



Suffolk Coastal...  
*...where quality of life counts*

# Strategic Housing Land Availability Assessment

March 31<sup>st</sup> 2014

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## **Disclaimer**

The Strategic Housing Land Availability Assessment (SHLAA) does not allocate sites for development. It assesses sites across the district in order to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. The SHLAA does not compare deliverable sites with each other, consider the impact of building out all deliverable sites and is not subject to public consultation. These processes take place during the preparation of the Site Allocations and Area Specific Policies and the Area Action Plan for Felixstowe development plan documents. Therefore, as the SHLAA is not a development plan document or a supplementary planning document, it should be given limited weight in the assessment of planning applications.

## Introduction

The National Planning Policy Framework (NPPF)<sup>1</sup> requires local planning authorities to carry out a SHLAA. The NPPF identifies the advantages of carrying out housing and economic land availability assessments together and future assessments will adopt this approach. However, due to the urgent requirement to increase the delivery of housing through the forthcoming Site Allocations and Area Specific Policies (SSP) and the Area Action Plan for the Felixstowe Peninsula (AAP), this assessment does not include economic land. The term 'SHLAA' will therefore be retained for this document.

The Planning Practice Guidance (PPG)<sup>2</sup> states that the purpose of an assessment of land availability is to identify a future supply of land which is suitable, available and achievable for housing development uses over the plan period. The assessment is part of the evidence base required to underpin the development plan, and informs the five-year supply document.

The SHLAA identifies sites and then assesses them against a number of factors in order to determine whether they could theoretically be brought forward for housing development and within what time frame.

It is important to reiterate that the SHLAA does not allocate sites for housing development: this is for the SSP and the AAP. The assessment undertaken in the SHLAA is not as detailed as that required for site allocations or planning applications and crucially, the SHLAA does not fully consider housing need, cumulative impact of building out all identified sites, nor does it identify the best sites to come forward to meet the housing need for the district. It identifies a theoretical amount of suitable, available and achievable land, in order to inform the future work on site allocations, which will undergo a thorough consultation process. Therefore, the SHLAA should be given limited weight in the assessment of planning applications. A caveat is also given in Stage 2, in relation to indicative densities.

The SHLAA identifies potential housing sites at a particular point in time, in this instance the **31<sup>st</sup> March, 2014**. The assessment will be regularly monitored and reviewed as sites become available and others are taken out of the supply, for example through housing completions. An updated housing land supply report will continue to be produced annually.

## Methodology

The PPG forms the basis for the methodology of this SHLAA, as shown in the flow chart over the page. The PPG methodology is deviated from in places, but where this is the case, this is justified. The PPG allows for this approach.

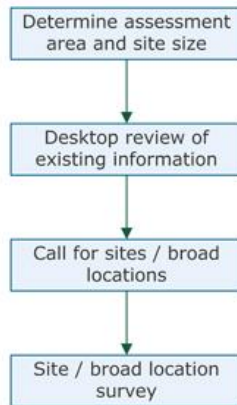
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<sup>1</sup> NPPF, paragraph 159

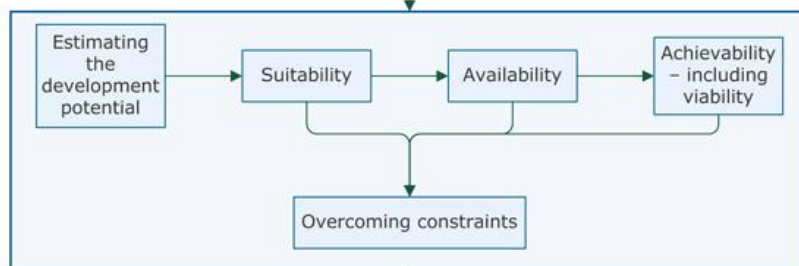
<sup>2</sup> PPG paragraph ID: 3-001-20140306

(PPG paragraph ID: 3-006-20140306)

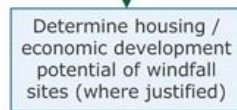
**Stage 1 - Site / broad location identification**



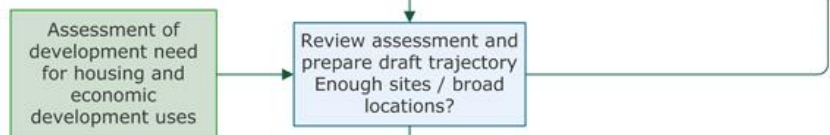
**Stage 2 - Site / broad location assessment**



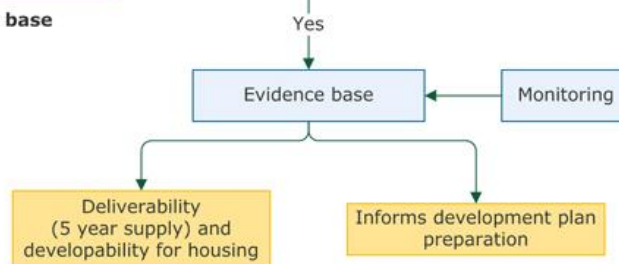
**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**



## Stage 1 – Site/broad location identification

### *Geographic area of the assessment*

The area of the assessment is the administrative area of Suffolk Coastal District Council (SCDC). The assessment takes into account the housing market area links with Ipswich Borough Council, Mid Suffolk District Council and Babergh District Council administrative areas, identified in the Strategic Housing Market Assessment (SHMA) 2008. The SHMA identified the district

as being part of the Haven Gateway sub-region housing market area. Within this housing market area, the SHMA also identified a number of smaller sub-markets which exhibit varying degrees of self-containment and other interrelated characteristics. The map shown in [Appendix K](#)<sup>3</sup> identifies five sub-markets which capture important housing market relationships between the Major Centres and Market Towns<sup>4</sup> of the district. The SHLAA is organised to reflect these district housing sub-markets. The housing sub-markets are:

- East of Ipswich Plan Area (EIPA)
- Felixstowe
- Framlingham
- Saxmundham
- Woodbridge

[Appendix L](#) lists towns and parishes by housing sub-markets.

### ***Working with others***

Relevant stakeholders have been involved in the assessment, through various stages of consultation. The first stage was the call for sites, which took place in 2013, where land owners and agents and others were invited to submit sites for consideration. Agents and landowners who had submitted sites in 2010 were also asked if they wished their sites to be reassessed as part of the current SHLAA, and sites were included accordingly. Once sites had been initially assessed by SCDC planning policy officers, further consultation on the sites was undertaken with officers from the council's development management, landscape and conservation teams, as well as highways officers from Suffolk County Council (SCC). Anglian Water was also consulted. Subsequently, consultants and agents were invited to attend a series of workshops, in order to check information relating to availability and achievability was up-to-date and realistic.

### ***Site size***

The PPG<sup>5</sup> states that the assessment should normally consider all sites capable of delivering five or more dwellings, but that alternative site size thresholds can also be considered where appropriate. In this assessment, sites of less than 0.25 hectares were removed from the detailed assessment of sites without planning permission ([Appendix C](#)), because such sites would be unlikely to yield five dwellings or more, due to the densities which are normally achieved in the district. Sites were also examined more closely during the survey stage and those sites with areas of 0.25 hectares or more but unlikely to yield five units or more due to physical characteristics were removed from the list of potentially suitable sites. For sites with planning permission, all site sizes are included, in order to dovetail with the five-year supply figures, produced separately. For sites of 0.25 hectares and above,

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<sup>3</sup> Suffolk Coastal District Local Plan: Core Strategy and Development Management Policies, July 2013, p138

<sup>4</sup> Major Centres and Market Towns, along with Key and Local Service Centres, Other Villages and Countryside are classifications within the settlement hierarchy of the Core Strategy

<sup>5</sup> PPG paragraph ID: 3-010-20140306

individual planning permissions are identified, with aggregated figures by housing market sub-area for smaller sites, shown in Appendices [A](#), [B](#) and Table 4.

### **Site identification**

Various data sources were used in order to compile a list of potential sites. These sources consisted of existing housing allocations, unimplemented and outstanding planning permissions and sites with a resolution to grant planning permission subject to the completion of a legal agreement. It also included sites suggested by landowners, developers and other interested parties during the 2013 and 2010 call for sites (the sites submitted in the 2010 call for sites were completely reassessed) and sites previously identified in the Urban Capacity Study 2008<sup>6</sup>, as well as sites on the council's disposal list and other 'opportunity sites' identified during site visits (see below).

Since the Urban Capacity Study was undertaken, Government policy regarding development in garden land has been altered. Garden land is excluded from the definition of 'previously developed land'<sup>7</sup> with a view to restrain the loss of residential garden land to inappropriate development. This was taken into account in site assessments.

A small number of sites were identified as being potentially suitable for consideration as SHLAA sites as a result of discussions with SCDC development management officers, site visits and from searching the council's land disposal list. These potential sites were put through the same desk and site visit assessment process as sites submitted through the call for sites. Seven such sites were identified and designated as 'opportunity sites' and are identified by an 'OPP' prefix. Employment sites submitted were not considered as part of this assessment. A list of such sites can be found in [Appendix H](#).

### **Stage 2 – Site/broad location assessment**

Once sites had been identified in Stage 1, the sites were assessed. The PPG<sup>8</sup> states that the suitability, availability and achievability of sites should be evaluated, resulting in a list of deliverable and developable sites. This was a two-part process, first desk-based, followed by a site survey. The terms 'suitable', 'available', 'achievable', 'deliverable' and 'developable' are defined in the NPPF, and are also briefly explained below.

#### ***Suitability, availability and achievability; deliverable and developable sites***

Sites with planning permission, including those with permission subject to a legal agreement, have been assessed through the planning application process and are therefore considered deliverable for the purposes of the SHLAA, unless there is evidence indicating otherwise. Site location plans and

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<sup>6</sup> Urban Capacity Study 2008, Suffolk Coastal District Council

<sup>7</sup> NPPF, Annexe 2

<sup>8</sup> PPG paragraph ID: 3-001-20140306

further information is not provided for these sites because this information can be found in the planning application file on the council's website<sup>9</sup>.

### **Suitability**

The PPG states that an assessment of suitability should be guided by the development plan, emerging plan policy and national policy and market requirements in that housing market area. Sites characteristics should be considered. These could include physical limitations such as access, infrastructure, ground conditions, flood risk, hazardous risk, pollution or contamination, potential impacts upon landscapes, nature and heritage conservation, contribution to regeneration priority areas and environmental and amenity impacts upon would-be occupiers and neighbouring areas.

The above criteria were considered firstly through the desk-based survey, through the site visits (see below), subsequent discussions with development management officers and through consultation with service providers.

### **Desk survey**

The desk survey consisted of identifying and recording potential constraints, by using geographic information system (GIS) software. A list of the constraints recorded can be found in [Appendix J](#). Site-specific constraints are shown in the site sheets, in [Appendix N](#), for the sites assessed as deliverable and developable. Prior to undertaking the site visits, sites were discounted based on location and flood risk characteristics. If sites were not located within or close to Major Centres, Market Towns, Key Service Centres, or Local Service Centres, as defined in the Core Strategy settlement hierarchy (policy SP19), they were deemed unsuitable. This criterion was selected because the Core Strategy states that settlements outside these areas (i.e. Other Villages and Countryside) are to receive a 'minimal'<sup>10</sup> proportion of the total proposed housing growth. Sites falling into this category are shown in [Appendix H](#). Under the flood risk criterion, sites were ruled out if they were located entirely within flood zone 2<sup>11</sup>, or less than 0.25 hectares of the site was located outside of flood zone 2 (in line with the size criterion already described). This is because the NPPF<sup>12</sup>, PPG<sup>13</sup> and Core Strategy<sup>14</sup> state that through the application of the sequential test, development should be directed away from flood zones 2 and 3, where possible. Sites failing the flood zone sequential test are shown in [Appendix G](#).

### **Agricultural soil classification**

In accordance with NPPF guidance on the economic and other benefits of best and most versatile agricultural land<sup>15</sup>, a review of the Agricultural Land Classification Map for the East of England was undertaken, identifying the

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<sup>9</sup> [www.suffolkcoastal.gov.uk](http://www.suffolkcoastal.gov.uk)

<sup>10</sup> Core Strategy op. cit., p61

<sup>11</sup> Flood zones based on Environment Agency assessment

<sup>12</sup> NPPF paragraphs 99-102

<sup>13</sup> PPG paragraph: 018, reference ID: 7-018-20140306

<sup>14</sup> Core Strategy op. cit., policy DM28, p111

<sup>15</sup> NPPF, paragraph 112



presence of grade 1, 2 and 3 soils<sup>16</sup>. The map represents a generalised pattern of land classification grades at a scale of 1:250,000 and it would be inaccurate for the assessment of individual sites. The map does not show subdivisions of grade 3 which are normally mapped by more detailed survey work. As a result of the above, detailed site-by-site soil classification work has not been carried out in the SHLAA. Such surveys would have to be undertaken by the promoters of land themselves. Details of the system of grading can be found on Defra's website.<sup>17</sup>

### **Site visits**

Sites were visited in order to gain a fuller understanding of the situation on the ground, and to ratify information collated on sites in the desk survey. Initially, the officers who were to conduct the site visits undertook a series of pilot site visits, with a principal planning policy officer and the development management officer for that area. This was to ensure an acceptable degree of consistency when the site visits were carried out. Site characteristics such as topography, access and neighbouring uses were recorded using the form shown in [Appendix I](#). Relevant information recorded during site visits is detailed for potentially deliverable and developable sites, in [Appendix N](#). In some cases, the boundaries of sites have been reduced in order to take planning permissions into account or to create site characteristics into account.

### **Availability**

A site can be considered available when there is confidence it has no legal or ownership problems.

The vast majority of sites considered were submitted through calls for sites, which took place in 2013 and 2010. The submission of a site through the call for sites procedure establishes a degree of certainty that it is available. To achieve greater confidence of a site's availability, agents and landowners were contacted. Through this exercise, sites could be categorised into those likely to be developed in years 1-5 (deliverable) and years 6-15 (developable). If the owner or agent could not be contacted, sites were deemed developable rather than deliverable.

### **Achievability**

A site is considered achievable for development where there is a reasonable prospect that the site will be developed for housing at a particular point in time. This is essentially a judgement about the economic viability of a site. SCDC has recently been undertaking work to introduce a Community Infrastructure Levy (CIL). An essential part of this work was to assess the viability of housing development across the district. The CIL has not yet been adopted, but the viability assessment has already been carried out and a draft charging schedule has been published for consultation. This work showed that housing development is generally viable across the district, and can

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<sup>16</sup> <http://publications.naturalengland.org.uk>

<sup>17</sup> [www.defra.gov.uk](http://www.defra.gov.uk)

support the introduction of CIL, with charges ranging from £50 to £150 per square metre for most residential development. The approach to achievability taken in the SHLAA was therefore to assume that sites are viable, unless there is evidence to suggest otherwise.

### **Deliverable and developable sites**

The definition of deliverable and developable sites can be found in footnotes 11 and 12 respectively of the NPPF:

*To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*

*To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.*

These definitions were used to categorise sites accordingly, as shown in Appendices [A](#), [B](#) and [C](#).

### **Calculating development potential**

Planning consents for housing since the start of the plan period were compiled and analysed. The settlement hierarchy laid out in the Core Strategy was used as the basis for calculating average densities since the start of the plan period (2010), and separate figures were arrived at for Major Centres, Market Towns, Key Service Centres and Local Service Centres, shown in Table 1.

<b>Table 1: Average density of housing developments granted since start of plan period, to 31/03/2014, by settlement classification</b>	
<b>Settlement classification</b>	<b>Average density (DPH<sup>18</sup>)</b>
Major Centres	27
Market Towns	23
Key Service Centres	18
Local Service Centres	11

The data shown in Table 1 was then used as the basis for calculating *potential* site capacities as shown in Table 2, below. A simple formula was used for the calculation, as explained at the end of this section.

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<sup>18</sup> Dwellings per hectare

It will be noted from Table 2 below, that for Felixstowe, Trimley St Martin, Trimley St Mary and the Market Towns, a density *range* is given for potential development capacity. The Core Strategy expects the Market Towns and the Felixstowe and the Trimleys area to accommodate a considerable proportion of the growth identified for the district to 2027. The analysis for these settlements revealed that the density for new developments varied significantly, often being much higher than the average, due to the character and scale of these settlements. Given the amount of growth they are expected to accommodate, coupled with the environmental constraints in and around these settlements, and therefore the need to minimise land take, it was considered appropriate to apply a density range which included a higher density figure for assessing potential development capacity. The higher density figures for the Market Towns were derived by excluding Aldeburgh from the assessment, due to the limited number of consents and their lower than average density since the start of the plan period (2010). Removing consents from Aldeburgh gave an average density of 36 DPH for the Market Towns. The consents for the Trimleys, without the other Key Service Centres, revealed an average of 24 DPH and for Felixstowe taken on its own, average density was 62 DPH since 2010. These figures were used as the higher figures of the range, as shown in Table 2, with the exception of Felixstowe, where 40 DPH was used as a more conservative estimate given the limited opportunities for growth within the built up area.

Potential housing density figures for sites were simply multiplied by the approximate available area of the site. For example a site of 1.2 hectares in Felixstowe (27-40 DPH) would be calculated thus:

$$1.2 \text{ hectares} \times 27 \text{ DPH} = \mathbf{32.4 \text{ units}}$$
 and  $1.2 \text{ hectares} \times 40 \text{ DPH} = \mathbf{48 \text{ units}}$

Numbers were rounded to the nearest whole number, so in the example the potential development capacity would be 32-48 units. The shape of sites was also considered and those sites that couldn't accommodate five dwellings or more were excluded.

As previously stated, the density figures are indicative only, to be used as an estimate for the purposes of the SHLAA at district-level, based on the best available information and not an attempt to suggest a 'best fit' figure for specific sites. While figures have been calculated for Major Centres, Market Towns, Key Service Centres and Local Service Centres, this does not mean that all settlements within a classification have the same characteristics. Some settlements may lend themselves to higher densities and others lower ones. A density figure for each settlement was not used because of the limited availability of planning consents data, which would have reduced the robustness of the figures. Therefore, while the density calculations are useful for the SHLAA, they should not be considered a reliable basis for planning applications, given that the level of detail of the assessment cannot be the same as that which would occur as part of the site allocations process or a planning application.

**Table 2: Density used for development potential calculations**

Settlement grouping	Indicative density (DPH)
Felixstowe	27-40
Other Major Centres	27
Market Towns	23-36
Trimley St Martin & Trimley St Mary	18-24
Other Key Service Centres	18
Local Service Centres	11

### Stage 3 – Windfall assessment

The NPPF<sup>19</sup> states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. The Core Strategy includes a windfall allowance of 50 units per annum<sup>20</sup>. The NPPF<sup>21</sup> states that when considering windfall potential, regard should be had to historic rates of delivery. Historically, windfall development has been an important part of dwelling supply in the district. Table 3 below shows the rate of net windfall completions over the plan period to date.

**Table 3: Windfall completions since start of plan period<sup>22</sup>**

Windfall completions	Year
90	2010/11
84	2011/12
65	2012/13
69	2013/14
Plan period average: 77 units per annum	

The figures in Table 3 indicate that windfall developments have consistently been delivered in the district and continue to be an important and reliable source of supply. Therefore, it is justified that an allowance is made for windfall sites when preparing the five-year supply document.

<sup>19</sup> NPPF paragraph 48

<sup>20</sup> Core Strategy op. cit., policy SP2 and para.3.32, p27

<sup>21</sup> NPPF paragraph 48

<sup>22</sup> SCDC monitoring records

The sites discounted as too small for consideration in this SHLAA also provide an indication of likely windfall development in the future and support for a windfall allowance. In accordance with the latest guidance, any sites smaller than 0.25 hectares were discounted from the SHLAA. No further analysis of these discounted sites was undertaken. However, in terms of geographic location, position within the Core Strategy settlement hierarchy and lack of disqualifying constraints, some of these sites *may* be suitable for small amounts of housing. Of these, 90 sites constituting 13.7 hectares were located within Major Centres, Market Towns, and Key or Local Service Centres. A proportion of these sites may be brought forward through small-scale planning applications including conversions, replacements and changes of use which have not been specifically analysed as part of this SHLAA.

Until such time as the SSP and AAP are adopted, all sites identified as deliverable or developable in this SHLAA, which are not currently in the planning system, could be classed as potential windfall development. However, counting all these sites as windfall would be unrealistic in terms of delivery and could result in double counting if they are included, over and above the current windfall allowance of 50 dwellings per annum. To accord with the approach set out in the Core Strategy, it is considered appropriate to use completions data for small sites (sites less than 5 units) as a proxy windfall figure i.e. sites which by virtue of their size, the council would not look to allocate. Therefore, this SHLAA confirms that it is still appropriate to rely on a windfall figure in the five-year supply and 50 dwellings per annum is likely to be a conservative figure.

## **Stage 4 – Assessment review**

As mentioned in Stage 2, once the initial assessment had been carried out, the amount of potential housing from deliverable and developable sites was calculated and compared to the housing need of the district as set out in the Core Strategy. The amount of potential housing identified did show some shortages in specific locations and the most appropriate course of action was considered to include the possibility of higher density development in certain areas, as set out in Stage 2 of the methodology. Sites rejected in the initial assessment were not reconsidered.

The Core Strategy identifies a need for 7,900 homes over the period 2010-2027. As of 31<sup>st</sup> March 2014, 1,025 homes had been completed, leaving 6,875 to be delivered until 2027. Assuming a completion figure of 315<sup>23</sup> for the 2014/15 period, this figure will fall further to 6,560 (547 per year). The SHLAA identifies land available for 7,532-8,444 residential units.

Table 4, showing deliverable and developable sites, includes a delivery schedule of either 1-5 or 6-15 years. This is a theoretical maximum, as is also the case with the sites themselves. It is not expected that all the sites in the 1-5 year period will actually be delivered within the years 1-5, due to the operation of the housing market in the area. Rather, some of these sites will be delivered within 5 years, whereas others within 15 years. Given that the

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<sup>23</sup> Housing Land Supply Assessment 2014, Suffolk Coastal District Council

potential delivery rate within the first 5 years is significantly above the amount of housing needed, there is a large buffer of sites that will ensure there is a supply of land that is sufficient to meet the identified housing need.

The above analysis is based upon certain assumptions which will affect site deliverability and developability such as site suitability, availability and achievability, as discussed previously, but also other factors such as the adoption of the SSP and AAP, the making of neighbourhood plans and the current legal challenge to the Core Strategy. If, for example, the legal challenge to the Core Strategy is successful, this could disrupt the process of adopting the SSP and AAP, and the making of neighbourhood plans, which would delay the delivery of sites. Indeed, the challenge to the Core Strategy relates specifically to the site at and near Adastral Park, which the Core Strategy identifies as a suitable location for 2,000 houses. A successful legal challenge would at the very least delay the delivery of housing at the Adastral Park site. If these risks do manifest themselves, the SHLAA would need to be updated to reflect the new situation.

<b>Table 4: Summary of sites by housing market sub-area</b>				
<b>Housing market sub-area</b>	<b>Planning permission (Incl. under 5 units)</b>	<b>Planning permission subject to legal agreement</b>	<b>Deliverable and developable sites</b>	<b>Sub Totals</b>
EIPA	421 (44)	300	2,239-2,279	<b>2,916-2,956</b>
Felixstowe	397 (50)	390	806-1,107	<b>1,543-1,844</b>
Framlingham	249 (79)	10	386-542	<b>566-722</b>
Saxmundham	480 (94)	162	832-1,247	<b>1,380-1,795</b>
Woodbridge	314 (65)	104	442	<b>795</b>
<b>Totals</b>	<b>1,861 (332)</b>	<b>966</b>	<b>4,705-5,617</b>	<b>7,532-8,444</b>

## **Stage 5 – Final evidence base**

- Appendix A: Sites with planning permission
- Appendix B: Sites with planning permission subject to legal agreement
- Appendix C: Deliverable and developable sites (see Appendix N)
- Appendix D: Unsuitable sites
- Appendix E: Unavailable sites
- Appendix F: Sites less than 0.25 hectares
- Appendix G: Sites failing the flood zone sequential test
- Appendix H: Sites failing the settlement hierarchy test
- Appendix I: Site survey form (proforma)
- Appendix J: Constraints recorded in desk survey
- Appendix K: Housing market sub-areas

- Appendix L: Index of parishes by housing market area
- Appendix M: Development potential indicative trajectory
- Appendix N: Deliverable and developable site details (in separate file)

## Appendix A: Sites with planning permission<sup>24</sup>

(Including sites under construction but not completed)

### EIPA housing market sub-area

Sites with planning permission: EIPA housing market sub-area					
SHLAA site ref	Parish	Site name	Area (ha)	Units (not built out)	Planning consent reference(s)
479	Martlesham	Land adjacent to 1-4 Laburnum Gardens	2.02	0 housing units (1 church)	N/A (non housing)
573 includes 742&599	Martlesham	Land north of Tesco, Main Road	11.26	180	C/10/1906
N/A	Nacton	Amberfield School, The Street	3.15	22	C/13/0617
N/A	Purdis Farm	Purdis Rise, Purdis Farm Lane	1.30	3	C/12/1813
N/A	Purdis Farm	Land at Purdis Farm Lane & Bucklesham Road	2.71	23	C/12/1381
N/A	Rushmere St Andrew	Bixley Farm (a)	4.86	53	C/00/1637
N/A	Rushmere St Andrew	Bixley Farm (b)	6.79	26	C/93/0722 C7777/3/6
N/A	Rushmere St Andrew	Land r/o 82-94 Woodbridge Rd & 14-18 Playford Rd	0.44	5	C/11/0036 C/13/0051
N/A	Rushmere St Andrew	Rushmere Sports Club, The Street	1.11	9	C/12/0759
11756	Rushmere St Andrew	Land fronting Broadlands Way, Bixley Farm	0.98	56	C/12/0237
<b>Total units for EIPA housing market sub-area</b>				<b>377</b>	

### Felixstowe housing market sub-area

Sites with planning permission: Felixstowe housing market sub-area					
SHLAA site ref	Parish	Site name	Area (ha)	Units (not built out)	Planning consent reference(s)
N/A	Bucklesham	39-41 Levington Lane	0.23	6	C/10/2441
N/A	Felixstowe	85-93 St Andrews Road	0.04	5	C/07/0193
N/A	Felixstowe	Land between Orford Road & Langer Road ['South Seafrost']	1.88	83	C/05/1723 C/12/0068 DC/13/3598
N/A	Felixstowe	23 Leopold Road	0.08	5	C/10/1948
N/A	Felixstowe	Allotment Land, Philip Ave	0.28	10	C/10/0987
N/A	Felixstowe	The Bartlett Hospital	0.50	34	C/11/1502 DC/13/2716
N/A	Felixstowe	Cliff House, Chevalier Road, Hamilton House & Car Park, Hamilton Road	0.38	55	C/07/2364
N/A	Felixstowe	Garage site, Langer Road	0.14	5	C/08/1656
N/A	Felixstowe	The Feathers public house, High Street	0.18	5	DC/13/3057
N/A	Felixstowe	Waverley Hotel, Wolsey Gardens	0.13	23	C/08/1081 (Conv of hotel)
N/A	Felixstowe	The Ordnance Hotel, 1 Undercliff Road	0.2	14	C/08/0936
N/A	Felixstowe	Land at junction with Garrison Lane, High Road West	0.16	12	C/08/1122
21ucf	Felixstowe	Land to the rear of 191-211 Grange Road and 2-16 Philip Avenue	0.29	7	C/11/0081

<sup>24</sup> Deliverable sites unless otherwise indicated



Sites with planning permission: Felixstowe housing market sub-area					
SHLAA site ref	Parish	Site name	Area (ha)	Units (not built out)	Planning consent reference(s)
81913	Felixstowe	Stowe House, 105 Cliff Road	0.30	9	C/08/1913 (10 gross units)
N/A	Trimley St Martin	Rear of 10-28 Old Kirton Road	0.89	8	C/01/0921 C/02/0985 C/04/0623
653	Trimley St Martin	Land at Mushroom Farm, High Road	3.73	66	C/13/0219
<b>Total units for Felixstowe housing market sub-area</b>				<b>347</b>	

## Framlingham housing market sub-area

Sites with planning permission: Framlingham housing market sub-area					
SHLAA site ref	Parish	Site name	Area (ha)	Units (not built out)	Planning consent reference(s)
709	Brandeston	Land adjacent to Red Gables, Mutton Lane	0.31	6	C/11/1144 C/12/1979
N/A	Cransford	Land adjacent to Cherry Trees	0.73	5	C/04/1329 C/08/0390
749	Earl Soham	Land to the south of the surgery, Bedfield Road	0.60	6	C/13/0060
N/A	Framlingham	Reads Bakery, 1 Bridge Street	0.04	5	C/11/1481
1ucfr includes 655,655a &655d	Framlingham	Land and buildings, west of Station Road	3.34	140	C/08/0795 C/13/0773
N/A	Peasenhall	OS 0960 Mill View Farm, Mill Road	1.00	2	C/01/0759
N/A	Sibton	Sibton Croft	0.30	6	C/11/1316
<b>Total units for Framlingham housing market sub-area</b>				<b>170</b>	

## Saxmundham housing market sub-area

Sites with planning permission: Saxmundham housing market sub-area					
SHLAA site ref	Parish	Site name	Area (ha)	Units (not built out)	Planning consent reference(s)
N/A	Aldeburgh	Plots 26-33 Phase 5B, Church Farm Rise	13.36	6	C/08/0908 C/10/2508 C/11/0752 C/13/0244
N/A	Aldeburgh	Disused Aldeburgh Service Station, Saxmundham Road	0.04	5	C/12/1700
N/A	Aldeburgh	Aldeburgh Brickworks, Saxmundham Road	0.96	15	C/12/2573
N/A	Aldringham-cum-Thorpe	Thorpeness Sports & Social Club, The Whinlands	0.13	5	C/11/2848
N/A	Blythburgh	Blythburgh & District Hospital	4.25	11	C/96/1000 C/00/0985 C/07/0084 C/06/1062
N/A	Friston	Friston Business Centre	0.38	8	C/04/1421 C/08/0064 C/10/1928 C/12/2592 C/12/1061 C/12/2591
N/A	Leiston	15 High Street	0.12	8	C/04/1826
408 southern part of	Leiston	Land adjacent to 55 Valley Road	0.37	25	C/13/0475

Sites with planning permission: Saxmundham housing market sub-area					
SHLAA site ref	Parish	Site name	Area (ha)	Units (not built out)	Planning consent reference(s)
N/A	Saxmundham	Land on north side of Church Hill	2.44	59	C/07/0362
N/A	Saxmundham	Land west of 56 to 80 Mayflower Avenue	0.52	20	C/12/1123 DC/13/2520
577	Saxmundham	Land adjacent to playing field, Rendham Road	5.06	84+57	C/12/2289 & DC/13/3263/ARM (57 units) C/13/0056 & DC/13/2671/ARM (90 units)
72195	Saxmundham	Seaman House, Seaman Avenue	1.15	33	C/10/2196
72196	Saxmundham	Former county primary school, Fairfield Road	0.55	21	C/11/1539
457 includes 457a	Snape	Land opposite Snape primary school, Church Road	1.60	14	C/11/0967
8742	Snape	Part side garden 8 The Glebes and land rear 7 Church Road	0.30	10	C/10/1630
N/A	Walberswick	Land at Rosemary Cottage & former Waveney Lodge, The Street	0.30	5	C/11/0375 C/12/2346
<b>Total units for Saxmundham housing market sub-area</b>				<b>386</b>	

## Woodbridge housing market sub-area

Sites with planning permission: Woodbridge housing market sub-area					
SHLAA site ref	Parish	Site name	Area (ha)	Units (not built out)	Planning consent reference(s)
N/A	Alderton	Watson Way	0.29	2	C/97/1692
91862	Campsea Ashe	1-6, 9&10 Ullswater Road	0.69	12	C/09/1862 (20 gross)
933	Chillesford	Land at Chillesford Lodge	2.92	20	C/11/1123
N/A	Hollesley	Duck Corner / Rectory Road	3.34	5	C/01/0361
N/A	Melton	Deben Mill, Melton Hill	0.29	33	C/10/0773
N/A	Rendlesham	Domestic Base RAF Bentwaters	13.8	18	C/08/0670 C/11/1675 C/11/1376 C/11/2376 C/11/2560 C/13/0677
N/A	Sutton	21-24 Old Post Office Lane	0.30	5	C/09/2012
N/A	Tunstall	Snape Maltings, Snape Bridge	0.15	35	C/05/0210 C/11/1047
N/A	Wickham Market	Parma Industries, 123 High Street	0.25	11	C/12/0853
830b	Wickham Market	Land south of Featherbroom Gardens and west of Chapel Lane	3.16	65	C/12/2123
918	Wickham Market	Land west of The Drift and north of 202-222 High Street	0.66	7	C/11/0097 C/12/2509 C/13/0112
8012	Wickham Market	Land rear of Deben Court, Chapel Lane	0.72	0	DC/13/2229/FUL conversions (24 gross)
N/A	Woodbridge	Land at Notcutts Garden Centre, Ipswich Road	1.4	25	C04/1823 C08/0143 C11/1087
N/A	Woodbridge	Quayside Mill, Quay Side	0.18	11	C/13/0767

Sites with planning permission: Woodbridge housing market sub-area					
SHLAA site ref	Parish	Site name	Area (ha)	Units (not built out)	Planning consent reference(s)
<b>Total units for Woodbridge housing market sub-area</b>				<b>249</b>	

## Appendix B: Sites with planning permission subject to the completion of a legal agreement<sup>25</sup>

### EIPA housing market sub-area

Sites with planning permission subject to a legal agreement: EIPA housing market sub-area					
SHLAA site ref	Parish	Site name	Area (ha)	Units	Planning consent reference(s)
628	Purdis Farm	Land at Trinity Park, Bucklesham Road	9.09	Up to 300	C/12/1930
<b>Total units for EIPA housing market sub-area</b>				<b>300</b>	

### Felixstowe housing market sub-area

Sites with planning permission subject to a legal agreement: Felixstowe housing market sub-area					
SHLAA site ref	Parish	Site name	Area (ha)	Units	Planning consent reference(s)
166b	Felixstowe	Land south 125 Ferry Road	4.8	200	DC/13/3069/OUT
451i with 980a	Felixstowe	Land adjacent to 1-4 Hawkes Lane	6.71	190 with site 980a	DC/13/3821/OUT
980a	Felixstowe	Land at Orwell High School, Maidstone Road	13.22	See 451i	see 451i
<b>Total units for Felixstowe housing market sub-area</b>				<b>390</b>	

### Framlingham housing market sub-area

Sites with planning permission subject to a legal agreement: Framlingham housing market sub-area					
SHLAA site ref	Parish	Site name	Area (ha)	Units	Planning consent reference(s)
738	Framlingham	Land off Saxtead Road, opposite Thomas Mills High School	0.50	10	DC/13/3234/OUT
<b>Total units for Framlingham housing market sub-area</b>				<b>10</b>	

### Saxmundham housing market sub-area

Sites with planning permission subject to a legal agreement: Saxmundham housing market sub-area					
SHLAA site ref	Parish	Site name	Area (ha)	Units	Planning consent reference(s)
378p land east of 8 The Street <sup>26</sup>	Darsham	Land east of 8 The Street	0.70	15	DC/13/2489/OUT
785	Darsham	Land adjacent to the village hall, The Street	0.55	20 and village hall with site 944	DC/13/2933/OUT
604	Knodishall	Land opposite 57 to 61 Judith Avenue	0.33	8	DC/13/2461/FUL
761a includes 408b and 761c	Leiston	Land opposite 18-30A Aldeburgh Road	5.05	119	C/12/2139
<b>Total units for Saxmundham housing market sub-area</b>				<b>162</b>	

<sup>25</sup> Deliverable sites unless otherwise indicated

<sup>26</sup> Previously 378a: redrawn to reflect planning consent on part of site

## Woodbridge housing market sub-area

Sites with planning permission subject to a legal agreement: Woodbridge housing market sub-area					
SHLAA site ref	Parish	Site name	Area (ha)	Units	Planning consent reference(s)
508 includes 908	Alderton	East of Watson Way and adjacent to Beach Lane	0.42	9	DC/13/2174/OUT
772a includes 820	Hollesley	Land adjacent to Marsh View, Rectory Road	1.25	16	C/13/0320
705	Melton	Land off Woods Lane, Melton adjacent to Woodroyn Cottage	0.36	11	C/12/2255
318a includes 886	Otley	Land at The Depot, Helmingham Road	2.14	35	DC/13/3229/OUT
499	Tunstall	Land at Street Farm, School Road	1.32	33	DC/13/2457/OUT
<b>Total units for Woodbridge housing market sub-area</b>				<b>104</b>	

## Appendix C: Deliverable (1-5 years) and developable (6-15 years) sites

### EIPA housing market sub-area

Deliverable and developable sites: EIPA housing market sub-area						
SHLAA site ref	Parish	Address	Size (ha)	Proportion suitable (and density multiplier) <sup>28</sup>	Indicative capacity: units <sup>29</sup>	Delivery period (years)
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 <sup>30</sup>
893	Martlesham	Land south of Bloomfields Farm, Black Tiles Lane	0.52	100(18) <sup>31</sup>	9	1-5
900a includes 703 and 895	Martlesham	Land at and surrounding Woodbridge Town FC, A12	4.16	75(23-36) <sup>32</sup>	72-112	1-5
564	Westerfield	Land at Old Station Works, Main Road	3.65	75(11)	30	1-5
622	Westerfield	Land adjacent to Old Glebe House, Westerfield Road	2.81	100(11)	31	1-5
680	Westerfield	Land at Mill Farm, Westerfield Road	0.25	100(11)	3	1-5
702a	Westerfield	Land to the south of Westerfield Hall Farm, Westerfield Road	1.14	100(11)	13	1-5
702b	Westerfield	Land to the east of Westerfield Hall Farm, Westerfield Road	1.85	100(11)	20	1-5
702c	Westerfield	Land to the north of White Lodge, Westerfield Road	0.27	100(11)	3	1-5
939	Westerfield	Land south of Lower Road, Westerfield	1.64	100(11)	18	1-5
445	Witnesham	Land adjacent to Warrens Barn, The Street	0.47	100(18)	8	1-5
678	Witnesham	Land at Street Farm, Ipswich Road	0.71	100(18)	13	1-5
704a	Witnesham	North-west of Redhouse Farm and south of Springfield	2.12	50(18)	19	1-5
<b>Total units for EIPA housing market sub-area</b>					<b>2239-2279</b>	

### Felixstowe housing market sub-area

Deliverable and developable sites: Felixstowe housing market sub-area						
SHLAA site ref	Parish	Address	Size (ha)	Proportion suitable (and density multiplier)	Indicative capacity: units	Delivery period (years)
914	Bucklesham	Land north of White House, The Street	0.65	100(11)	7	6-15
451g	Felixstowe	Land at and surrounding Felixstowe Rifle Club, south of Dockspur Roundabout	12.00	75(27-40)	243-360	1-5

<sup>27</sup> Rounded to 100, 75, 50 or 25% of the site area (estimation only)

<sup>28</sup> Density figure used in calculations shown in brackets

<sup>29</sup> Site area multiplied by density figure, see '[calculating development potential](#)'

<sup>30</sup> Given the ongoing legal challenge, a conservative approach to delivery of Adastral Park was taken

<sup>31</sup> Key Service Centre density used, as per policy SP19

<sup>32</sup> Market Town density used, as per Policy SP19

Deliverable and developable sites: Felixstowe housing market sub-area						
SHLAA site ref	Parish	Address	Size (ha)	Proportion suitable (and density multiplier)	Indicative capacity: units	Delivery period (years)
502e	Felixstowe	Land behind 15 and 16 Conway Close	3.83	100(27-40)	103-153	6-15
1011c	Felixstowe	Land at Felixstowe Sunday market site, Sea Road	0.58	50(27-40)	8-12	1-5
325a <sup>33</sup>	Kirton	Land to the rear of 101-137 Bucklesham Road	0.6	100(11)	7	1-5
712	Kirton	Land to the rear 18 Falkenham Road	1.97	75(11)	16	1-5
770	Kirton	770-Little Acre, Church Lane	0.32	100(11)	4 (relies on 951 for access)	6-15
950	Kirton	Land adjacent to village hall, Falkenham Road	1.05	100(11)	12	1-5
951	Kirton	Land east of Church Lane	0.80	50(11)	4	1-5
383a	Trimley St Martin	Land adjacent to 400 High Road	1.81	100(18-24)	33-43	1-5
383b	Trimley St Martin	Land adjacent to Reeve Lodge, 1 High Road	1.03	100(18-24)	19-25	1-5
451b	Trimley St Martin	Land off Grimston Lane and High Road	2.25	100(18-24)	41-54	1-5
936	Trimley St Martin	Land to the north of Heathfields	2.90	75(18-24)	39-52	6-15
383f	Trimley St Mary	Land south of Thurman's Lane and opposite to High Road	3.03	100(18-24)	55-73	1-5
451c	Trimley St Mary	Land north of the Poultry Farm, High Road	0.77	100(18-24)	14-18	1-5
451d	Trimley St Mary	Land surrounding Trimley Old Rectory, Church Lane	9.25	100(18-24)	167-222	1-5
451f	Trimley St Mary	Land adjacent to Mill farm, 38 Thurman's Lane	1.44	100(18-24)	26-35	1-5
607	Trimley St Mary	Land at 182 High Road	0.42	100(18-24)	8-10	1-5
<b>Total units for Felixstowe housing market sub-area</b>					<b>806-1107</b>	

## Framlingham housing market sub-area

Deliverable and developable sites: Framlingham housing market sub-area						
SHLAA site ref	Parish	Address	Size (ha)	Proportion suitable (and density multiplier)	Indicative capacity: units	Delivery period (years)
627a	Badingham	Land off Mill Road, Badingham	0.53	100(11)	6	1-5
524 includes 757a	Dennington	Land opposite Townsfield Cottages, Laxfield Road	0.60	100(18)	11	1-5
672a	Easton	Land adjacent to Easton Primary School, The Street	1.79	100(11)	20	1-5
550	Framlingham	Land to the south of Mount Pleasant	2.78	100(23-36)	64-100	1-5
551	Framlingham	Land adjacent to Brook Cottage, Vyces Road	0.80	100(23-36)	18-29	1-5
583a	Framlingham	Land adjacent to Fairfield Crescent	6.77	100(23-36)	156-244	1-5

<sup>33</sup> The site as originally submitted has been redrawn

Deliverable and developable sites: Framlingham housing market sub-area						
SHLAA site ref	Parish	Address	Size (ha)	Proportion suitable (and density multiplier)	Indicative capacity: units	Delivery period (years)
738 <sup>34</sup>	Framlingham	Land off Saxtead Road, opposite Thomas Mills High School	0.90	100(23-36)	21-32	1-5
957	Framlingham	Land north of Coucy Close	0.45	100(23-36)	10-16	1-5
989	Framlingham	Land north of Badingham Road, adjacent to Framlingham Castle	0.30	100(23-36)	7-11	1-5
400	Peasenhall	Land at Sibton Road opposite Peasenhall and Sibton Methodist Church	1.34	25(18)	6	6-15
695	Wenhaston	Land off St Michaels Way and Narrow Way	1.26	100(11)	14	1-5
733	Wenhaston	Land off Coles Hill and Blyford Lane	0.39	100(11)	4	1-5
938a	Wenhaston	Land south of Laburnum Cottages, Back Road	2.11	100(11)	23	1-5
938b	Wenhaston	Land between Wenhaston Church and Bramfield Road	1.83	100(11)	20	1-5
642b	Yoxford	Land adjacent to Homeland, Main Road	0.35	100(18)	6	6-15
<b>Total units for Framlingham housing market sub-area</b>					<b>386-542</b>	

## Saxmundham housing market sub-area

Deliverable and developable sites: Saxmundham housing market sub-area						
SHLAA site ref	Parish	Address	Size (ha)	Proportion suitable (and density multiplier)	Indicative capacity: units	Delivery period (years)
608	Aldeburgh	Land to rear off Rose Hill, Saxmundham Road	3.0	100(23-36)	69-108	1-5
982	Aldeburgh	Land to the rear of 44-70 Saxmundham Road	4.27	50(23-36)	49-77	1-5
5668	Aldringham-cum-Thorpe	Site fronting Old Homes Road, Thorpeness	0.41	75(11)	3	1-5
411	Benhall	Land adjacent to Corner Cottages, Main Road	0.69	100(11)	8	1-5
969	Benhall	Land south of Brook Cottage, Main Road	0.62	100(11)	7	6-15
4ucb	Blythburgh	Part garden of Farthings, London Road and land adjacent	0.38	100(18)	7	6-15
378a land east of 8 The Street <sup>35</sup>	Darsham	Land east of 8 The Street	1.13	100(18)	20	1-5
794	Darsham	Land south of 13 Granary Cottages	0.33	100(18)	6	6-15
609	Kelsale	Land adjacent to Alderlee, Main Road	0.52	100(11)	6	1-5
884	Kelsale	Land south of Ambleside, Main Road	1.86	100(11)	20	6-15
OPP 5	Knodishall	Land north at and north of Green Trees, School Road	0.78	100(18)	14	1-5
12ucl	Leiston	Land at Mill House, Valley Road and east of 52 Valley Road	0.39	100(23-36)	9-14	6-15
13ucl	Leiston	Land south of Carr Avenue	0.60	100(23-36)	14-22	6-15
16ucl	Leiston	Rear of 9 and 11 South Close and 49 Garrett Crescent	0.35	100(23-36)	8-13	6-15
408a	Leiston	Caravan park, King Georges Avenue	0.43	100(23-36)	10-15	6-15

<sup>34</sup> Redrawn to account for a planning consent

<sup>35</sup> The site as originally submitted has been redrawn to account for a planning application



Deliverable and developable sites: Saxmundham housing market sub-area						
SHLAA site ref	Parish	Address	Size (ha)	Proportion suitable (and density multiplier)	Indicative capacity: units	Delivery period (years)
481 includes 408d, 619, 775	Leiston	Land adjacent to 26-72 St Margaret's Crescent	5.08	100(23-36)	117-183	6-15
810b includes 815	Leiston	Land east of Westbury Cottages, Saxmundham Road	3.03	100(23-36)	70-109	6-15
1004 includes 761b	Leiston	Land south of Red House Lane	8.20	100(23-36)	189-295	6-15
779	Middleton	Land west of Green Garth, Mill Street	0.32	100(11)	4	6-15
1006	Saxmundham	Land north-east of Street Farm	2.18	100(23-36)	50-78	1-5
1009	Saxmundham	Land to the north of Church Hill	6.61	100(23-36)	152-238	1-5
<b>Total units for Saxmundham housing market sub-area</b>					<b>832-1247</b>	

## Woodbridge housing market sub-area

Deliverable and developable sites: Woodbridge housing market sub-area						
SHLAA site ref	Parish	Address	Size (ha)	Proportion suitable (and density multiplier)	Indicative capacity: units	Delivery period (years)
303 includes 401	Bawdsey	Land fronting The Street and School Lane	0.64	100(11)	7	1-5
596	Butley	Former School Site, Short Walk	1.03	100(11)	11	1-5
557	Campsea Ashe	Land adjacent to 35 Mill Lane	0.85	100(11)	9	1-5
520	Charsfield	Land behind Three Horse Shoes PH, The Street	0.97	100(11)	11	1-5
773a	Chillesford	Land adjacent to New House, The Street	0.30	100(11)	3	1-5
8uch	Hollesley	Cliff Cottage, Fox Hill and Highfield, Fox Hill	0.36	100(18)	6	6-15
9uch	Hollesley	Orchard Cottage, Stebbings Lane	0.36	100(18)	6	6-15
357	Hollesley	Land opposite Stores Corner, Boyton Road	0.99	100(18)	18	1-5
829	Hollesley	Land opposite Moorlands, Heath Road	0.72	100(18)	13	1-5
635	Melton	Land north of Woods Lane and West of Valley Farm Road	1.83	100(18)	33	6-15
OPP 4	Orford	Land north of Mill Close	0.82	100(18)	15	1-5
584	Otley	Land north of the depot, Church Road	0.51	100(18)	9	6-15
350 includes 676	Rendlesham	Land to the west of Garden Square	5.05	50(18)	45	1-5
350b	Rendlesham	Land adjacent to Rockford House, Redwald Road	0.38	100(18)	7	6-15
754	Rendlesham	Land to the rear of 3 to 33 Suffolk Drive	5.93	100(18)	107	1-5
812b	Shottisham	Land east of Heath Drive	0.54	100(11)	6	6-15
812d	Shottisham	Land opposite the Sorrel Horse, The Street	0.42	100(11)	5	6-15
597	Tunstall	Land adjacent to The Red House, Orford Road	0.71	100(11)	8	6-15
730	Tunstall	Land at Three Corners, Woodbridge Road	0.50	100(11)	6	1-5
786	Tunstall	Land at Plunkett's Barns	1.57	50(11)	9	1-5
617	Wickham Market	Land to the west of 43 Dallinghoo Road	0.36	100(18)	6	1-5
776i	Wickham Market	Land to the west of Spring Lane	5.28	75(18)	71	1-5

Deliverable and developable sites: Woodbridge housing market sub-area						
SHLAA site ref	Parish	Address	Size (ha)	Proportion suitable (and density multiplier)	Indicative capacity: units	Delivery period (years)
776L	Wickham Market	Land rear of New Vicarage, Crown Lane	1.70	100(18)	31	1-5
<b>Total units for Woodbridge housing market sub-area</b>					<b>442</b>	

## Appendix D: Unsuitable sites

Unsuitable sites				
SHLAA site ref	Parish	Site name	Area (ha)	Reason site not deemed suitable
2uca	Aldeburgh	Land adjacent to 1 Crescent Road	0.31	Garden land.
5uca	Aldeburgh	Land adjacent to 16 Alde Lane	0.26	Consent C/13/0328 built out taking site below 0.25 hectare threshold.
24uca	Aldeburgh	Land between Roos and Saxmundham Road	0.25	Limited capacity due to tree cover puts site below size threshold; impact on street scene.
25uca	Aldeburgh	Land to the rear 70 Saxmundham Road	0.38	Limited capacity due to tree cover puts site below size threshold; garden land.
768	Aldeburgh	Land at Crag Pitt Nurseries, Leiston Road	9.23	Poorly related to existing settlement; poor access; negative impact on landscape; flood zone 2 impact; proximity to SPA; Heritage Coast; AONB.
941	Aldeburgh	Land west of Pinehurst, Leiston Road	1.34	Would undermine the golf course to south as an effective town edge; landscape value; poor relation to existing settlement; proximity to SPA; Heritage Coast; AONB.
942	Aldeburgh	Land to the north of Pinehurst, Leiston Road	3.53	Would undermine the golf course to south as an effective town edge; landscape value; poor relation to existing settlement; proximity to SPA; Heritage Coast; AONB.
943	Aldeburgh	Land west of Marsh House, Saxmundham Road	3.09	Poorly related to existing settlement, proximity to European site; flood zone 2 covers approximately half of the site; Heritage Coast; AONB.
968	Aldeburgh	Land behind 24-42 Saxmundham Road	0.91	Proximity to European site; access would be through flood zone 2; Heritage Coast; AONB.
438 includes 735a	Alderton	West of Frith Cottage, Ramsholt Road	0.30	Poorly related to existing settlement; AONB; setting of listed buildings (grade 2) to north and south; poor access.
735	Alderton	Land north of 33 Hollesley Road	0.32	Impact on grade 2 listed building; AONB.
979	Aldringham-cum-Thorpe	Land south of Aldringham Lane	4.94	SLA; flood zone 2; poorly related to existing settlement.
575	Badingham	Land at The White Horse and Badingham House, Low Road	3.99	Flood zone 2 across access; woodland.
686	Badingham	Land to the rear of 1 - 2 Old Rectory Road	1.05	Orchids; county wildlife site.
776a	Badingham	Land to the rear of 4 Low Street	2.00	Impact on character; trees.
627 includes 782	Badingham	Land north of the Old Rectory	0.59	Badingham Pocket Park; ecological impact; children's play area; plantation.
411c	Benhall	Land adjacent to South End, Kiln Lane	7.64	Poorly related to existing settlement.
411b	Benhall	Land between Grays Lane and Main Road	5.07	Poorly related to existing settlement.
605	Benhall	Land opposite Sunnyside, School Lane	0.74	Poorly related to existing settlement, access.
799	Benhall	Land west of Main Road	1.19	Poorly related to existing settlement.
643 includes 995	Blaxhall	Land surrounding area of the Old Post Office, Old Post Office Lane	1.67	Allotments, SLA, impact on the character of the village.
399	Bramfield	Waterloo Farm, Halesworth Road	2.11	Poorly related to existing settlement; dangerous road access.

Unsuitable sites				
SHLAA site ref	Parish	Site name	Area (ha)	Reason site not deemed suitable
493	Bramfield	Land at the slaughterhouse, Low Road	2.23	Loss of rural employment; poorly related to existing settlement; out of scale with existing settlement.
505	Bramfield	Land opposite primary school, Bridge Street	0.54	Flood zone 2; high landscape/amenity value.
789	Brandeston	Land north of Fenner's, Mill Lane	1.33	Poorly related to existing settlement; highway capacity.
963	Brandeston	Land north of Millstones, Mill Lane	1.12	Poorly related to existing settlement; highway capacity.
521	Bredfield	Land opposite Little Orchard, Woodbridge Road	0.82	Anglian Water advice: waste water treatment works capacity.
780c	Bredfield	Land between the village hall and Tudor Cottage, The Street	0.43	Anglian Water advice: waste water treatment works capacity
780d	Bredfield	Land west of Maytree Cottage, Caters Lane	0.26	Poorly related to existing settlement; poor access.
780e	Bredfield	Land opposite the works, Woodbridge Road	0.35	Poor access; open character of countryside.
804	Bredfield	Land north of Ufford Road	2.92	Poorly related to existing settlement; poor access; much of site within flood zone 2.
931	Bredfield	Land south of Chapel Farm, Woodbridge Road	0.61	Back land; poor access.
OPP 2	Bredfield	Land south of Templars	1.16	Anglian Water advice: waste water treatment works capacity.
OPP 3	Bredfield	Land east of Woodbridge Road, opposite Glebe Road	1.50	Anglian Water advice: waste water treatment works capacity.
490	Bucklesham	Land adjacent to Radwood House, Main Road	11.42	Out of scale with existing settlement; out of character; poorly related to existing settlement.
912	Bucklesham	Land south of Forge Close	6.38	Out of scale with existing settlement; out of character; poorly related to existing settlement; hedge.
998	Bucklesham	Land to the rear of Street Farm, Levington Lane	2.17	Access between properties, only available via commercial site; loss of employment; back land; poorly related to existing settlement.
1001	Bucklesham	Land south east of Levington Lane	1.73	Access; rural character; road capacity; hedge.
1002	Bucklesham	Land south of Main Road	2.69	Poorly related to existing settlement; out of scale with existing settlement.
885b	Butley	Land at Wantisden Corner	1.13	Unsuitable topography; existing development of site means the site capacity is likely to be below SHLAA threshold.
745/990	Campsea Ashe	Land east of 3 Station Road	0.65	Poorly related to existing settlement; impact on setting of listed building.
590b	Charsfield	Land adjacent to Highfields, Davey Lane	0.17	Poorly related to existing settlement; hedges.
590c	Charsfield	Land between Davey Lane and Chapel Lane	0.50	Poorly related to existing settlement; hedges.
590	Charsfield	Land adjacent to Primary School, Church Lane	1.24	Poorly related to existing settlement; setting of grade 1 listed building.
590a	Charsfield	Land behind 15 Peters Close	0.87	Prominent site, landscape impact, out of scale with existing settlement; hedges.
778a	Charsfield	Land north of South Cottage, Chapel Lane	1.23	Poorly related to existing settlement; hedges.

Unsuitable sites				
SHLAA site ref	Parish	Site name	Area (ha)	Reason site not deemed suitable
778b	Charsfield	Land south of Springfield House, Chapel Lane	1.56	Landscape impact; hedges.
844	Charsfield	Land south of Hill Farm	0.61	Poorly related to existing settlement; hedges.
878	Charsfield	Land at and surrounding Highfields, Davey Lane	0.69	Poorly related to existing settlement; hedges.
984	Charsfield	Land east of St Peter's Church, The Street	0.37	Out of scale with existing settlement; poorly related to existing settlement; prominent site; hedges.
985	Charsfield	Land north of The Limes, Church Road	0.55	Landscape impact; impact on setting of grade 1 listed building; hedges.
986	Charsfield	Land to the rear of Rose Cottage, Chapel Lane	0.52	Landscape impact; woodland; poorly related to existing settlement.
707	Chillesford	Land off Pedlar's Lane, adjacent to Hertford's Place	0.26	Poor access.
932	Chillesford	Land east of the Froize Inn	0.90	Poorly related to existing settlement; woodland impact; landscape impact.
975	Chillesford	Land at Church Farm, the Street	0.64	Poorly related to existing settlement; flood zone 2.
378 Land north of Priory Farm	Darsham	Land north of Priory Farm	0.92	Poorly related to existing settlement.
776c	Darsham	Land opposite Fairfields and adjacent to The Old Rectory	0.53	Conservation area impact; landscape impact.
967	Darsham	Land at Priory Farm, Priory Lane	0.60	Poorly related to existing settlement.
753 includes 757c	Dennington	Land adjacent to The Gables, Owls Green	1.14	Poorly related to existing settlement.
1ucd	Dennington	Land between and behind Peace Haven and Little Wish, The Street	0.53	Important open green space.
373	Dennington	Land at Spring Farm, The Street	1.64	Views of listed building grade 1 across site from the public realm.
503	Dennington	Land to the rear of Short Acre, Saxtead Road	1.84	Landscape impact; poorly related to existing settlement.
503a	Dennington	Land opposite The Leys, Saxtead Road	2.05	Landscape impact; poorly related to existing settlement; access.
713	Dunwich	Land opposite The Town House	3.94	Landscape impact; poorly related to existing settlement.
948	Earl Soham	Land at Street Farm Yard, Brandeston Road	0.83	Highways advice: no footway link to village centre.
955	Earl Soham	Land adjacent to Eastfields, Roman Road	1.23	Poorly related to existing settlement; no footway link to village centre.
580 includes 497	Easton	Land adjacent to The Round House, Pound Corner	2.33	Listed building setting; impact on character; poorly related to existing settlement; no access.
530	Easton	Land at rear Four Pheasants, The Street	0.34	TPO area; setting of listed building; adjacent to conservation area; garden land.
672	Easton	Land adjacent to Sunnyside, School Lane	0.50	Impact on conservation area; hedges.
970	Easton	Land west of School Lane	0.50	Poorly related to existing settlement; poor access.
978	Easton	Land east of Harriers Walk	5.10	Historic parkland.
836	Eyke	Land south of Manor Cottages. Castle Hill	1.04	Poor access; poorly related to existing settlement.

Unsuitable sites				
SHLAA site ref	Parish	Site name	Area (ha)	Reason site not deemed suitable
837	Eyke	Land rear of Old Mill House, The Street	1.14	Poor access; landscape impact.
991	Eyke	Land at Church Farm, The Street	1.26	Anglian Water advice: waste water treatment works capacity.
OPP 7	Eyke	Land south of Eyke CoE Primary School and east of The Street	1.50	Anglian Water advice: waste water treatment works capacity.
1ucf	Felixstowe	Garrison Lane car park, adjacent to 17 Garrison Lane	0.46	Important to retain for parking provision.
166a	Felixstowe	Land adjacent to Laurel Farm, Marsh Lane	3.95	Poorly related to existing settlement; landscape character.
166c	Felixstowe	Land at and surrounding Fleet House, Marsh Lane	9.09	Landscape impact; AONB; poorly related to existing settlement.
502c	Felixstowe	Land adjacent to park Farm, Hyem's Lane	5.97	Landscape impact; poorly related to existing settlement.
502d	Felixstowe	Land behind Upperfield Drive	3.79	Landscape impact; poorly related to existing settlement; poor access.
502b	Felixstowe	Land adjacent to playing field, Quinton's Lane	8.24	Landscape impact; poorly related to existing settlement.
502	Felixstowe	Land to the east of Cowpasture Farm, Gulpher Road	31.90	The size of the site would give rise to a 'strategic' level of housing development. The Core Strategy has not identified this site as a strategic site.
652	Felixstowe	Haven Exchange Site, Walton Avenue	2.27	Poor access; incompatible with neighbouring uses.
890	Felixstowe	Land north of Candlet Road	71.20	Poorly related to existing settlement.
980d	Felixstowe	Land at Suffolk Sands Holiday Park, Carr Road	6.89	Contrary to retention of tourist employment sites (policy SP21).
981	Felixstowe	Land at The Manor Club, Manor Terrace	0.44	Contrary to policy of retention of tourism and employment sites (policy SP21); flood zone 2.
1011b	Felixstowe	Land at Manning's Amusement Park, Sea Road	0.95	Contrary to policy of retention of tourism and employment sites (policy SP21).
166 includes 502	Felixstowe	Land at Cowpasture Farm, Gulpher Road	45.70	The size of the site would give rise to a 'strategic' level of housing development. The Core Strategy has not identified this site as a strategic site.
fr6uc	Framlingham	Lucarne, Fore St	0.33	Allotments; hedges.
566	Framlingham	Land at and behind 115 College Road	2.77	Playing fields; impact on the character of the townscape; setting of listed building (grade 2); views of castle across site (SP15).
583	Framlingham	Land adjacent to 23-48 The Mobrays	10.02	Poorly related to existing settlement; poor access.
583b	Framlingham	Land adjacent to Holgate Hill, Woodbridge Road	12.40	Poorly related to existing settlement; landscape impact.
956a	Framlingham	Land west of New Street	12.24	Poorly related to existing settlement; landscape impact; access road capacity.
959	Framlingham	Land south of Charnwood Farm, Saxtead Road	6.67	Poorly related to existing settlement.
996	Framlingham	Land at Hill Farm, Kettleburgh Road	2.62	Highways advice: poor road alignment on approach to site.
1008	Framlingham	Land at Bridge Cottage, Kettleburgh Road	1.14	Flood zone 2.
956b excludes 748 and 550	Framlingham	Land to the east of New Street	20.00	Poorly related to existing settlement; landscape impact.

Unsuitable sites				
SHLAA site ref	Parish	Site name	Area (ha)	Reason site not deemed suitable
817	Framlingham	Land north of Kings Avenue	2.38	No access
437	Grundisburgh	Land at recreation ground south of Postmill Orchard and Postmill Close	5.40	Playing fields; tennis courts.
514	Grundisburgh	Land at and surrounding 22-24 Stoney Road	0.43	Anglian Water advice: waste water treatment works capacity; highways advice: width of access insufficient.
624 includes 10ucg	Grundisburgh	Land between The Street and Meeting Lane	0.89	Anglian Water advice: waste water treatment works capacity.
696	Grundisburgh	Land off Ipswich Road, south of Barn Farm	2.37	Anglian Water advice: waste water treatment works capacity.
824 includes 823	Grundisburgh	Land south of Half Moon Lane	10.65	Landscape impact; out of scale with existing settlement.
841	Grundisburgh	Land rear The Gables, The Green	0.28	Conservation area impact; SLA impact; numerous listed buildings in close proximity.
915 includes 436	Grundisburgh	Land west of Chapel Road	5.16	Anglian Water advice: waste water treatment works capacity.
746	Hacheston	Land opposite Hacheston Lodge, The Street	0.85	Poorly related to existing settlement; landscape impact.
463 includes 772b	Hollesley	Land adjacent to Beechview, Rectory Road	1.44	Highways advice: highway network not suitable.
825	Hollesley	Longacres, School Lane	1.61	Highways advice: highway network not suitable.
826	Hollesley	Land south of Stebbings Lane off Tower Hill	0.70	Poor access.
883	Hollesley	Land west of Manor Farm	5.94	Poorly related to existing settlement; submitted as campsite.
964	Hollesley	Land at Meadow Farm, Meadow Farm Lane		Access crosses flood zone 2; poorly related to existing settlement.
828	Hollesley	Land surrounding Meadow Park Livery, Alderton Road	0.57	Access crosses flood zone 2; poorly related to existing settlement.
1014	Hollesley	Land east of Fourways, Alderton Road	0.37	Poor access.
522	Kelsale	Land adjacent to Pear Tree Close	5.48	Important open space.
534	Kelsale	Land north of White Gables, Main Road	1.68	Character impact; poorly related to existing settlement.
579	Kelsale	Land adjacent to Pear Tree Close	0.84	Poor access.
585	Kelsale	Land at and surrounding Fir Trees, Rosemary Lane	2.06	Important open space.
593	Kelsale	Land adjacent to The Oaks, Carlton Road	0.40	Poor access; character impact; site unlikely to yield 5 dwellings.
614	Kelsale	Land adjacent to Lynwood, Main Road	1.17	Poorly related to existing settlement.
776b	Kelsale	Land to the rear of Home Port, Carlton Road	0.64	Woodland; poor access; relationship with A12.
784	Kelsale	Land north of Kelvin, Rosemary Lane	0.45	Poor access; woodland.
791	Kelsale	Land north of White Gables, Main Road	2.00	Character; poorly related to existing settlement.
795	Kelsale	Land east Mill Farm, Rosemary Lane	0.67	Poor access.
845	Kelsale	Land east of Benstead, Main Road	0.40	Poorly related to existing settlement.
871	Kelsale	Land south and east of Cherry Tree Cottage, Curlew Green	1.91	Character; poorly related to existing settlement; setting of listed building (grade 2).

Unsuitable sites				
SHLAA site ref	Parish	Site name	Area (ha)	Reason site not deemed suitable
888	Kelsale	Land south of Bankside, Dorleys Corner	0.30	Poorly related to existing settlement.
927 includes 576	Kelsale	Land north of Park Farm House	0.61	Access; unlikely to yield 5 dwellings.
531	Kesgrave	Bracken Hall, Main Road	1.15	Impact on woodland.
687	Kesgrave	Longstrops, Foxhall Road, south of Grange Farm	50.51	Not in accordance with EIPA policy; county wildlife site to west; SSSI to east.
699	Kesgrave	Land off Main Road, opposite Bracken Avenue	8.39	Impact on woodland; TPOs.
774b	Kesgrave	Land adjacent to Keepers Cottage, Foxhall Road	11.13	Not in accordance with EIPA policy; council wildlife site to west.
902	Kesgrave	Land at and surrounding 306 Main Road	0.57	Impact on woodland; poorly related to existing settlement; TPOs.
827	Knodishall	Land rear of Little Barton and Bruins Loke, School Road	0.72	Poor access.
325	Kirton	Land adjacent 14-32 Park Lane	6.28	Back land; poor access; out of scale with existing settlement.
744b	Kirton	Land to the rear of 76 - 86 Bucklesham Road	0.57	Back land; poor access.
926	Kirton	Land at Innocence Cottage, Innocence Lane	0.48	Poorly related to existing settlement.
744 includes 325b	Kirton	Land to the rear of 31-37 Bucklesham Road	0.56	Back land.
889	Kirton	Land north of A14, east of Walk Farm	64.95	Out of scale with existing settlement; poorly related to existing settlement.
487	Knodishall	Land East of Judith Avenue	1.20	SLA; impact on woodland; identified in planning permission DC/13/2461/FUL as area to be managed as part of mitigation of development permitted in that application.
506	Knodishall	Land opposite Knodishall Primary School, Judith Avenue	17.30	Out of scale with existing settlement; access issues; landscape impact; poorly related to existing settlement.
763	Knodishall	Land adjacent to Coldfair Green Primary School, Judith Avenue	0.55	Poor access.
971	Knodishall	Land north of Snape Road	6.44	Poorly related to existing settlement; poor relation to common to east; poor access.
324	Leiston	Land adjacent to Sizewell Sports and Social Club, King Georges Avenue	8.38	No access; poorly related to existing settlement.
408c	Leiston	Land adjacent to 112-128 Haylings Road	1.62	Allotments.
449	Leiston	Land adjacent to Leiston Building Supplies LTD, Abbey Road	3.86	Employment policy.
631	Leiston	Land adjacent to 70 Abbey Road	1.36	Poorly related to existing settlement.
631a	Leiston	Land opposite 79-91 Abbey Road	0.49	Poorly related to existing settlement.
631b	Leiston	Land adjacent to 98 Abbey Road	0.38	Poorly related to existing settlement.
639	Leiston	Land opposite 36-84 Westward Ho, Buckleswood Road	0.37	Proximity to railway; shape; tree cover.
762	Leiston	Land adjacent to Brick Kiln Farm	56.11	Out of scale with existing settlement.
808	Leiston	132-136 Haylings Road	2.87	Poorly related to existing settlement.
810a	Leiston	Land west of cemetery, north of Saxmundham Road	4.57	Poorly related to existing settlement.
811	Leiston	Middle school, Waterloo Avenue	2.62	Loss of playing field.
814	Leiston	Land at and adjacent to cemetery,	2.6	Cemetery on eastern part of site;



Unsuitable sites				
SHLAA site ref	Parish	Site name	Area (ha)	Reason site not deemed suitable
		north of Saxmundham Road		western part of site poorly related to existing settlement.
819	Leiston	Land surrounding 70 Abbey Road	0.41	Poorly related to existing settlement.
72217	Leiston	Crown Farm, Sizewell Gap Road	0.40	Poorly related to existing settlement.
500	Little Bealings	Land at Manor Farm, The Street	0.46	Highways advice: no footway links from site.
538 excluding area covered by 999	Little Bealings	Land at Grove Farm, The Street	2.02	Woodland.
999 overlays part of 538	Little Bealings	Land at Grove Farm, The Street	1.06	Highways advice: no footway links from site.
625a	Little Glemham	Land adjacent to Groveberry House, Church Road	0.46	Landscape impact; SLA.
966	Marlesford	Land at Ivy House Farm, Ashe Road	0.88	Poorly related to existing settlement.
769 includes 922	Martlesham	Land to the south of Three Styles Lane	17.48 (10.39)	Landscape impact.
9ucm	Martlesham	Shawfields and Little Shaws, Shaw Valley Road	0.28	Poor access; ownership; site capacity.
453	Martlesham	Land at and surrounding Bridge Farm, Top Street	13.24	Area to be protected from development policy; coalescence; poor access.
591 includes 891	Martlesham	Land at and surrounding Collies, Three Styles Lane	0.75	Poor access; private road; capacity; impact on character of the area.
615	Martlesham	Land at The Chestnuts, Hall Road	1.32	Woodland impact; poorly related to existing settlement.
623	Martlesham	Land off Hall Road, rear of The Chestnuts	9.90	Woodland; poorly to existing settlement.
650	Martlesham	Land North of 1-30 Woodside	48.15	Coalescence; woodland impact; landscape impact.
710	Martlesham	Land to the north of the Park & Ride site	1.90	Poorly related to existing settlement; poor access.
721	Martlesham	Land including superstore, parish rooms and Beardmore Retail park	11.83	Employment land.
736 includes 719	Martlesham	Land to the rear of Willow Brook House, Bealings Road	4.54	Contrary to policy SP20; landscape impact; poorly related to existing settlement.
765	Martlesham	Land at Walk Farm Cottage	1.27	Landscape impact; woodland impact; poor access.
766	Martlesham	Land at Gibraltar Farm	4.49	Contrary to policy SP20; poorly related to existing settlement; landscape impact.
892	Martlesham	Land at Little Thrift, Felixstowe Road	0.85	Poorly related to existing settlement, garden land.
900b	Martlesham	Land south of Ipswich Road	1.57	SLA; poorly related to existing settlement; poor access.
907	Martlesham	Land immediately south of railway line, Top Street	0.96	SLA; poorly related to existing settlement; coalescence.
919	Martlesham	Land south of The Chestnuts, Hall Road	0.73	Woodland impact; poorly related to existing settlement; contrary to policy SP20.
634b	Melton	Land between St Andrews Place and El Melton Paso, Brick Kiln Lane	3.42	Poorly related to existing settlement; landscape impact; SLA; partly within flood zone 2.
634	Melton	Land adjacent to The Woodlands,	9.62	Poorly related to existing settlement; no

Unsuitable sites				
SHLAA site ref	Parish	Site name	Area (ha)	Reason site not deemed suitable
		Valley Farm Lane		existing access.
634a	Melton	Land at Saddlemakers Lane, opposite Manthorp Close	1.11	Listed building setting; highway capacity; landscape character; impact on conservation area.
722	Melton	Land to the rear of Fernhill Lodge, Woods Lane	0.98	Woodland impact; poor access; site levels; shape of site.
729	Melton	Former Girdlestone factory site, Station Road, Melton	2.56	Flood zone 2.
750	Melton	Land off Woods Lane, opposite Bredfield Road	3.31	Poorly related to existing settlement.
750a	Melton	Land off Woods Lane, opposite Bredfield Road	4.78	Poorly related to existing settlement.
751	Melton	Land at Long Springs, Woods Lane	6.26	Prominent site; poorly related to existing settlement.
833	Melton	Land west of Brick Kiln Lane	2.98	Poorly related to existing settlement; flood zone 2.
839	Melton	Land at and surrounding Witchpit Farm	3.08	Poorly related to existing settlement; access would need to be from A12.
851	Melton	Land west of The Retreat, Saddlemakers Lane	1.33	Poorly related to existing settlement; highway capacity.
909	Melton	Land east of former Girdlestone factory site, Station Road	1.39	Flood zone 2.
946 includes 974	Melton	Land west of Woodpecker Cottage, Woods Lane	2.24	Poorly related to existing settlement.
407	Middleton	Land opposite Holy Trinity Church, Back Road	1.71	Poor access.
470	Middleton	Land at MT Flick Farms, Back Road	1.31	Poor access; area to be protected from development; recently redeveloped and therefore unlikely to be available.
495	Middleton	Land adjacent to Contrive Cottage, Mill Street	0.40	Highways advice: poor access onto Mill Street.
972	Middleton	Land south of Back Road	0.95	Highways advice: highway network unsuitable
911	Middleton	Land east of the Old Rectory, Back Road	1.79	Flood zone 2, landscape impact; county wildlife site, SLA.
1uco	Orford	Land at 41, 45 and 47 Ferry Road	0.40	Garden land.
976	Orford	Land south of Daphne Road	1.58	Access over flood zone 2.
433	Otley	Land adjacent to The Bungalow, Helmingham Road	1.48	Poorly related to existing settlement.
572	Otley	Land at Wood Farm, Helmingham Road	0.88	Poorly related to existing settlement.
934 includes 318	Otley	Land to the rear of St. Mary's Church, Church Road	8.61	Area to be protected from development; setting of listed building; character.
965	Otley	Land north of Otley House, Helmingham Road	1.29	Poorly related to existing settlement.
513	Parham	Land opposite Willoughby Villa, Main Road	0.40	Landscape impact.
304	Peasehall	Adjacent to Primary School, Hackney Road	2.38	Impact on conservation area; important open space.
475	Peasehall	Land adjacent Bridge Cottages, The Causeway	0.42	Important open views within conservation area and SLA.
541	Peasehall	Land adjacent to The Glen, Bruisyard Road	0.40	Important gap for conservation area; poor access; important landscape views.
739	Peasehall	Land opposite 1-9 Oak View, Mill Hill	0.81	Highways advice: junction with A1120 unsuitable for further development.

Unsuitable sites				
SHLAA site ref	Parish	Site name	Area (ha)	Reason site not deemed suitable
832	Peasenhall	Land at and around Mill Rise, Mill Road	4.00	Woodland; prominent site; impact on landscape.
945	Peasenhall	Land east of Newlands, Mill Road	0.52	Highways advice: poor visibility to A1120 east direction.
774a	Playford/Rushmere St Andrew	Land at Kiln Farm, Main Road	138.66	Contrary to policy SP20; scheduled ancient monuments.
731	Purdis Farm	Purdis Croft, Bucklesham Road	0.67	Proximity to SSSI; garden land.
350a	Rendlesham	Land opposite Rendlesham Hall Farm and north of St. Gregory's Close	9.50	No existing access; poorly related to existing settlement.
350c	Rendlesham	Land between Redwald Road and B1069	2.33	Impact on landscape and character of the area; poorly related to existing settlement.
559	Rendlesham	Land on B1069, opposite New Roofs, Bentwaters Park	2.33	Poorly related to existing settlement.
677 includes 622	Rendlesham	Land at the Angel Theatre, Sycamore Drive	0.66	Community use required.
777a	Rendlesham	Land at Whitmore Wood, north of Bentwaters Airfield	1.89	Conflict with adjacent uses; poorly related to existing settlement.
777d	Rendlesham	Land at and surrounding Pooley's removals and storage, Bentwaters Park	34.61	Conflict with adjacent uses; poorly related to existing settlement.
1007	Rendlesham	Land at Red House Farm	5.52	Proposed as mixed use; woodland impact; poorly related to existing settlement.
727 includes 700, 1002b	Rushmere St Andrew	Land at and surrounding Hill Farm, Lamberts Lane	114.74	Contrary to policy SP20; out of scale with existing settlement; landscape impact.
565 includes 776g	Rushmere St Andrew	Land opposite The Garland PH, Humber Doucy Lane	6.36	Coalescence; part of site lies outside the district boundary; nearby listed building (grade 2*).
565a includes 776f	Rushmere St Andrew	Land adjacent to the Community Resource Centre, Humber Doucy Lane	2.11	Policy on protection of open character; coalescence.
516	Rushmere St Andrew	Land opposite 309-405 Humber Doucy Lane	37.46	Coalescence, contrary to policy SP20.
563	Rushmere St Andrew	Land at 868A and 876 Foxhall Road	2.14	Poor access.
636	Rushmere St Andrew	Land at Ipswich Town Football Club training ground, Playford Road	17.45	Playing fields.
636a	Rushmere St Andrew	Land at the sports ground between Playford Road and Bent Lane	4.43	Playing fields.
637	Rushmere St Andrew	Land adjacent to Humber Doucy Sports Centre, Humber Doucy Lane	5.71	Coalescence; policy on protection of open spaces.
711	Rushmere St Andrew	Land off Tuddenham Lane, adjacent to Millbank House	1.27	Poorly related to existing settlement; poor access.
916	Rushmere St Andrew	Land at and surrounding 155 The Street	1.82	Coalescence; policy on protection of open spaces.
917	Rushmere St Andrew	Land at Rushmere St Andrew Sports Club	7.96	Back land development; unlikely to be available due to recent upgrade of sports facilities.
949	Rushmere St Andrew	Land north of Playford Lane	6.03	Poor access; poorly related to existing settlement.
12ucs	Saxmundham	Rear of 2-12 South Entrance	0.65	Poor access.
347	Saxmundham	Land to the west of Hurtshall Park	20.99	Landscape setting; impact on listed

Unsuitable sites				
SHLAA site ref	Parish	Site name	Area (ha)	Reason site not deemed suitable
		along the River Fromus		building (grade 2); coalescence.
347a	Saxmundham	Land opposite Park Farm Bungalow, South Entrance & north of Kiln Lane	16.84	Landscape setting; impact on listed building (grade 2); coalescence.
937a	Saxmundham	Land south of Millfield Close	4.78	No access.
937b	Saxmundham	Land adjacent to railway line, south Saxmundham	2.48	No access.
937c	Saxmundham	Land south of Saxmundham Free School, Seaman Avenue	4.81	No access.
937d	Saxmundham	Land south of Mayflower Avenue, adjacent to A12	2.17	A12 buffer site; woodland.
938	Saxmundham	Land north of Tollgate Cottage, north entrance	1.00	Historic gardens and parkland; poorly related to existing settlement.
977a	Saxmundham	Land adjacent to The Manor House, Church Hill	2.22	Poorly related to existing settlement.
977b	Saxmundham	Land at The Manor House, Church Hill	0.75	Poorly related to existing settlement.
1005	Saxmundham	Land north and east of The Manor House, Church Hill	24.31	Out of scale with existing settlement; poorly related to existing settlement.
428	Shottisham	Land adjacent to 1-6 The Street	0.52	Landscape and conservation area impact.
812c	Shottisham	Land east of St Margaret's House, The Street	0.54	Poorly related to existing settlement.
812a	Shottisham	Land surrounding Trust Hall, The Street	0.91	Landscape and conservation area impact; poor relation to existing settlement; no footways on national speed limit road.
OPP 6	Shottisham	Land west of Heath Road	0.36	Recreation area.
758	Snape	Land to the south of Priory Road	1.18	Woodland; poor access; AONB; impact on character.
383	Trimley St Martin	Land opposite 410-414 High Road	2.35	Poorly related to existing settlement.
451	Trimley St Martin	Land between High Road and the A14	5.89	Poorly related to existing settlement.
920	Trimley St Martin	Land surrounding Ham's Farmhouse, east of Kirton Road	92.05	Impact on the character of the area; coalescence; out of scale with existing settlement; poorly related to the existing settlement.
928	Trimley St Martin	Land south 146 Kirton Road	1.87	Poorly related to existing settlement.
947	Trimley St Martin	Land north of Trimley St Martin Primary School, Kirton Road	0.79	Poorly related to existing settlement.
383c	Trimley St Mary	Land adjacent to 33 Thurman's Lane	3.86	Highways advice: Thurman's Lane not suitable to serve further development.
383d	Trimley St Mary	Land to the north of Thurman's Lane and west of the A14	1.03	Highways advice: Thurman's Lane not suitable to serve further development.
383e	Trimley St Mary	Land to the north of Thurman's Lane and to the east of the A14	4.52	Poorly related to existing settlement.
383g	Trimley St Mary	Land adjacent to 211-217 High Road	1.56	Back land; poorly related to existing settlement.
451e	Trimley St Mary	Land adjacent to 33-37 Thurman's Lane	3.73	Highways advice: Thurman's Lane not suitable to serve further development.
451h	Trimley St Mary	Land adjacent to Welbeck Close and Chatsworth Crescent	6.99	Landscape/character impact; use of public footpath for leisure purposes.
752	Trimley St Mary	Land off Gaymers Lane and adjacent to 179 High Road	0.83	Poor access.
OPP8	Trimley St Mary	Land to the north of Fen Meadow	1.00	Public open space.

Unsuitable sites				
SHLAA site ref	Parish	Site name	Area (ha)	Reason site not deemed suitable
509	Tunstall	Land opposite Tunstall Hall, Snape Road	0.97	Poorly related to existing settlement.
756	Tunstall	Land at site of former allotments, off Tunstall Green	0.31	Allotments.
983	Tunstall	Land opposite Hall Garden Cottage, Snape Road	0.99	Poorly related to existing settlement.
586	Ufford	Land adjacent Copse Corner, Byng Hall Road	5.10	Out of scale with existing settlement, back land.
586a	Ufford	Land adjacent to houses at Lodge Road, High Street	0.43	Anglian Water advice: waste water treatment works capacity.
651	Ufford	Land at Spring Lane and Yarmouth Road	4.54	Poorly related to existing settlement; access through flood zone 2; SLA.
788	Ufford	Land north Melton Park	12.75	Poorly related to existing settlement; poor access; out of scale with existing settlement; proximity to woodland to south and east.
821	Ufford	Land adjacent to The Orchards, Yarmouth Road	0.26	Poorly related to existing settlement.
838b	Ufford	Land in between A12 and Yarmouth Road	2.89	Proximity to A12; poorly related to existing settlement.
838a	Ufford	Land west of Yarmouth Road and east of A12	21.20	Proximity to A12; poorly related to existing settlement; out of scale with existing settlement.
988	Ufford	Land east of Crownfields	2.88 (1.4)	SLA; landscape impact.
992	Ufford	Land north west of Barrack Lane	1.46	Poorly related to existing settlement; landscape impact; SLA; back land; partly within flood zone 2.
993	Ufford	Land south of Midsummer Cottage, Spring Lane	0.74	Poorly related to existing settlement; landscape impact; SLA; partly within flood zone 2; poor access; impact on listed building.
994	Ufford	Land south of East Lane	0.48	Poor access; poorly related to existing settlement; character impact; landscape impact; SLA.
997a	Ufford	Land at Crown Nursery	1.46	Existing employment use; Anglian Water advice: waste water treatment works capacity.
997b	Ufford	Land at Crown Nursery	5.06	Existing employment use; Anglian Water advice: waste water treatment works capacity.
554	Waldringfield	Land adjacent Rose Cottage, Fishpond Road	0.95	Impact on AONB; rural character; poorly related to existing settlement; highway capacity.
960	Waldringfield	Land at Heath Farm, Newbourne Road	1.14	Poorly related to existing settlement.
961	Waldringfield	Land at Gorse Farm, Newbourne Road	6.81	Poorly related to existing settlement.
741	Wenhaston	Land adjacent to Brick Kiln Farm, Mells	4.14	Poorly related to existing settlement.
516a	Westerfield	Land adjacent Old Glebe House, Main Road	14.83	Poorly related to existing settlement.
516b	Westerfield	Land adjacent to Gifford's, Tuddenham Lane	15.10	Poorly related to existing settlement.
552	Westerfield	Land adjacent Linden House, Lower Road	0.39	Back land development.

Unsuitable sites				
SHLAA site ref	Parish	Site name	Area (ha)	Reason site not deemed suitable
728	Westerfield	Land opposite Corner Croft, Sandy Lane	0.84	Highways advice: no footway link to village centre.
327	Westleton	Land to the rear of Sunnyside, The Hill	0.48	Poor access; landscape value of woodland; adjacent to conservation area.
776h	Westleton	Land to the rear of The Vicarage, Darsham Road	0.53	No access; back land.
935	Westleton	Land at Cherry Lee, Darsham Road	1.21	Poor highway access; no footway link to village centre.
973	Westleton	Land to the east of Wash Lane	0.70	Conservation area; impact on setting of listed building (grade 2*).
1013	Westleton	Land north of Love Lane	1.05	Poor access; area to be protected from development; conservation area, listed buildings (grade 2) nearby.
356	Wickham Market	Land adjacent to 14 and 16 The Crescent, Dallinghoo Road	1.69	Poor access; impact on the character of the area; poorly related to existing settlement.
421	Wickham Market	Land adjacent to BT telephone exchange, Border Cot Lane	1.38	Landscape impact; SLA.
606	Wickham Market	Land adjacent to Gelham Hall, North of Dallinghoo Road	15.46	Poor access; impact on the character of the area; poorly related to existing settlement.
606a	Wickham Market	Land adjacent to Thong Hall, Thong Hall Road and South of Dallinghoo Road	6.67	Poor access; impact on the character of the area; poorly related to existing settlement.
732	Wickham Market	Land adjacent to 22 Spring Lane	0.83	Flood zone 2.
771	Wickham Market	Land adjacent to 14 and 16 The Crescent, Dallinghoo Road	1.60	Poor access; character impact; poorly related to existing settlement.
830a	Wickham Market	Land west of Old School Farm, off High Street	5.93	Poor access; poorly related to existing settlement; back land.
519	Witnesham	Land at and surrounding Greenway, Hall Lane	0.46	Developable area <0.25 hectares due to flood zone 2 and shape of site.
569	Witnesham	Land to the south of primary school	0.40	Poorly related to Witnesham settlement.
704b	Witnesham	Land adjacent to Tanglewood, The Street	2.46	Highways advice: Tuddenham Lane not suitable to serve further development.
937	Woodbridge	Land at Wyvale Garden Centre, Grundisburgh Road	2.54	Relationship to existing settlement and A12.
8136	Woodbridge	Notcutts Garden Centre, Cumberland St	0.77	Poor access; neighbouring uses; tree cover and shape of site mean it is unlikely to yield five units.
432	Yoxford	The Pig Farm, Middleton Road	5.21	Poorly related to existing settlement.
611	Yoxford	Land at Middleton Road, east of Yoxford	4.43	Poorly related to existing settlement.
642a	Yoxford	Land at The Piggeries, Middleton Road	2.57	Poorly related to existing settlement.
645 includes 642	Yoxford	Land opposite Spring House, Old High Road	1.30	Historic parkland.
689	Yoxford	Land opposite The Hollies, Little Street	0.40	Landscape impact.
921	Yoxford	Land east of Boundary House, Westleton Road	0.67	Poorly related to existing settlement.
1012	Yoxford	Land west of Cullcott Close	1.80	Poorly related to existing settlement; impact on historic park (Grove Park); landscape impact.

## Appendix E: Unavailable sites

Unavailable sites				
SHLAA site ref	Parish	Site name	Area (ha)	Reason site not available
92013	Alderton	15-18 Mill Hoo	0.36	Works to refurbish existing units have commenced.
790	Badingham	Land south of Lapwing Barn, Low Street	0.60	Inaccessible.
980b includes dhs	Felixstowe	Land at Deben High School, Garrison Lane	4.07	Reserved for educational uses.
718	Kelsale	Land adjacent to Sandpit Cottage, Low Road	0.26	Planning consent for a ground-mounted solar array, up to 8kW (DC/14/0122/FUL).
715	Leiston	Land to the rear of 28 - 84 Westward Ho	0.92	Small holdings in multiple ownerships.
807	Leiston	Land rear 43-67 Abbey Road	10.88	Ownership of access not secured.
816	Leiston cum Sizewell	Land at Summerhill School, Westward Ho	4.53	School; employment site.
654 includes 42165	Purdis Farm	Land at and surrounding Purdis Rise, Purdis Farm Lane	12.94	History of failed negotiation to assemble land in multiple ownerships.
743	Wenhaston	Land at Glenholme, Blackheath Road	0.57	Recent land transaction: site no longer available.
OPP 1	Westleton	Land rear of 2-8 Grange View	0.84	Covenant restricting development of land.
424	Wickham Market	Land West of The Drift and North of 202-222 High Street	0.67	Most of site has planning permission: see 918.
547	Witnesham	Land to the rear of Leaside Lodge, B1077	0.70	Multiple ownerships.

## Appendix F: Sites less than 0.25 hectares

Sites less than 0.25 hectares			
SHLAA site ref	Parish	Site name	Area (ha)
556	Aldeburgh	Land adjacent to 15 The Terrace	0.21
657	Aldeburgh	Fairway Launderers and Cleaners, Saxmundham Road	0.12
659a	Aldeburgh	Police station site, Leiston Road	0.16
661	Aldeburgh	Adair Lodge Gardens, off High Street	0.10
813b	Aldeburgh	Land adjacent to 187 Saxmundham Road, Aldeburgh	0.10
813a	Aldeburgh	Land at Aldeburgh Golf Course, off Golf Lane	0.13
720	Alderton	Land adjacent to 15 Hollesley Road	0.09
613d	Benhall	Land adjacent to Ella House, Aldecar Lane	0.19
800	Benhall	Land rear of The Limes, Main Road	0.11
685	Blaxhall	Land north of Ship Corner, opposite Rose Cottage	0.13
3ucb	Blythburgh	Land at Hawthorn Farm	0.22
870	Bramfield	Land at Ibstock Farm, Walpole Road	0.18
1000	Brandeston	Land east of Mutton Lane	0.24
780	Bredfield	Land north of Sirocco, The Street	0.17
780b	Bredfield	Land north of Ivy Lodge, The Street	0.23
92014	Bucklesham	39-41 Levington Lane	0.24
626	Campsea Ashe	Land at 239 Ashe Row, B1078	0.12
590b	Charsfield	Land adjacent to Highfields, Davey Lane	0.17
856	Chediston	Land east 4 Upper Blythe Cottages, Chediston Green	0.14
868b	Chediston	Land south The Farmstead, Church Road	0.07
868a	Chediston	Land opposite Brook House and Bridge House, Church Road	0.23
773c	Chillesford	Land adjacent to Millers Bungalow, Mill Lane	0.03
773b	Chillesford	Land adjacent to Corner House, Pedlars Lane	0.07
848b	Clopton	Land north of Grove Farm Cottages	0.22
857	Clopton	Land opposite Potash Cottages, Market Hill	0.21
858	Clopton	Land north 1 Cherry tree Cottages, Grundisburgh Road	0.20
859	Clopton	Land opposite Peartree Farm, Grundisburgh Road	0.13
860	Clopton	Land opposite Peartree Farm, Grundisburgh Road	0.16
861	Clopton	Land south Peartree Farm, Grundisburgh Road	0.20
862	Clopton	Land south 2 Rose Cottages, Market Hill	0.07
865	Clopton	Land west of Gooderhams, Snipe Farm Road	0.23
426	Cratfield	Land adjacent to Blackberry Cottage, The Street	0.12
456	Cretingham	Land adjacent to Riverside Villa, The Street	0.24
648	Darsham	Land at Darsham Station	0.22
802	Darsham	Land east of Darsham Station	0.12
757b	Dennington	Land adjacent to Bardolph Cottages, Saxstead Road	0.22
366	Easton	Land adjacent to The Round Cottage, Framlingham Road	0.17
536	Falkenham	Land adjacent The Old Dog, Lower Falkenham Road	0.18
679	Farnham	Land adjacent to The Limes The Street	0.14
1011a	Felixstowe	Land at The Forum Centre, Sea Road	0.24
10987	Felixstowe	Allotment land, Philip Avenue	0.24
81122	Felixstowe	Land at junction of Garrison Lane and High Road East	0.16
100	Framlingham	Land opposite 25-33 New Road	0.12
655b	Framlingham	Land opposite 36-38 Station Road	0.06
331	Great Bealings	Land adjacent to Ivy Cottage, Boot Street	0.20
427	Great Bealings	Land adjacent 22 Grundisburgh Road	0.21
656d	Great Glemham	Land adjacent Church Cottages	0.18



Sites less than 0.25 hectares			
SHLAA site ref	Parish	Site name	Area (ha)
656c	Great Glemham	Land opposite Park Cottages, Chapel Lane	0.18
2ucg	Grundisburgh	The Bungalow, Meeting Lane	0.24
3ucg	Grundisburgh	Orchard Side, Meeting Lane	0.21
436a	Grundisburgh	Land between the Old Police House and Park View, Park Road	0.13
515	Grundisburgh	Land at and surrounding 26 Stoney Road	0.19
840	Grundisburgh	Rear of The Gables, The Green	0.01
822	Hacheston	Land in between 12 and 14 Main Road	0.23
663	Iken	Land east of Hill Farm, Iken	0.18
668	Iken	Land at Sandy Lane, East of 10 Sandy Lane	0.23
744c	Kirton	land to the rear of 31-37 Bucklesham Road	0.18
408e	Leiston	Land between 89 and 103 High Street	0.19
639a	Leiston	Land opposite 28 Westward Ho	0.03
639b	Leiston	Land adjacent 1-23 Westward Ho	0.10
714	Leiston	Land to the rear of 43 & 45 Aldeburgh Road	0.22
724	Leiston	Phoenix Bungalow, Westward Ho	0.14
41826	Leiston	15 High Street	0.12
809	Leiston-cum-Sizewell	Land rear 16-22a Sizewell Road	0.17
787	Little Bealings	Land adjacent to 1 Holly Cottages, Holly Lane	0.05
6ucm	Martlesham	Land at Josselyns, Main Road (NW of house)	0.19
6ucm	Martlesham	Land at Josselyns, Main Road (SE of house)	0.13
8ucm	Martlesham	9-12 Felixstowe Road	0.24
498	Martlesham	Land at Trailor Nursery, Bealings Road	0.20
708	Martlesham	Hill House, Three Stiles Lane	0.22
7636	Melton	Land south of Beresford Drive	0.24
675	Middleton	Land to the rear of Bank House, Mill Street	0.11
796	Middleton	Land adjacent to Vine Cottage	0.10
767	Nacton	Land at Redcot, Elmham Drive	0.18
81504	Nacton	Land north The Cottage, The Street	0.23
484	Orford	Land opposite Daphne House, Daphne Road	0.07
803	Parham	Land north of White House Farm	0.21
923	Parham	Land north of Park Farm Cottages	0.02
872	Peasenhall	Land at The Club, Pouy Street	0.09
542	Pettistree	Land adjacent to Three Tuns PH, The Street	0.19
543	Pettistree	Land adjacent to Three Tuns PH, The Street	0.19
8670	Rendlesham	Area 4B, Sycamore Drive	0.24
894	Rushmere St Andrew	Land at and south of 4 Playford Road	0.18
91208	Rushmere St. Andrew	Part Garden 8 Bixley Lane	0.21
4ucs	Saxmundham	Land south of Station Approach	0.21
458	Saxmundham	Land adjacent to Fromus House, Street Farm Road	0.18
641a	Saxmundham	Land at Saxmundham Station, Station Approach	0.16
764	Saxmundham	Land at former bus depot, Street Farm Road	0.16
850	Saxtead	Land opposite Old Post Office Cottages, The Green	0.24
793	Shottisham	Land at Trust Hall, The Street	0.17
379	Sibton	land south of Eva's Place, Sibton Green	0.20
958	Snape	land at Ismyr Cottage, Priory Lane	0.03

Sites less than 0.25 hectares			
SHLAA site ref	Parish	Site name	Area (ha)
616	Sweffling	Land at Poplartree Farm, Holdans Lane	0.23
929	Sweffling	Land north of Glenavon, Glemham Road	0.17
930	Sweffling	Land south of Little Dernford, Glemham Road	0.11
880	Theberton	Land north west of Eastbridge Farm	0.16
881	Theberton	Land south of Lyndon Cottages, Bakers Hill	0.11
383h	Trimley St Mary	Land rear 194 High Road, off Thurman's Lane	0.18
81667	Trimley St Mary	Land east of water tower, Spriteshall Lane	0.24
682	Ubbeston	Land at Green Farm, The Green	0.08
492	Ufford	Adjacent to Bridge Cottage, Yarmouth Road	0.14
877	Walpole	Land south of The Thatched Farmhouse, School Lane	0.09
518	Wenhaston	Land adjacent to Bracken Way	0.09
723	Wenhaston	Land west of Herons Nest, Church Road	0.14
781	Wenhaston	Land between Hill Farm and Braeside, Blyford Lane	0.09
72050	Wenhaston	Land north of 7 - 14 Narrow Way	0.20
691	Westerfield	Land at Lower House Farm, Lower Road	0.08
417	Wickham Market	Land opposite the Post Office, High Street	0.10
553	Wickham Market	Land at 31 Spring Lane	0.03
601	Wickham Market	Land east of The Drift and north of 224-238 High Street	0.14
776j	Wickham Market	Land adjacent to The Old Vicarage, Crown Lane	0.05
776k	Wickham Market	Land rear of The Old Vicarage, Crown Lane	0.22
864	Witnesham	Land north of Three Corners, B1077	0.07
866	Witnesham	Land north of America Hill Cottages, B1077	0.24
459	Woodbridge	land at 42 Market Hill	0.01
725	Woodbridge	land adjacent Kings Knoll, Broomheath	0.23
4169	Woodbridge	County Library, New Street	0.08
535	Yoxford	land to the rear of Field End, Little Street	0.22
548	Yoxford	Land adjacent to Toad End, Little Street	0.16
688	Yoxford	Land adjacent Clematis Cottage, Little Street	0.18

## Appendix G: Sites failing the flood zone sequential test<sup>36</sup>

Sites failing the flood zone sequential test			
SHLAA site ref	Parish	Site name	Area (ha)
587	Aldeburgh	Land adjacent to The Old Slaughterhouse, Park Road	0.35
659	Aldeburgh	Land adjacent to Leiston Road and The Drift	1.33
818	Aldeburgh	Land at and to the rear of 5 Saxmundham Road	0.30
497a	Easton	Land adjacent to The Kennels, The Street	3.71
837	Eyke	Land rear of The Old Mill House, The Street	1.14
755	Felixstowe	Peewit & Felixstowe Beach Caravan Park, Walton Avenue	13.15
901	Felixstowe	Land at Routemaster Motel, Walton Avenue	0.54
980d	Felixstowe	Land at Suffolk Sands Holiday Park, Carr Road	6.89
980c	Felixstowe	Peewit & Felixstowe Beach Caravan Park, Walton Avenue	13.15
51723	Felixstowe	Land between Orford Road, Langer Road and Manor Terrace	6.72
423	Framlingham	Land adjacent to Framlingham Tyres, Woodbridge Road	0.26
655c	Framlingham	Land adjacent Framlingham Technology Centre, Station Road	0.40
806	Framlingham	Land including 26-40 Fairfield Road	0.39
1008	Framlingham	Land at Bridge Cottage, Kettleburgh Road	1.14
831	Grundisburgh	Land adjacent to The Cottage, Woodbridge Road	0.46
330	Martlesham	Land opposite The Red Lion, Main Road	1.29
610	Martlesham	Land adjacent Brook House, Bealings Road	0.56
488	Melton	The Coalyard, Wilford Bridge Road	0.31
833	Melton	Land west of Brick Kiln Lane	2.98
5722	Melton	GAH Premises, Melton Road	1.34
72361	Melton	Site of former factory, Old Maltings Approach	0.28
494	Orford	Land opposite 25-31 Quay Street and Daphne Road	1.86
618	Saxmundham	Land at Carlton Gate, Brook Farm Road	0.39
882	Theberton	Land south west of Red House Farm, Cemetery Road	0.25
621	Woodbridge	Land at Limekiln Quay	0.49

<sup>36</sup> Sites within flood zone 2 or higher. For sites partially affected by flood zone 2 or higher, i.e. those with less than 0.25 hectares *not* affected by flood zone 2 or higher were also rejected.

## Appendix H: Sites failing the settlement hierarchy test and employment sites<sup>37</sup>

### Other villages

Sites failing the settlement hierarchy test			
SHLAA site ref	Parish	Site name	Area (ha)
632	Bromeswell	Land adjacent to Westward, Summer Lane	0.41
697	Bromeswell	Land adjacent to Hill Farm, Common Lane	1.20
697a	Bromeswell	Land at Red Oak House, Summer Lane	0.31
1015	Bromeswell	Land The Drift, School Lane	0.58
589	Chediston	Land opposite The Hawthorns, Chediston Green	5.13
856	Chediston	Land east 4 Upper Blythe Cottages, Chediston Green	0.14
869	Chediston	Land at New Dawn and Shenandoah, Chediston Green	0.66
876	Chediston	Land at The Brambles, Chediston Green	0.29
868a	Chediston	Land opposite Brook House and Bridge House, Church Road	0.23
868b	Chediston	Land south The Farmstead, Church Road	0.07
868c	Chediston	Land opposite The Almshouses, Halesworth Road	0.82
783	Clopton	Land north Lyndell, Shop Road	1.56
801	Clopton	Land at Oak Cottage, Shop Road	0.37
849	Clopton	Land south Village Hall, Manor Road	10.27
854	Clopton	Land north west of Fir Cottage, Otley Road	6.18
857	Clopton	Land opposite Potash Cottages, Market Hill	0.21
858	Clopton	Land north 1 Cherrytree Cottages, Grundisburgh Road	0.20
859	Clopton	Land opposite Peartree Farm, Grundisburgh Road	0.13
860	Clopton	Land opposite Peartree Farm, Grundisburgh Road	0.16
861	Clopton	Land south Peartree Farm, Grundisburgh Road	0.20
862	Clopton	Land south 2 Rose Cottages, Market Hill	0.07
863	Clopton	Land at The Oaks, off Snipe Farm Road	0.88
865	Clopton	Land west of Gooderhams, Snipe Farm Road	0.23
903	Clopton	Land adjacent to Hill Farm House, Drabbs Lane	0.39
904	Clopton	Land at and surrounding Hill Farm, Drabbs Lane	1.01
905	Clopton	Land at Snipe Farm, Snipe Farm Road	1.09
906	Clopton	Land adjacent to High house, Snipe Farm Road	0.29
792a	Clopton	Land east of Shop Road	4.30
848a	Clopton	Land in between Orchard End and Grove Farm Cottages, Snipe Farm Road	1.16
848b	Clopton	Land north of Grove Farm Cottages	0.22
940	Clopton	land west of Nightingale Cottage, Pond Road	0.30
41329	Cransford	Land adjacent to Cherry Trees	0.79
426	Cratfield	Land adjacent to Blackberry Cottage, The Street	0.12
9219	Cratfield	Part of School Farm, Church Road	0.38
456	Cretingham	Land adjacent to Riverside Villa, The Street	0.24
612	Cretingham	Land at East View, The Street	0.84
536	Falkenham	Land adjacent The Old Dog, Lower Falkenham Road	0.18
679	Farnham	Land adjacent to The Limes The Street	0.14
898	Foxhall	Land at Oakhurst, Bucklesham Road	0.76

<sup>37</sup> Sites poorly related to major centres, markets towns, and key and local service centres were considered unsuitable, on sustainability grounds. Sites submitted for employment uses were excluded.

Sites failing the settlement hierarchy test			
SHLAA site ref	Parish	Site name	Area (ha)
899	Foxhall	Land at High Trees, Bucklesham Road	0.47
913a	Foxhall	Land north of Holly Lodge, Bucklesham Road	4.80
913b	Foxhall	Land south of Valley Works, Bucklesham Road	1.39
1010	Foxhall	Land at Foxhall Stadium, Foxhall Road	4.24
776e	Friston	Land to the rear of Orchard Bank, Church Road	1.70
6553	Friston	Friston Business Centre, Aldeburgh Road	0.38
331	Great Bealings	Land adjacent to Ivy Cottage, Boot Street	0.20
427	Great Bealings	Land adjacent 22 Grundisburgh Road	0.21
185/6	Great Bealings	Land at Kiln Farm, Kiln Lane	0.67
656	Great Glemham	Land at and around Sandpit Cottages, Low Road	3.65
656a	Great Glemham	Land adjacent Street Farm, Low Road	0.94
656b	Great Glemham	Land adjacent Old School House, Low Road	0.47
656c	Great Glemham	Land opposite Park Cottages, Chapel Lane	0.18
656d	Great Glemham	Land adjacent Church Cottages	0.18
656e	Great Glemham	Land adjacent to The Old Forge	0.91
853	Heveningham	Land at and surrounding Gothic Farm New House, Halesworth Road	1.57
852	Huntingfield	Land west of Holland Rise	0.87
546	Kettleburgh	Land adjacent to Moyses Cottage and north of Lings Field	0.30
734	Kettleburgh	Land adjacent to Churchside, Church Road	0.31
798	Kettleburgh	Land west of Rectory Road	0.58
422	Levington	Land adjacent Levington Park, Bridge Road	1.12
843	Newbourne	Land rear of The Old Piggery, Mill Road	2.20
847	Newbourne	Land rear 28 Mill Road	2.18
962	Newbourne	land to the rear of 4 Ipswich Road	1.25
542	Pettistree	Land adjacent to Three Tuns PH, The Street	0.19
543	Pettistree	Land adjacent to Three Tuns PH, The Street	0.19
850	Saxtead	Land opposite Old Post Office Cottages, The Green	0.24
953	Saxtead	Land to the rear of 1-15 The Green	0.75
72	Tuddenham	Land at Hilltop, High Street	0.31
638	Tuddenham	Land adjacent to 13-17 Keightley Way	1.55
759	Tuddenham	Land adjacent to Hilltop, Westerfield Lane	0.29
540	Walpole	Land at Walpole Bridge, opposite Bridge House	0.55
549	Walpole	Land between Walpole Old Hall, The Clink and Forge Cottage, Halesworth Road	6.41
877	Walpole	Land south of The Thatched Farmhouse, School Lane	0.09
72284	Walpole	Land rear 1 - 12 Peasenhall Road	1.11
987	Walpole	Land south of Halesworth Road	2.95

## Countryside

776d	Debach	Land adjacent 8 Woodbridge Road	2.67
663	Iken	Land east of Hill Farm, Iken	0.18
664	Iken	Swallows Corner, Blacksmiths Lane	0.81
665	Iken	Land south-east of Hill Farm	0.79
666	Iken	Land to the east of Wood Farm	9.12

667	Iken	Yarn Hill, north of Hill Farm	0.90
668	Iken	Land at Sandy Lane, east of 10 Sandy Lane	0.23
581	Monewden	Land adjacent to St Mary's Church, Church Road	19.35
867	Monewden	Land opposite The Chestnuts	0.41
581a	Monewden	Land east of the Moat House, Rookery Road	4.03
581b	Monewden	Land to the south of The Meadows	6.08
379	Sibton	Land south of Eva's Place, Sibton Green	0.20
835	Sibton	Land north of The Pump House, off A1120	0.25
874	Sibton	Land east of the White Horse Inn, Halesworth Road	0.41
875	Sibton	Land north of The Boltons, Pouy Street	0.29
8743	Sibton	Sibton Croft, Abbey Road	0.42
450	Sudbourne	Land adjacent Sudbourne Baptist Church, School Road	1.09
603	Sudbourne	Land adjacent Sudbourne Baptist Church, School Road	1.09
630	Sudbourne	Land at Woodlands Farm, Hyde Park Corner	1.56
740	Sudbourne	Land at Corner Farm, Snape Road	1.63
797	Sutton	Land north Old Post Office Lane	2.37
92012	Sutton	21-24 Old Post Office Lane	0.33
952	Sutton	Land south of Sutton Walks, Main Road	1.61
592	Sweffling	Land to the rear of Lodge Bungalow	0.38
616	Sweffling	Land at Poplartree Farm, Holdans Lane	0.23
929	Sweffling	Land north of Glenavon, Glemham Road	0.17
930	Sweffling	Land south of Little Dernford, Glemham Road	0.11
682	Ubbeston	Land at Green Farm, The Green	0.08

## Employment sites not assessed

Sites not assessed			
SHLAA site ref	Parish	Site name	Area (ha)
657a	Aldeburgh	Land near fire station, Saxmundham Road	0.15
855	Clopton	Land west of The Oaks, off Snipe Farm Road (other village)	0.09
792b	Clopton	Land north of Hill Farm House	0.27
757d	Dennington	Land to the rear of Dennington Lodge, Laxfield Road (other village)	1.36
954	Earl Soham	Land adjacent Yew Tree Courtyard, Roman Road	0.78
846	Levington	Land north and west of Walk Farm	108.34
910	Levington	Land north west of Walk Farm	90.21
640	Melton	Land adjacent to 6 Deben Way	0.05
925	Parham	Land at Parham Airfield	3.44
842	Pettistree	Land south Hall Farm House, Loudham Hall Road	7.20
694	Purdis Farm	Land opposite the Shepherd & Dog pub, Felixstowe Road	0.32
716	Purdis Farm	Land adjacent to the Shepherd and Dog Piggeries, Felixstowe Road	11.21
717	Purdis Farm	Land adjacent to the Shepherd and Dog Piggeries, Felixstowe Road	11.21
777b	Rendlesham	Land at Bentwaters Parks Ltd.	49.78
777g	Rendlesham	Land at Bentwaters park, adjacent to St. John the Baptist's Church	42.51
726	Trimley St Martin	Land between the A14, Croft Lane, Innocence Lane and Walkbarn Lane	116.93
726a	Trimley St Martin	Land opposite Morston Hall, Morston Hall Lane	11.94
726b	Trimley St Martin	Land at Morston Hall Road and adjacent to the A14	8.95

Sites not assessed			
SHLAA site ref	Parish	Site name	Area (ha)
726c	Trimley St Mary	Land west of Blowfield Road and north of Oysterbed Road	44.05
649	Trimley St Mary	Land at Station Nursery, Cordys Lane	1.12
706	Ufford	Land opposite the depot Yarmouth Road, Ufford	9.06
885a	Wantisden	Land north west of Heath Cottage,	0.80
421a	Wickham Market	Land to the north of Border Cot Lane Industrial Estate	1.39

# Appendix I: Site survey form (proforma)

SHLAA site checklist completed by.....SHLAA site number .....

Site considered appropriate for ..... use in 2010 SHLAA assessment

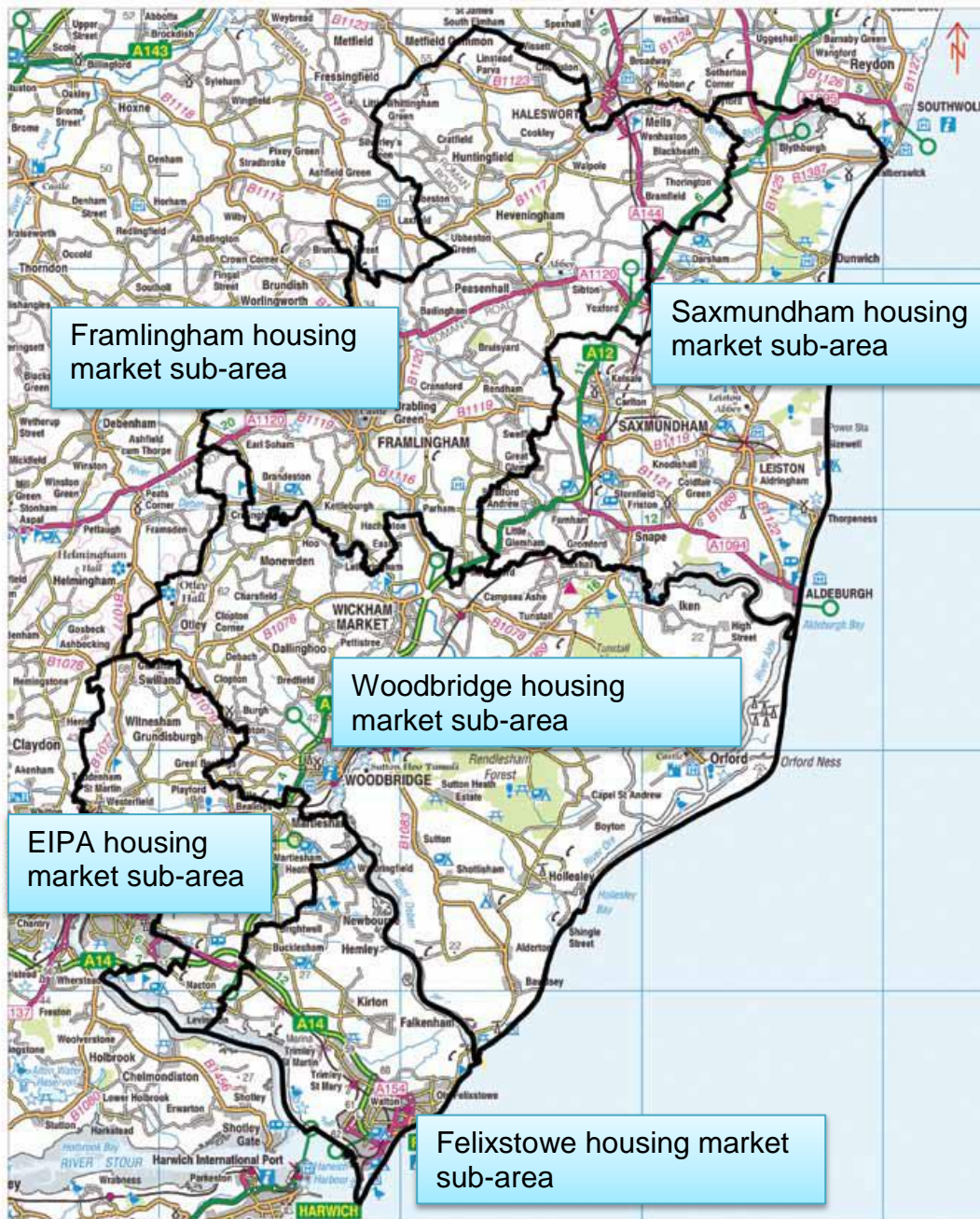
<p><b>Current use of site</b> e.g. agriculture, derelict land, allotments, informal open green space, storage etc.</p> <p>Greenfield <input type="checkbox"/> Brownfield <input type="checkbox"/></p>
<p>Please note any development and count units under construction and completed</p>
<p><b>Current use of adjoining sites.</b> Please note potential effects from neighbouring uses on site</p>
<p><b>Any physical or natural features on site which may affect proposed development</b> e.g. hard standing, buildings, power-lines, waterways, geological features etc.</p>
<p><b>Describe location of any trees and hedgerows as boundary treatments and within site</b> Please include any groups of trees even when not TPO:</p> <p>On boundary</p>
<p>Within site</p>
<p><b>Topography of site</b> e.g. flat, sloping to (please give direction and fall or rise of slope)</p>
<p><b>Potential visual and amenity impacts of site on immediate surroundings</b> e.g. does housing look directly into site, noise, potential for increase in on-street parking, is site prominent or depressed etc. Please include any important landmark views across site e.g. church steeples, listed buildings, landscape value etc.</p>
<p><b>Issues regarding access to site</b> e.g. site approached by single track road, difficult corners, any bus stops nearby, cycle lanes, footpaths (pavements) etc.</p>
<p><b>Any other comments</b> – Please include any other nearby sites located within the existing physical limits you think have development potential.</p>



## Appendix J: List of constraints recorded in desk survey

- Air quality management areas
- Allotments
- Areas of outstanding natural beauty (AONB)
- Areas to be protected from development
- Bat sites
- Conservation areas (CA)
- Contaminated land (public register)
- County wildlife sites (managed by Suffolk Wildlife Trust)
- Eastern Ipswich Plan Area
- Felixstowe – Sea Road frontages
- Felixstowe Peninsula separation of town from Trimleys
- Flood zone 2 (FZ2)
- Flood zone 3 (FZ3)
- Foxhall Road Woodlands
- Heritage coast (HC)
- Historic parks and gardens
- Listed buildings (LB)
- Minerals consultation area (MCA)
- Orchards
- Protection of open character
- Protection of trees and character
- Ramsar sites
- Regionally important geological sites
- Right(s) of way (ROW)
- Roadside nature reserves
- Schedule 9 species
- Scheduled monuments
- Site of special scientific interest (SSSI)
- Sites of ornithological interest
- Special areas of conservation (SAC)
- Special landscape areas (SLA)
- Special protection areas (SPA)
- Suffolk County Council geodiversity sites
- Suffolk Wildlife Trust consultation area (SWT)
- Tree preservation order (TPO)

# Appendix K: Housing market sub-areas



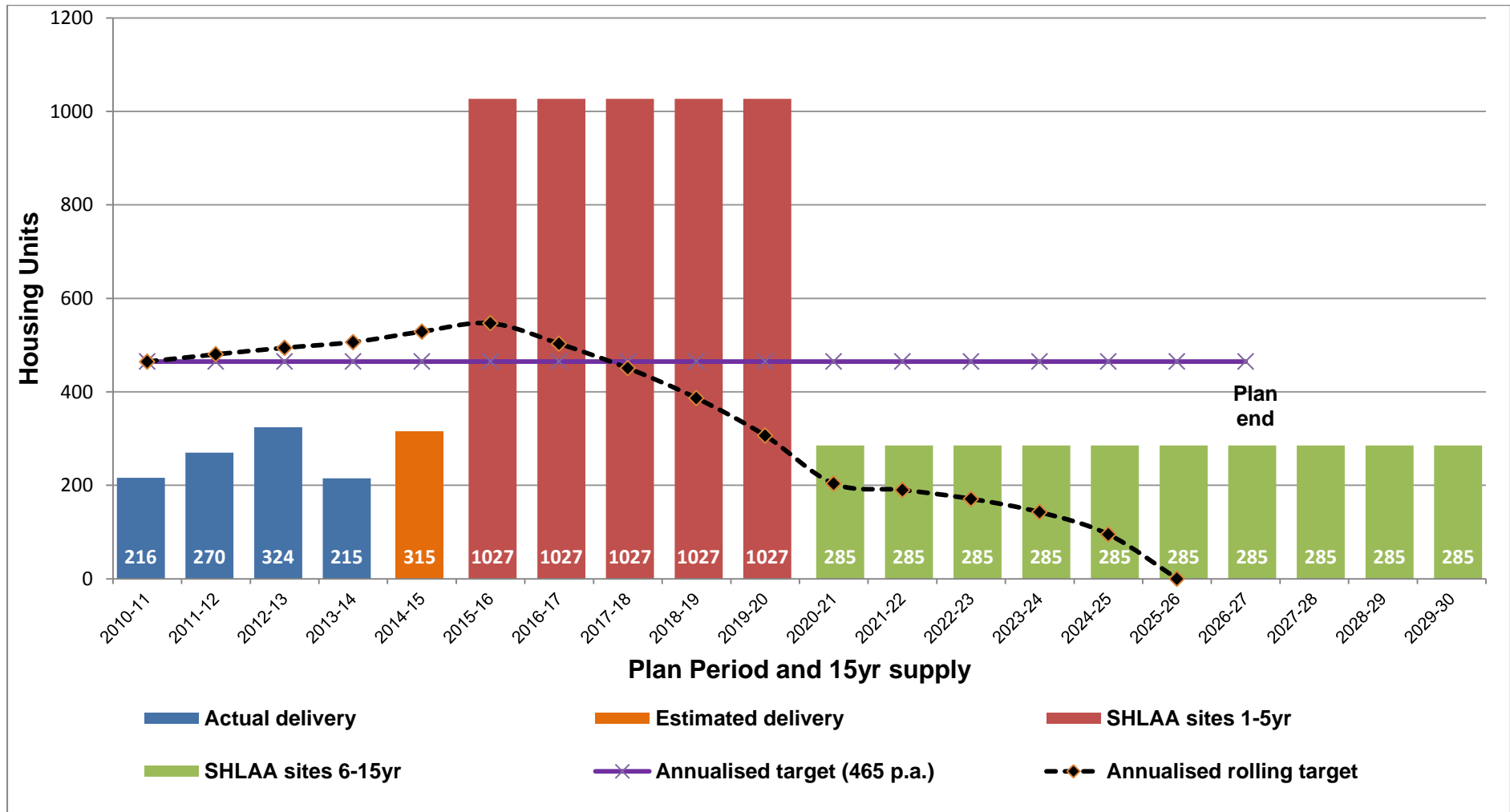
## Appendix L: Index of towns and parishes by housing market area

Settlement/parish	Housing market area
Aldeburgh	Saxmundham
Alderton	Woodbridge
Aldringham	Saxmundham
Badingham	Framlingham
Bawdsey	Woodbridge
Benhall	Saxmundham
Blaxhall	Woodbridge
Blythburgh	Saxmundham
Boulge	Woodbridge
Boyton	Woodbridge
Bramfield	Framlingham
Brandeston	Framlingham
Bredfield	Woodbridge
Brightwell	EIPA
Bromeswell	Woodbridge
Bruisyard	Framlingham
Bucklesham	Felixstowe
Burgh	Woodbridge
Butley	Woodbridge
Campsea Ashe	Woodbridge
Capel St Andrew	Woodbridge
Charsfield	Woodbridge
Chediston	Framlingham
Chillesford	Woodbridge
Clopton	Woodbridge
Cookley	Framlingham
Cransford	Framlingham
Cratfield	Framlingham
Cretingham	Woodbridge
Culpho	EIPA
Dallinghoo	Woodbridge
Darsham	Saxmundham
Debach	Woodbridge
Dennington	Framlingham
Dunwich	Saxmundham
Earl Soham	Framlingham
Easton	Framlingham
Eyke	Woodbridge
Falkenham	Felixstowe
Farnham	Saxmundham
Felixstowe	Felixstowe
Foxhall	EIPA
Framlingham	Framlingham
Friston	Saxmundham
Gedgrave	Woodbridge
Great Bealings	Woodbridge
Great Glemham	Framlingham
Grundisburgh	EIPA
Hacheston	Woodbridge
Hasketon	Woodbridge
Hemley	Felixstowe

Settlement/parish	Housing market area
Heveningham	Framlingham
Hollesley	Woodbridge
Hoo	Woodbridge
Huntingfield	Framlingham
Iken	Woodbridge
Kelsale	Saxmundham
Kesgrave	EIPA
Kettleburgh	Framlingham
Kirton	Felixstowe
Knodishall	Saxmundham
Leiston	Saxmundham
Letheringham	Woodbridge
Levington	Felixstowe
Linstead Magna	Framlingham
Linstead Parva	Framlingham
Little Bealings	EIPA
Little Glemham	Saxmundham
Marlesford	Framlingham
Martlesham	EIPA
Martlesham Heath	EIPA
Melton	Woodbridge
Melton Park	Woodbridge
Middleton	Saxmundham
Monewden	Woodbridge
Nacton	EIPA
Newbourne	Felixstowe
Orford	Woodbridge
Otley	Woodbridge
Parham	Framlingham
Peasenhall	Framlingham
Pettistree	Woodbridge
Playford	EIPA
Purdis Farm	EIPA
Ramsholt	Woodbridge
Rendham	Framlingham
Rendlesham	Woodbridge
Rushmere St Andrew	EIPA
Saxmundham	Saxmundham
Saxtead	Framlingham
Shottisham	Woodbridge
Sibton	Framlingham
Sizewell	Saxmundham
Snape	Saxmundham
Sternfield	Saxmundham
Stratford St Andrew	Saxmundham
Stratton Hall	Felixstowe
Sudbourne	Woodbridge
Sutton	Woodbridge
Sutton Heath	Woodbridge
Sweffling	Framlingham
Swilland	EIPA
Theberton	Saxmundham
Thorington	Framlingham
Thorpeness	Saxmundham

Settlement/parish	Housing market area
Trimley St Martin	Felixstowe
Trimley St Mary	Felixstowe
Tuddenham	EIPA
Tunstall	Woodbridge
Ubbeston	Framlingham
Ufford	Woodbridge
Walberswick	Saxmundham
Waldringfield	Felixstowe
Walpole	Framlingham
Wantisden	Woodbridge
Wenhaston	Framlingham
Westerfield	EIPA
Westleton	Saxmundham
Wickham Market	Woodbridge
Witnesham	EIPA
Woodbridge	Woodbridge
Yoxford	Framlingham

## Appendix M: Development potential indicative trajectory



<b>Table 5: Development potential indicative trajectory data</b>	
Core Strategy housing target 2010-2027	7,900 units
Annualised delivery target 2010-2027	465 units p.a.
<b>Completions 2010-2014</b>	<b>1,025 units</b>
<b>Estimated completions 2014/15</b>	<b>315 units<sup>38</sup></b>
<b>Remaining</b>	<b>6,560 units</b>
Revised annualised delivery target 2015-2027	547 units p.a.
<b>SHLAA deliverable sites</b>	<b>1,999-2,614 units</b>
Planning permissions (PP) at 31.03.14 (extant)	1,861 units
PP subject to s106 agreement at 31.03.14	966 units
Total: Years 1-5	4,826-5,441 units
Total: Years 1-5 annualised	1,027 units p.a.
<b>SHLAA developable sites</b>	<b>2,706-3,003 units</b>
Adastral Park Years 6-15	2,000 units <sup>39</sup>
Adastral Park Years 6-15 annualised	200 units p.a.
Additional Leiston sites Years 6-15	416-650 units <sup>40</sup>
Leiston sites Years 6-15 annualised	53 units p.a.
Additional units Years 6-15	290-353 units
Additional units Years 6-15 annualised	32 units p.a.
Total: Years 6-15 annualised	285 units p.a.
<ul style="list-style-type: none"> <li>• The trajectory includes the Adastral Park and Leiston sites in the 6-15 year period for the purposes of analysis only.</li> <li>• Years 1-5 assume all extant consents granted or awaiting s106 agreement will be built out in the first 5 years.</li> <li>• The lifetime of the plan period has been extended by 3 years to identify a 6-15 year supply.</li> <li>• No attempt has been made to estimate the contribution of future windfall consents granted (See Stage 3 – Windfall assessment).</li> </ul>	

<sup>38</sup> Housing Land Supply Assessment 2014, Suffolk Coastal District Council

<sup>39</sup> Awaiting outcome of High Court appeal

<sup>40</sup> Awaiting discussions with Anglian Water

## **Appendix N: Deliverable and developable sites**

Location plans, identified constraints, further information. This appendix is separate from the rest of the document.



Planning Policy and Delivery Team  
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