

Strategic Housing and Economic Land Availability Assessment



December 2018

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Site Details

Parish / Town	Rushmere St Andrew
Site reference	1083 Land opposite 309-405 Humber Doucy Lane, Rushmere St Andrew
Site Area (hectares)	9.9
Proposed use	Housing
Existing land use	Agricultural land
Neighbouring land uses	Water tower adjoins the site.

Suitability Assessment

Criterion	Impact	Comments
Access to site	Amber	Vehicle access would be provided through land in Ipswich Borough. Improvements to Tuddenham Lane junction would be required.
Utilities capacity	Green	No issues identified.
Utilities Infrastructure	Green	Water Tower adjoining the site.
Contamination	Green	No issues identified.
Flood Risk	Green	No issues identified.
Coastal Change Risk	Green	No issues identified.
Market Attractiveness	Green	No issues identified.
Landscape and Townscape	Amber	Potential for landscape impact on urban edge, and for coalescence if considered with other sites in the vicinity.
Biodiversity	Green	No issues identified.
Historic Environment	Green	No issues identified.
Open Space	Green	No issues identified. Note that site is submitted with site 805 which is put forward for open space / sports pitch uses.
Transport and Roads	Amber	Significant improvement to Tuddenham Lane required to accommodate traffic and pedestrian use. Suitability of site may be influenced by Ipswich northern bypass. Assess in conjunction with adjacent sites.
Compatibility with neighbouring uses	Amber	A prominent water tower adjoins the site. A number of sports pitches in vicinity.
Contribution to regeneration	Green	No issues identified.

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

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

Achievability

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

Estimated dwellings yield	247
Estimated employment land yield (hectares)	-
Estimated retail floorspace (sqm)	-
Estimated commencement date	2023/24