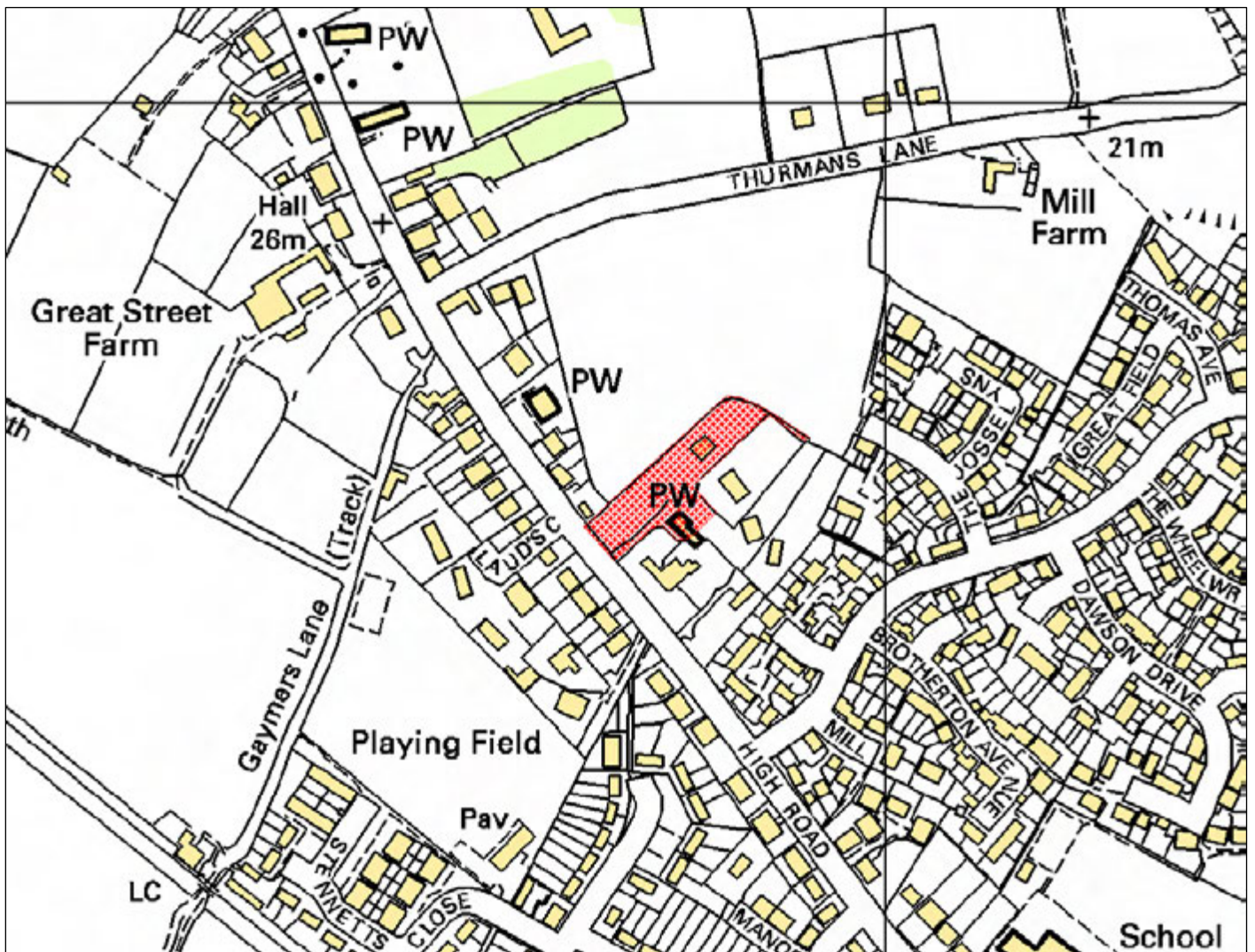


607

Felixstowe housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
607	Trimley St Mary	Land at 182 High Road	0.42	100	8-10	1-5	<ul style="list-style-type: none"> • SWT consultation area • LB nearby

Additional information:
N/A

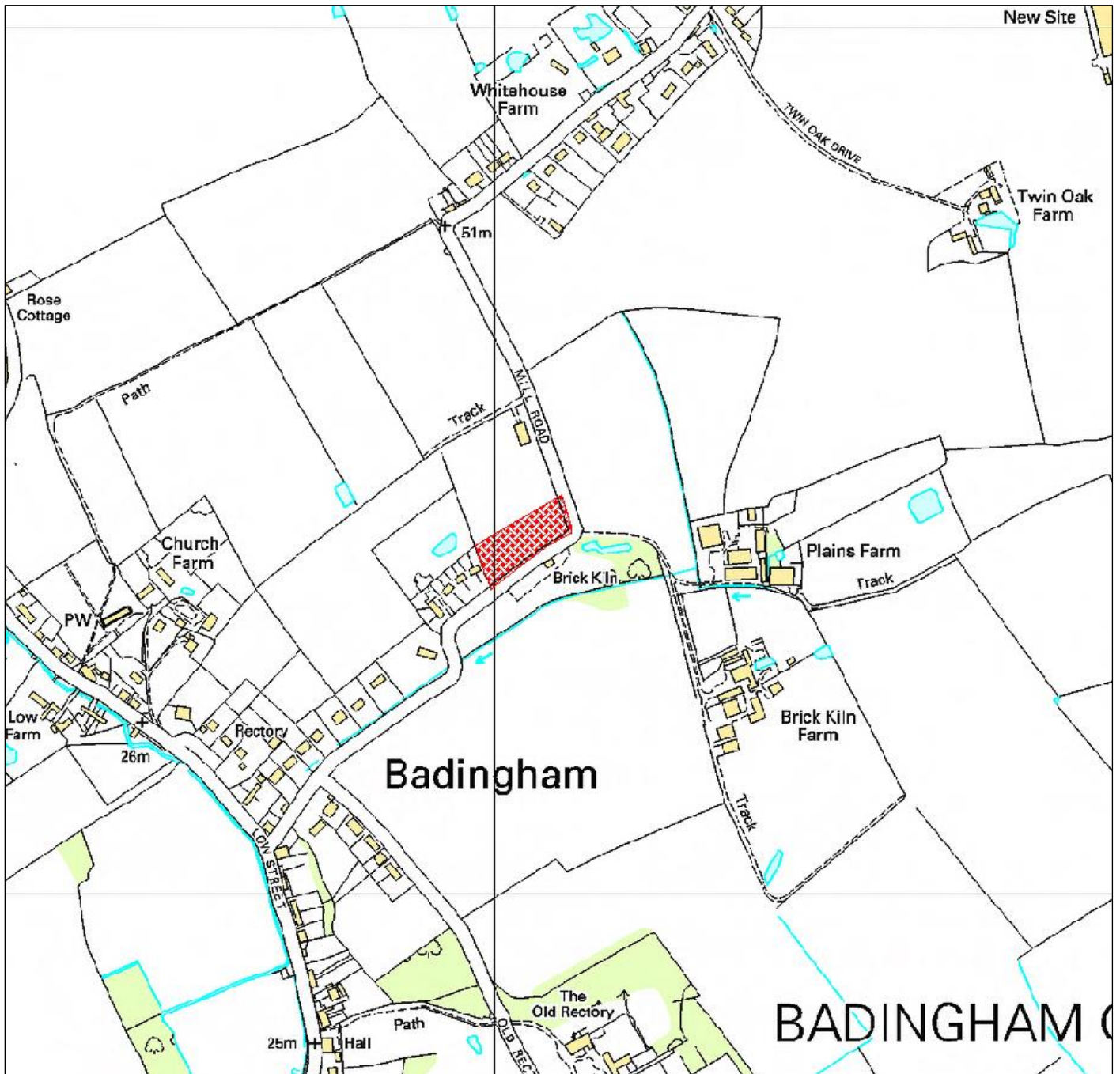


627a

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
627a	Badingham	Land off Mill Road, Badingham	0.53	100	6	1-5	<ul style="list-style-type: none"> • SLA adjacent

Additional information:
N/A



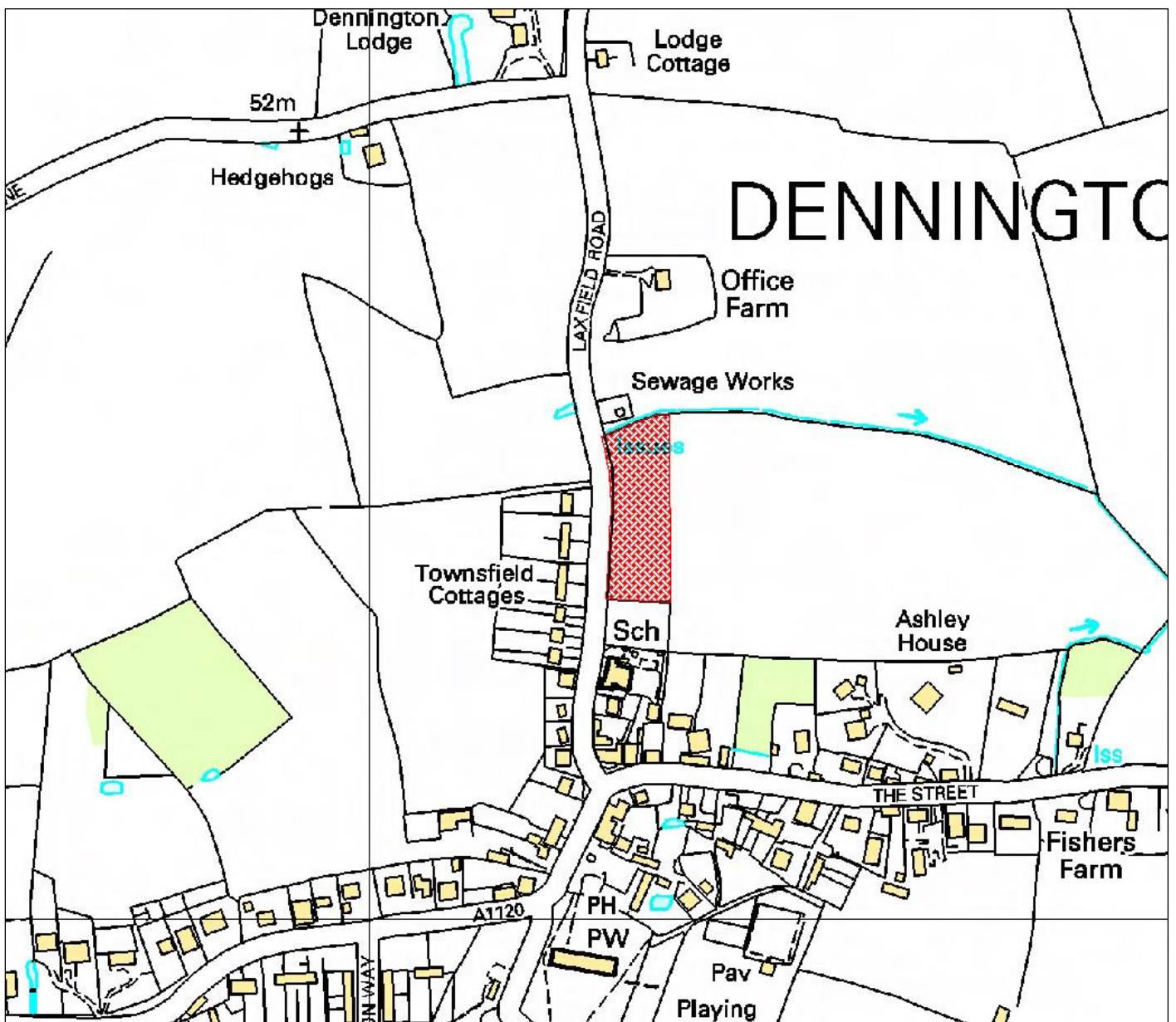
524

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
524	Dennington	Land opposite Townsfield Cottages, Laxfield Road	0.60	100	11	1-5	<ul style="list-style-type: none"> • Bat site nearby • LB nearby

Additional information:

Provision of footway required. Aggravation of existing parking problem outside school may need to be addressed.



672a

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
672a	Easton	Land adjacent to Easton Primary School, The Street	1.79	100	20	6-15	<ul style="list-style-type: none"> • LB nearby • SLA

Additional information:

N/A



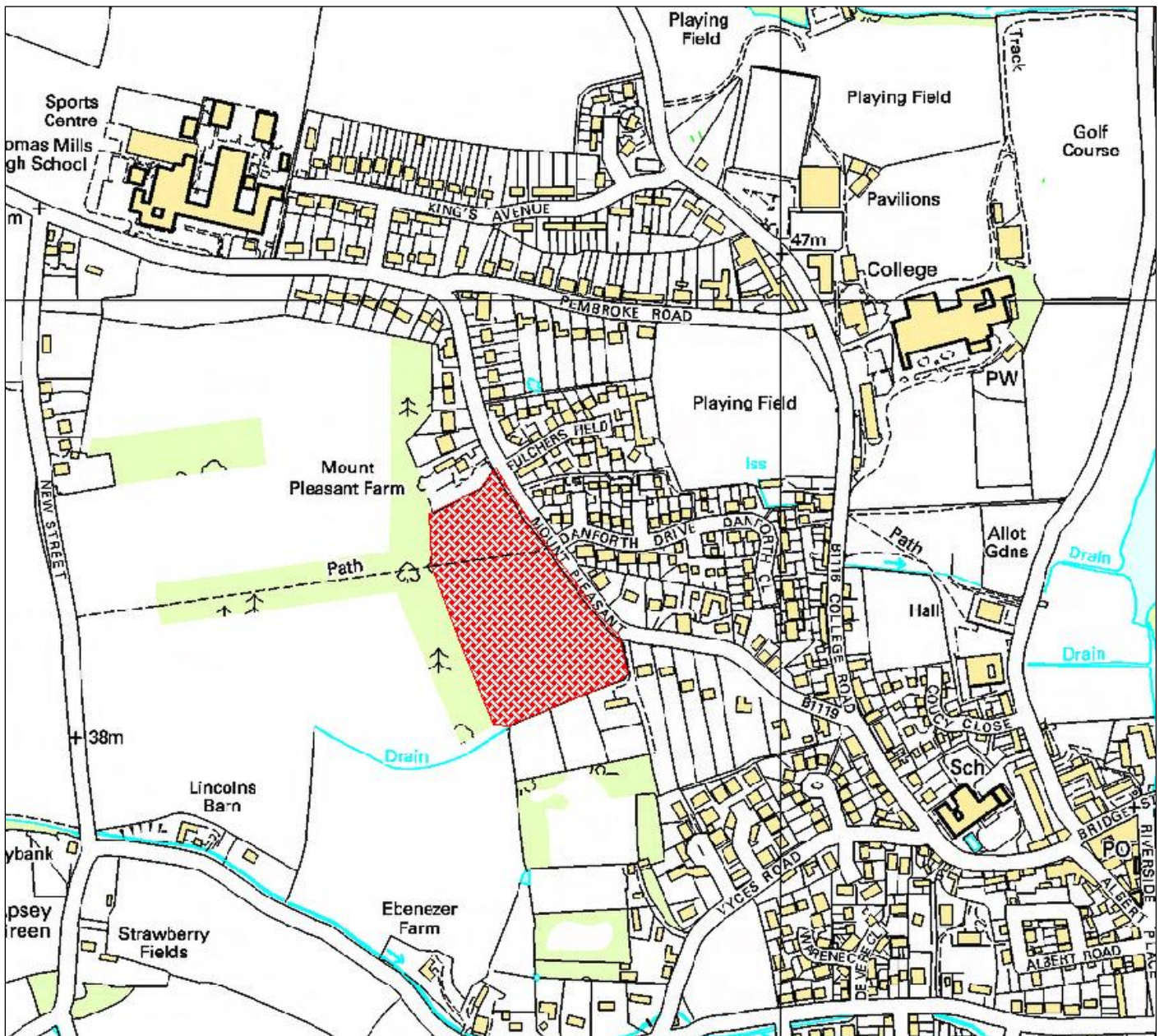
550

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
550	Framlingham	Land to the south of Mount Pleasant	2.78	100	64-100	1-5	• ROW

Additional information:

Aggravation of existing parking problem outside school may need to be addressed.



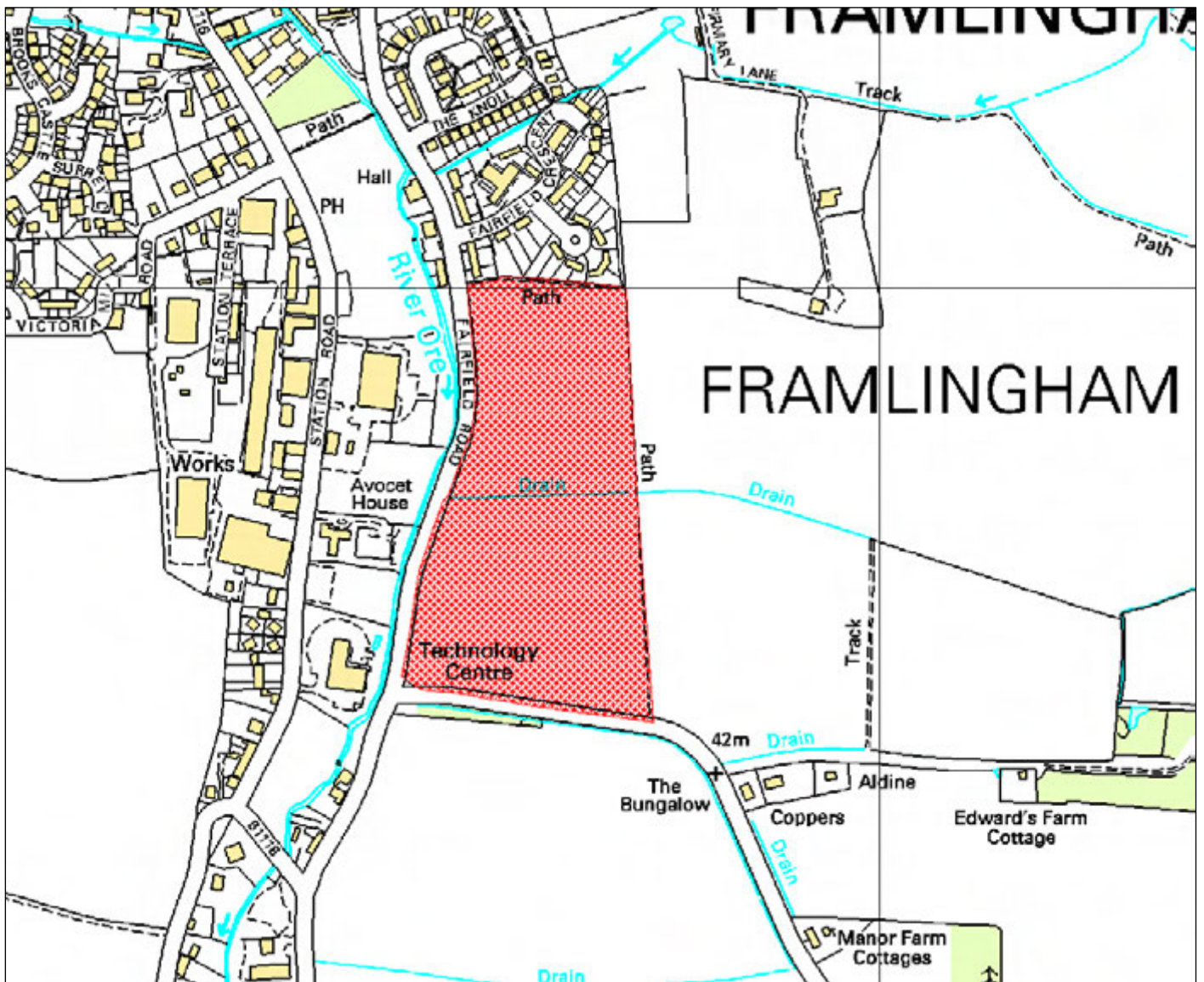
583a

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
583a	Framlingham	Land adjacent to Fairfield Crescent	6.77	100	156-244	1-5	<ul style="list-style-type: none"> • ROW • Flood zone 3 (part)

Additional information:

Possible road and footway works required. Transport assessment required.



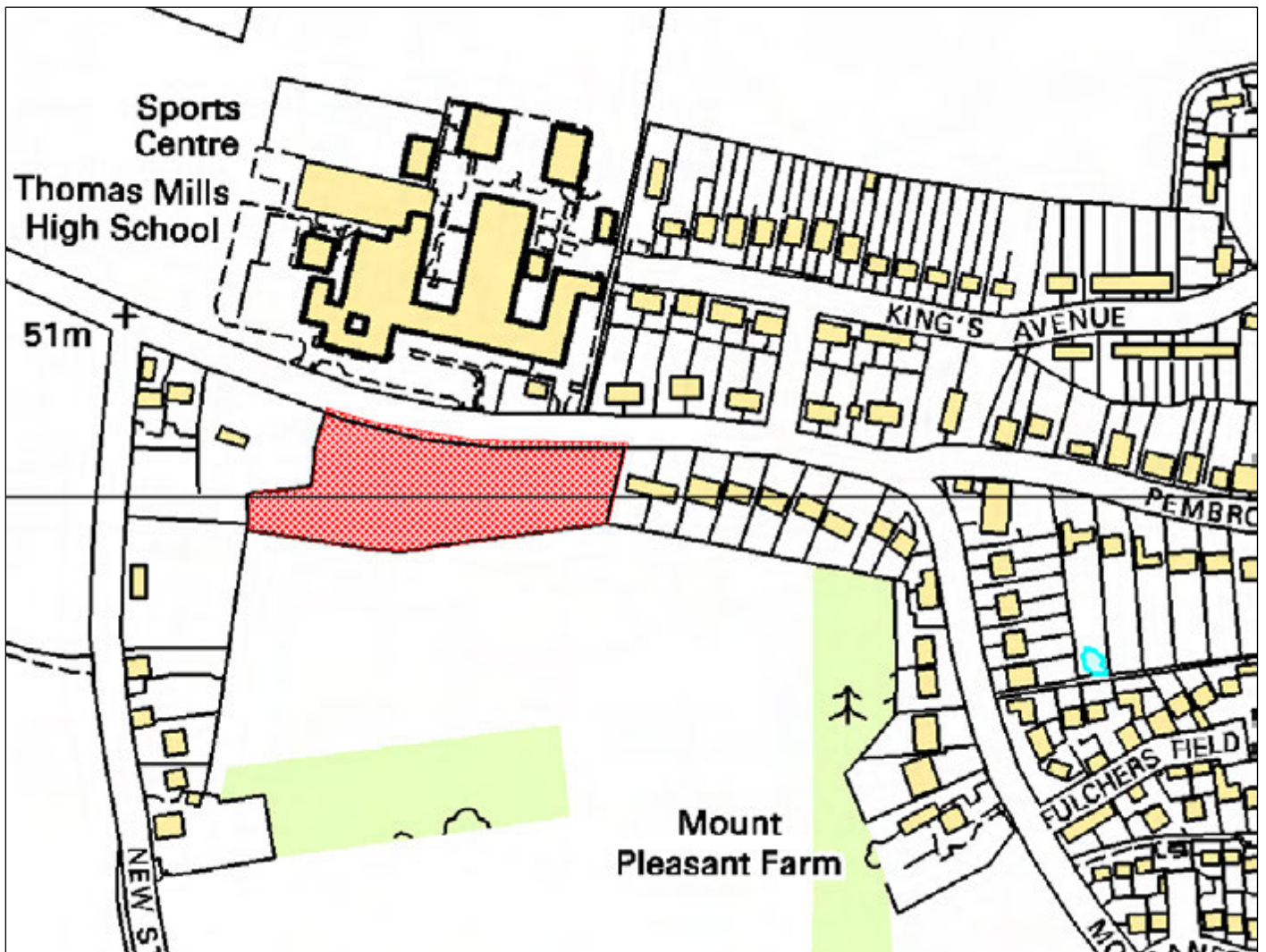
738

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
738	Framlingham	Land off Saxtead Road, opposite Thomas Mills High School	0.90	100	21-32	1-5	<ul style="list-style-type: none"> • LB nearby

Additional information:

The site has been redrawn to take into account permission for housing on the western part of the site as originally submitted. Aggravation of existing parking problem outside school may need to be addressed.

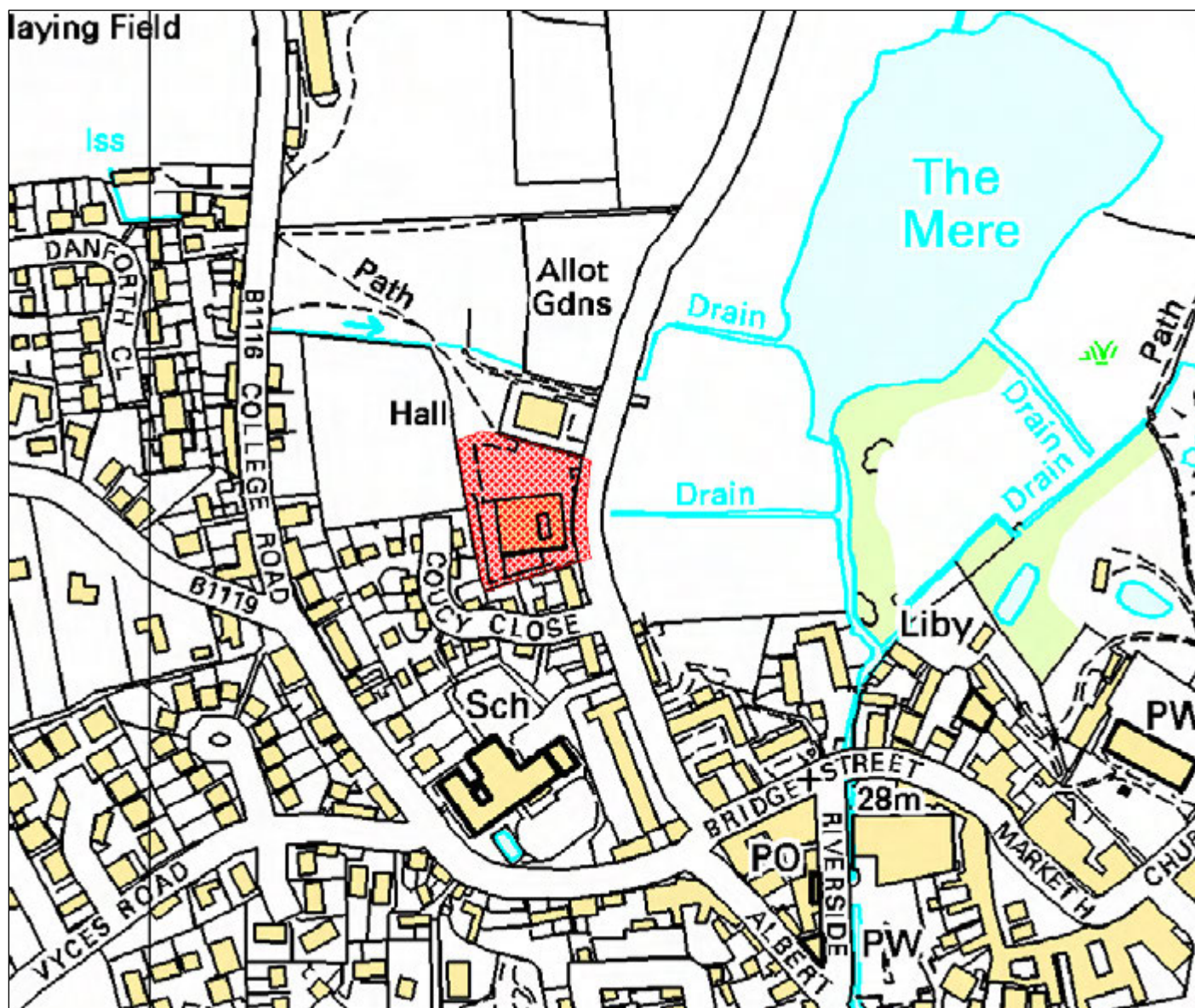


957

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
957	Framlingham	Land north of Coucy Close	0.45	100	10-16	1-5	<ul style="list-style-type: none"> • ROW • CA (adjacent) • Adjacent to Framlingham Mere – Ornithological interest

Additional information:
N/A



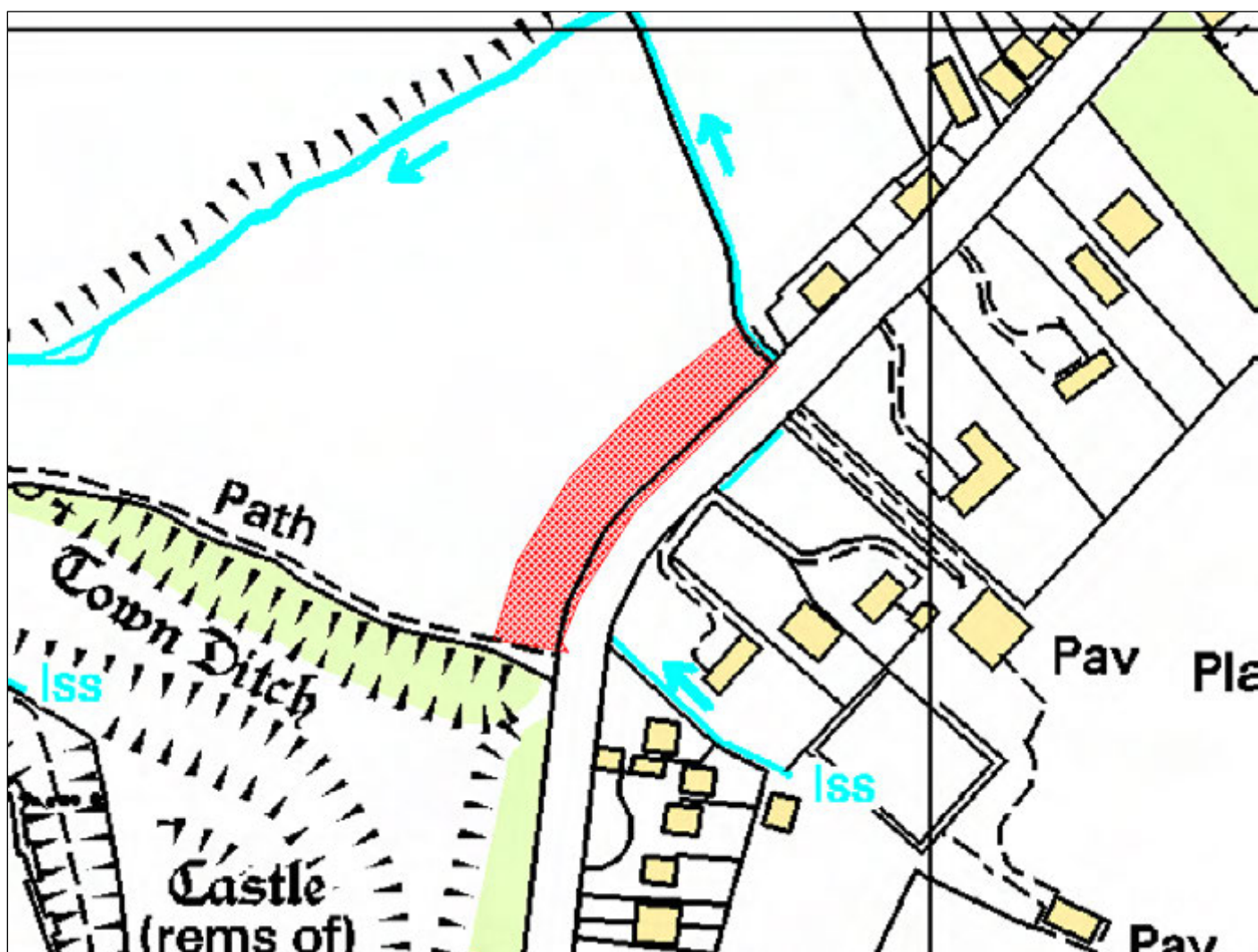
989

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
989	Framlingham	Land north of Badingham Road, adjacent to Framlingham Castle	0.30	100	7-11	1-5	<ul style="list-style-type: none"> Scheduled Monument-Framlingham Castle CA ROW Adjacent to Framlingham Mere – Ornithological interest

Additional information:

The site as originally submitted was considered too large and has been redrawn.



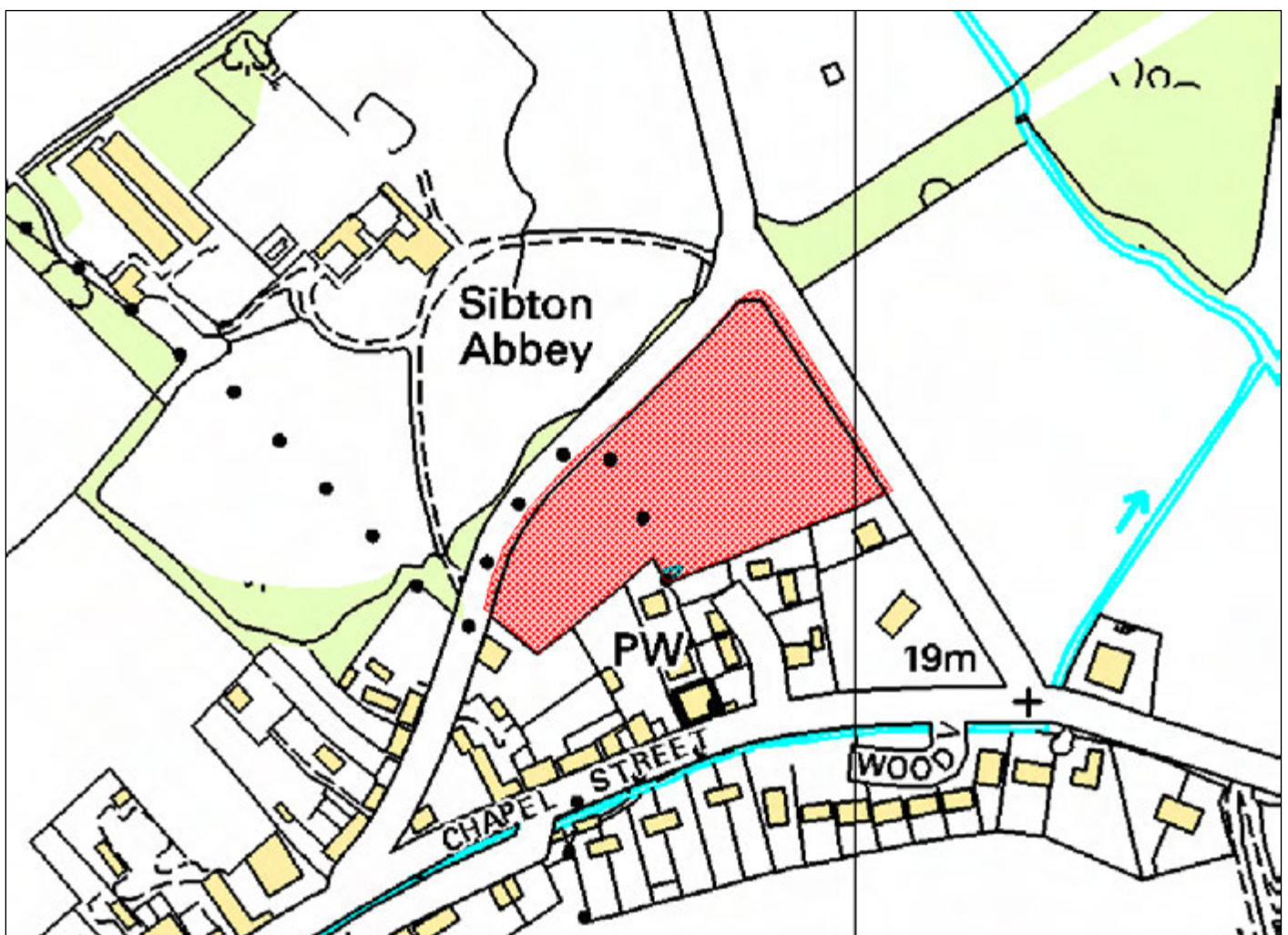
400

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
400	Peasehall	Land at Sibton Road opposite Peasehall and Sibton Methodist Church	1.34	25	6	6-15	<ul style="list-style-type: none"> • MCA • Flood zone 2 part • SLA • CA

Additional information:

The site is located in both Peasehall and Sibton parishes. Single point of vehicular access only from Sibton Green. Much of the site is affected by flooding. A footpath link to the village centre would be required, including road widening and kerbing.

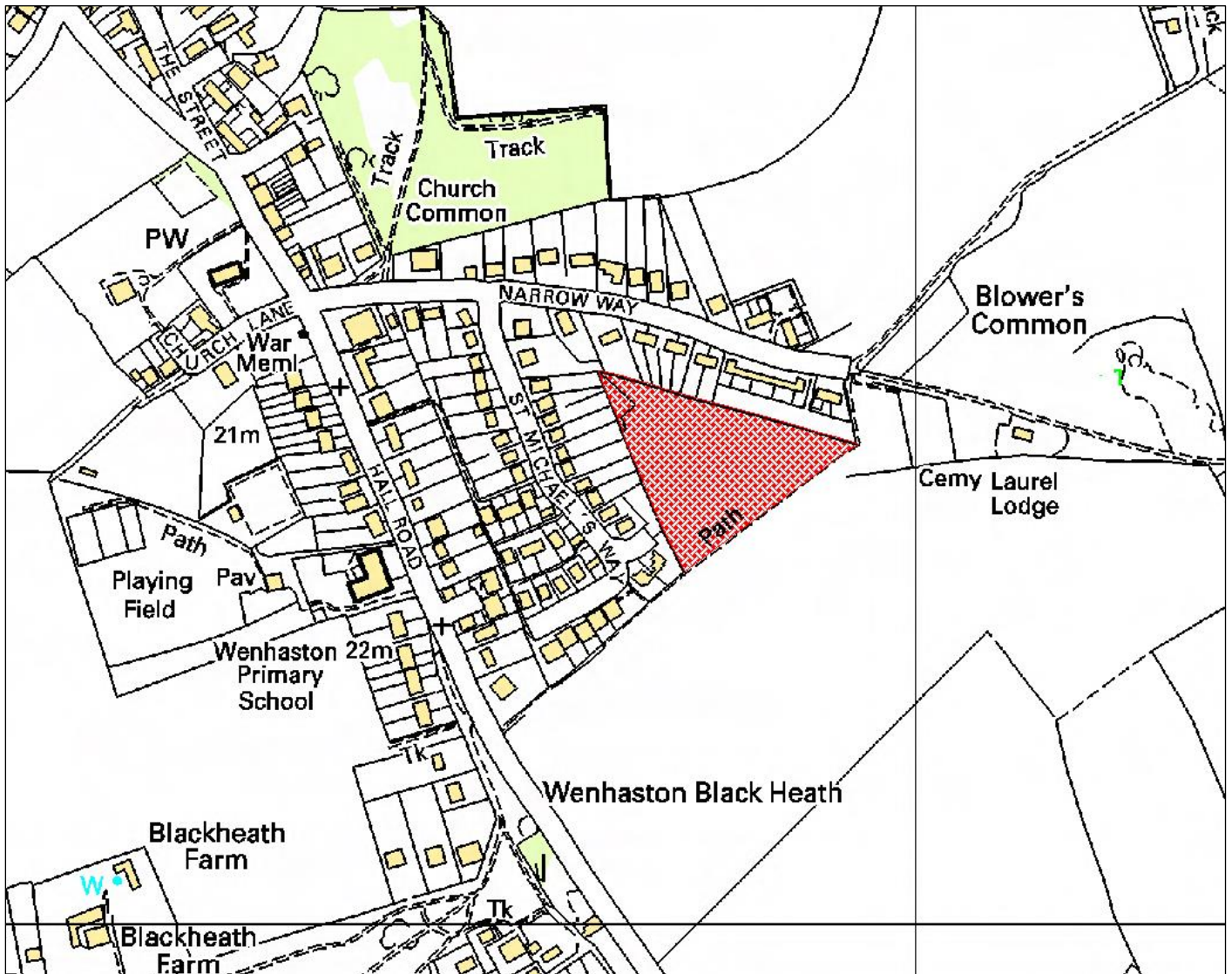


695

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
695	Wenhaston	Land off St Michaels Way and Narrow Way	1.26	100	14	1-5	<ul style="list-style-type: none"> • AONB • ROW

Additional information:
Local area liable to flooding.

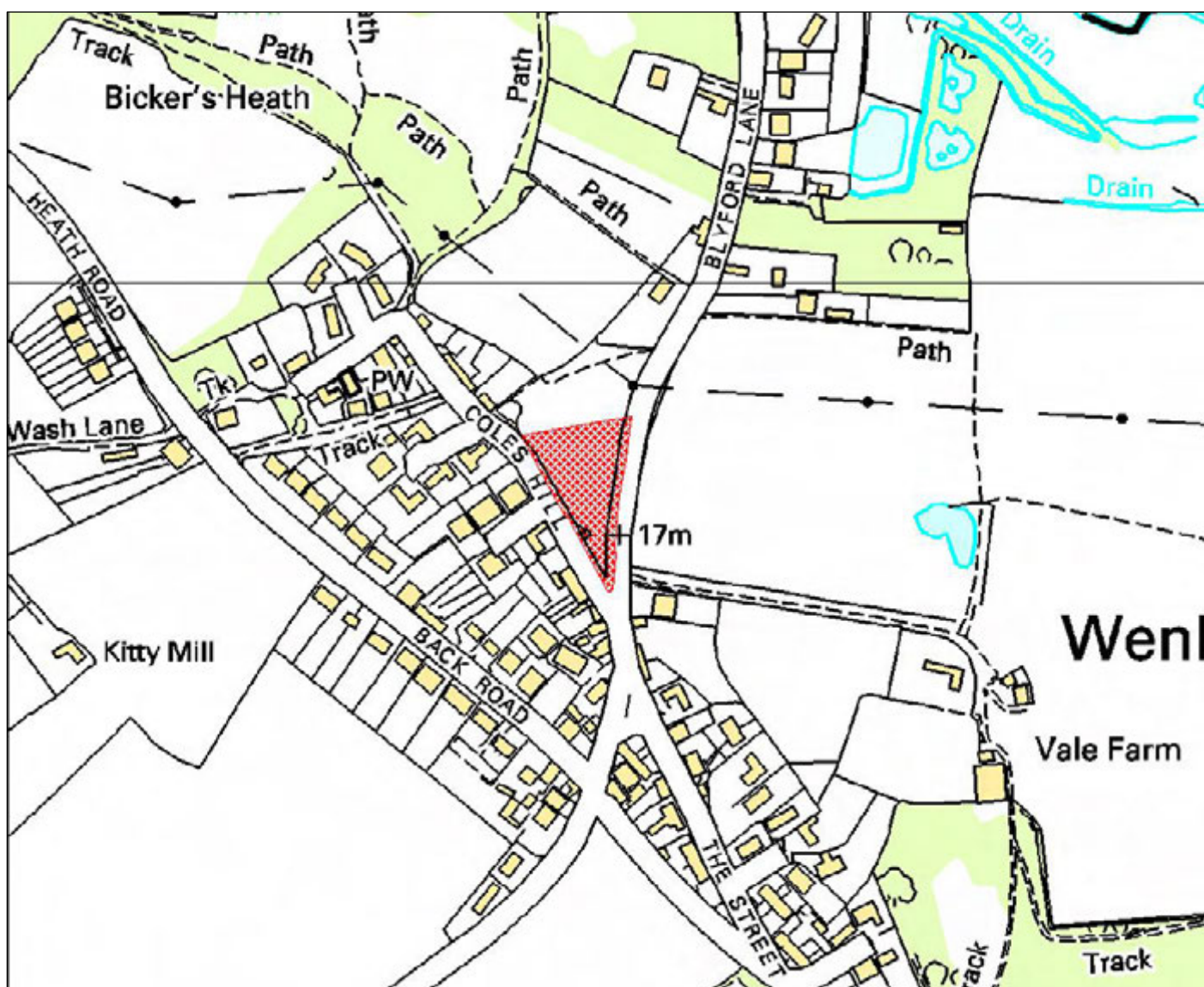


733

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
733	Wenhaston	Land off Coles Hill and Blyford Lane	0.39	100	4	1-5	<ul style="list-style-type: none"> • SLA • Adjacent to AONB • LBs nearby

Additional information:
Single point of access form The Street only.



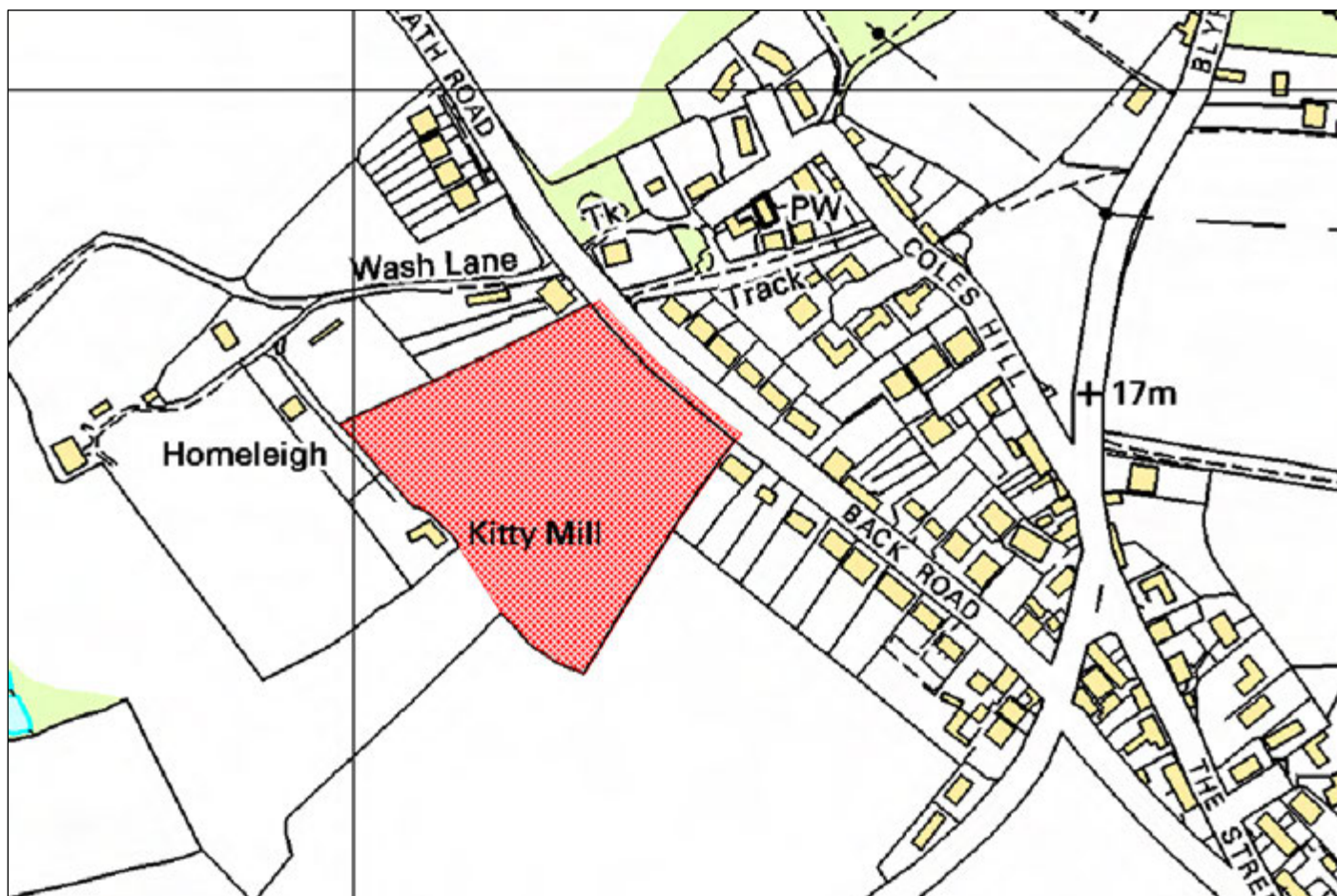
938a

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
938a	Wenhaston	Land south of Laburnum Cottages, Back Road	2.11	100	23	1-5	<ul style="list-style-type: none">N/A

Additional information:

Intermittent flooding at adjacent junction. Highways network may require upgrades.

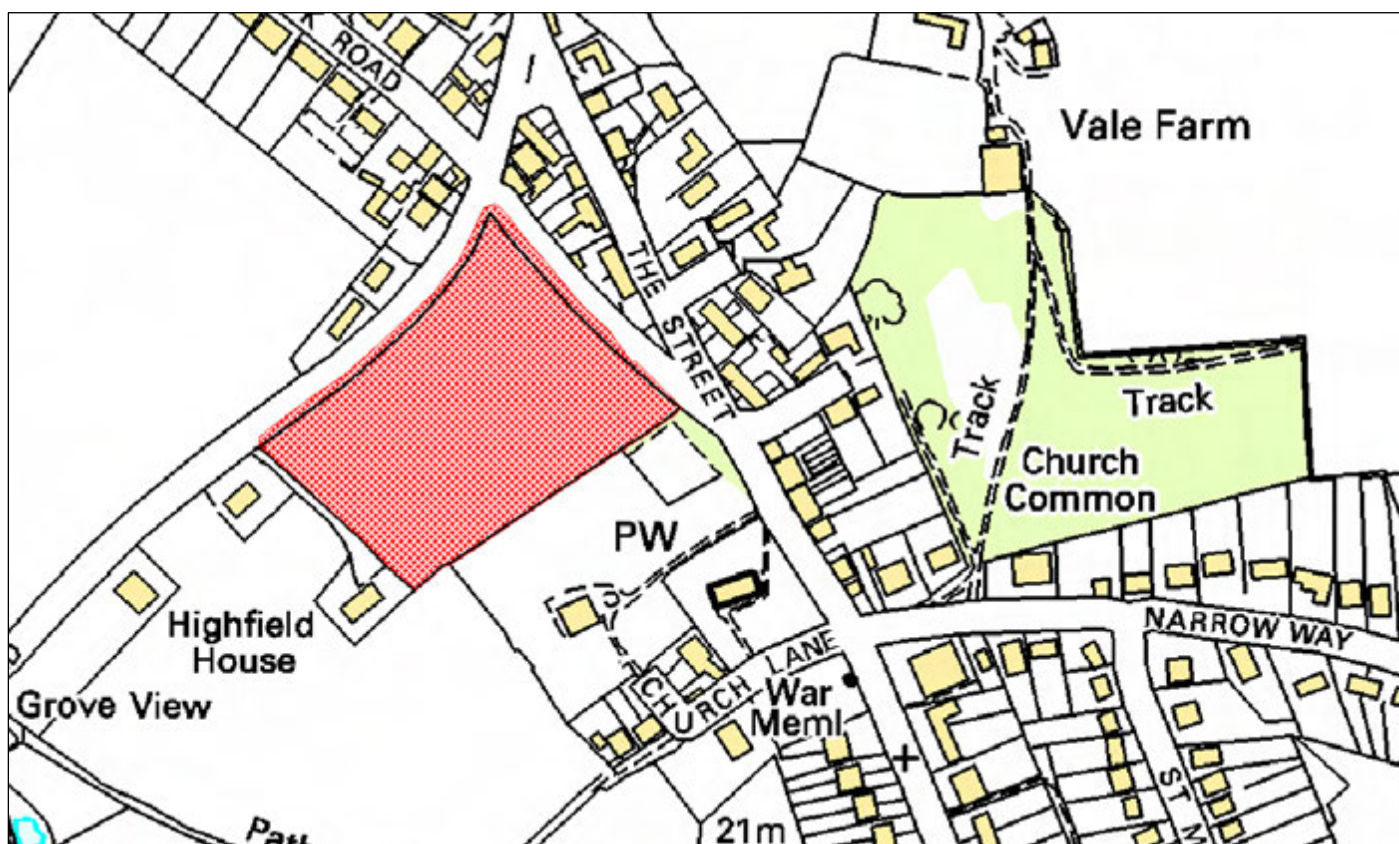


938b

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
938b	Wenhaston	Land between Wenhaston Church and Bramfield Road	1.83	100	20	1-5	<ul style="list-style-type: none"> • LB • LBs nearby

Additional information:
Highway network may require upgrade.



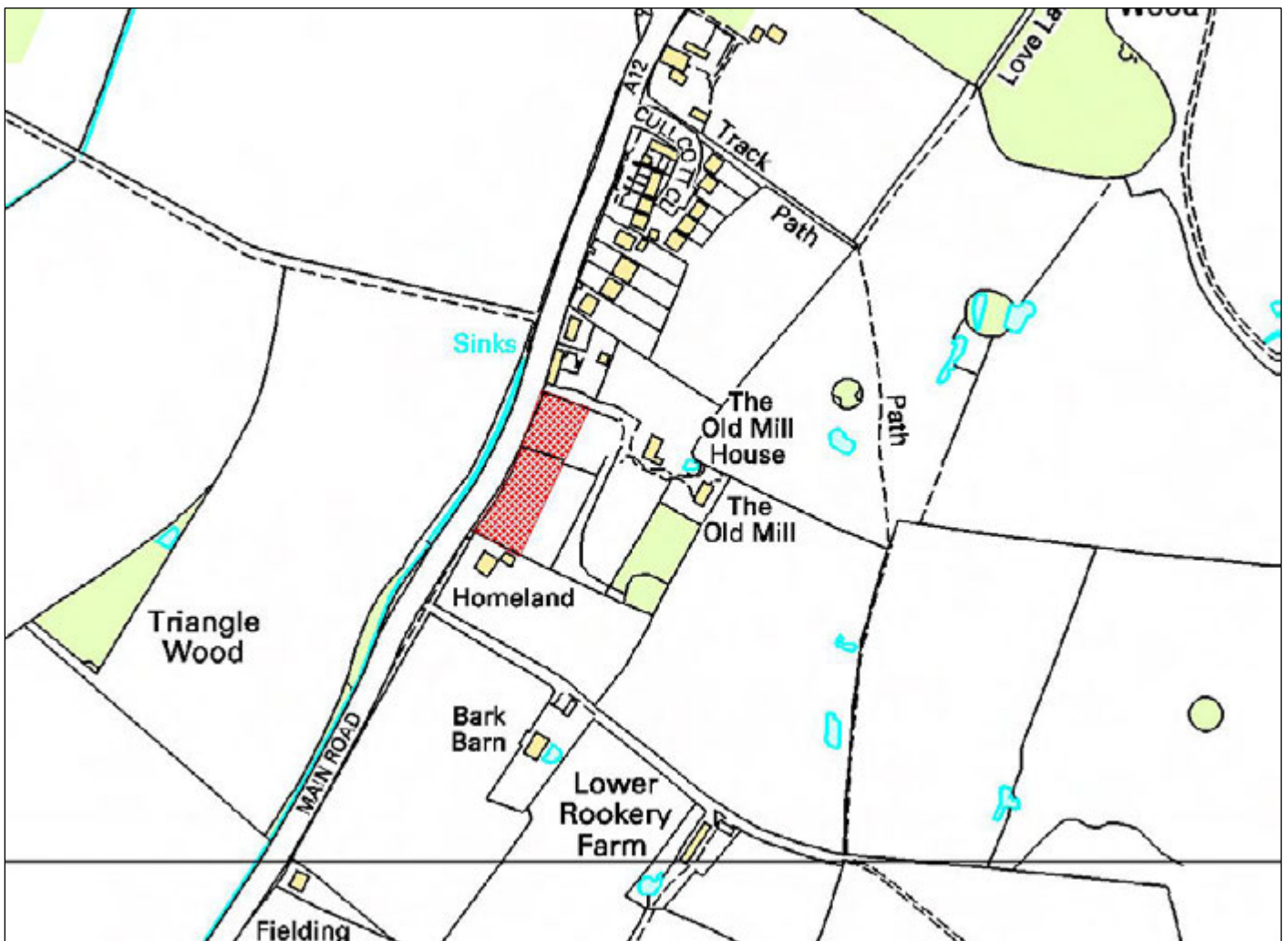
642b

Framlingham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
642b	Yoxford	Land adjacent to Homeland, Main Road	0.35	100	6	6-15	<ul style="list-style-type: none"> • SLA • LB nearby • MCA

Additional information:

Single point of access from A12 only. 1.5km from Darsham train station.

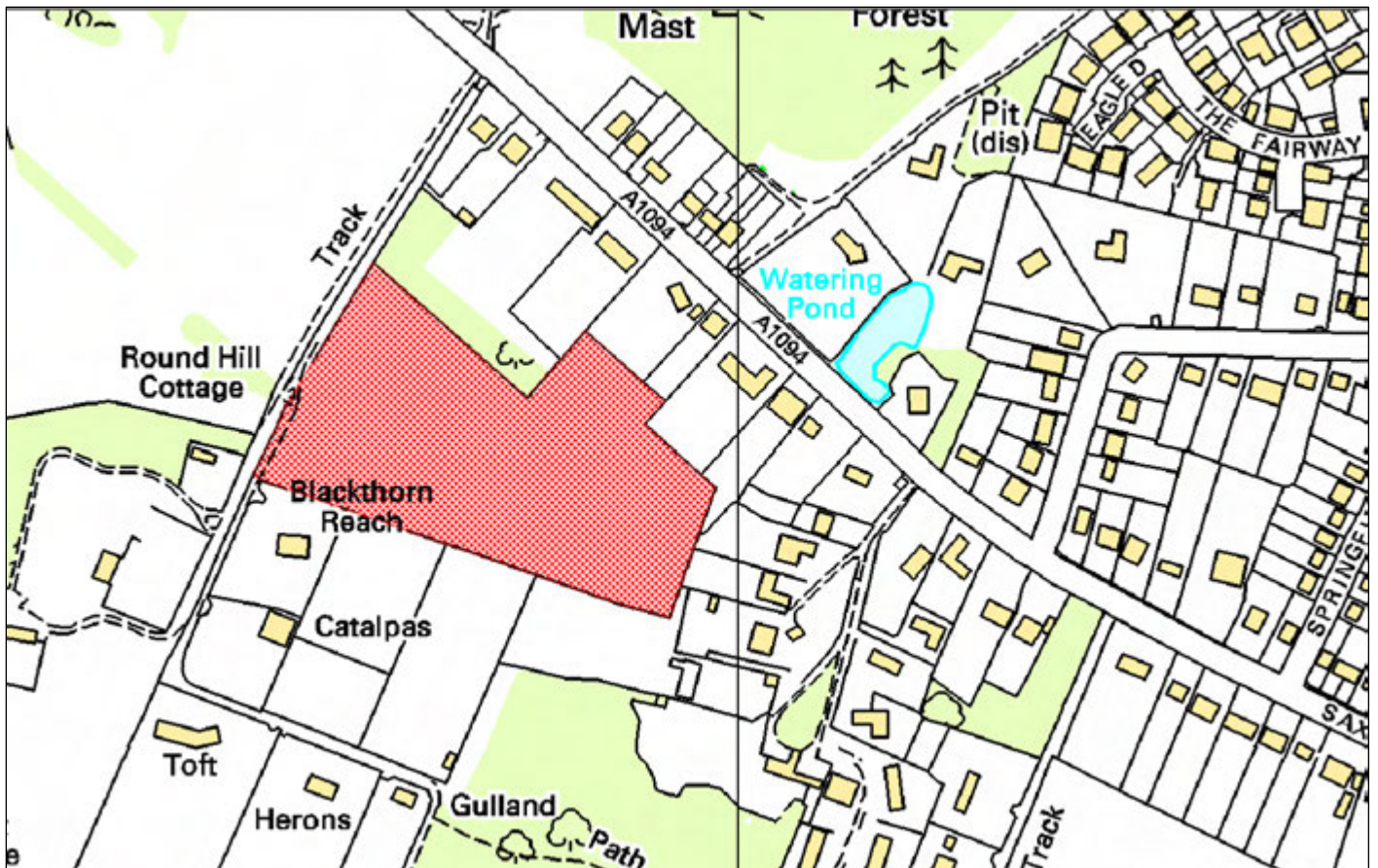


608

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units ⁸	Delivery period	Constraints
608	Aldeburgh	Land to rear off Rose Hill, Saxmundham Road	3.0	100	69-108	1-5	<ul style="list-style-type: none"> • HC • AONB • CWS nearby • Bat site nearby

Additional information:
N/A

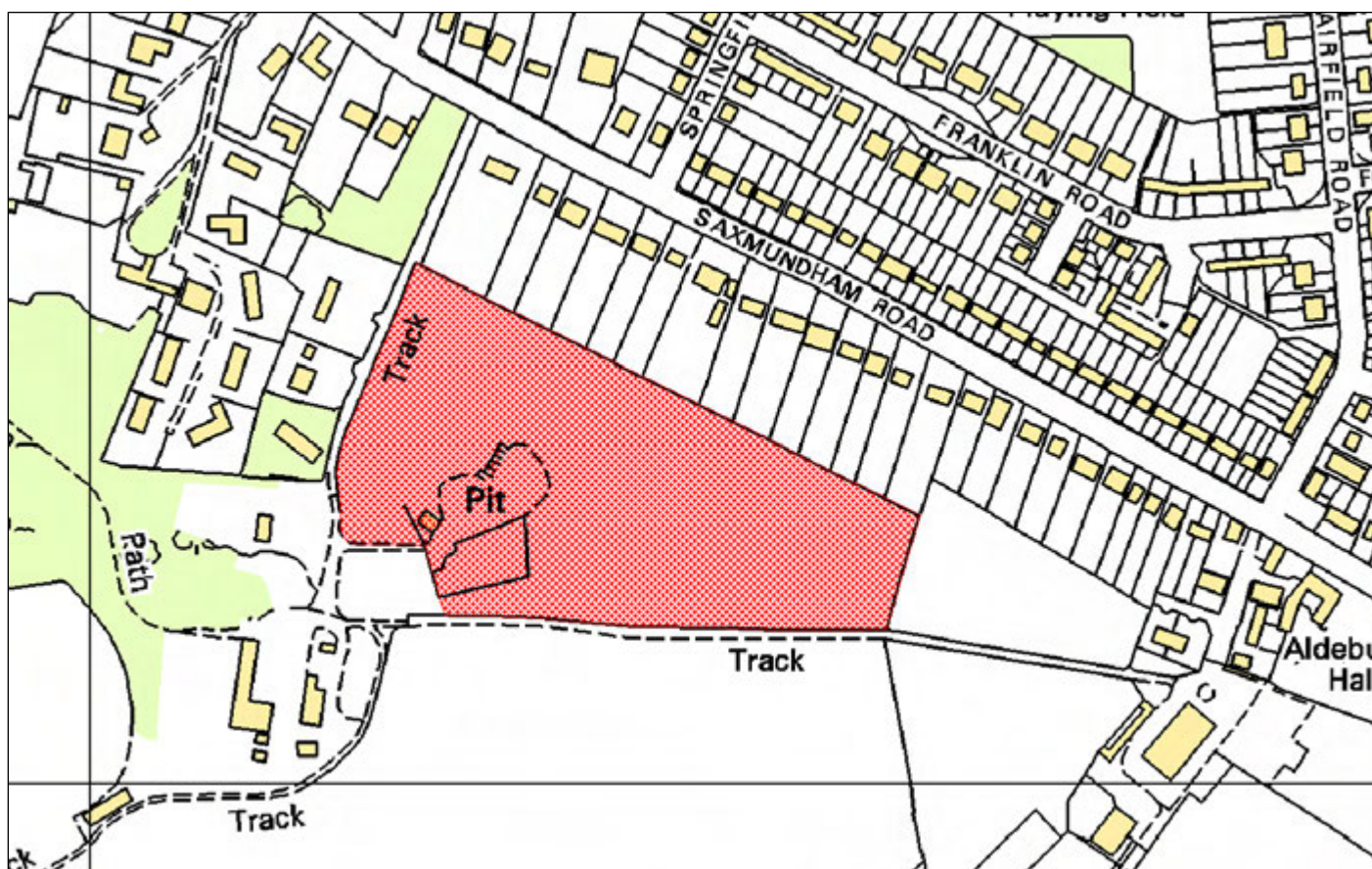


982

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units ⁸	Delivery period	Constraints
982	Aldeburgh	Land to the rear of 44-70 Saxmundham Road	4.27	50	49-77	1-5	<ul style="list-style-type: none"> • HC • AONB • CWS nearby • Bat site nearby

Additional information:
N/A



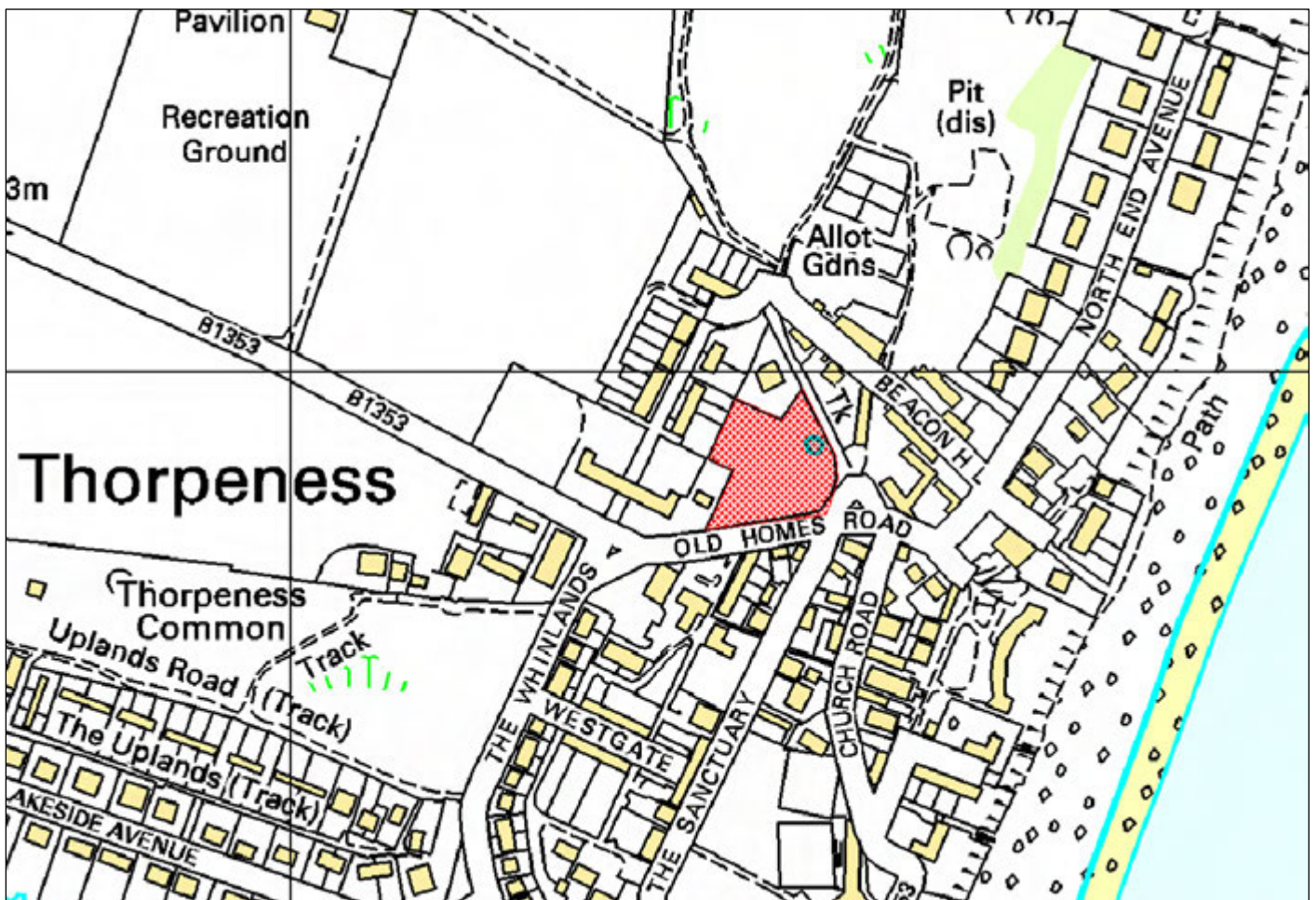
5668

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
5668	Aldringham cum Thorpe	Site fronting Old Homes Road, Thorpeness	0.41	75	3	1-5	<ul style="list-style-type: none"> • HC • CA • TPO • AONB

Additional information:

Single point of access from Old Homes Road only. History of flooding. Soakaway overflows into pond.

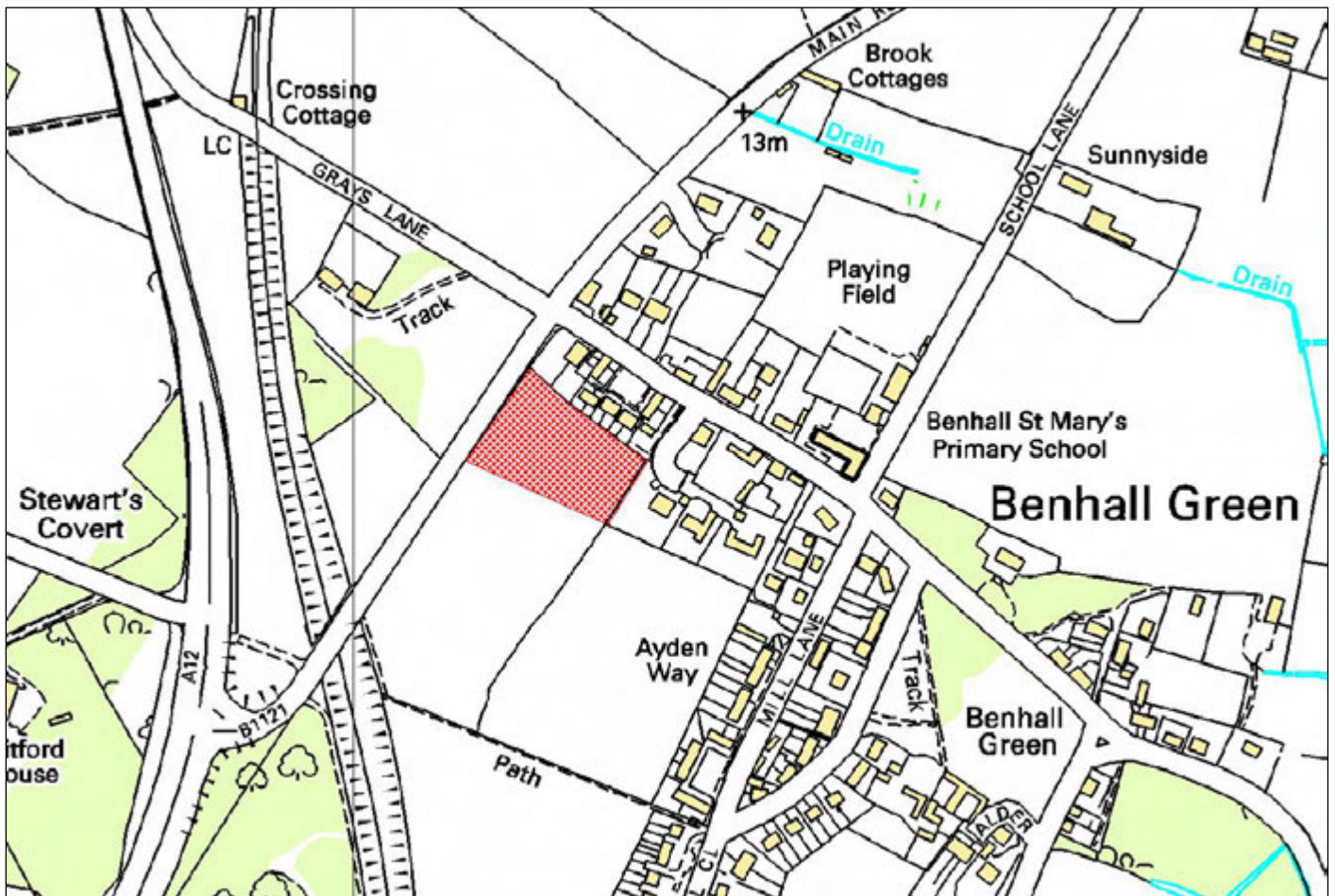


411

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
411	Benhall	Land adjacent to Corner Cottages, Main Road	0.69	100	8	1-5	<ul style="list-style-type: none"> • LBs nearby • TPO (adjacent)

Additional information:
N/A

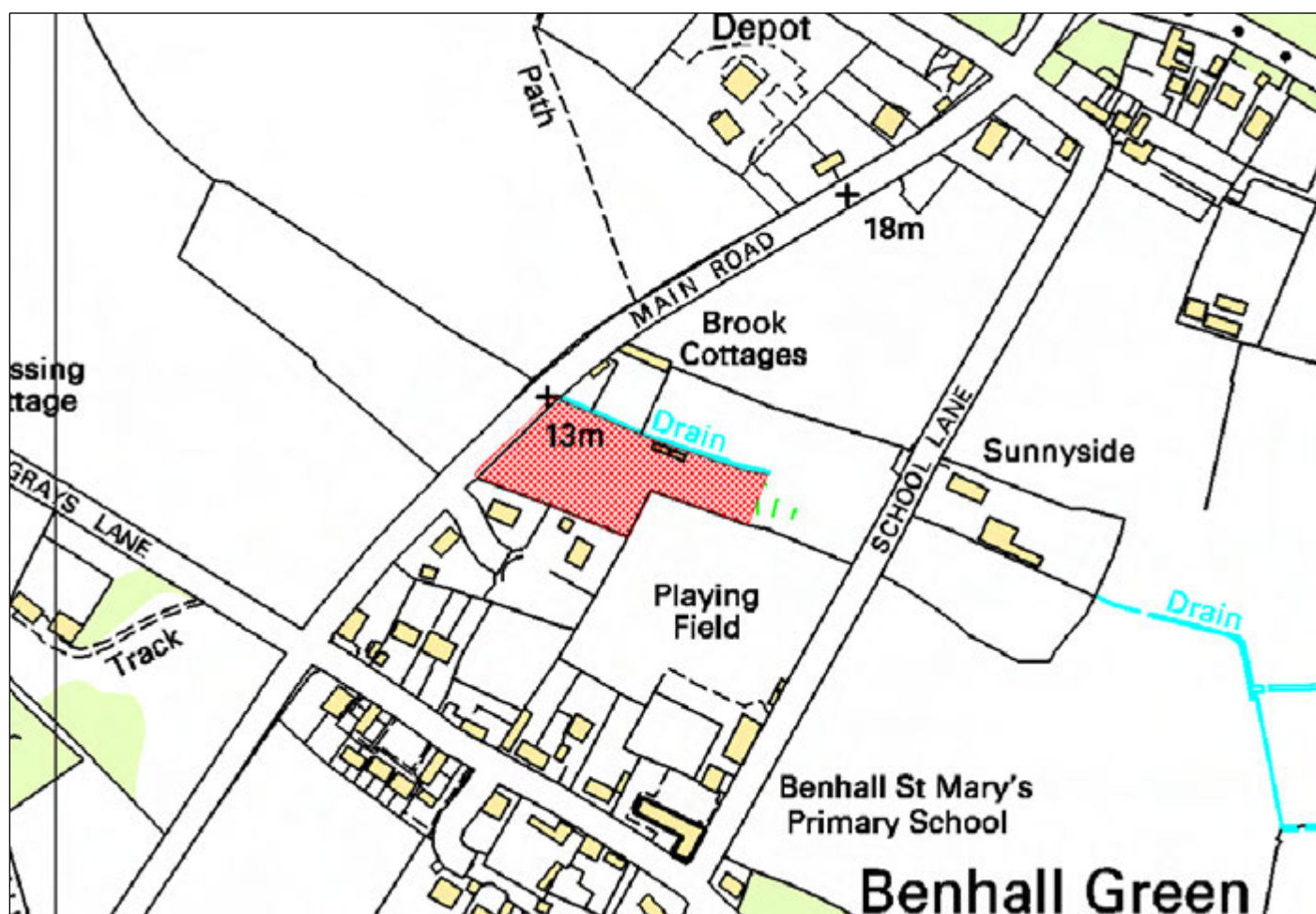


969

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
969	Benhall	Land south of Brook Cottage, Main Road	0.62	100	7	6-15	<ul style="list-style-type: none"> • MCA • LBs nearby • Bat site nearby

Additional information:
N/A



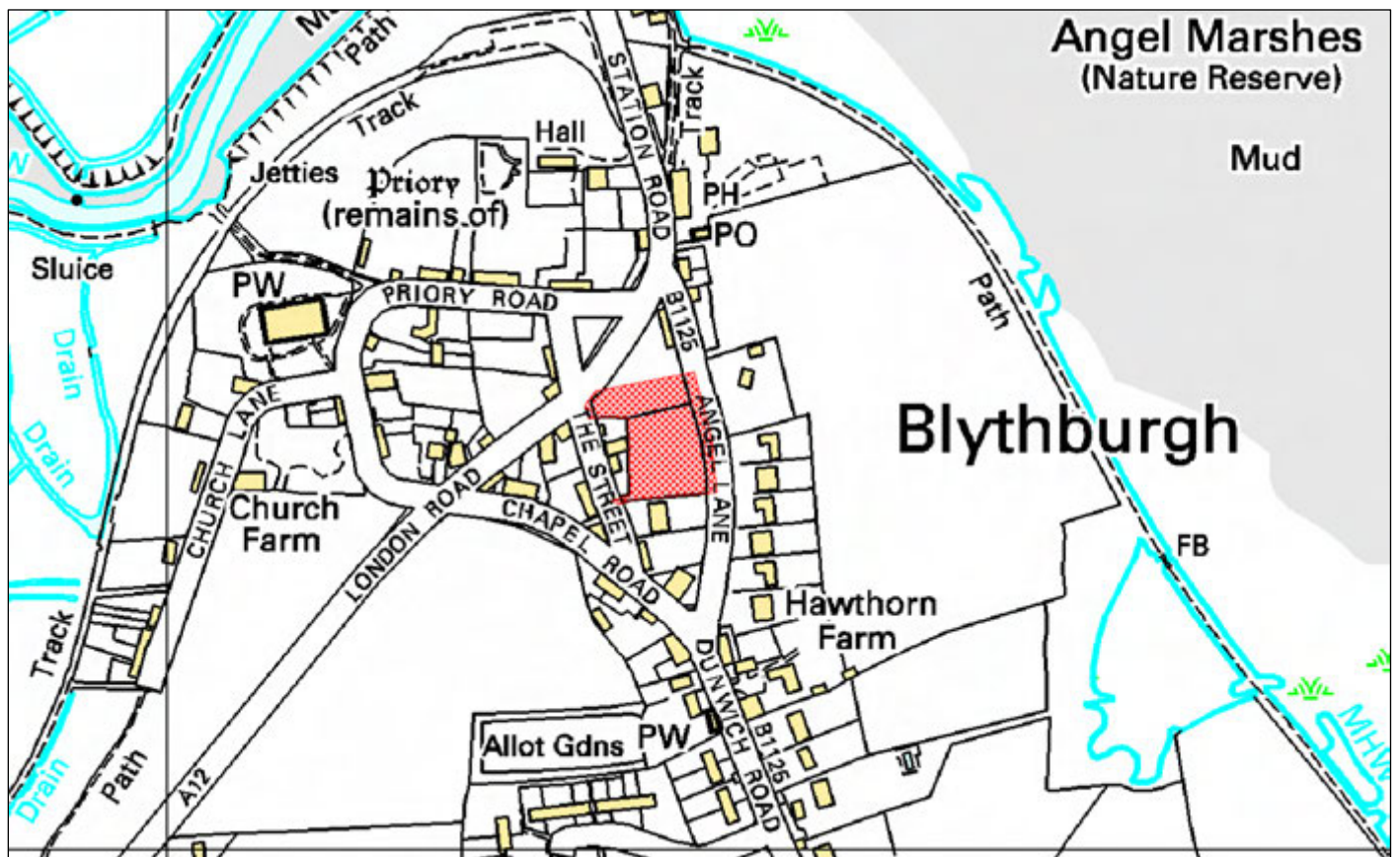
4ucb

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
4ucb	Blythburgh	Part garden of Farthings, London Road and land adjacent	0.38	100	7	6-15	<ul style="list-style-type: none"> • CA • AONB • LB nearby • HC (adjacent)

Additional information:

Single point of vehicular access only from B1125 Dunwich Road.



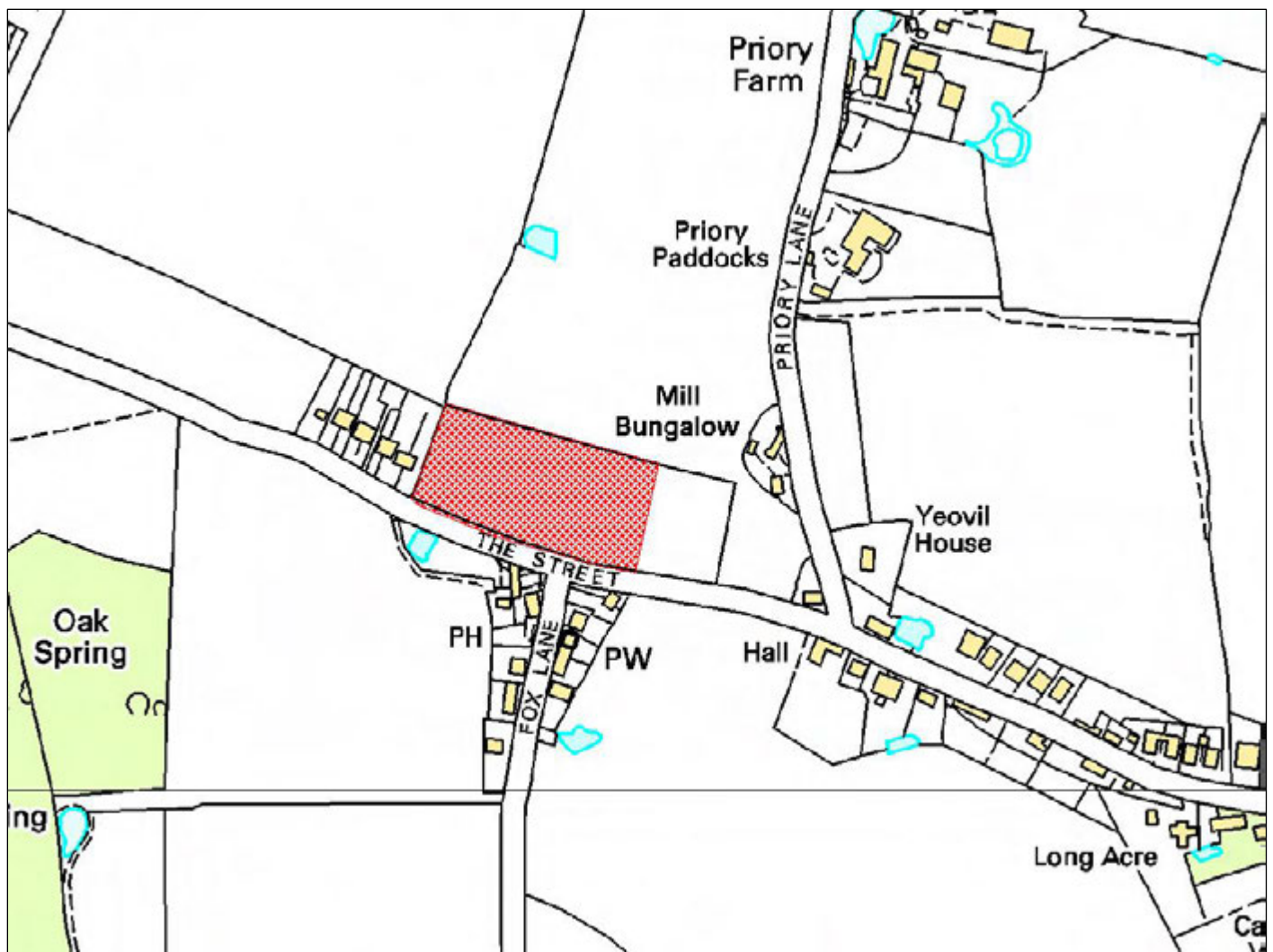
378a

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
378a land east of 8 The Street ⁴⁰	Darsham	Land east of 8 The Street	1.13	100	20	1-5	• N/A

Additional information:

Road and ditch liable to flooding. 1.1km from Darsham train station.



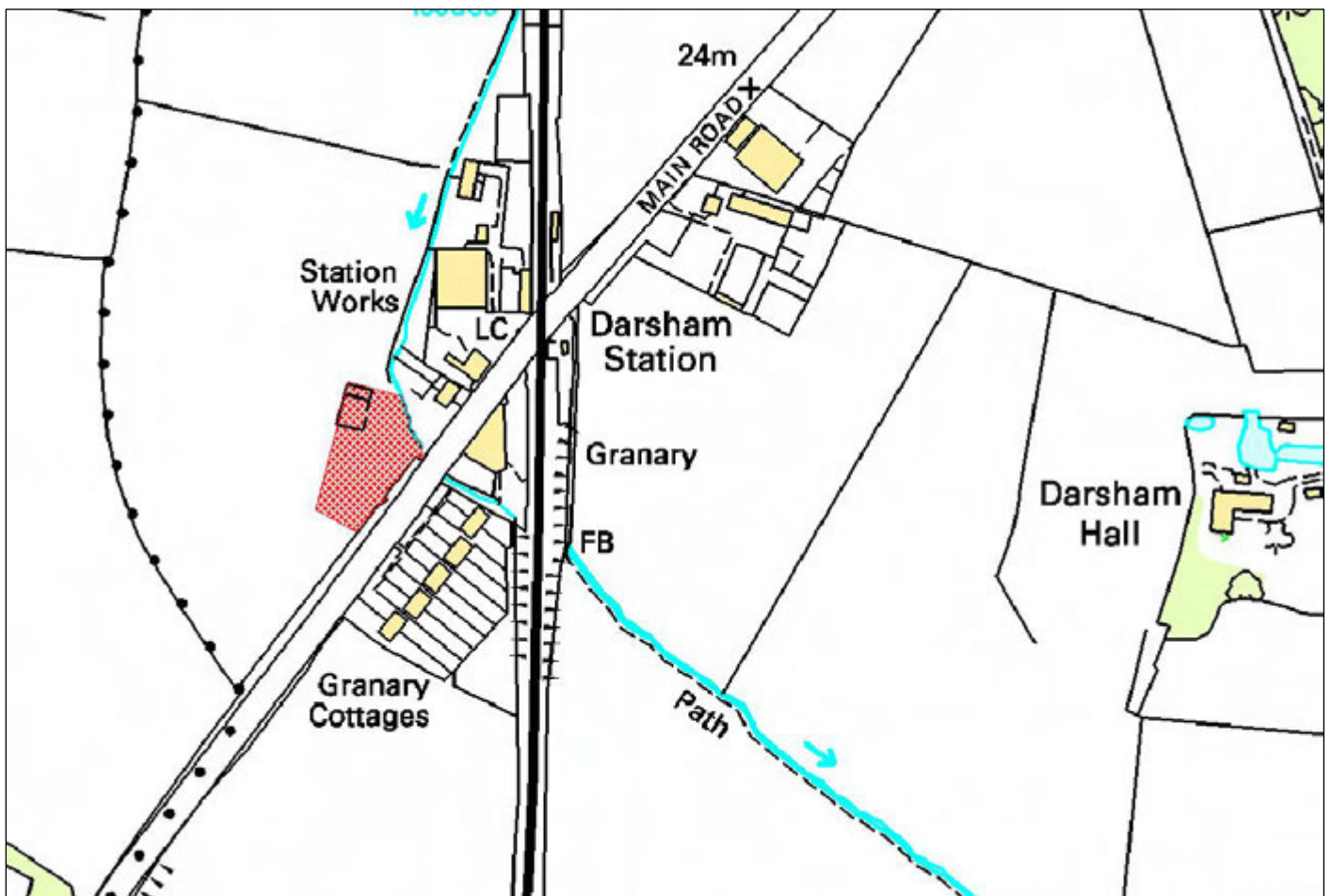
⁴⁰ The site as originally submitted has been redrawn

794

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
794	Darsham	Land south of 13 Granary Cottages	0.33	100	6	6-15	• N/A

Additional information:
120m from Darsham train station.

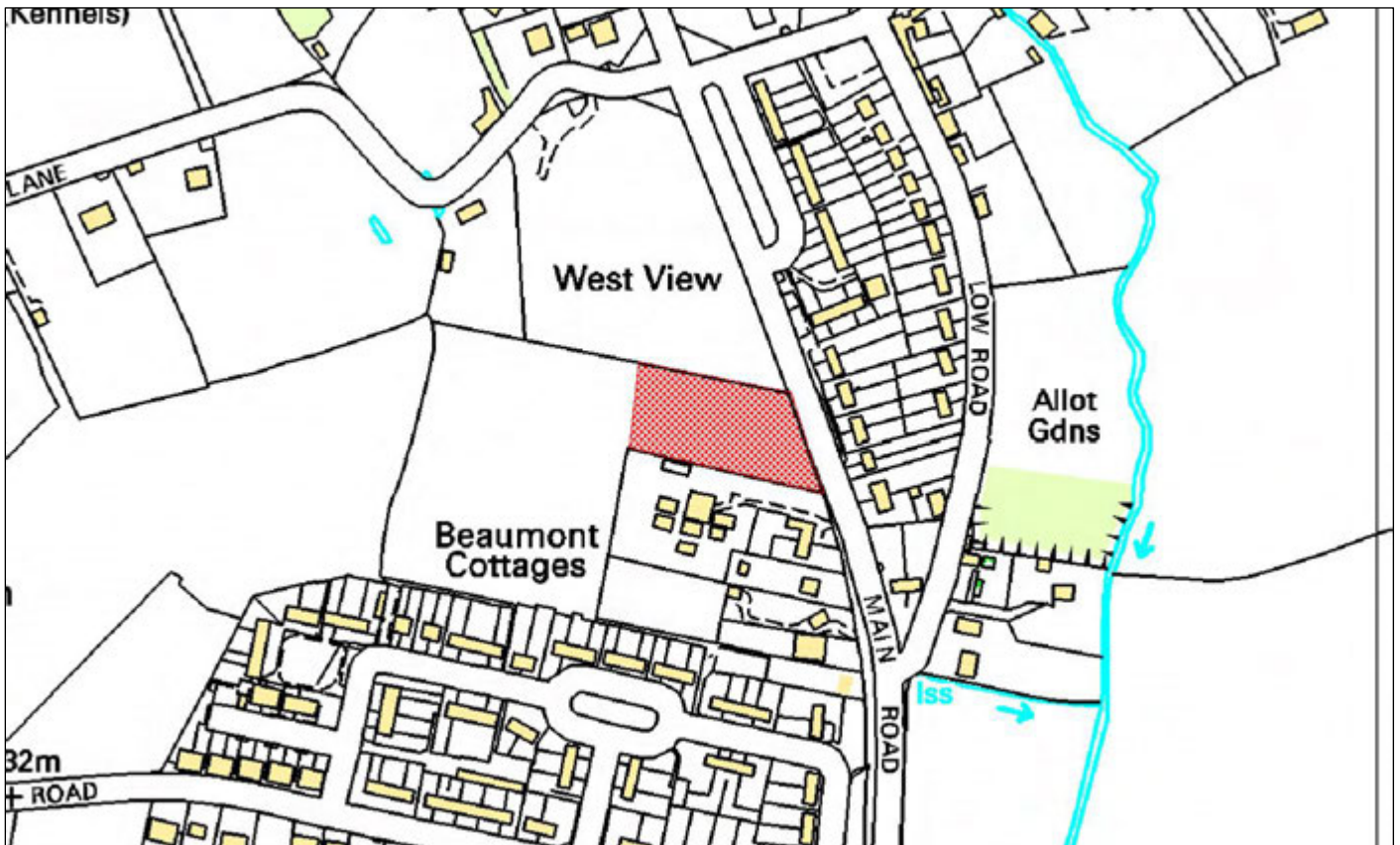


609

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
609	Kelsale	Land adjacent to Alderlee, Main Road	0.52	100	6	6-15	<ul style="list-style-type: none"> • LB nearby

Additional information:
N/A

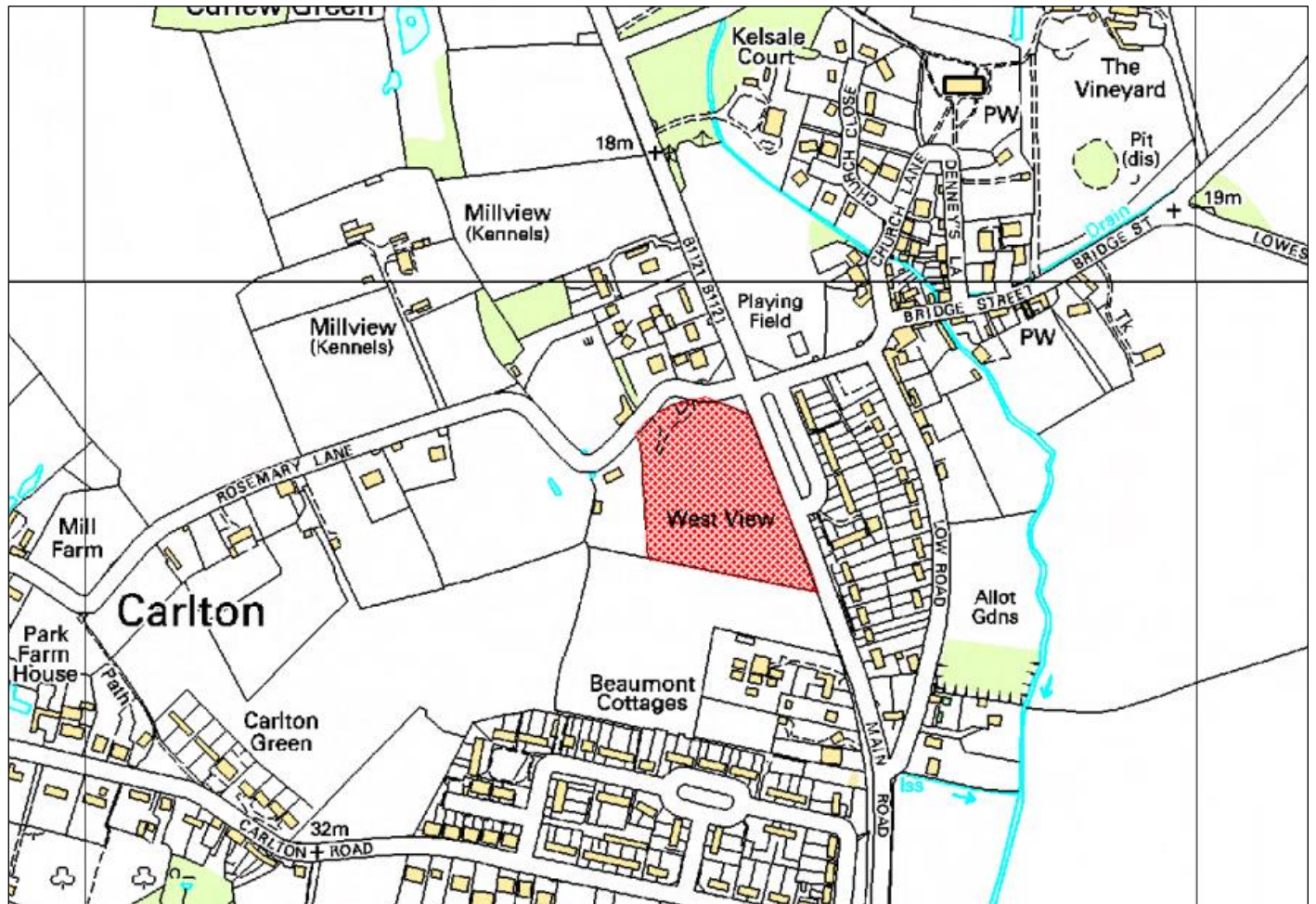


884

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
884	Kelsale	Land south of Ambleside, Main Road	1.86	100	20	6-15	<ul style="list-style-type: none"> • LB nearby

Additional information:
N/A



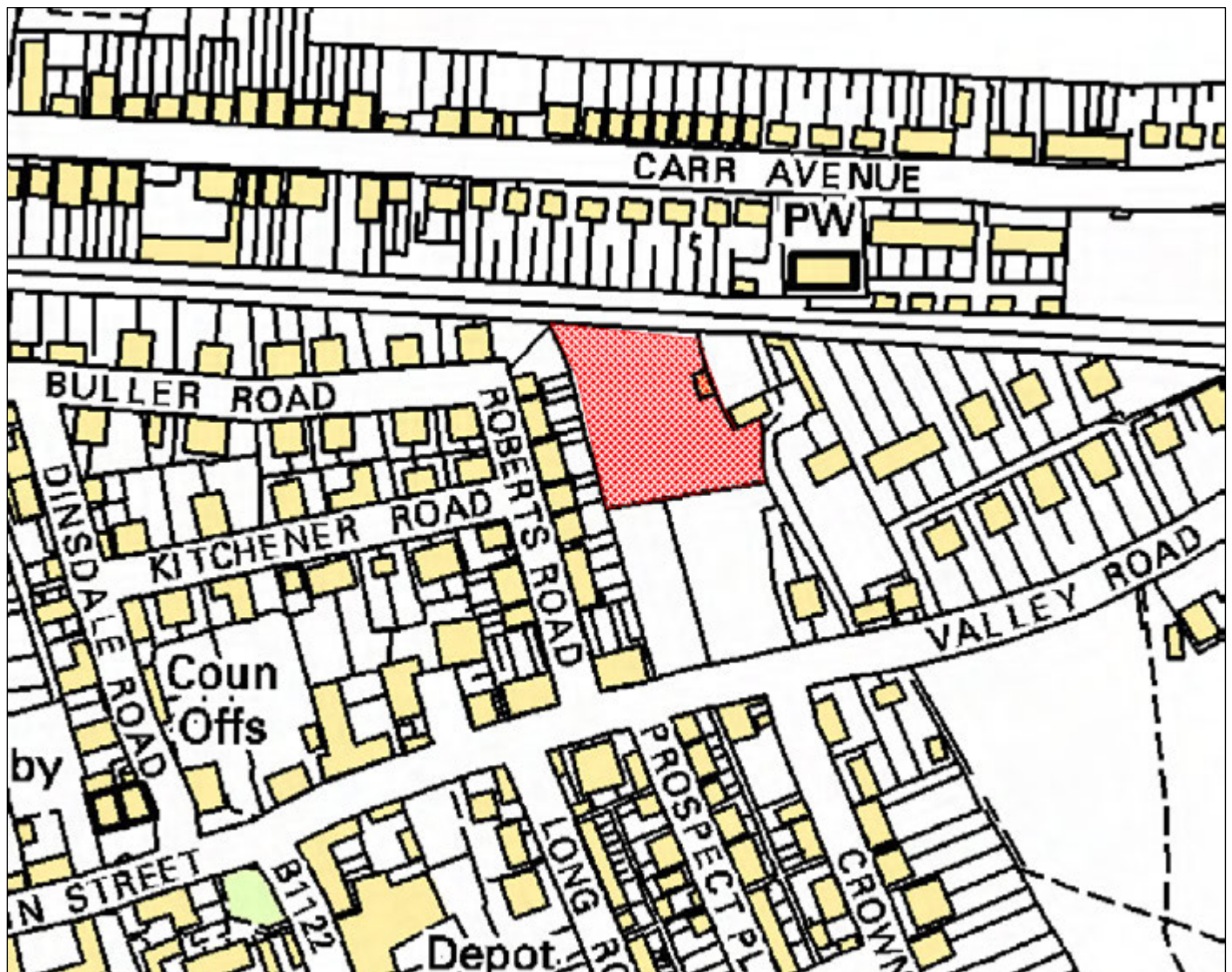
12ucl

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
12ucl	Leiston	Land at Mill House, Valley Road and east of 52 Valley Road	0.39	100	9-14	6-15	<ul style="list-style-type: none"> N/A

Additional information:

Subject to water infrastructure requirements identified by Anglian Water.



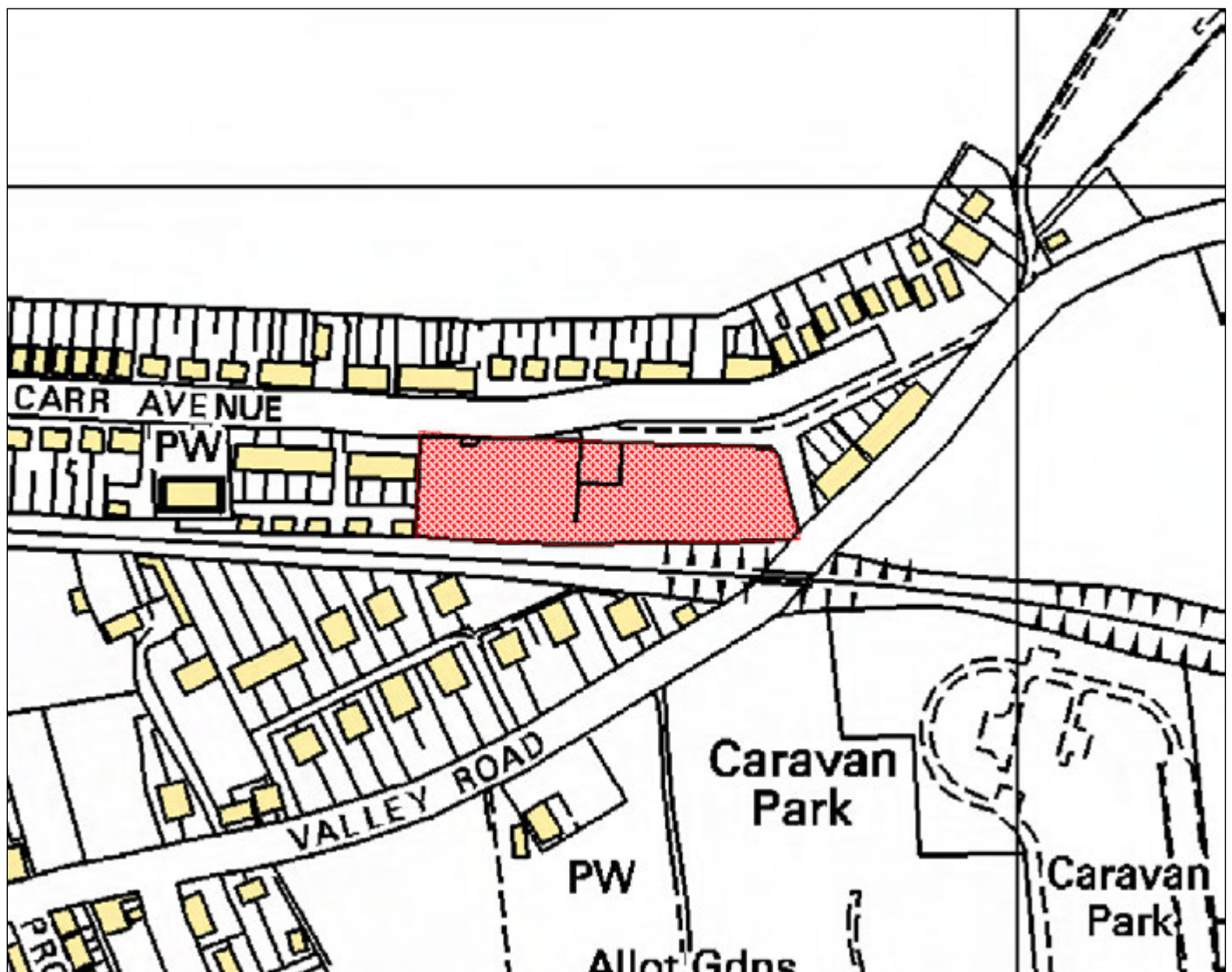
13ucl

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
13ucl	Leiston	Land south of Carr Avenue	0.60	100	14-22	6-15	• N/A

Additional information:

Subject to water infrastructure requirements identified by Anglian Water.



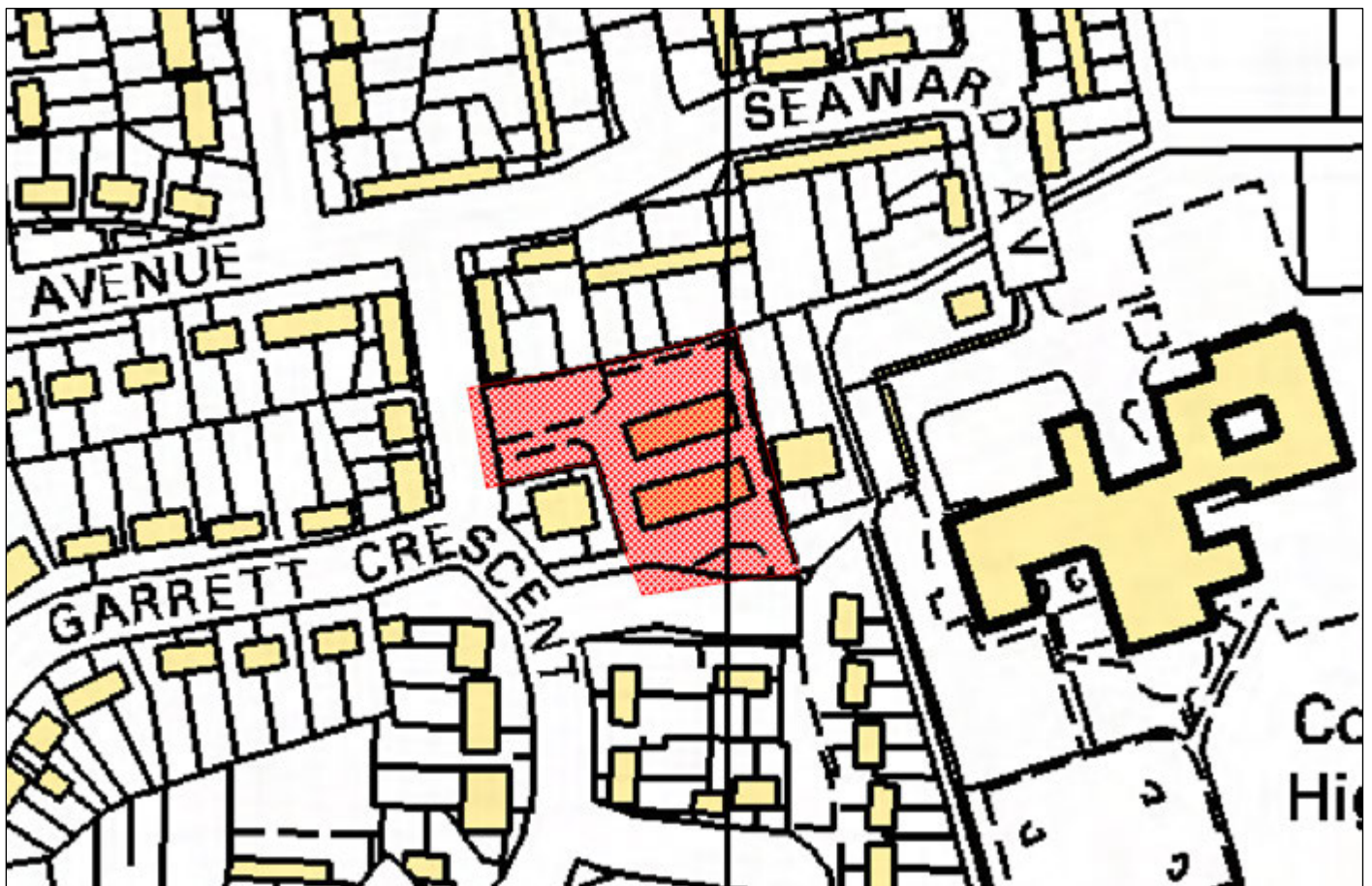
16ucl

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
16ucl	Leiston	Rear of 9 and 11 South Close and 49 Garrett Crescent	0.35	100	8-13	6-15	• N/A

Additional information:

Subject to water infrastructure requirements identified by Anglian Water.

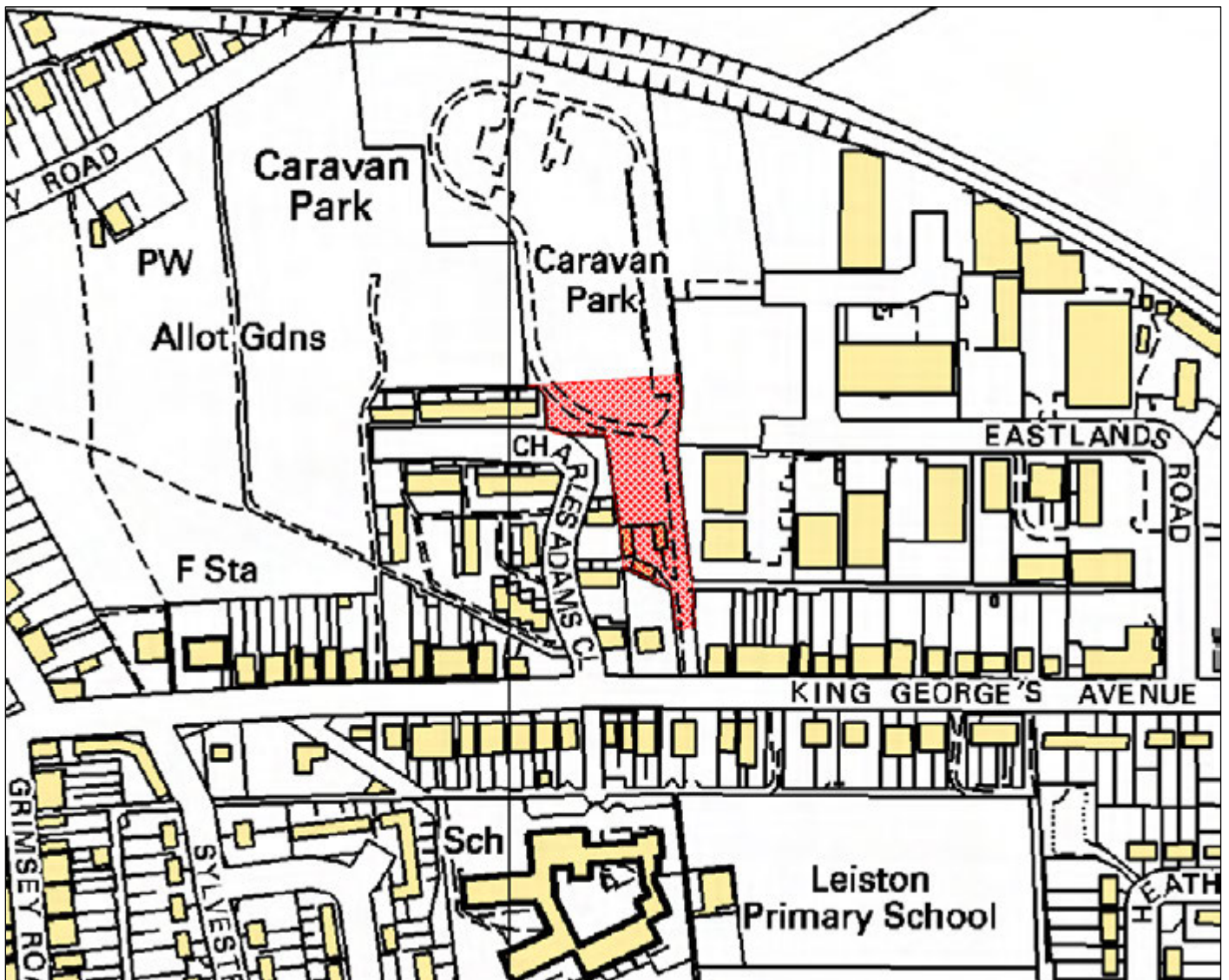


408a

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
408a	Leiston	Caravan Park, King Georges Avenue	0.43	100	10-15	6-15	• N/A

Additional information:
N/A



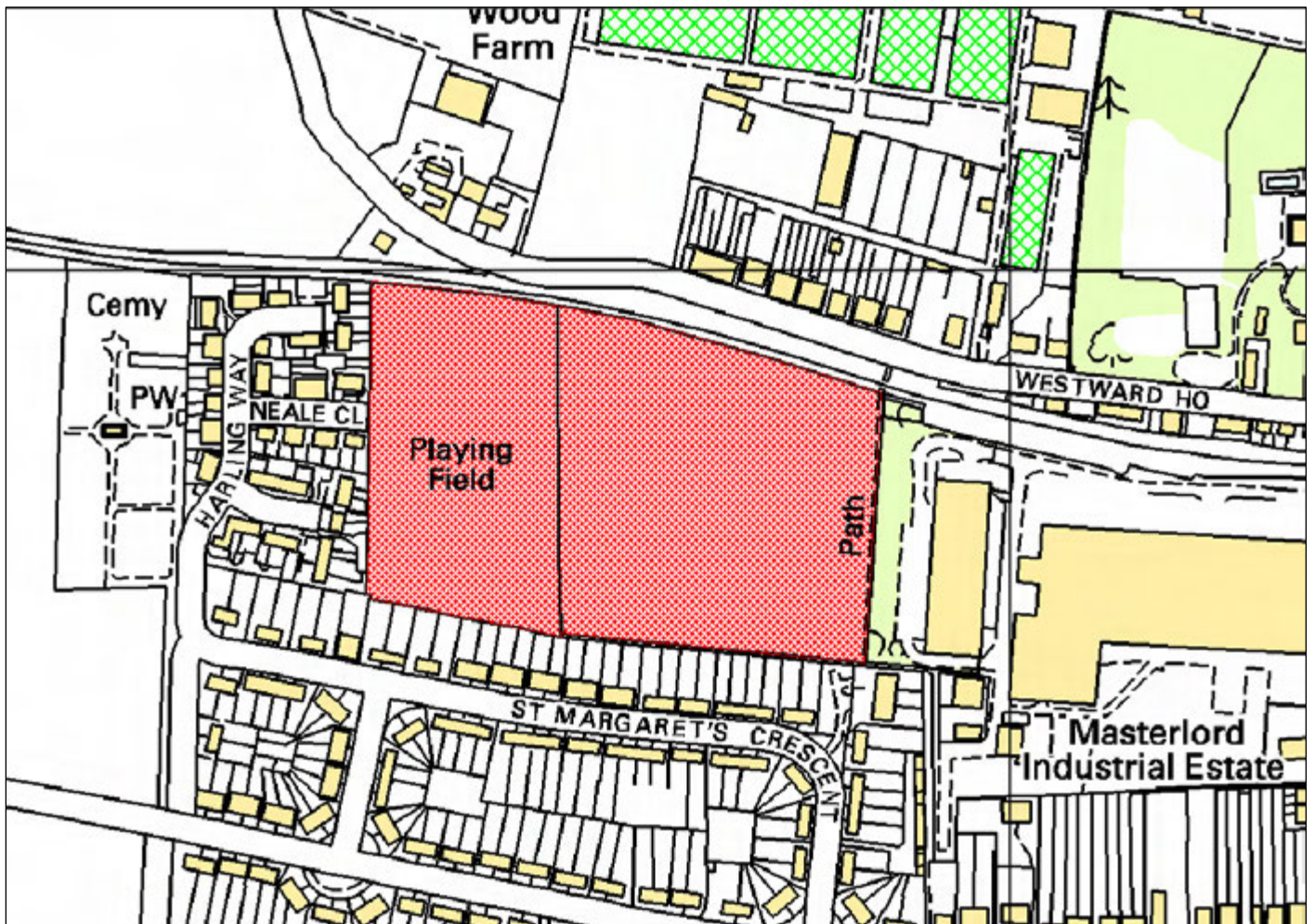
481

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
481 (includes 408d, 619, 775)	Leiston	Land adjacent to 26-72 St Margaret's Crescent	5.08	100	117-183	6-15	<ul style="list-style-type: none"> • TPO • Bat site nearby • LB nearby • ROW

Additional information:

Subject to water infrastructure requirements identified by Anglian Water.



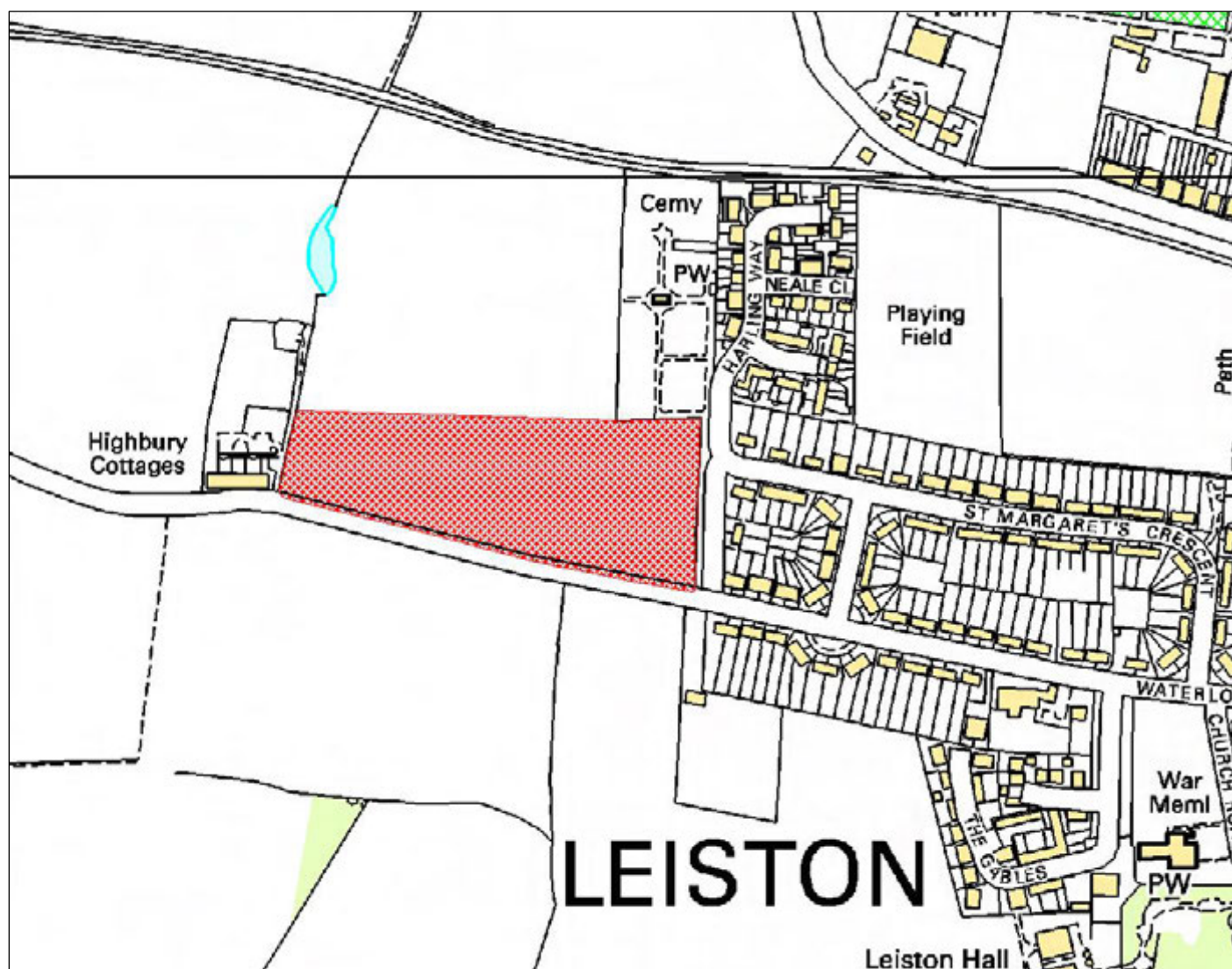
810b

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
810b (includes 815)	Leiston	Land east of Westbury Cottages, Saxmundham Road	3.03	100	70-109	6-15	<ul style="list-style-type: none"> Bat site nearby ROW

Additional information:

Subject to water infrastructure requirements identified by Anglian Water.



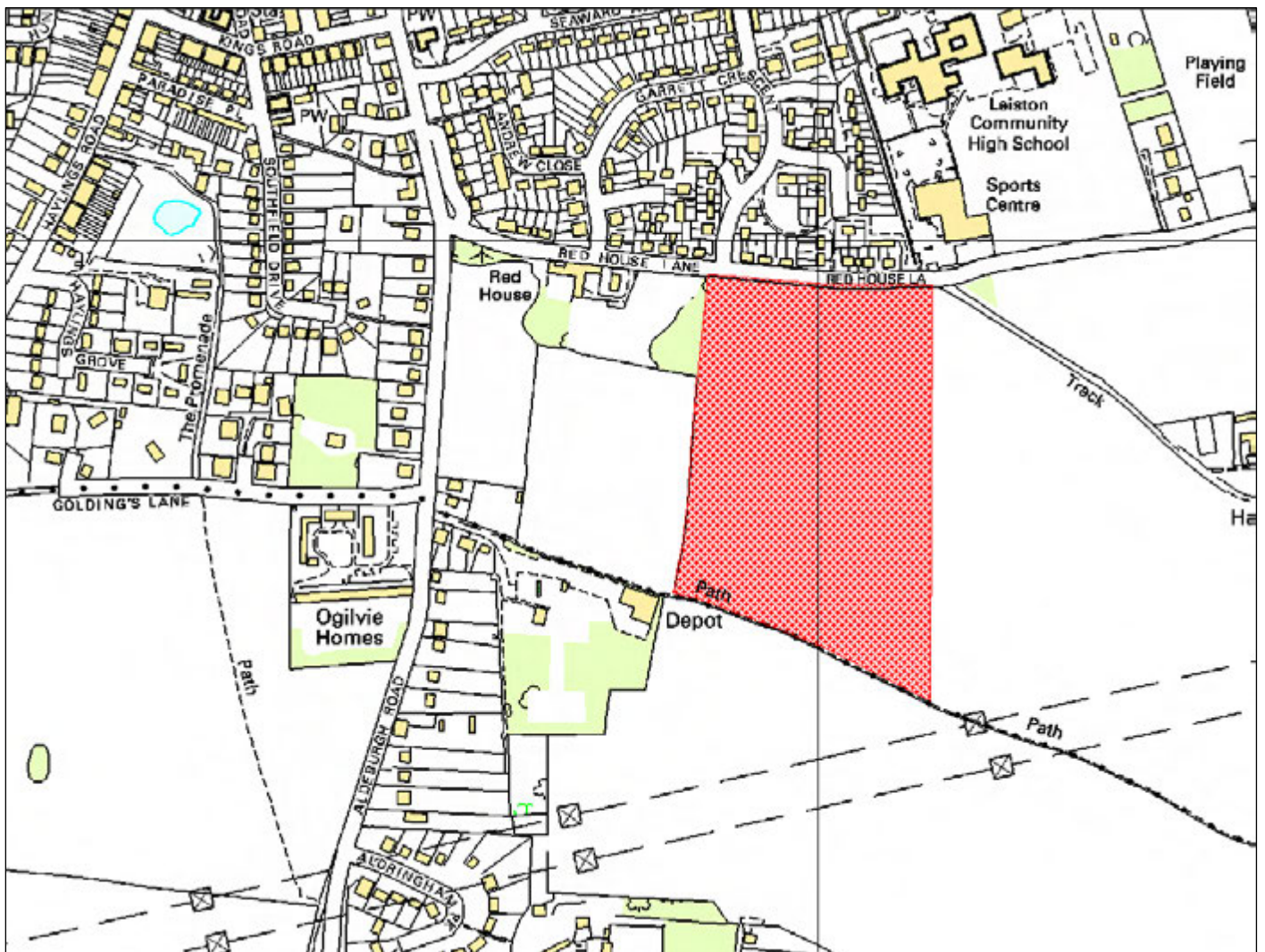
1004

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
1004 (includes 761b)	Leiston	Land south of Red House Lane	8.20	100	189-295	6-15	<ul style="list-style-type: none"> MCA

Additional information:

Subject to water infrastructure requirements identified by Anglian Water.



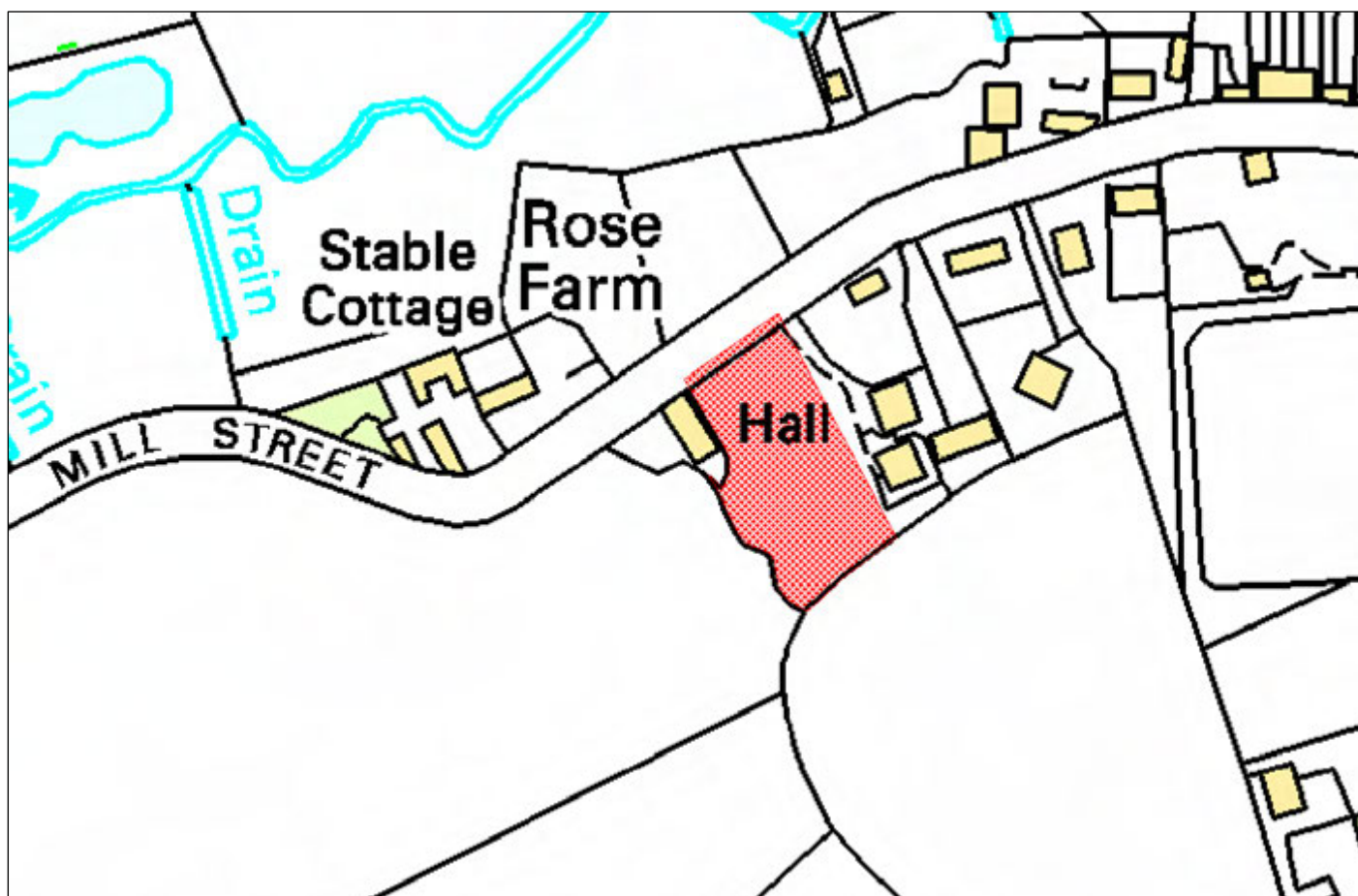
779

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
779	Middleton	Land west of Green Garth, Mill Street	0.32	100	4	6-15	• Adjacent to SLA

Additional information:

N/A



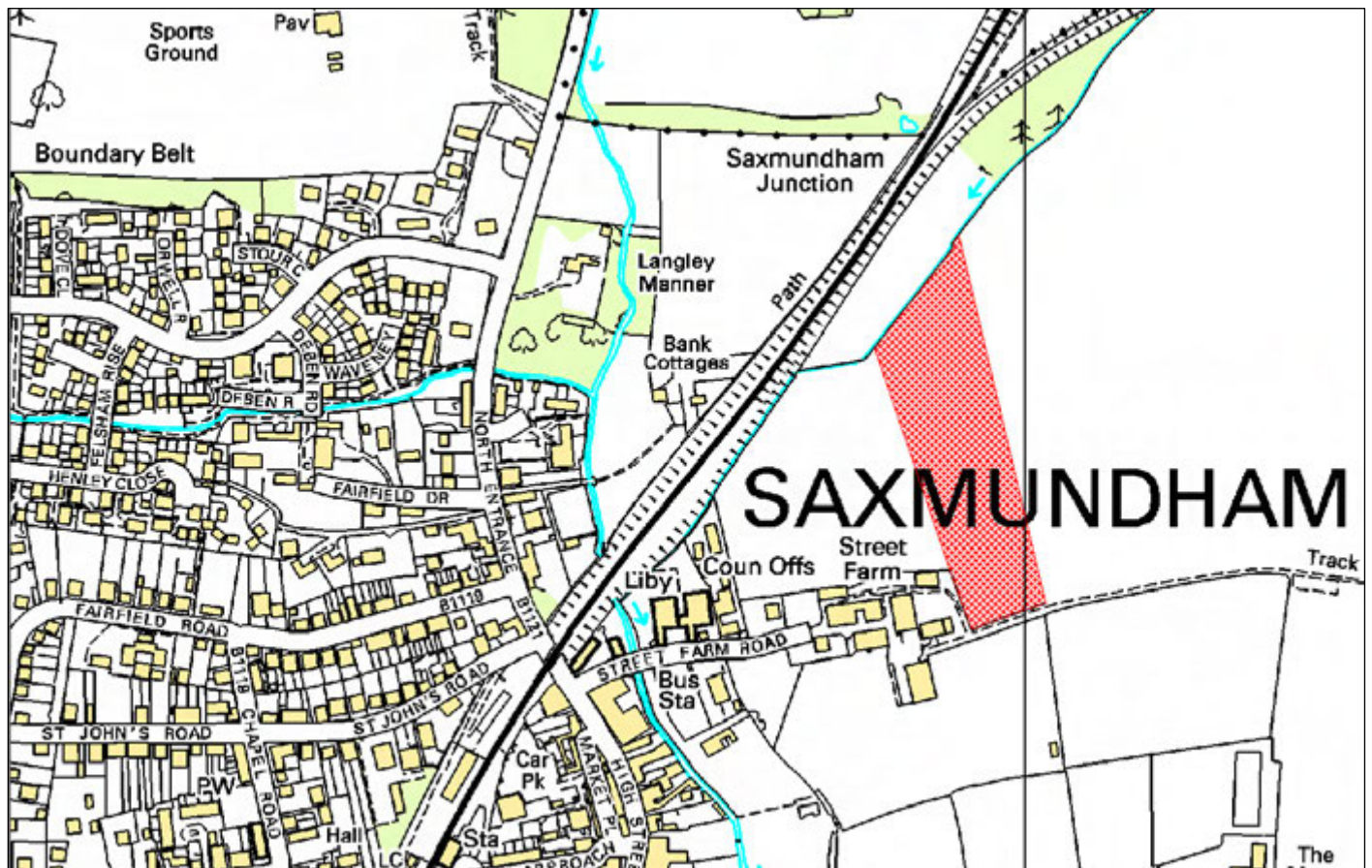
1006

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
1006	Saxmundham	Land north-east of Street Farm	2.18	100	50-78	1-5	• N/A

Additional information:

Link to development served from B1119. Transport assessment required. 600m from Saxmundham train station.



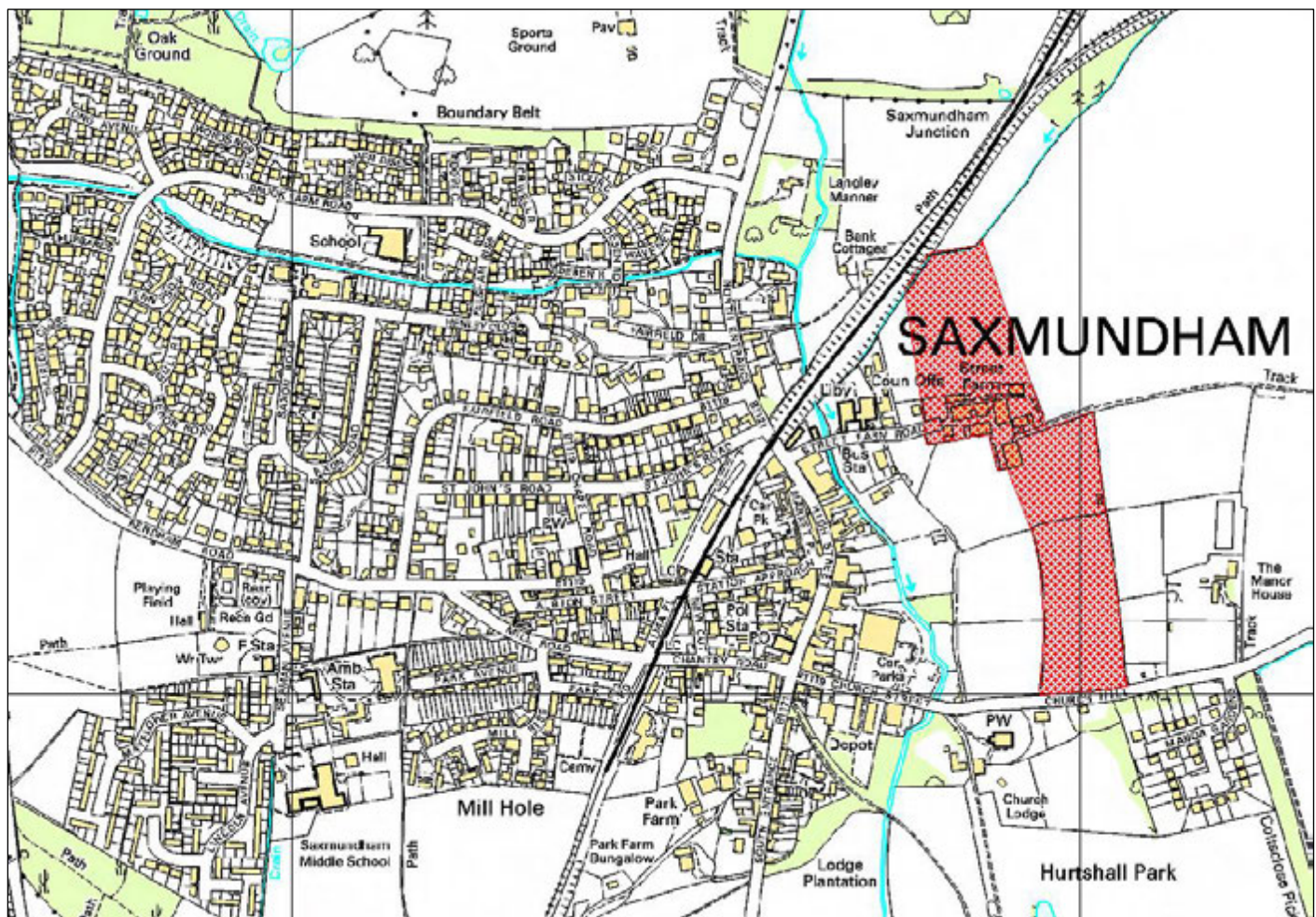
1009

Saxmundham housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
1009	Saxmundham	Land to the north of Church Hill	6.61	100	152-238	1-5	<ul style="list-style-type: none"> • CA • LB nearby

Additional information:

Transport assessment required. 600m from Saxmundham train station.



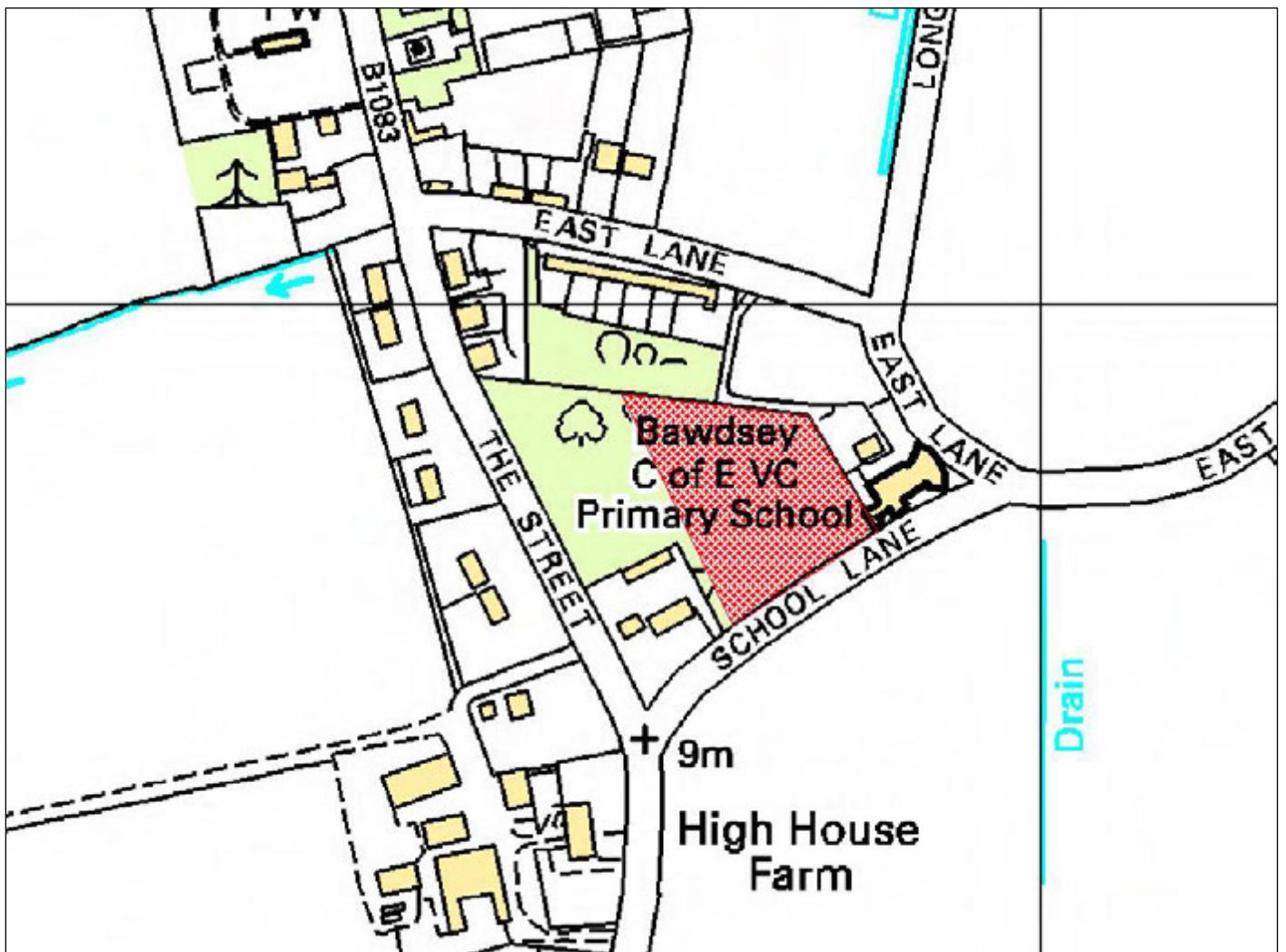
303

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
303 (includes 401)	Bawdsey	Land fronting The Street and School Lane	0.64	100	7	1-5	<ul style="list-style-type: none"> • HC • AONB • Bat site • LBs nearby • Woodland (part of site)

Additional information:

Occasional minor flooding of East Lane and Ferry Road. Site area redrawn to exclude school and woodland. Highways advised that the highway network is unsuitable for anything other than minor development. May require carriageway widening and footway provision.

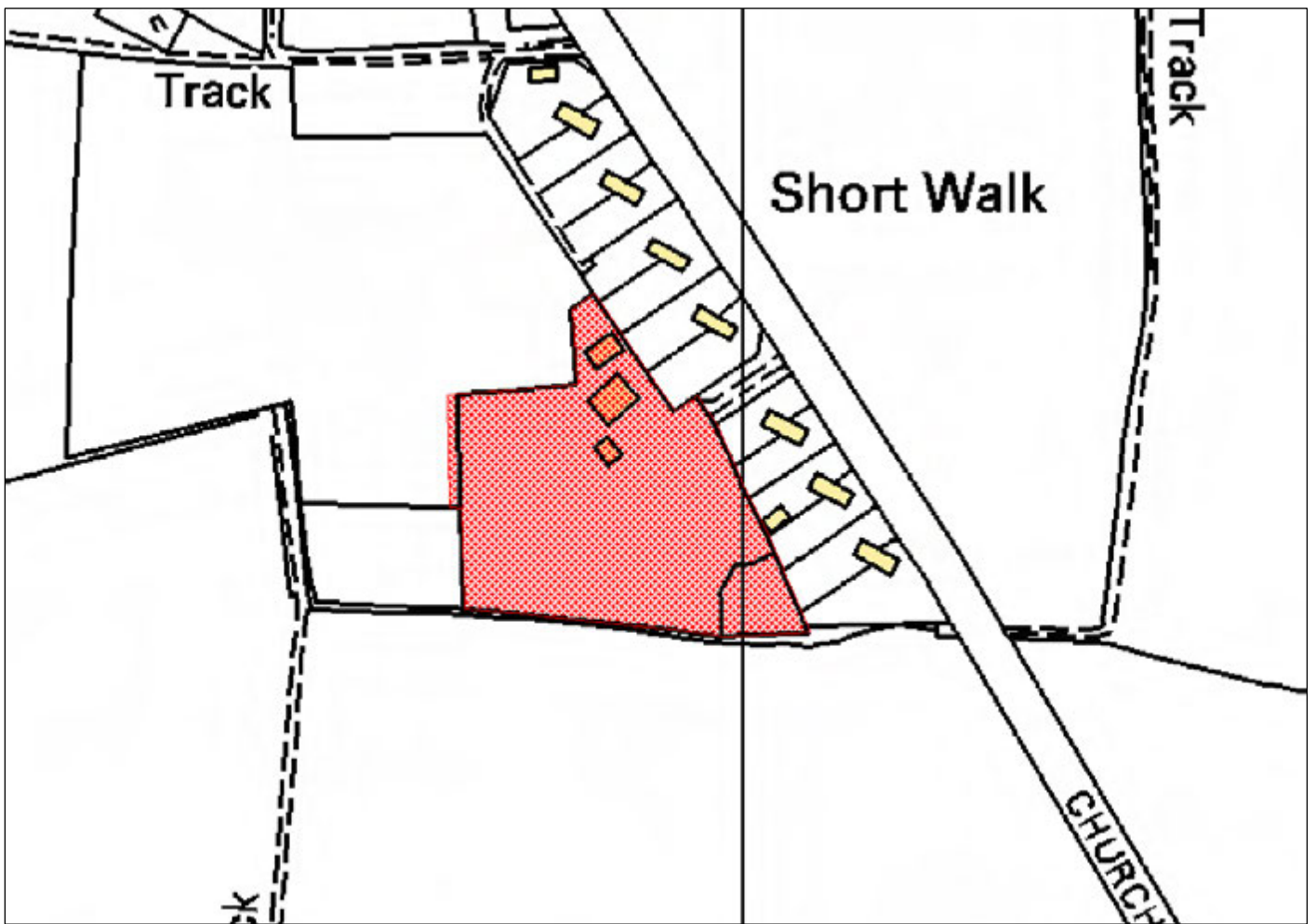


596

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
596	Butley	Former School Site, Short Walk	1.03	100	11	1-5	<ul style="list-style-type: none">• AONB• MCA• Bat site nearby

Additional information:
N/A



557

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
557	Campsea Ashe	Land adjacent to 35 Mill Lane	0.85	100	9	1-5	<ul style="list-style-type: none">• Bat site nearby

Additional information:

Should be developed in conjunction with the site to the immediate east in order of make efficient use of land. 410m from Campsea Ashe train station.

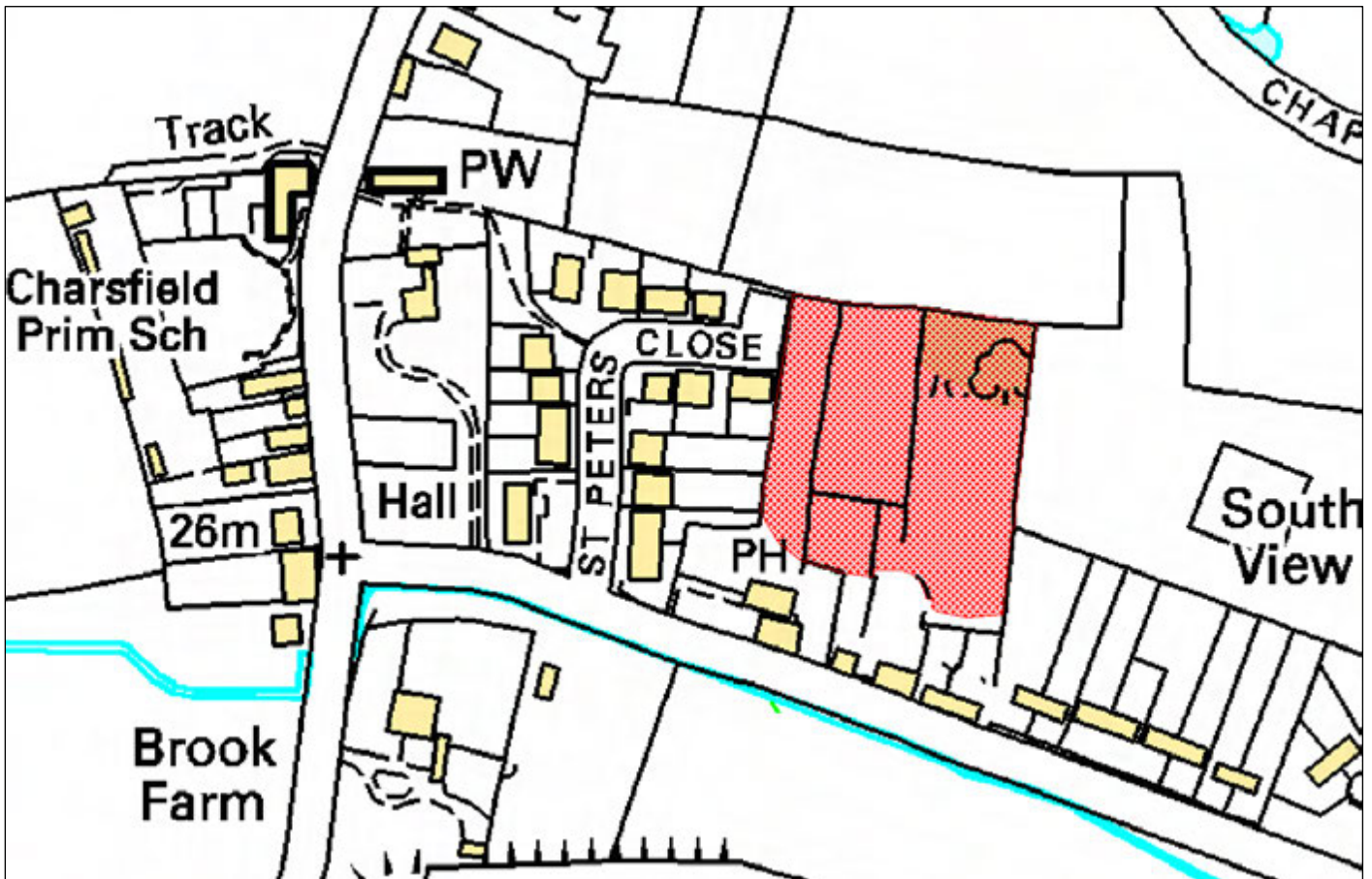


520

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
520	Charsfield	Land behind Three Horse Shoes PH, The Street	0.97	100	11	1-5	<ul style="list-style-type: none"> Bat site nearby

Additional information:
N/A

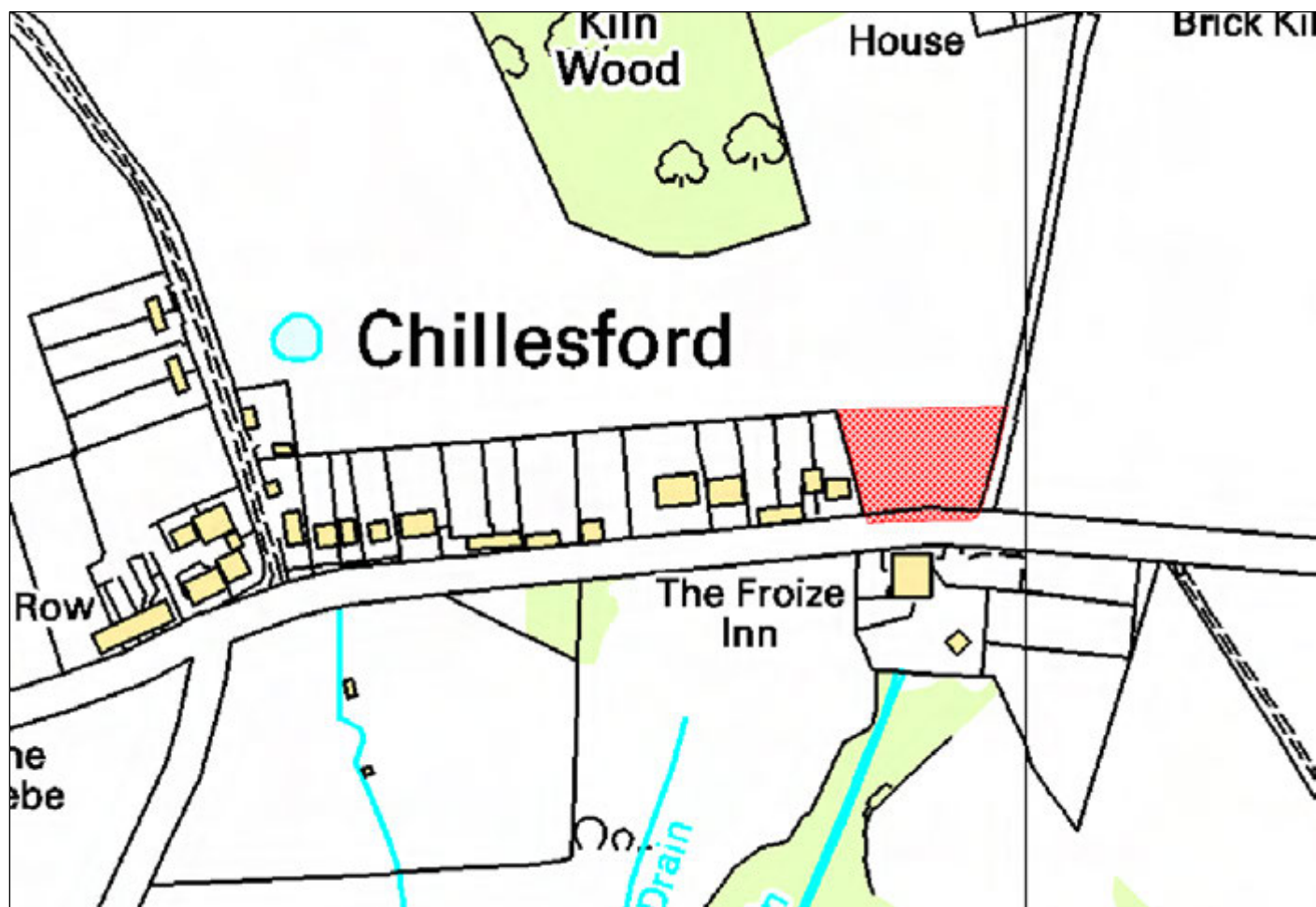


773a

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
773a	Chillesford	Land adjacent to New House, The Street	0.30	100	3	1-5	<ul style="list-style-type: none">AONB

Additional information:
N/A



8uch

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
8uch	Hollesley	Cliff Cottage, Fox Hill and Highfield, Fox Hill	0.36	100	6	6-15	• AONB

Additional information:
N/A

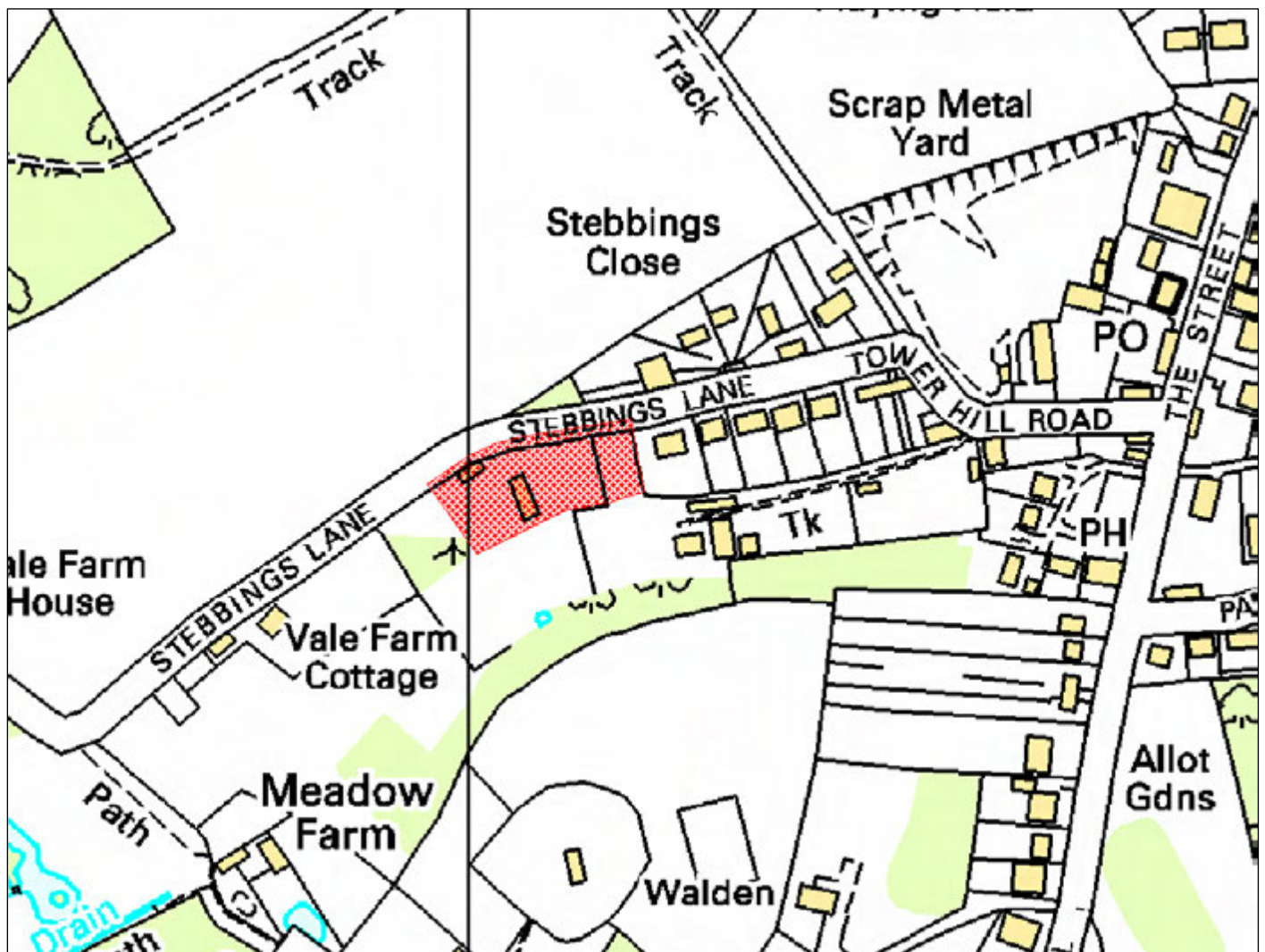


9uch

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
9uch	Hollesley	Orchard Cottage, Stebbings Lane	0.36	100	6	6-15	• AONB

Additional information:
N/A



357

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
357	Hollesley	Land opposite Stores Corner, Boyton Road	0.99	100	18	1-5	<ul style="list-style-type: none"> • AONB • MCA • ROW • SPA nearby • SSSI nearby

Additional information:
N/A

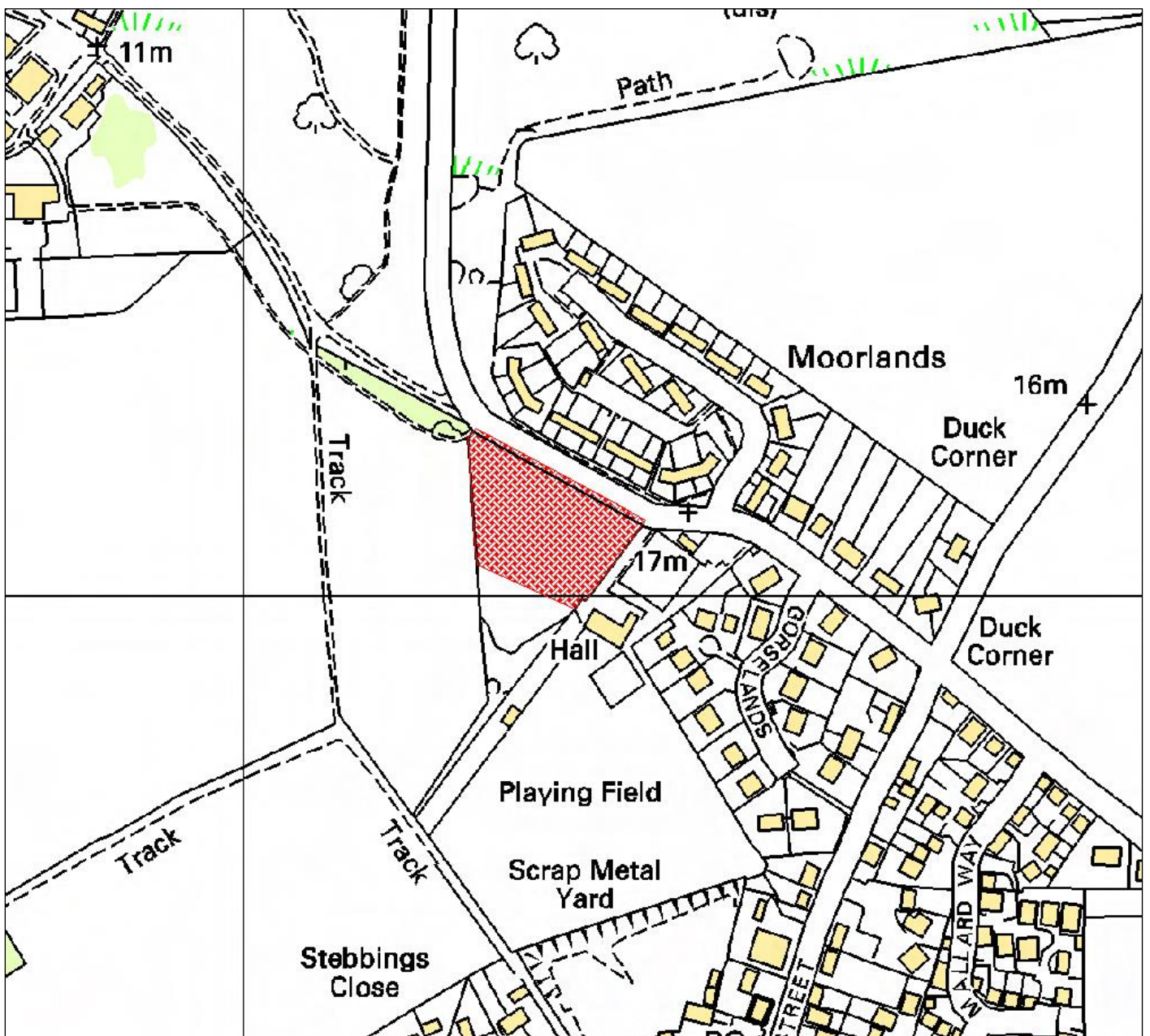


829

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
829	Hollesley	Land opposite Moorlands, Heath Road	0.72	100	13	1-5	<ul style="list-style-type: none"> • AONB • SSSI adjacent • SPA adjacent

Additional information:
Footway to be extended along site frontage.

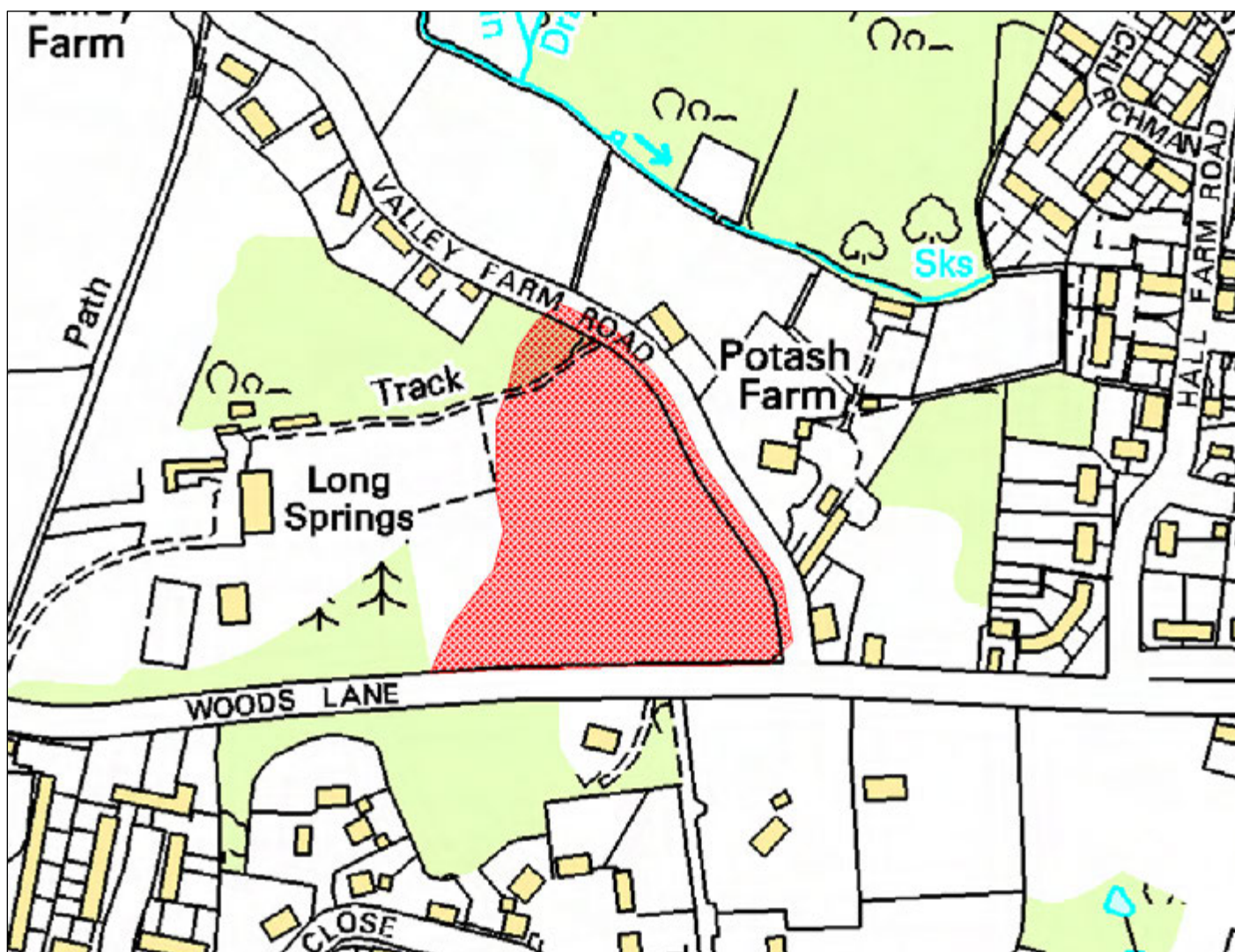


635

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
635	Melton	Land north of Woods Lane and West of Valley Farm Road	1.83	100	33	6-15	<ul style="list-style-type: none"> • TPO • MCA

Additional information:
1km from Melton train station.



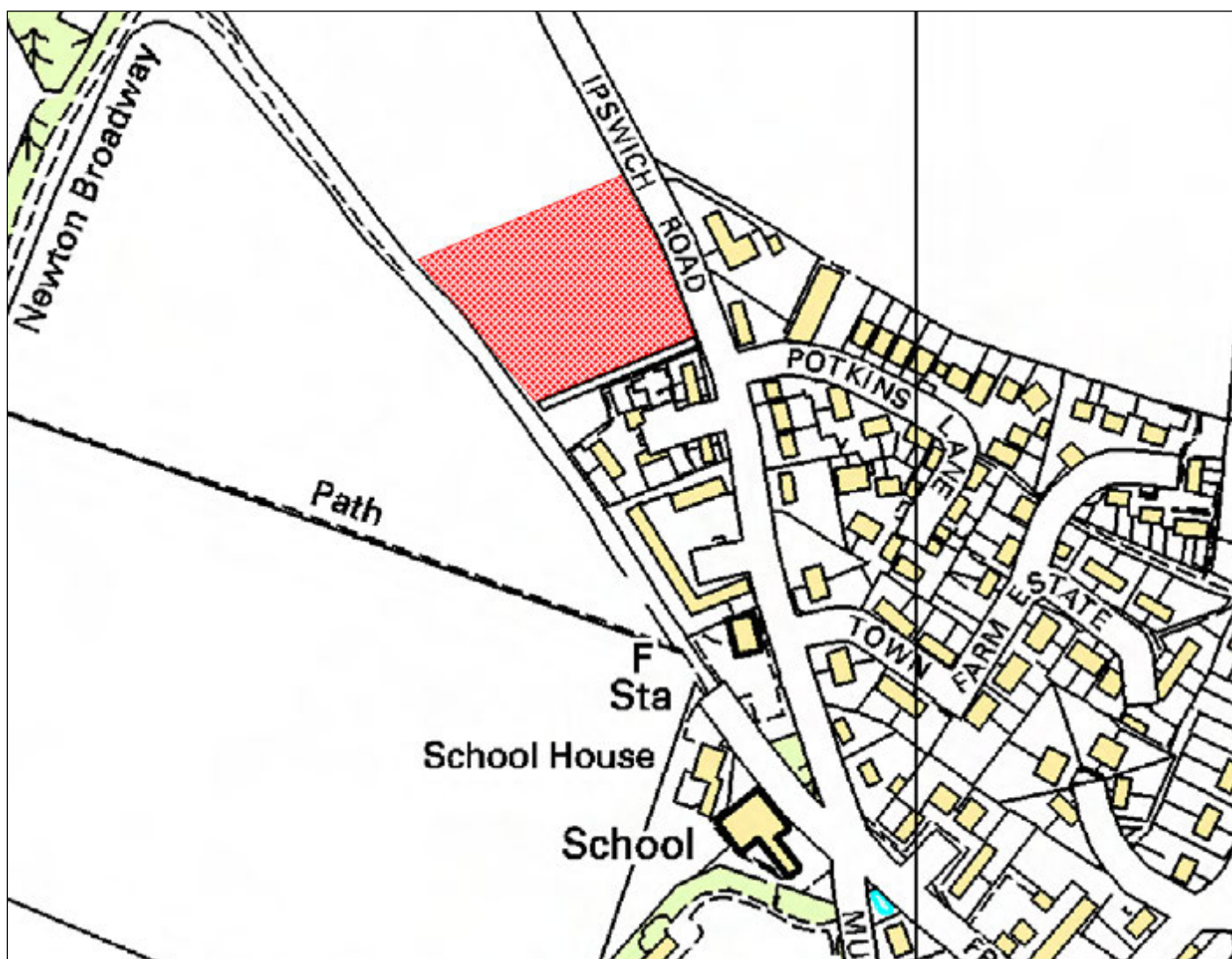
OPP4

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
OPP4	Orford	Land north of Mill Close	0.82	100	15	1-5	• AONB

Additional information:

Existing footway to be extended on Ipswich Road. Existing flooding issues on Mill Close and Ipswich Road.

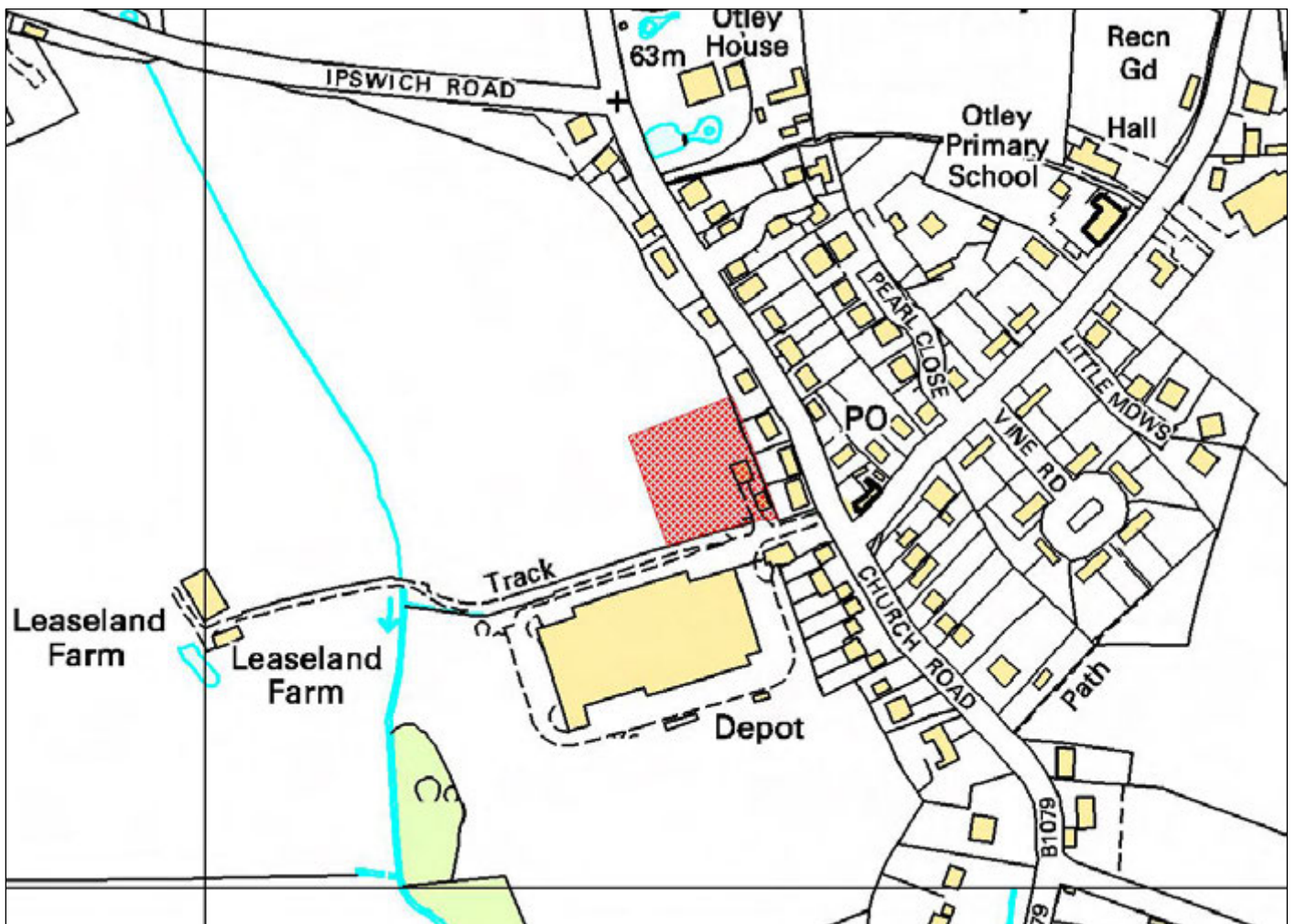


584

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
584	Otley	Land north of the depot, Church Road	0.51	100	9	6-15	• ROW

Additional information:
N/A



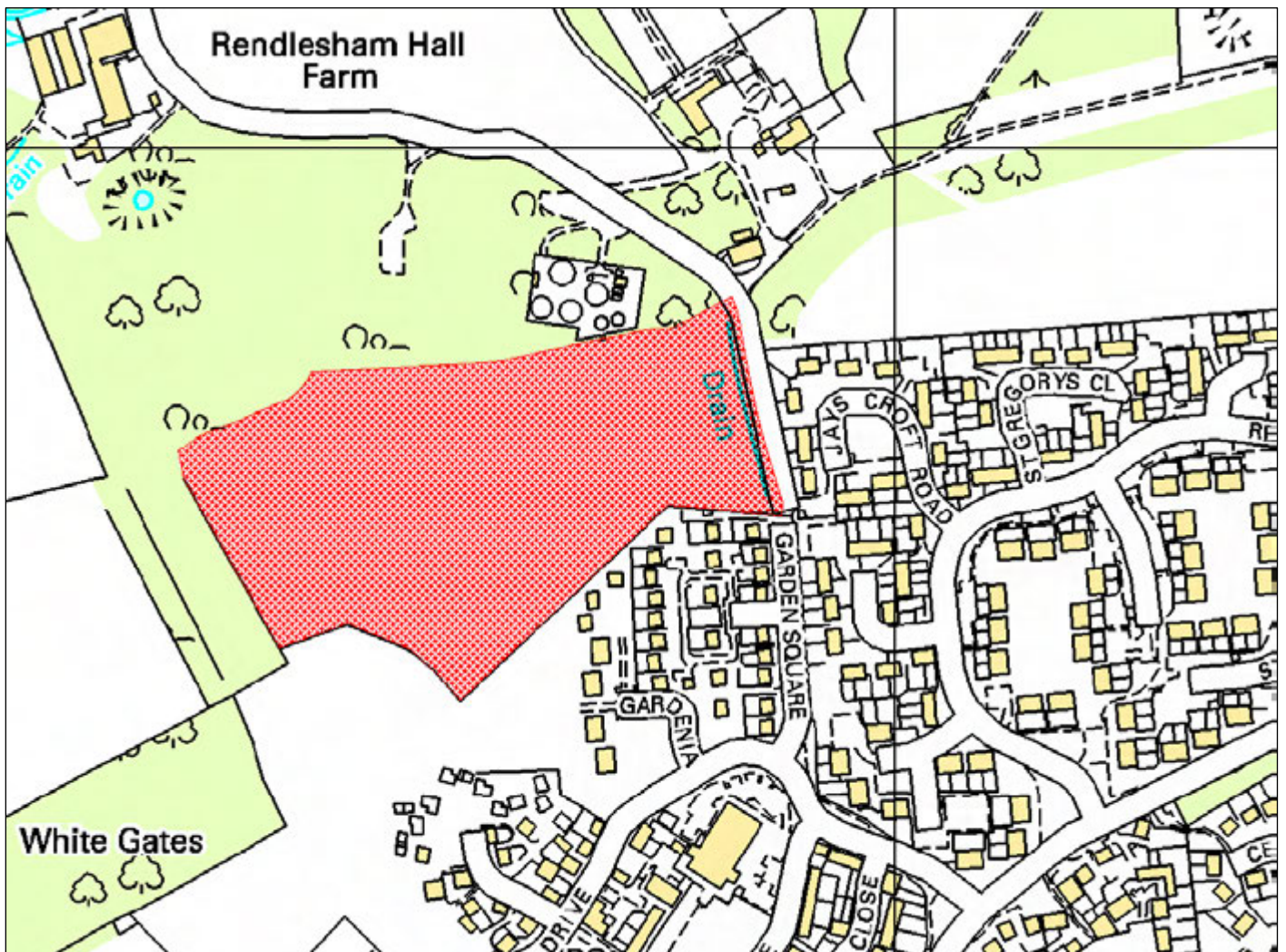
350

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
350 (includes 676)	Rendlesham	Land to the west of Garden Square	5.05	50	45	1-5	• N/A

Additional information:

Water recycling centre to north. Allocated site. Transport assessment required.



350b

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
350b	Rendlesham	Land adjacent to Rockford House, Redwald Road	0.38	100	7	6-15	• N/A

Additional information:
N/A



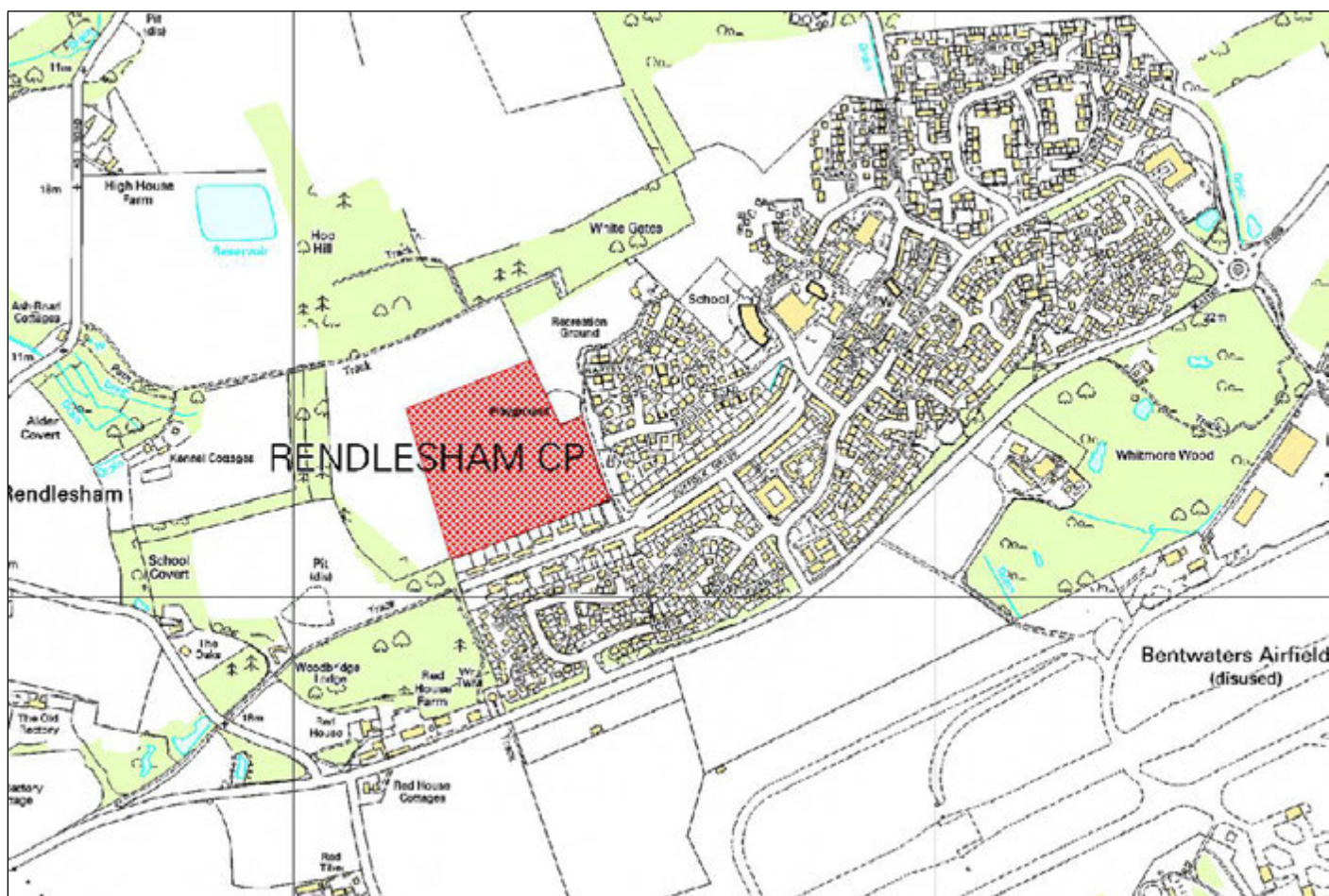
754

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
754	Rendlesham	Land to the rear of 3 to 33 Suffolk Drive	5.93	100	107	1-5	• N/A

Additional information:

Transport assessment required.



812b

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
812b	Shottisham	Land east of Heath Drive	0.54	100	6	6-15	<ul style="list-style-type: none"> • AONB • ROW

Additional information:

Single point of vehicular access only from highway. Footway is flush with carriageway, and should be rectified.



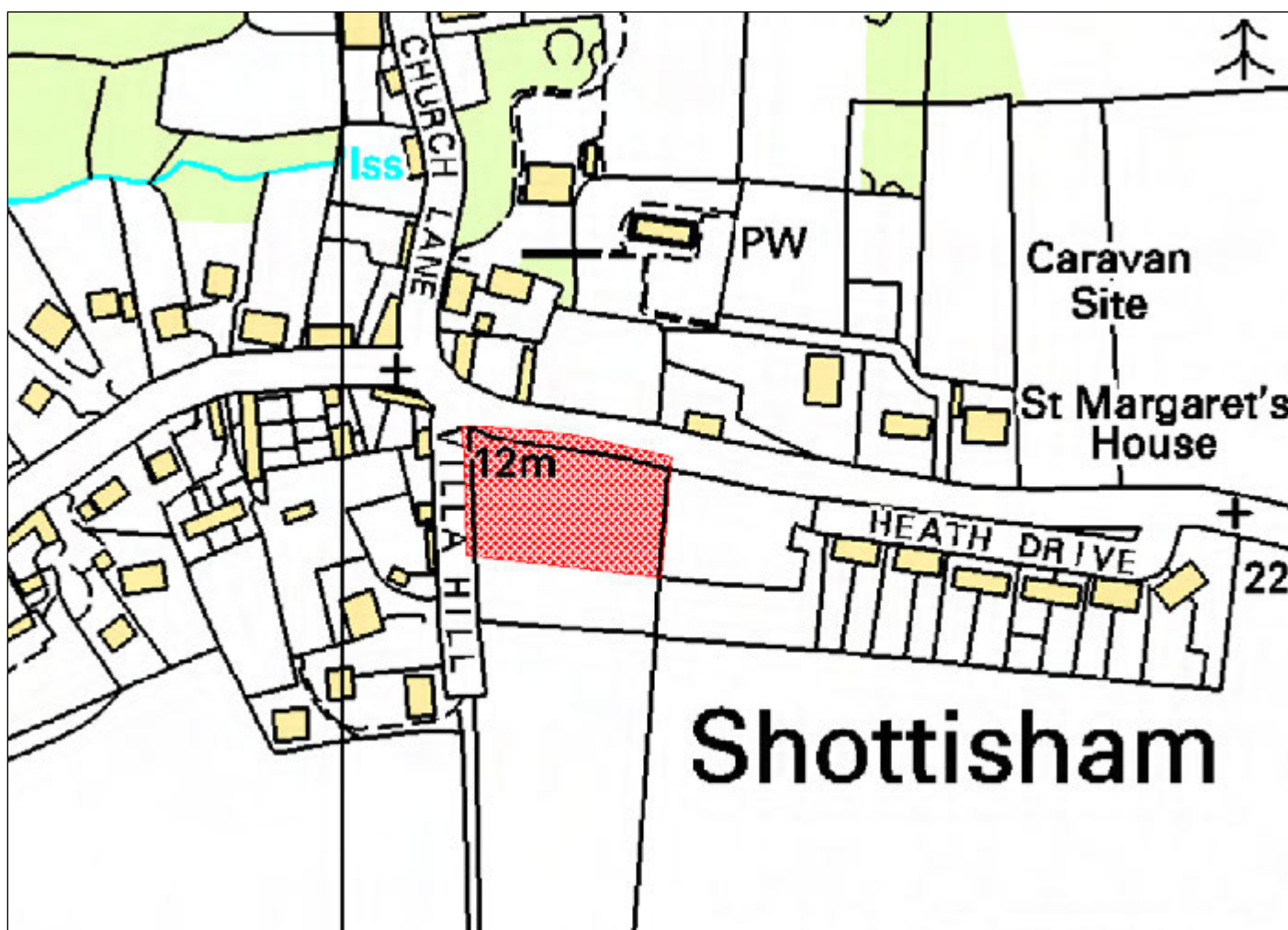
812d

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
812d	Shottisham	Land opposite the Sorrel Horse, The Street	0.42	100	5	6-15	<ul style="list-style-type: none"> • AONB • CA • LBs nearby • ROW

Additional information:

Single point of vehicular access only from highway. Additional footway required.

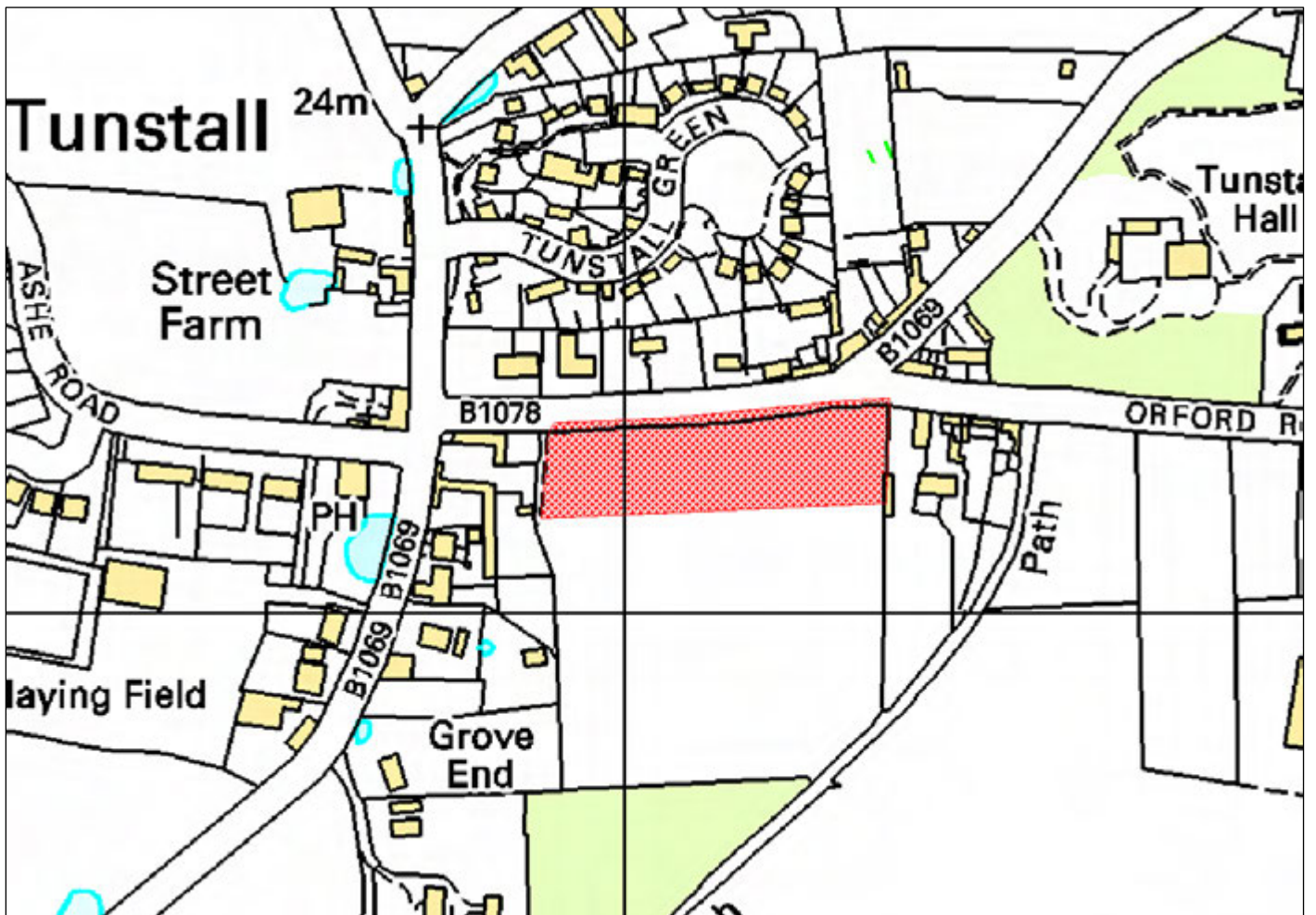


597

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
597	Tunstall	Land adjacent to The Red House, Orford Road	0.71	100	8	6-15	<ul style="list-style-type: none"> • AONB • LBs nearby

Additional information:
N/A

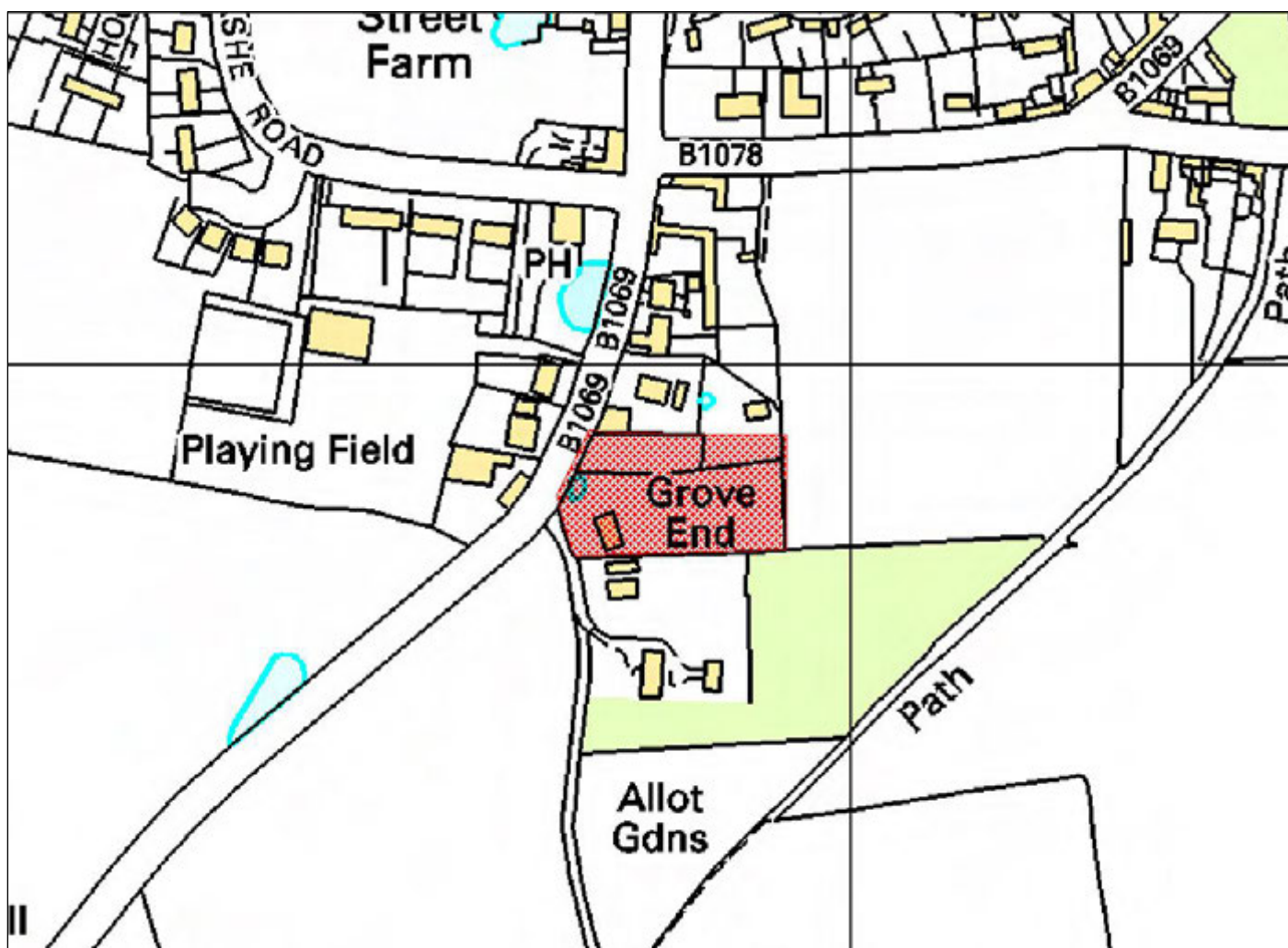


730

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
730	Tunstall	Land at Three Corners, Woodbridge Road	0.50	100	6	1-5	• AONB

Additional information:
N/A



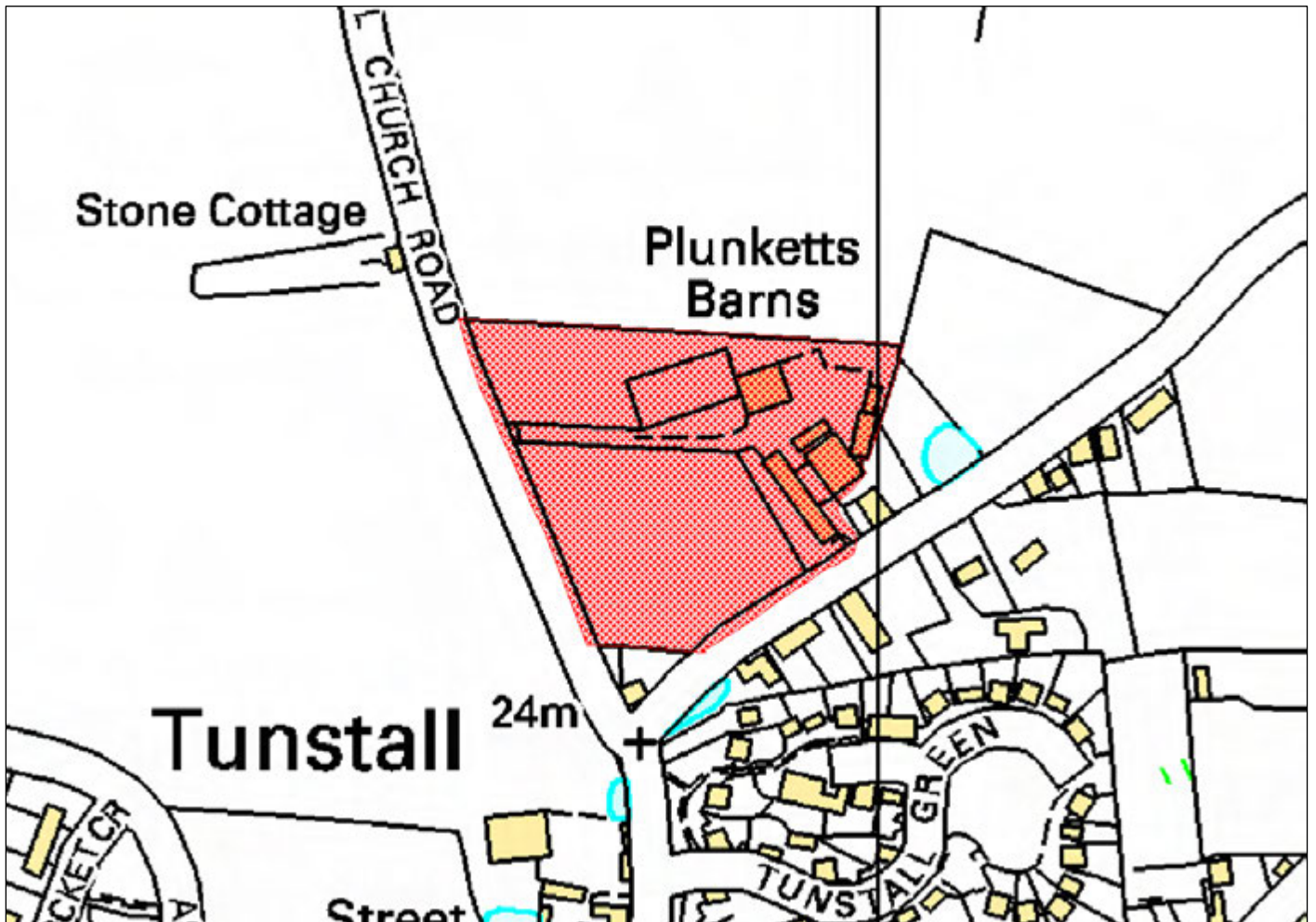
786

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
786	Tunstall	Land at Plunkett's Barns	1.57	50	9	1-5	• N/A

Additional information:

Density reduced on Highways advice. May require carriageway widening and the provision of a footway.

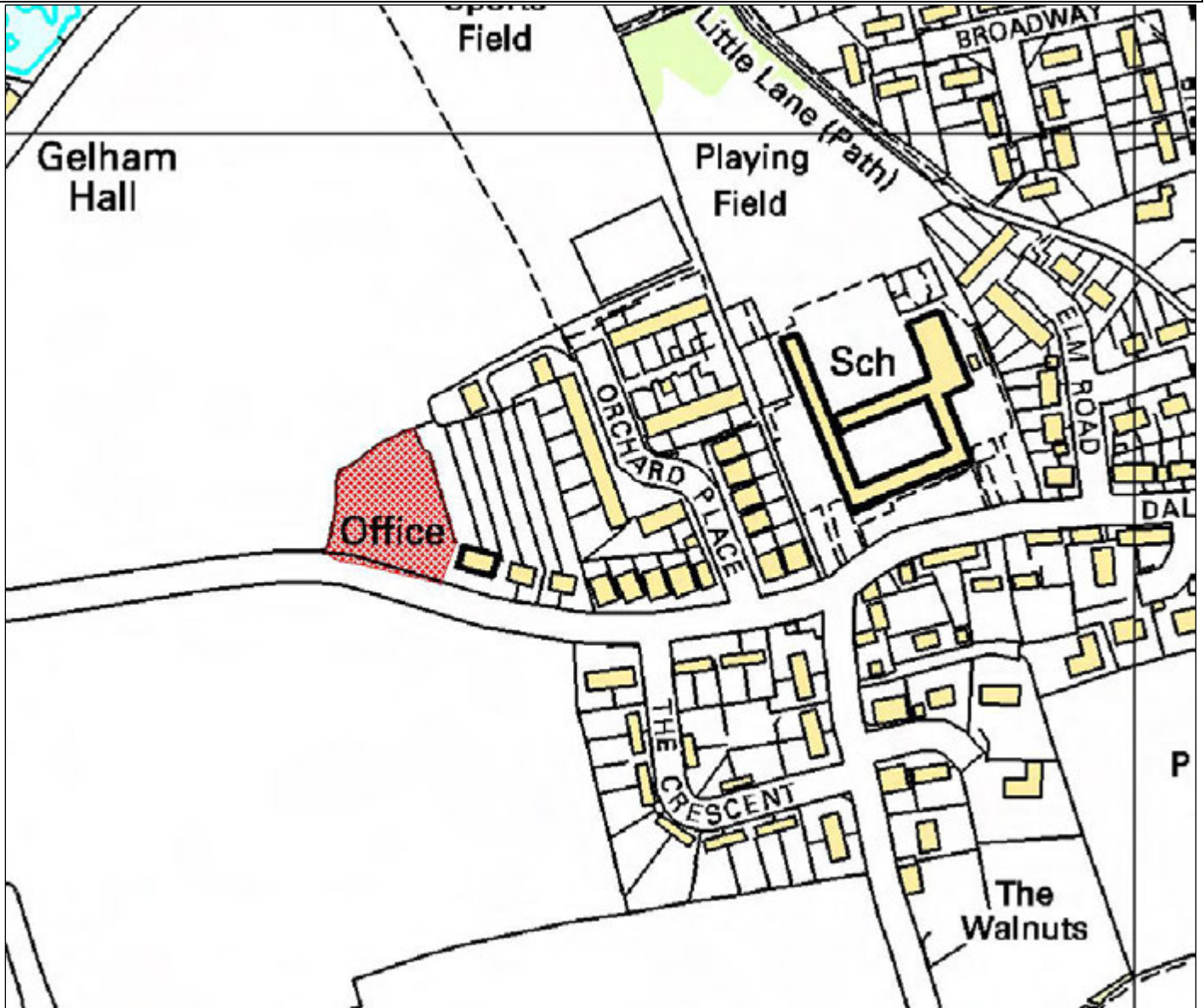


617

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
617	Wickham Market	Land to the west of 43 Dallinghoo Road	0.36	100	6	1-5	• N/A

Additional information:
N/A



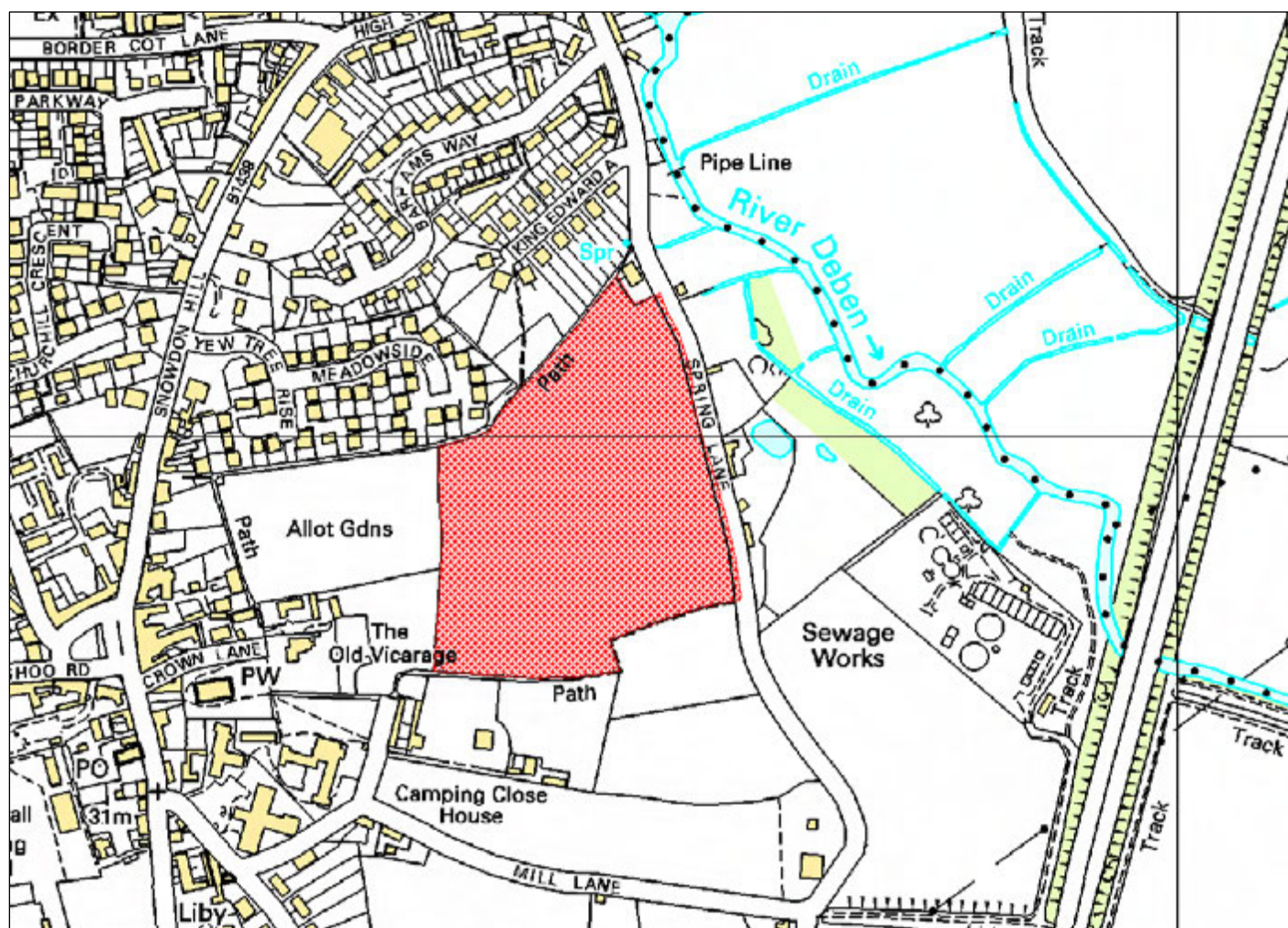
776i

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
776i	Wickham Market	Land to the west of Spring Lane	5.28	75	71	1-5	<ul style="list-style-type: none"> • SLA • MCA

Additional information:

To include relocated allotments. Access via adjacent site 776L and Yew Tree Rise to west. Spring Lane not suitable to serve further development.



776L

Woodbridge housing market sub area

Site ref	Parish	Address	Size (ha)	Proportion suitable (%)	Indicative capacity: units	Delivery period	Constraints
776L	Wickham Market	Land rear of New Vicarage, Crown Lane	1.70	100	31	1-5	<ul style="list-style-type: none"> • SLA • MCA

Additional information:

Subject to acceptable relocation of allotments. Access via Yew Tree Rise. Crown Lane not suitable to serve further development.

