



Suffolk Coastal **Local Plan**

Appendices H and I



First Draft Local Plan | July 2018

Consultation period: 20th July to 14th September 2018

www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview



Contents

Appendix H – Alternative Policy Options	1
Appendix I – Alternative Sites	32

Appendix H – Alternative Policy Options

Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area

Preferred option

The preferred option enables the role of the Suffolk Coastal Local Plan to be clearly articulated in relation to the wider Ipswich Strategic Planning Area.

Alternative Option	Reason discounted
1 No policy.	The policy reflects the outcomes of evidence and therefore there is no reasonable alternative in relation to how this is carried forward into the Suffolk Coastal Local Plan (i.e. alternatives would be beyond the scope of this plan). Alternatives in relation to levels of growth for Suffolk Coastal are set out under policy SCLP3.2

Policy SCLP2.2: Strategic Infrastructure Priorities

Preferred option

The preferred option enables the role of the Suffolk Coastal Local Plan to be clearly articulated in relation to the wider Ipswich Strategic Planning Area.

Alternative Option	Reason discounted
1 No policy.	The policy reflects the cross-boundary position in relation to key infrastructure projects and therefore there is no reasonable alternative in relation to how this is carried forward in the Suffolk Coastal Local Plan (i.e. alternatives would be beyond the scope of this plan). Alternatives in relation to scale and location of growth, which would be relevant to delivery of the Ipswich Northern Route, are considered under policy SCLP3.2.

Policy SCLP2.3: Cross-boundary mitigation of effects on protected habitats

Preferred option

The preferred option enables the role of the Suffolk Coastal Local Plan to be clearly articulated in relation to the wider Ipswich Strategic Planning Area.

Alternative Option	Reason discounted
1 No policy.	The policy reflects the statutory requirements and the agreement to work collaboratively on the Recreation Avoidance and Mitigation Strategy. If an alternative is necessary to deliver mitigation related to Habitats Directive this would arise from the Appropriate Assessment.

Policy SCLP3.1: Presumption in Favour of Sustainable Development

Preferred option

The preferred option reflects the NPPF. Whilst it is covered in the NPPF having it in a policy provides clarity around how the Council will apply the presumption.

Alternative Option	Reason discounted
1 No Policy.	There are no alternatives as the Presumption in Favour of Sustainable Development reflects the NPPF.

Policy SCLP3.2: Strategy for Growth in Suffolk Coastal District

Preferred option

The preferred approach is an evolution of options 4 and 6 in terms of spatial distribution, and is broadly equivalent to option 2 in terms of level of growth. This provides a strategy to enable the delivery of key infrastructure in Saxmundham and Felixstowe as well as to support growth in rural parts of the District and to deliver greater levels of affordable housing, and also provides an opportunity to provide a greater contribution to delivering housing across the Housing Market Area. The consultation responses generally promoted the concept of enabling more growth in the rural areas.

Alternative Option	Reason discounted
Amount of growth	
The 2017 Issues and Options consultation document identified three options relating to the amount of growth. Scenario B is equivalent to the policy and is not an alternative but is presented in the same way here for clarity.	
1 Scenario A Baseline – 10,111 dwellings (460dpa) / 7,940 jobs. The housing figure was based on the OAN and for the period 2014 – 2036. The baseline scenario based upon the new standard method for assessing housing need would be 9,900 (2016 – 2036) (495 dwellings per annum) and for jobs would be 7,220 jobs (2016 – 2036).	This option would not provide an opportunity to deliver higher levels of affordable housing across the District. This option would also not provide sufficient scope to deliver new infrastructure at Felixstowe and Saxmundham whilst also supporting appropriate growth in rural communities.
n/a <i>Scenario B medium increase in growth – 12,122 dwellings (550dpa) / 9528 jobs (2014 – 2036)</i> <i>This scenario was based on OAN plus 20% and jobs growth plus 20%.</i> <i>The equivalent scenario based on the new standard method for assessing housing need would be the new standard method plus 10% (10,900 dwellings, 545dpa) (2016 – 2036).</i> <i>The equivalent increase in jobs growth would be 8,660 (plus 20% over the period 2016 – 2036).</i>	This is the preferred option – see box above.
2 Scenario C – high increase in growth – 14,146 dwellings (643dpa) / 11,146 jobs. This scenario was based on OAN plus 40% and jobs growth plus 40%.	This option was discounted as, whilst it would enable the delivery of more affordable housing and enable a greater contribution to be made to meeting housing needs within the Ipswich HMA, it

<p>The equivalent scenario based on the new standard method for assessing housing need would be the new standard method plus 20% (13,080 dwellings, 654dpa) (2016 – 2036).</p> <p>The equivalent increase in jobs growth would be 10,108 (plus 40% over the period 2016 – 2036).</p>		<p>is considered that the mid-range option better reflects the wide spectrum of views received through the Issues and Options consultation whilst still enabling the Council to be ambitious in supporting higher levels of growth.</p>
Location of growth		
<p>The 2017 Issues and Options consultation document identified three options relating to the location of growth. (Note these are numbered 4, 5 and 6 due to Ipswich Borough Council options being numbered 1, 2 and 3). These are all alternatives to the selected strategy. The percentages for distribution are set out in the Issues and Options consultation document.</p>		
1	Option 4: Continuation of existing approach.	<p>The preferred option has evolved from options 4 and 6. In terms of option 4, the focus on Felixstowe is carried forward into the preferred option. The preferred option will help to deliver new infrastructure in Saxmundham and Felixstowe whilst also supporting some growth in rural communities. The continuation of the existing approach would not deliver the levels of growth to Felixstowe and Saxmundham that would support provision of new infrastructure, and would not increase growth in rural areas. This option alone therefore does not reflect the messages coming forward through the Issues and Options consultation. In terms of east Ipswich, many of the consultation responses raised the issue of a need for a new route to the north of Ipswich. Initial transport modelling indicates that there are pressures on the road network around Ipswich which would be exacerbated by locating new development within that area, if not mitigated. The next review of the Local Plan will provide an opportunity to consider route options in more detail including the extent to which the options might support potential future scenarios for housing and employment growth.</p>
2	Option 5: Focus on Ipswich and A14 transport corridor	<p>The preferred option has evolved from options 4 and 6. In terms of option 5 and the focus on east Ipswich, many of the consultation responses raised the issue of a need for a new route to the north of Ipswich. Initial transport modelling indicates that there are pressures on the road network around Ipswich which would be exacerbated by locating new development within that area, if not mitigated. The next review of the Local Plan will provide an opportunity to consider route options in more detail including the extent to which the options might support potential future scenarios for housing and employment growth.</p>
3	Option 6: A12 Transport corridor and dispersed rural focus.	<p>The preferred option has evolved from options 4 and 6. Option 6 placed a significant focus on the east of Ipswich and a much lower focus on Felixstowe. The option would not enable the delivery of significant new infrastructure in Saxmundham or Felixstowe. In terms of growth in east Ipswich, many of the consultation responses raised the issue of a need for a new route to the north of Ipswich which may be supported by this option. The Council consider it more appropriate to reflect on this option further as part of a future Local Plan review as there is no certainty that a route could be delivered at present. A future review will provide an opportunity to consider route options and the deliverability of any potential route in more detail including the extent to which the options might support potential future scenarios for housing and employment growth.</p>

Policy SCLP3.3: Settlement Hierarchy

Preferred option

The preferred option has been included as without the settlement hierarchy it would not be possible to differentiate between those settlements that have a greater level of services and facilities and which may therefore be able to support greater levels of growth.

Alternative Option	Reason discounted
1 No policy. Whilst there are a number of different methodologies that could be applied in establishing a settlement hierarchy, these variations are not considered to amount to a policy alternative, as the aim would be to categorise settlements in terms of the services and facilities they have and to consider those with a greater range as generally having more potential for growth.	A settlement hierarchy is a fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate.

Policy SCLP3.4: Settlement Boundaries

Preferred option

The preferred approach is to have a policy in place as this will provide certainty in relation to the principle of development within and outside of settlements.

Alternative Option	Reason discounted
1 No policy.	Settlement boundary policy is required to provide certainty in relation to where development would or wouldn't be supported.

Policy SCLP3.5: Proposals for Major Energy Infrastructure Projects

Preferred option

The preferred approach is to have a policy which will guide Major Energy Projects that come forward over the plan period. The Council as local planning authority will determine some of these applications, but other projects (such as Sizewell C Power Station) will be determined as Nationally Significant Infrastructure Project. The policy sets out the Council's position in respect of these projects and the issues that are specific to the local area.

Alternative Option	Reason discounted
1 To have individual policies which relate to the specific projects (such as Nuclear Power, Offshore Wind and Inter Continental Energy Connectors).	Developing specific policies would enable the Local Plan to take a more detailed approach to individual projects that come forward over the plan period but may become redundant over the plan period as technologies evolve and develop. A policy for individual projects would give specific focus on proposals that are expected to come forward over the plan period and enable the Council to distinguish between the detailed requirements of each type of major energy infrastructure. This alternative option has been discounted as it would reduce the flexibility a comprehensive policy which combines all major energy

		infrastructure projects together.
2	References to Nationally Significant Infrastructure Projects and Sizewell Nuclear Power Station to be removed from the policy and table outlining themes.	As decisions in respect of Sizewell Nuclear Power Station are to be determined as a Nationally Significant Infrastructure Project, this means the district council is only a consultee on the decision making process. Due to this position, it may be reasonable for the Local Plan to be silent on proposals for a new power station at Sizewell.
3	No Policy.	No policy would result in the Council relying on national policy to determine planning applications for major energy infrastructure projects which would not provide detail on a variety of locally specific issues. A no policy approach would also reduce the opportunities available to the local area in respect of community benefits that may arise from such projects.

Policy SCLP3.6: Infrastructure Provision

Preferred option

The preferred approach provides the basis for the provision of infrastructure across the district. Consultation responses highlighted a need for additional infrastructure provision to serve local communities and this policy outlines how the Council will seek to deliver this in partnership with service providers.

Alternative Option	Reason discounted
1 No policy.	Not having a policy would reduce clarity about what infrastructure is needed and how it should be delivered. No local policy could lead to negative effects on environmental objectives due to the capacity of infrastructure being exceeded. Negative economic objectives could result from a lack of infrastructure to support inward investment. Lack of social infrastructure could undermine health, education and access to services and facilities objectives.

Policy SCLP4.1: Employment Areas

Preferred option

The preferred approach outlines the Council's approach to those sites which are designated as employment areas. Included within the policy is the type of uses which the Council seeks to encourage on sites to promote economic activity. The preferred policy also gives details which need to be considered when considering applications for uses on employment areas.

Alternative Option	Reason discounted
1 To protect the buildings and land within the current use and not allow any change of use from that currently permitted either through planning	Protecting the current use would ensure that the existing stock of buildings and land would be retained for that specific use (such as B2) and therefore across the district, there would not be a loss of land or buildings associated with each use class.

	applications or lawful use certificates.	
2	To retain the distinction between General and Strategic Employment Areas.	The distinction between General and Strategic Employment Areas within the existing Local Plan is unnecessary and in some instances restricts the opportunities which come forward across the district. The Strategic Employment areas are established and provide land for operations which are both of strategic and general nature.
3	No policy	Having no policy would provide complete flexibility for the market to bring forward uses as required but without the background of a coordinated and consistent policy approach.

Policy SCLP4.2: New Employment Areas

Preferred option

The preferred approach provides the support for new employment areas to come forward and the criteria against which they are to be judged. The policy also details the type of uses that are welcomed on new employment areas and also details the new employment areas (identified as site allocations) in the Local Plan.

Alternative Option		Reason discounted
1	No Policy	Having no policy would mean that employment generating uses would be limited to those identified at the start of the plan period with no further opportunities for land to be brought forward when market conditions dictate. Not having a policy which deals with new employment areas could undermine the potential for economic growth across the district and lead to fewer possibilities for new employment development where a need is demonstrated.
2	Policy to have no restrictions in terms of use classes supported on a site.	The policy could provide more flexibility to encourage a more diverse range of employment uses such as retail, tourism, cultural uses that do not fall within the B class uses. This alternative would generate a wider range of jobs on sites across the district but may have a detrimental impact on the other plan objectives for protection of town centres, community facilities and reducing the need to travel.

Policy SCLP4.3: Expansion and Intensification of Employment Sites

Preferred option

The preferred approach provides clarity in respect of existing employment sites that wish to intensify and expand. The Local Plan promotes economic growth and the retention of existing businesses and economic activity and this policy enables opportunities to increase activity on sites in a plan led manner.

Alternative Option		Reason discounted
1	To allow the expansion and intensification of employment areas and sites without any criteria against which to assess	Allowing businesses to expand or intensify without any criteria would ensure that enterprises have the flexibility to take the economic opportunities they see fit over the plan period.

	impact of the development.	
2	To restrict the expansion or intensification of employment areas and sites.	Restricting the future expansion or intensification of these locations will ensure that no further harm is caused to the environment and that residential amenity is not affected by future developments over the plan period. Limiting expansion will ensure that the existing employment areas and sites are retained in the current form over the plan period. This alternative wouldn't provide the flexibility for businesses to expand where there are not unacceptable impacts.
3	No Policy	A no policy approach would result in the Council having to rely on national policy. National policy promotes economic activity across all sectors but fails to detail the issues specific to Suffolk Coastal such as impact on protected landscapes and adverse impact on local highway network.

Policy SCLP4.4: Protection of Employment Sites

Preferred option

The preferred approach seeks to ensure that employment sites are protected and retained for economic uses over the plan period. A policy which protects these sites and operations on them will ensure that a vibrant and successful economy is maintained and enhanced through the Local Plan.

Alternative Option	Reason discounted
1 An alternative approach could be to require marketing evidence for a shorter period of time, such as 3 or 6 months.	The shorter time period will allow the enterprise to make business decisions quicker and react to the changing economic circumstances.
2 No Policy	Having no policy in place would mean that decisions are based on the presumption in favour of sustainable development and opportunities for the redevelopment of a site (for non economic uses) would be supported.

Policy SCLP4.5: Economic Development in Rural Areas

Preferred option

The preferred policy acknowledges the importance of employment in the rural areas and the diversification this brings to the local economy. It provides clear direction and requirements against which applications will be judged which will improve certainty for the local community, landowners and applicants.

Alternative Option	Reason discounted
1 To encourage economic development in all rural areas regardless of the settlement's position in the Settlement Hierarchy.	Discounting the policy criteria in respect of the Settlement Hierarchy would enable economic opportunities to be realised in all locations across the district and boost the economic prosperity of the rural areas. However, this would not reflect the sustainability benefits (economic, social and transport related) afforded by locating new employment uses in areas which have services and facilities.

2	No Policy	A no policy approach would result in the Council having to rely on national policy. National policy promotes economic activity across all sectors but fails to detail the issues specific to Suffolk Coastal such as impact on protected landscapes and adverse impact on local highway network.
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Policy SCLP4.6: Conservation and Replacement of Rural Buildings for Employment Use

Preferred option

The preferred policy outlines the Council requirements in respect of conversion and replacement of rural buildings for economic uses. The policy details a range of considerations against which conversions or replacements will be judged.

Alternative Option		Reason discounted
1	No Policy	By not having a policy development proposals would be determined under the presumption in favour of sustainable development and permitted development rights which would support employment uses in rural locations without any locally specific requirements.

Policy SCLP4.7: Farm Diversification

Preferred option

The preferred policy gives specific detail against which applications for farm diversification will be encouraged and the importance of maintaining viable and successful farm businesses across the district. The policy provides a range of requirements that need to be taken into account to ensure the continued viability of an existing farm.

Alternative Option		Reason discounted
1	Remove the requirement for farming activities to be the predominate use on the site.	Removing this requirement would ensure that farm diversification schemes can come forward where the agricultural activities have significantly reduced or diminished. However, agriculture is an important part of the District's economy and natural landscape, removing this requirement could potentially result in significant changes in this respect.
2	No Policy	By not having a policy development proposals would be determined under the presumption in favour of sustainable development and permitted development rights and would support proposals for farm diversification without any locally specific justification or policy considerations.

Policy SCLP4.8: Retail Hierarchy

Preferred option

The preferred approach is to identify a hierarchy for retail opportunities in the district. The hierarchy details the different levels from large town centres which provide a comprehensive range of retail, community services and facilities through to local centres which provide local shopping opportunities.

Alternative Option		Reason discounted
1	Designate the Retail	This approach is not preferred in order to support retail development in

	Park and Superstore centred on Beardmore Park in Martlesham as a centre in the retail hierarchy.	the town centres and recognise limited space for the retail park to grow without expanding into the neighbouring employment area.
2	No Policy	A no policy approach would rely on national policy to determine retail applications and impact. The town centres across the district are unique and therefore it is not considered appropriate to only rely on national policy.

Social Policy SCLP4.9: New Retail Development

Preferred option

The preferred policy approach provides detail of the type of retail and commercial leisure uses to be promoted within the town centres across the district. A locally set threshold to consider retail impact in the town centres across the district is included to reflect the retail and commercial leisure evidence base commissioned to support the Local Plan.

Alternative Option	Reason discounted
1 No Policy.	This would mean relying on national planning policy which currently requires sequential and impact approaches to new retail development but not a locally distinctive approach. Suffolk Coastal's town centres have a tourism emphasis and may be relatively resilient to profound changes currently characterising town centres and the retail industry nationally. A local approach is therefore preferred that reflects the changing local context to retail and town centres.

Policy SCLP4.10: Development in Town Centres

Preferred option

The preferred policy approach is to encourage a mixture of retail and commercial leisure uses within town centres. The policy details the role of Primary Shopping Areas, Primary Shopping Frontages and Secondary Shopping Frontages. The preferred policy is to be used in conjunction with the town centre boundaries as shown on the Policies Map.

Alternative Option	Reason discounted
1 Define town centre areas to reflect policy support for a concentration of main town centre retail, leisure, social, cultural and community ground floor uses, through having a more tightly drawn town centre boundary.	This approach might reflect but also exacerbate town centre change from a retail emphasis to a commercial leisure and social emphasis.
2 No Policy	A no policy approach would result in proposals relating to town centres to be judged against national policy in accordance with the presumption in favour of sustainable development.

Policy SCLP4.11: Town Centre Environments

Preferred option

The preferred policy seeks to promote town centres and activity within these for a variety of retail, commercial and leisure uses. The policy acknowledges the changing nature of town centres and includes requirements to boost social interaction and environmental enhancements to maintain the vitality of the towns across the district.

Alternative Option	Reason discounted
1 To reflect the high level of car use and ownership in the district with a focus on supporting development and change that enhances car parking provision and convenience at town centres, including provision for electric vehicle requirements.	Such an approach is dismissed in favour of a more socially inclusive and environmentally friendly approach that embraces attractive town centre environments.
2 No policy.	A no policy approach would result in the council relying on national policy which promotes a variety of uses in town centres but does not cover locally specific opportunities such as Shared Space and dementia friendly environments in Felixstowe or the need to improve linkages into and between the town centre.

Policy SCLP4.12: Retail in Martlesham and Kesgrave

Preferred option

The preferred policy provides clear justification as to the uses which will be permitted in the retail and commercial areas found in Martlesham and Kesgrave. The policy seeks to include requirements to mitigate the impacts that retail and commercial leisure activities are having in these parts of the district.

Alternative Option	Reason discounted
1 An alternative policy approach could be to rely on other policies in the Local Plan for Martlesham and Kesgrave Parishes	This approach would not reflect the unique circumstances of Kesgrave and Martlesham.
2 No policy	A no policy approach would be to rely on national policy or permitted development rights associated with change of use applications. This would not reflect the unique local circumstances and would fail to deal with the consequences that have resulted from some of these unplanned developments.

Policy SCLP4.13: District and Local Centres and Local Shops

Preferred option

The preferred policy provides details on the level of retail activities that are to be encouraged in district and local centres across the district. The policy reflects the different contribution and variety of uses which are to be welcomed in district and local centres to maintain these as vibrant and successful locations.

Alternative Option	Reason discounted
1 To combine District and Local Centres under the same category. This could reflect forecast change in growth of small local supermarkets to more local centres and suburban or village locations than the established district centres.	This approach is dismissed because the rapidly changing retail industry context could mean that convenience retail growth plays out in different ways, such as home deliveries or central collection points for online and mobile shopping.
2 No Policy	A no policy approach would be to rely on national policy which is not considered to provide the same level of protection to the range of district and local centres found across the district.

Policy SCLP5.1: Housing Development in Large Villages

Preferred option

The option will provide new housing in rural areas. Delivering housing growth in larger villages which have some services and facilities enables people to access a limited number of services and facilities locally and help reduce unnecessary journeys to destinations further afield. Supporting growth in the larger villages could help increase the viability of existing rural infrastructure.

Alternative Option	Reason discounted
1 To not support housing development in large villages	This is not considered reasonable in terms of national policy in the NPPF and the strategy of the Local Plan.
2 No Policy	The 'no policy' would lead to uncertainty around the approach to development in large villages and could lead to inappropriate scales of development- higher or lower levels.

Policy SCLP5.2: Housing Development in Small Villages

Preferred option

The option will provide new housing in rural areas which will support social connections and existing services. Delivering housing growth in villages which have some (albeit limited) services enables people to access a limited number of facilities locally and helps reduce unnecessary journeys to destinations further afield.

Alternative Option	Reason discounted
1 To support large housing development in small villages.	This approach would undermine the settlement hierarchy, and would be contrary to the NPPF which seeks to direct housing in rural areas to places where it would enhance or maintain the vitality of rural communities.
2 No policy	The 'no policy' would lead to uncertainty around the approach to development in small villages and could lead to inappropriate scales of development- higher or lower levels.

Policy SCLP5.3: Housing development in the Countryside

Preferred option

The policy reflects the specific circumstances in which housing would be supported in the countryside as set out in the NPPF and also clarifies the approach to housing in clusters in the countryside which is a

policy specific to Suffolk Coastal but which reflects paragraph 55 which states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. This approach reflects general views received through the consultation in favour of appropriate levels of growth in rural areas.

Alternative Option	Reason discounted
1 No policy	Policy in the NPPF would be relied on, however for clarity in relation to application of the settlement hierarchy it is considered appropriate to include a policy. This also reflects the approach to new housing development in clusters in the countryside to help support rural communities.

Policy SCLP5.4: Housing in clusters in the countryside

Preferred option

The inclusion of the policy is the preferred option as it provides opportunities to support small scale growth, in line with the NPPF in relation to sustaining and enhancing rural communities and also reflects the general response to the consultation that some appropriate scale growth in the countryside should be supported.

Alternative Option	Reason discounted
1 No Policy	The policy provides opportunities to support small scale growth which will help to sustain small rural communities, in line with the NPPF in relation to sustaining and enhancing rural communities.

Policy SCLP5.5: Conversions of buildings in the countryside for housing

Preferred option

This is the preferred option as it builds upon the NPPF by setting out specific criteria aimed at ensuring the conversion does not amount to development of a new dwelling and would protect and enhance the landscape.

Alternative Option	Reason discounted
1 No policy.	An alternative of not supporting conversions of redundant agricultural building is not considered to be reasonable as it would be contrary to para 55 of the NPPF. Note that conversions would be allowed under PD rights subject to certain limitations.

Policy SCLP5.6: Rural Workers Dwellings

Preferred option

This is the preferred option as it provides clarity, in a policy, about how applications for rural workers' dwellings will be assessed, rather than relying on guidance in the former PPS7.

Alternative Option	Reason discounted
1 No policy	Would not reflect PPS7 which is still widely used as policy on rural workers' dwellings.

Policy SCLP5.7: Infill and Garden Development

Preferred option

This is the preferred option as it sets out criteria aimed at ensuring the siting and design of infill and garden development is appropriate.

Alternative Option	Reason discounted
1 No policy.	No alternative other than 'no policy', as the policy is a development management policy covering the relevant criteria. The specific criteria are not covered in the NPPF.

Policy SCLP5.8: Housing Mix

Preferred option

In addition to requiring a mix of housing, the preferred option will ensure that a proportion of dwellings are built to accessible and adaptable standards which will help to meet the housing requirements of an ageing population.

Alternative Option	Reason discounted
1 No policy requirement for accessible and affordable dwellings (built to Part M4(2) standards)	There is a growing elderly population in Suffolk Coastal and therefore not requiring dwellings to be built to accessible and adaptable standards would not help to meet the needs of the District's population.

Policy SCLP5.9: Self Build and Custom Build Housing

Preferred option

The NPPF requires planning authorities to plan for the needs of those wishing to build their own homes and the Council recognises this as a way of diversifying the options in relation to housing mix. On larger sites there will be more scope to secure self build plots and therefore the policy requirement will help to ensure these are made available.

Alternative Option	Reason discounted
1 No policy	In this option the Council would rely on the market to provide these plots and delivery could not be guaranteed. This would generate uncertainty around the delivery of plots and a risk of non-delivery of self/custom build homes.

Policy SCLP5.10: Affordable Housing on Residential Developments

Preferred option

This is the preferred option as it will enable affordable housing to be delivered on larger sites. It also provides scope for Neighbourhood Plan groups to set lower thresholds where there is evidence of local need.

Alternative Option	Reason discounted
1 In the AONB, require	The policy enables Neighbourhood Plans to set lower thresholds where

	affordable housing provision on sites of more than five dwellings (as per the option provided in the NPPF).	supported by local evidence of need.
2	No policy	'No policy' would be contrary to the National Planning Policy Framework. This option would mean Affordable Housing could not be effectively delivered and would have a negative impact on meeting the Affordable Housing need identified in the Strategic Housing Market Assessment. This would be harmful in meeting the housing needs for the whole community.

Policy SCLP5.11: Affordable Housing on Exception Sites

Preferred option

The preferred approach is to allow some market housing on Exception Sites to ensure that affordable housing schemes can come forward where it is necessary to provide some subsidy through market housing.

Alternative Option	Reason discounted
1 To not allow any market housing on affordable housing exception sites.	In order to bring forward affordable housing there may be instances where it is necessary to allow market housing, but the policy ensures that this is only where necessary to deliver the affordable housing.
2 No policy	Without a policy in place the delivery of affordable housing in rural settlements will be limited. This approach would not support rural communities where some growth may be needed and would be contrary to the wider objectives set out in national policy. Delivery of affordable housing would be reliant on other mechanisms such as neighbourhood plans.

Policy SCLP5.12: Houses in Multiple Occupation

Preferred option

The preferred option is to have a policy as otherwise there would be no specific criteria to consider such developments against, and the reliance would be primarily on the Residential Amenity policy which does not cover issues specific to HMOs.

Alternative Option	Reason discounted
1 No policy	A policy of no HMOs is not considered to be reasonable as it is recognised that such properties contribute to the mix of housing in the District. The NPPF does not contain the specific criteria.

Policy SCLP5.13: Residential Annexes

Preferred option

The preferred option enables the Local Plan to set out requirements which would ensure that an annex remains as such and reduces opportunities for a new separate house in inappropriate locations.

Alternative Option	Reason discounted
1 No policy	It is necessary to have a policy on residential annexes as it is a policy for development management policy covering the relevant criteria. The NPPF does not contain the specific criteria.

Policy SCLP5.14: Extensions to Residential Curtilages

Preferred option

Without a policy the reliance would be on the landscape policy however this does not cover specific issues related to residential curtilages.

Alternative Option	Reason discounted
1 No policy.	It is necessary to have a policy on extensions to residential curtilages as it is a policy for development management policy covering the relevant criteria. The NPPF does not contain the specific criteria.

Policy SCLP5.15: Residential Moorings, Jetties and Slipways

Preferred option

The preferred option is to have a policy which is relatively restrictive on development associated with houseboats, as by their nature they are in areas of the most sensitive environments of the District which need to be protected.

Alternative Option	Reason discounted
1 To support provision of new houseboats along the estuary.	A more supportive approach would not reflect the environmental sensitivities of the estuaries.
2 No policy	The policy is not covered comprehensively in the NPPF and therefore it is considered necessary to have a policy which reflects the circumstances and the environment of Suffolk Coastal.

Policy SCLP5.16: Residential Caravans and Mobile Homes

Preferred option

The preferred approach is to have a policy as it enables the specific issues around design and siting to be considered in relation to residential caravans and mobile homes. It also reflects the change in definition of Gypsies and Travellers in that those who do not meet the definition may nonetheless present a demand for residential caravans.

Alternative Option	Reason discounted
1 No policy.	Not preferred as the policy is development management criteria which reflects the relevant issues. The NPPF does not contain these specific criteria.

Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople

Preferred option

This is the preferred policy as it sets out criteria specific to the District including the requirement for a maximum of 8 pitches on one site which reflects the Accommodation Needs Assessment (2017)

Alternative Option

Reason discounted

1 No policy.

There would be reliance on the national Planning Policy for Travellers (2015), however this does not include the detail of policy SCLP5.17.

Policy SCLP6.1: Tourism

Preferred option

The preferred option supports the tourism economy in the district directing tourist activity to the towns of Felixstowe, Aldeburgh, Woodbridge, Framlingham, Saxmundham, Leiston, supporting the role they play in the tourism economy of the district.

Alternative Option

Reason discounted

1 No Policy

The 'no policy' option would not provide clarity around the council's approach to tourism in the district. This could undermine the tourist economy in the district.

Policy SCLP6.2: Existing and new tourism attractions

Preferred option

The preferred option supports the tourism economy in the district while requiring proposals to enhance the special character of the area.

Alternative Option

Reason discounted

1 No policy

The variety of attractions across the district is wide and therefore national policy would be well placed to cover proposals that may come forward. Tourism is acknowledged to be a key sector of the local and national economy and therefore relying on national policy would enable proposals to be considered on their merits which would bring greater flexibility to the decision making process. However this is not considered appropriate as the variety of attractions across the district is varied and in a district which faces many environmental challenges and capacity issues these would not be adequately considered through a national policy.

2 To have a specific policy which relates to individual attractions.

A specific policy would allow the Local Plan to fully identify the opportunities that could be realised at each site, along with the constraints facing them. However, it is not considered appropriate to include specific policies as the Local Plan needs to be flexible enough adapt to changing circumstances over the plan period and this can be achieved through a broader policy considering the entire district.

Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast

Preferred option

The preferred option supports the tourism economy in the district. The policy requires proposals to enhance the long term sustainability of the area and the conservation of the AONB.

Alternative Option	Reason discounted
1 No Policy.	A combined policy or national policy would ensure that the Local Plan takes a consistent approach to tourism opportunities across the district. However this option is not considered appropriate as the AONB is a national designation and is highlighted for greater protection and therefore appropriate to include a specific policy which places greater emphasis on the need to fully consider these areas.

Policy SCLP6.4: Tourism outside of the AONB

Preferred option

The preferred option supports the tourism economy in the district and requires proposals to be well related to existing settlements where increased visitors could help support the viability of those settlements.

Alternative Option	Reason discounted
1 No policy	A combined policy or national policy would ensure that the Local Plan takes a consistent approach to tourism opportunities across the district. However this option is not considered appropriate as the AONB is a national designation and is highlighted for greater protection and therefore appropriate to include a specific policy which places greater emphasis on the need to fully consider these areas.

Policy SCLP6.5: New self catering tourist accommodation

Preferred option

The preferred option supports the tourism economy in the district. The policy requires proposals including permanent building to be located within settlement boundaries and increased visitors could help support the viability of retail business in those existing settlements.

Alternative Option	Reason discounted
1 No policy	National policy is supportive of economic generating opportunities such as tourist accommodation and these could be balanced against environmental and social considerations.
2 To restrict proposals to locations within existing settlement boundaries and strictly limit proposals which come forward outside of these locations.	Directing opportunities to areas which are well related to existing communities and services within settlement boundaries will ensure that all proposals are well served by appropriate infrastructure. However this option is discounted because it would limit the amount of opportunities that may be available across the district and potentially conflict with national policy in regards of permitted development rights for existing rural buildings. Taking an approach which limits opportunities may also restrict the range of tourist accommodation that is provided across the district and therefore reduce the overall economic contribution from the tourism

sector. Not all tourism takes place within settlements and “customers” require a choice of accommodation which can be better provided by taking a more flexible approach.

Policy SCLP6.6: Existing Tourist Accommodation

Preferred option

Existing tourist accommodation supports the tourist economy in the district which has potential to generate jobs.

Alternative Option	Reason discounted
1 Remove the requirement for a sustained period of marketing from the policy.	By removing this restriction, the Local Plan would enable the change of use to happen faster and therefore not result in a “redundant” or “abandoned” use for 12 months. This option would ensure that change of use away from tourism accommodation would provide the landowner greater control over their property. However this option is discounted because it may lead to a rapid loss of tourism accommodation across the district which in turn would result in a greater number of residential properties in locations which are not considered suitable for residential uses due to their isolated/remote locations.
2 No policy	This option may lead to a rapid loss of tourism accommodation across the district which in turn would result in a greater number of residential properties in locations which are not considered suitable for residential uses due to their isolated/remote locations.

Policy SCLP7.1: Sustainable Transport

Preferred option

The preferred option seeks to promote the use of sustainable transport methods in new developments. This option will help promote healthier lifestyles and reduce pollution by promoting walking and cycling

Alternative Option	Reason discounted
2 No policy	There is national planning policy support for sustainable transport measures. However, a lack of local policy would reduce clarity.

Policy SCLP7.2: Parking Proposals and Standards

Preferred option

The policy sets out the approach to vehicle parking and encourages sustainable modes of transport, including support for park and ride. The policy also supports the provision of infrastructure associated low emissions vehicles.

Alternative Option	Reason discounted
1 No policy	National policy does not detail parking standards. This could potentially lead to uncontrolled parking throughout the district and could bring into question the sustainability of the plan.

Policy SCLP8.1: Community Facilities and Assets

Preferred option

The policy supports the provision of new community facilities and resists the loss of any existing facilities. The availability of community facilities is key to maintaining social connections, building a sense of community and reducing the risk of social isolation.

Alternative Option	Reason discounted
1 To only protect community facilities and assets which are designated as assets of community value.	Since 2011 the number of community facilities and assets protected under this legislation has increased and demonstrates the importance of these to the local community. Protecting them further through Local Plan policy would provide additional support for their retention should they come forward for redevelopment/reuse. Placing greater protection on assets of community value will highlight those services and facilities which the local community consider the most important.
2 No Policy.	No policy would enable greater flexibility in respect of reuse and conversion of facilities and assets across the district. A no policy option would ensure that speedier decisions can be made on the future of assets and buildings and reduce the amount of time that buildings stand vacant for when subject to proposals for reuse or conversion. Not having a policy to protect these facilities could result in the loss of some valued local services and facilities which may be detrimental to the creation of healthy communities across the district and result in local residents having to travel further (than currently) to access local services and facilities.

Policy SCLP8.2: Open Space

Preferred option

This preferred option seeks to increase the provision of open space in the District, and also resists the loss of existing open space. This option will protect residential amenity and support residential development policy also helps encourage healthy lifestyles by increasing the provision of open space in the District.

Alternative Option	Reason discounted
1 No Policy.	This approach would rely on the protection afforded to open space through national policy and other policy guidance such as that published by Sport England the organisations such as Fields in Trust.

Policy SCLP8.3: Allotments

Preferred option

This policy supports the provision of new allotments, well related to existing settlements. These can provide important social and recreational opportunities. This policy also supports and the retention of existing facilities.

Alternative Option	Reason discounted
1 Only protect statutory allotments as they are afforded greater	Statutory allotments are generally operated and managed by Town and Parish Councils for the benefit of the local community. Government guidance includes many legal and policy safeguards to ensure that the

	protection by national legislation.	disposal of allotment land is properly and thoroughly handled by the Secretary of State and having a Local Plan policy which supports the protection of statutory allotments would give greater protection to these statutory designations.
2	No policy.	Allotments provide a community facility and help encourage healthy communities and therefore are considered to be a community facility. Having no specific policy would demonstrate that the Council considers it appropriate to protect all community facilities. However this option is not considered appropriate because allotments can at times come under pressure for redevelopment, especially when they are within settlement boundaries as outlined through consultation responses. Therefore it is considered relevant to include a specific policy for this land use.

Policy SCLP8.4: Digital Infrastructure

Preferred option

The preferred option supports the provision of improved digital infrastructure across the district. The provision of suitable digital infrastructure is critical to the delivery of a sustainable economy in the district as well as increasing opportunities for home working and reducing the need to travel to access services.

Alternative Option		Reason discounted
1	To strictly resist the provision of digital infrastructure in sensitive locations such as conservation areas, listed buildings or areas of distinct landscape character.	Placing this restriction in the policy would ensure that the most protected and valuable locations across the district are retained and not influenced by the operational requirements from digital infrastructure providers.
2	No policy.	The 'no policy' option and reliance on national policy is not considered appropriate as the council considers it necessary to have a role in influencing the provision of digital infrastructure across the district.

Policy SCLP9.1: Low Carbon & Renewable Energy

Preferred option

The preferred option seeks to promote the use of renewable energy sources on new developments. This will reduce the impact of climate change on the District in the long term. This option could also help maintain the quality of the landscape as it states that technology should be removed from any site once it is no longer in use.

Alternative Option		Reason discounted
1	The Council will identify areas suitable for renewable or low carbon energy in the Local Plan or any Action Area Plan.	This may lead to overlooking of issues that may be distinct to a particular locality, which would be better addressed through a more localised process such as the Neighbourhood Plan process and/or the planning permission process.
2	No policy	This option would rely solely on national policy in determining

planning applications. It does not provide clarity on local requirements such as community support for schemes and the decommissioning of redundant technology.

Policy SCLP9.2: Sustainable Construction

Preferred option

The preferred option seeks to encourage the use of sustainable construction methods in developments of more than 10 dwellings. This option will help reduce building emissions and therefore the impact of climate change.

Alternative Option	Reason discounted
1 No policy.	Having no policy for Sustainable Construction would lead to a reliance on the implementation of the Building Regulations, and would also possibly lead to the implementation of lower energy efficiency standards.

Policy SCLP9.3: Coastal Change Management Area

Preferred option

The preferred option seeks to prevent development from occurring in areas at risk of coastal erosion and help development that may currently be at risk. This option will prevent new development from coastal erosion for the foreseeable future and will help with the implementation of the Shoreline Management Plan.

Alternative Option	Reason discounted
1 Allow for new coastal defence schemes contrary to the approach outlined in the current Shoreline Management Plan or any future Coastal Strategy if wider benefits for the area can be demonstrated.	It is considered that schemes for coastal defences can be best assessed as part of a strategic approach through the review of a shoreline management plan where the cumulative effects along the coastline can be assessed. Considering proposals on a piecemeal basis may undermine a strategic approach to the protection and management of the coastline.
2 No policy.	No local policy would be contrary to national planning policy. A lack of policy at a local level would reduce clarity as to where it would be appropriate to allow development with respect to the risk of coastal change.

Policy SCLP9.4: Coastal Change Rollback or Relocation

Preferred option

The preferred option aims to help development that is currently at risk of coastal erosion. This option will help develop new homes in the District for those who are currently at risk of erosion and will help maintain the character and quality of the affected areas.

Alternative Option	Reason discounted
1 No policy.	National planning policy provides support for the relocation of property

affected by coastal change. However, a lack of clarity at a local level would likely mean it would be more difficult for property owners to find suitable land to relocate to. This would negatively impact on the ability of communities to adapt to coastal change.

Policy SCLP9.5: Flood Risk

Preferred option

The preferred option seeks to prevent development from occurring in areas of high flood risk and to mitigate any potential flood risk that could occur on sites.

Alternative Option	Reason discounted
1 No policy.	This option would rely on national planning policy in the determination of planning applications. The sequential and exceptions test would still apply. The preferred option adds detail to site specific flood risk assessment requirements which is not available in national policy. The preferred option assists Neighbourhood Planning groups in bringing forward sites by giving guidance on the application of flood policy.

Policy SCLP9.6: Sustainable Drainage Systems

Preferred option

The preferred option requires the inclusion of sustainable drainage systems into new developments which will help mitigate the risk of increased surface water flooding and maintain water quality.

Alternative Option	Reason discounted
1 No policy.	This option would rely on national planning policy to implement SuDs in new development.

Policy SCLP 9.7: Holistic Water Management

Preferred option

The preferred option provides clarity as to the requirements for water and wastewater infrastructure in large new developments. This will help maintain water quality.

Alternative Option	Reason discounted
1 No policy.	The current Local Plan does not specifically address Holistic Water Management, nor does national planning policy. Therefore, this alternative policy would not provide any clarity and would not ensure that developments include holistic water management practices.

Policy SCLP10.1: Biodiversity and Geodiversity

Preferred option

The preferred option directly seeks to protect areas of biodiversity and geodiversity value. The preferred option also acts to protect and the landscape.

Alternative Option		Reason discounted
1	Developments of 10 or more dwellings or development that equates to 1,000 sq. m should include measures to create new habitats and enhance wildlife corridors.	The second part of this policy effectively creates a trigger for when development would be required to include biodiversity and geodiversity measures. However, it wouldn't enable opportunities to be taken for enhancements for biodiversity across all developments, reflecting that opportunities for enhancements are relevant to location as much as scale.
2	No policy	Not having a local policy on biodiversity could mean that locally designated biodiversity sites and locally identify biodiversity action plan species could be harmed by development. There would also be less clarity about securing biodiversity improvements on sites.

Policy SCLP10.2: Visitor Management of European Sites

Preferred option

The Council is currently finalising a Recreational Avoidance and Mitigation Strategy in tandem with neighbouring authorities. The preferred policy has been created in order to facilitate the implementation of this.

Alternative Option		Reason discounted
1	No policy	This could potentially lead to development having a significant adverse effect on designated European sites.

Policy SCLP10.3: Landscape Character

Preferred option

The preferred option aims to protect the distinctiveness of landscapes across the District. This option would provide protection to many sensitive areas in the District, which will have effects on the protection of biodiversity in the District as many of these areas are biodiversity rich.

Alternative Option		Reason discounted
1	To update Special Landscape Areas based on up to date evidence of the types of landscapes and combinations of features.	Such an approach would require categorically and robustly delineating boundaries. This is challenging in terms of consistency with up to date evidence and current national policy particularly in relation to the application of landscape character assessment.
2	No policy	This option will provide protection for the Area of Outstanding Natural Beauty which is a statutory designation and the Heritage Coasts (non-statutory designation) as these are covered in national planning policy. However, without a local policy, landscapes which may be important at the local level which are undesignated could be harmed by development

Policy SCLP10.4: Settlement Coalescence

Preferred option

The preferred option protects areas of open space between settlements that allow them to retain their individual identities. This will add protection to distinctive landscapes and townscapes as it will prevent

smaller settlements from converging with larger settlements and losing their identity.

Alternative Option	Reason discounted
1 To emphasise gaps between settlements through other policies such as countryside policy, design and strategy.	Some reliance would be placed on other designations such as nature conservation and open space designations to maintain gaps between settlements.
2 No policy	No policy on the coalescence of settlements could lead to the merging together of settlements or undermining the openness between settlements which would negatively impact the individual character and identity of settlements.

Policy SCLP11.1: Design Quality

Preferred option

The preferred option ensures that development will have a high design quality, respond positively to, and demonstrate a good understanding of local character and distinctiveness, including landscape, townscape and the local vernacular. The policy ensures the delivery of good quality housing designed to meet a range of needs. Building for Life 12 seeks housing types and tenures that meet local needs.

Alternative Option	Reason discounted
1 Place greater emphasis on the Building for life guidelines and expand the requirement to cover all developments, emphasising the need to avoid 'red outcomes'.	This is discounted because of potential impacts on viability and the principles apply more readily to larger developments.
2 No policy	This option relies solely on national planning policy and applies no local distinctiveness.

Policy SCLP11.2: Residential Amenity

Preferred option

The preferred policy sets out the different indicators the Council will assess in relation to residential amenity and the policy has been taken forward as a result of its all encompassing approach.

Alternative Option	Reason discounted
1 No policy.	Having a local policy confirms the Council's positive approach towards conservation and helps provide clarity for developers and neighbourhood plans and development orders.

Policy SCLP11.3: Historic Environment

Preferred option

The preferred option provides protection for heritage assets and their settings. This will help provide clarification of the protection for the overall historic environment of the District. As such the option will have positive effect on the landscapes and townscapes and historical assets.

Alternative Option	Reason discounted
1 No Policy.	The effect of this option would not be significantly different from the preferred option in the Final Draft Local Plan as heritage assets are given protection in national planning policy.

Policy SCLP11.4: Non-Designated Heritage Assets

Preferred option

The preferred option provides greater protection for non-designated heritage assets. This will enhance the overall protection of the historic environment in the District by preventing unsuitable development from harming these assets which contribute towards this environment.

Alternative Option	Reason discounted
1 No Policy.	National planning policy does provide some protection for non-designated heritage assets. However, a local policy helps provide clarity on when development will be appropriate with respect to impact on these assets. A lack of local policy could mean limited protection for locally important historic buildings. As a result the appearance of historic areas and the general townscape and landscape could be damaged. This could also impact upon the economy with regard to the tourism sector.

Policy SCLP11.5: Conservation Areas

Preferred option

The preferred option will provide further protection for conservation areas found in the District. This will enhance the overall protection of the historic environment of the District as these areas make up large parts of this environment. It will also protect the landscape of the District as conservation areas add to the overall attractiveness of the District.

Alternative Option	Reason discounted
1 Apply Article 4 Directions to all Conservation Areas within the district and revoke permitted development rights.	Although this would allow for tighter control of development within Conservation Areas, it would also inhibit or discourage development from coming forward in Conservation Areas.
2 No policy	National planning policy provides protection for all heritage assets including conservation areas. However, the extra local guidance within the preferred option helps ensure the integrity of conservation areas is maintained and enhanced through specific local guidance.

Policy SCLP11.6: Archaeology

Preferred option

The preferred option will provide locally specific protection to archaeological remains found in the District. This will further protect the historic environment as archaeological remains are key contributors to the

historic landscape.

Alternative Option	Reason discounted
1 No Policy	Archaeology would be considered based on NPPF policy. A lack of local policy could result in the loss of important local sites of archaeological interest and may lead to loss of opportunity to record or preserve historical items.

Policy SCLP11.7: Parks and Gardens of Historic or Landscape Interest

Preferred option

The preferred policy clearly sets out the policy for protecting historic parks and gardens in the district which contribute positively to register of heritage assets in the district. There are also landscape benefits to this policy.

Alternative Option	Reason discounted
1 No Policy	This would rely on other policies relating to designated and non-designated heritage assets to provide the same level of protection to these parks and gardens.

Policy SCLP11.8: Areas to be protected from development

Preferred option

This preferred option will help protect greenfield areas within or adjacent to settlements which are often used for informal recreation and social interactions. These areas often have biodiversity value and can contribute to the setting of heritage assets.

Alternative Option	Reason discounted
1 No policy	Areas to be protected from development provide greater certainty over particular areas that are important to local communities and should not be developed, and it is therefore considered appropriate to retain these.

Policy SCLP11.9 Newbourne: Former Land Settlement Association Holdings

Preferred option

The preferred option recognises the unique character of Newbourne and supports the redevelopment for employment of some backland plots where it can be demonstrated that the character of the former land settlement association holdings is not adversely affected.

Alternative Option	Reason discounted
1 Retain policy as written in site allocations	It is considered appropriate to amend the policy to reflect the current circumstances and the fact that some of the agricultural and horticultural uses have become redundant but that there might be opportunities for some small scale employment uses on these sites rather than these lying vacant.

2	No policy	Due to the unique characteristics it is considered appropriate to have a specific policy for Newbourne.
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Policy SCLP12.1 Neighbourhood Plans

Preferred option

The preferred option will provide some certainty for Neighbourhood Plan groups in terms of the level of growth they will need to plan for, and is reflective of the proposed changes to the NPPF in this respect.

Alternative Option	Reason discounted
1 No policy	The NPPF requires Local Plans to identify housing figures for designated Neighbourhood Plan areas, and therefore not having a policy would be inconsistent with the NPPF.

Policy SCLP12.2 Strategy for Felixstowe

Preferred option

The preferred option seeks to expand and diversify employment opportunities in the area and maintain the viability of the town centre and district centres. This approach has potential to increase job availability in the area. The policy identifies the need to deliver dwellings targeted at the aging population and the policy highlights a desire to enhance quality of life for existing residents and visitors. Flooding is highlighted as an issue and the policy encourages partnership working to manage and mitigate this. The policy highlights the environmentally sensitive landscapes around Felixstowe and seeks to protect these from development as well as retaining and protecting the historic character of the town.

Alternative Option	Reason discounted
1 No policy (alternative growth strategies are set out under policy SCLP3.2above)	Having no policy would not provide the clarity on the approach within the plan to Felixstowe.

Policy SCLP12.3: North Felixstowe Garden Neighbourhood

See Appendix I: Alternative Sites.

Policy SCLP12.11: Felixstowe Ferry and Golf Course

Preferred option

The policy is carried forward as it sets out criteria reflecting the unique circumstances at the Felixstowe Ferry and Gold Course area.

Alternative Option	Reason discounted
1 To not carry the policy forward	The policy remains valid, and reflects the unique local circumstances of the Felixstowe Ferry and Golf Course area.

Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point

Preferred option

The policy is carried forward as it sets out criteria reflecting the unique circumstances at the Felixstowe

Ferry Golf Club to Cobbolds point area.

Alternative Option	Reason discounted
1 To not carry the policy forward	The policy remains valid, and reflects the unique local circumstances of the Felixstowe Ferry Golf Club to Cobbolds point area.

Policy SCLP12.13: Cobbolds Point to Spa Pavilion

Preferred option

The policy is carried forward as it sets out criteria reflecting the unique circumstances at the Cobbolds Point to Spa Pavilion area.

Alternative Option	Reason discounted
1 To not carry the policy forward	The policy remains valid, and reflects the unique local circumstances of the Cobbolds Point to Spa Pavilion area.

Policy SCLP12.14: Spa Pavilion to Martello Park

Preferred option

The policy is carried forward as it sets out criteria reflecting the unique circumstances at the Spa Pavilion to Martello Park area, and also provides policy relevant to the future of the leisure centre site in anticipation of this being replaced by a new centre on the North Felixstowe Garden Neighbourhood.

Alternative Option	Reason discounted
1 To not carry the policy forward	The policy remains valid, and reflects the unique local circumstances of the Spa Pavilion to Martello Park area.

Policy SCLP12.15: Martello Park to Landguard

Preferred option

The policy is carried forward as it sets out criteria reflecting the unique circumstances at the Martello Park to Landguard area.

Alternative Option	Reason discounted
1 To not carry the policy forward	The policy remains valid, and reflects the unique local circumstances of the Martello Park to Landguard area.

Policy SCLP12.16: Tourism Accommodation in Felixstowe

Preferred option

The preferred option provides clarity over the support provided to holiday accommodation in Felixstowe.

Alternative Option	Reason discounted
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1	No policy	There would not be clarity on where holiday accommodation would be supported in Felixstowe. Providing a positive policy will help to strengthen the role of Felixstowe as a visitor destination.
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Policy SCLP12.17: Strategy for Communities surrounding Ipswich

Preferred option

The preferred option provides clarity on the role of communities neighbouring Ipswich in relation to the strategy for the District which would be considered alongside other policies in the plan in relation to proposals for development in Aldeburgh. The policy reflects the strategy for the District set out under policy SCLP3.2.

Alternative Option		Reason discounted
1	No policy – note that alternative strategies are considered in relation to policy SCLP3.2	Having no policy would not provide the clarity on the approach within the plan to the communities surrounding Ipswich.

Policy SCLP12.18: Brightwell Lakes

Preferred option

The preferred option of including a policy acknowledges that subsequent planning applications will be submitted in relation to Brightwell Lakes.

Alternative Option		Reason discounted
1	No policy	The policy is largely carried over from the Core Strategy, but is updated to reflect elements of the scheme that have evolved, such as provision of heath facilities. Whilst outline permission is now granted, it is necessary to have a policy basis for considering any subsequent applications that are submitted.

Policy SCLP12.21: Recreation and Open Space in Rushmere

Preferred option

Policy protects existing sports pitches, encourages outdoor recreation and sports and therefore could have positive impacts on improving the health of residents. In protecting the existing sports and recreation facilities at the site, the policy also limits the loss of green, undeveloped land which in turn could have a positive impact on biodiversity.

Alternative Option		Reason discounted
1	No policy	The policy provides clarity in relation important open spaces which would not be specifically defined or addressed elsewhere.

Policy SCLP12.22: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)

Preferred option

The preferred option is to keep the policy acknowledging that in relation to mitigation associated with the Habitats Directive.

Alternative Option	Reason discounted
1 No policy	The country park at Ipswich Garden Suburb is required to mitigate recreational pressure on internationally protected sites and therefore exclusion of the policy may not meet the requirements of the Habitats Directive.

Policy SCLP12.23: Strategy for Aldeburgh

Preferred option

The preferred option provides clarity on the role of Aldeburgh in relation to the strategy for the District which would be considered alongside other policies in the plan in relation to proposals for development in Aldeburgh. The policy reflects the strategy for the District set out under policy SCLP3.2.

Alternative Option	Reason discounted
1 No policy (alternative growth strategies are set out under policy SCLP3.2 above)	Having no policy would not provide the clarity on the approach within the plan to Aldeburgh.

Policy SCLP12.25: Strategy for Saxmundham

Preferred option

The policy seeks to expand and diversify employment opportunities in the town and enhance the viability of the town centre. This approach has potential to increase job availability in the area. The overall strategy highlights the creation of garden neighbourhood to the south of the town with significant opportunities to deliver a range of new housing with associated infrastructure. The provision of improved pedestrian and cycling links may encourage more sustainable modes of transport which could have health benefits. The policy highlights the benefits of the railway that serves the town and the easy access to the A12. The policy specifically seeks to improve the quality of life through enhancements to green infrastructure. Depending on the level of growth there may be requirements for additional infrastructure which could include education facilities. The policy specifically seeks to retain and protect the historic character of the town.

Alternative Option	Reason discounted
1 No policy	Having no policy would not provide the clarity on the approach within the plan to Saxmundham.

Policy SCLP12.26: South Saxmundham Garden Neighbourhood

See Appendix I: Alternative Sites.

Policy SCLP12.28: Strategy for Woodbridge

Preferred option

The preferred option provides clarity on the role of Woodbridge in relation to the strategy for the District which would be considered alongside other policies in the plan in relation to proposals for development in Woodbridge. The policy reflects the strategy for the District set out under policy SCLP3.2.

Alternative Option		Reason discounted
1	No policy – note that alternative strategies are considered in relation to policy SCLP3.2	Having no policy would not provide the clarity on the approach within the plan to Woodbridge.

Policy SCLP12.29: Strategy for Rural Areas

Preferred option

The policy seeks to deliver opportunities for employment development in rural areas. This could lead to increased job creation. The policy targets new residential development to meet local needs and the policy identifies the need to deliver dwellings that help sustain rural communities and provide a mix of housing choice. The policy highlights the need to protect designated habitats and manage increased visitor pressure on European protected sites. The policy also seeks to deliver biodiversity enhancements. The policy seeks enhancement of heritage assets and the protection and enhancement of the AONB and locally important landscapes. The policy seeks to deliver improvements to connectivity and accessibility and continued improvements to high speed broadband and mobile phone coverage.

Alternative Option		Reason discounted
1	No Policy	Having no policy would not provide the clarity on the approach within the plan to the rural areas.

Appendix I – Alternative Sites

Introduction

The approach to selection of preferred sites has been informed by a number of processes and considerations.

Site selection has been informed by the strategy of the plan, as well as by opportunities and constraints identified at settlement and site level.

The Local Plan aims to deliver at least 10,900 dwellings and significantly in excess of 13ha of employment land over the plan period of 2016 – 2036. Appendix A ‘Discounted Alternative Policy Options’ explains the options that were considered in relation to the amount of growth to be planned for. This explains that the amount of growth to be planned for will enable the delivery of key infrastructure in Saxmundham and Felixstowe as well as to support growth in rural parts of the District and to deliver greater levels of affordable housing, whilst also making a greater contribution towards meeting housing needs across the Ipswich Housing Market Area.

For site allocations, around 750 sites have been considered as part of the preparation of the Draft Local Plan. Of those sites just under 300 were considered to be potential sites for allocation and 26 have been taken forward as preferred site options.

Strategic Housing and Economic Land Availability Assessment

The Strategic Housing and Economic Land Availability Assessment (SHELAA) is a key piece of evidence which identifies the potential supply of land. The national Planning Practice Guidance sets out a methodology for identifying a future supply of land which is suitable, available and achievable, which has been followed in undertaking the Strategic Housing and Economic Land Availability Assessment.

A ‘call for sites’ was undertaken in autumn 2016 which invited sites to be submitted for consideration for allocation through the Local Plan review. Sites submitted, along with sites which had been submitted through previous consultations and call for sites exercises, were presented in the 2017 Issues and Options consultation document. The 2017 consultation also invited further sites to be submitted and these are also presented in this assessment. 55 new sites were submitted through the 2017 Issues and Options consultation and these are listed in the table overleaf. Amendments were submitted in relation to a number of sites that had already been presented in the Issues and Options document, as also set out overleaf.

New sites submitted through 2017 Issues and Options consultation

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use
1097	Debach Airfield	Clopton	20.37	Agent	Extension of General Employment Area
1098	Debach Airfield	Clopton	17.75	Agent	Housing
1099	Land to rear of 1 Cullcott Close	Yoxford	1.00	Owner	Housing
1100	Land to the rear of Crisps Paramount Garage Ltd and Broadacres, Leiston Rd	Knodishall	1.05	Agent	Housing
1101	Land West of 2 Harleston Road	Linstead Parva	0.96	Owner	Housing
1102	Land rear of 27 Judith Avenue	Knodishall	1.41	Owner	Housing
1103	Glenside, Main Road	Kelsale	0.80	Agent	Housing
1104	Land at Mount Pleasant, Station Road	Blaxhall	0.29	Owner	Housing
1105	Howard Construction (Anglia) Ltd., Boot Street	Great Bealings	0.22	Agent	Housing
1106	Land adj. Shawfields, Shaw Valley Road	Martlesham	0.43	Owner	Housing
1107	Land to rear of 48 High Street	Ufford	0.02	Agent	Housing
1108	Land adj. Hill Cottages (B1069)	Tunstall	2.41	Owner	Tourism
1109	Church Field, Os 2646, The Street	Hacheston	0.53	Owner	Housing
1110	Field South East Of Garage, The Street	Hacheston	0.61	Owner	Housing
1111	Land North of London Road	Blythburgh	1.80	Agent	Housing
1112	Land South of London Road	Blythburgh	2.62	Agent	Housing
1113	3 Corner Field,	Wickham Market	1.10	Agent	Housing
1114	Simons Cross Allotments,	Wickham Market	1.26	Agent	Housing
1115	Dunns Hole, land off King Edward Road,	Leiston	0.35	Agent	Housing
1116	Land at Garden House, Mill Road	Newbourne	0.46	Agent	Housing

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use
1117	Farm View, Curlew Green	Kelsale	0.51	Owner	6 houses, 4 holiday accommodation and one business and office premise.
1118	Land West of New Street	Framlingham	0.86	Agent	Playing field
1119	Land to the west of Ipswich Road	Grundisburgh	2.78	Agent	Housing
1120	Beacon House, Playford Road	Little Bealings	7.22	Agent	Housing, holiday accommodation
1121	Land between High Street and Chapel Lane	Pettistree	6.15	Agent	Housing
1122	Martlesham House, School Lane	Martlesham	0.41	Owner	Housing
1123	Land opposite Martlesham House, School Lane	Martlesham	0.70	Owner	Housing
1124	Stables, Bridge Road	Levington	0.49	Owner	Housing
1125	Land at Playford Corner, north for Playford Road	Rushmere St Andrew	40.04	Agent	Housing/sports & recreation/community use
1126	Part Os 1500, Bridge Street	Bramfield	1.12	Agent	Housing
1127	Land adj. Hill Farm Cottage, Thorington Road	Bramfield	0.21	Agent	Housing
1128	Land at Hill Farmhouse, Thorington Road	Bramfield	0.57	Agent	Housing
1129	Land adj. Whispering Trees, Darsham Road	Bramfield	0.76	Agent	Housing
1130	Land To The West Of Darsham Cottage, Main Road	Darsham	24.98	Agent	Housing, open space, business/offices
1131	Land at Eagle Way	Martlesham Heath	0.72	Agent	Housing
1132	Land to the west of Redwald Road	Rendlesham	0.32	Agent	Housing
1133	Land to the east of Woodbridge Road	Grundisburgh	1.98	Agent	Housing
1134	Land adjacent Ford Hill / Shottisham Creek	Shottisham	0.18	Agent	Housing
1135	Land south of Villa Hill	Shottisham	0.79	Agent	Housing

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use
1136	Land East of Grange Farm Cottages, Ramsholt Road	Alderton	0.79	Agent	Housing
1137	Land opposite Grange Farm Cottages, Ramsholt Road	Alderton	0.24	Agent	Housing
1138	Land at Church Lane	Westerfield	14.80	Agent	Housing
1139	Land east of Leiston Road	Aldringham/Leiston	8.51	Agent	Housing
1140	Land adj. to Stratton Hall Drift	Levington	1.69	Owner	Employment
1141	Bentwaters Park	Rendlesham	382.25	Agent	General Employment Area
1142	Land adj. Gelham Hall, Gelham Hall Road	Wickham Market	1.74	Agent	Allotments
1143	Land at Yew Tree Court (Business Site)	Earl Soham	0.97	Agent	Employment
1144	Part Side Garden Of Glenholme, Blackheath Road	Wenhaston	0.14	Agent	Housing
1145	Land South of Lamberts Lane	Rushmere St. Andrew	13.58	Agent	Housing
1146	Land adj. to Primary School, Hackney Road	Peasenhall	3.05	N/A	Housing
1147	Land at Hill Farm, High Street	Ufford	1.16	Agent	Housing
1148	Land at Mill Lane, Wickham Market	Wickham Market	0.39	Agent	Car Park
1149	Land at Walk Farm, Old Felixstowe Road	Stratton Hall	1.26	Agent	Employment
1150	Land adj. Walk Farm, Old Felixstowe Road	Stratton Hall	2.44	Agent	Employment
1151	Land adj. 'Seven Hills' A12/A14 junction, Felixstowe Road	Nacton	22.53	Agent	Business and/or non-port related distribution park

Sites where amendments were submitted through 2017 Issues and Options consultation

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use
62	Land off Laxfield Road	Dennington	2.53	Agent	Housing
71	Land adjacent to The Glen, Bruisyard Road, Peasenhall	Peasenhall	0.31	Owner	Housing
73	Land at Three Tuns PH, The Street	Pettistree	0.4	Agent	Housing
132	Land adj to Westward, Summer Lane	Bromeswell	1.1	Agent	Housing
205	Land between Belmoor and Glenholme, Blackheath Road	Wenhaston	0.18	Owner	Housing
261	Land North of Kings Avenue	Framlingham	2.75	Agent	Mixed Use
288	Land north and west of Walk Farm	Stratton Hall	14.7	Agent	Employment
335	Land at and to rear of High Trees, Oakhurst and Molen, Bucklesham Road	Foxhall	2.37	Owner	Housing
347	Land north west of Walk Farm	Levington	33.1	Agent	Employment
393	Charnwood Field, Rose Farm, Framlingham	Framlingham	14.3	Agent	Mixed Use
395	land at Gorse Farm, Newbourne Road	Waldringfield	6.1	Owner	Housing
435	land north and east of The Manor House, Church Hill	Saxmundham	7.08	Agent	Housing
498	Land at Red House Lane	Leiston	6.41	Agent	Housing
503	Land off Mill Road	Badingham	0.62	Agent	Housing
506	Land West of Knight Road,	Rendlesham	6.12	Agent	Housing
510	Toller's Field, Woodbridge School, IP12 4JW	Woodbridge	2.02	Owner	Housing
523	Earl Soham Business Centre, to the north of Earl Soham	Earl Soham	1.93	Agent	Housing

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use
526	Land at Mount Pleasant Farm	Framlingham	11.17	Agent	Housing, education/primary school, public recreation, surgery & community use
541	Land Connected to The Farm Stead	Chediston	0.03	Owner	3 enhanced sheltered housing units/3 carer accommodation units
551	Land West of Woodbridge	Woodbridge	30.62	Agent	Mixed
552	Land fronting Falkenham Road	Kirton	3.64	Agent	Housing
556	Land at Grove Farm	Ufford	30.44	Agent	Mixed Use
699	Bentwaters Park, Rendlesham, IP12 2TW	Rendlesham	92.8	Agent	Holiday lets/housing
764	Land at Chapel Road	Otley	1.69	Agent	Housing
777	Land to the west of The Street, Eyke	Eyke	8.35	Agent	Housing
797	Part garden of Farthings, London Road and land adjacent	Blythburgh	0.26	Agent	Housing
817	Land adj to Alder Close, Aldecar lane	Benhall	0.19	Owner	Self Build
819	Land adj to Ella House, Aldecar Lane	Benhall	0.27	Owner	Self Build
820	Land at Woodlands, Aldecar Lane	Benhall	0.45	Owner	Self Build
855	Land North of Ramsholt Road	Alderton	0.54	Agent	Housing
856	land to the rear of 76 - 86 Bucklesham Road	Kirton	0.37	Owner	Housing
860	Land adjacent to Bardolph Cottages, Saxtead Road	Dennington	0.63	Agent	Housing
953	Land between Playford Rd & Bent Lane	Rushmere St Andrew	1.52	Agent	Housing
959	Land to the west of Pilgrims Way	Thorpeness	3.39	Agent	Housing
960	Land off St. Andrews Rd, Knodishall	Knodishall	1.67	Agent	Housing

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use
994	Land to the north of Playford Lane	Rushmere St Andrew	5.97	Agent	Housing
1012	Land at South Entrance	Saxmundham	39.54	Agent	Mixed Use
1028	Land to the north of Main Road	Bucklesham	0.74	Agent	Housing
1037	Land adj. 14-32 Park Lane	Kirton	4.68	Agent	Housing
1087	Land at and surrounding Hill Farm, Lamberts Lane	Rushmere St Andrew	109.39	Agent	Housing
1092	Eastward Ho, Grove Road	Felixstowe	143.53	Agent	Mixed Use

Criteria for assessing a site's suitability were developed to align broadly with other local planning authorities in the Ipswich Housing Market Area (Babergh District Council, Mid Suffolk District Council and Ipswich Borough Council). The criteria cover the following topics:

- Access to site;
- Utilities capacity;
- Utilities Infrastructure;
- Contamination;
- Flood Risk;
- Coastal change;
- Market attractiveness;
- Landscape / Townscape;
- Biodiversity and Geodiversity;
- Historic Environment;
- Open space;
- Transport and Roads;
- Contribution to regeneration / re-use

In relation to the criteria on access to site and transport and roads, input has been received from Suffolk County Council as Highways Authority.

Consideration has also been given to how a site relates in scale and form to an existing settlement.

To determine a site's availability, consideration is given to whether the site has been submitted by the owner(s) of the land. In relation to sites that had been submitted or identified prior to 2016, availability checks have been undertaken through writing to the submitter or by undertaking Land Registry searches where contact details were not held.

In relation to achievability, consideration has been given to whether there are any likely significant abnormal costs associated with development of the site. However, at this stage it is difficult to conclude with any certainty that development of a site would not be viable during the Local Plan period.

Sites which are assessed as being suitable, available and achievable are considered to be 'potential' sites.

The Draft SHELAA is published alongside the First Draft Local Plan for consultation.

This Appendix sets out the reasons for discounting sites by Town / Parish.

Employment

The approach to identification of employment sites has been informed by the evidence contained in the Ipswich Economic Area Employment Land Needs Assessment (March 2016), the Ipswich Economic Area Sector Needs Assessment (September 2017), the Ipswich Economic Area Employment Land Supply Assessment (March 2018) and the Port of Felixstowe Growth and Development Needs Study (2018).

By using the evidence base outlined above, the Local Plan directs employment related allocations to those sites within the identified areas most attractive to the market. Existing employment allocations will be carried forward (many of which are outside of these areas) such as Rendlesham and Debach airfields to

ensure that the current portfolio of sites is maintained to encourage a variety of economic opportunities across the district.

Housing

Chapter 3 of the First Draft Local Plan sets out the housing requirement for the Local Plan period 2016 – 2036, and in Table 3.2 calculates the residual figure to be planned for once completions since 2016, existing planning permissions, dwellings with a resolution to grant permission but subject to a section 106 being agreed and existing allocations are removed. A further 10% is added to the residual to provide a contingency, showing that the Local Plan seeks to identify provision for approximately 3,370 dwellings.

Distribution of this figure, and the identification of preferred sites, is based upon an approach which considers:

- The preferred approach to spatial distribution;
- The revised settlement hierarchy and opportunities / constraints identified at the settlement level; and
- The suitability of potential sites.

As outlined in Appendix A 'Discounted Alternative Policy Options', the Local Plan sets out a strategy to enable the delivery of key infrastructure in Saxmundham and Felixstowe as well as to support growth in rural parts of the District and to deliver greater levels of affordable housing, whilst also making a greater contribution towards meeting housing needs across the Ipswich Housing Market Area. The consultation responses generally promoted the concept of enabling more growth in the rural areas. Many of the consultation responses raised the issue of a need for a new route to the north of Ipswich. The next review of the Local Plan will provide an opportunity to consider route options in more detail including the extent to which the options might support potential future scenarios for housing and employment growth, and therefore this part of the District is not a focus for new development in this Local Plan.

The Settlement Hierarchy is set out in Policy 3.3. Settlements identified as countryside were not considered to be suitable for site allocations under the principals of the settlement hierarchy and were therefore not considered further.

In relation to settlements within the Settlement Hierarchy, other than for Felixstowe and Saxmundham, for which strategic scale growth is proposed, consideration was given to the potential for settlements to accommodate additional growth in relation to a number of factors including:

- The availability of suitable sites;
- Infrastructure capacity;
- Initial outputs from the transport modelling;
- Environmental constraints;
- Outcomes from one to one sessions held with Town and Parish Councils; and
- Issues and Options consultation feedback.

This was undertaken prior to considering whether individual sites should be identified as preferred allocations in order that the site selection process could focus on those settlements which present fewer constraints and greater opportunities. This was done in a qualitative way in order to conclude for each settlement the likely scale of potential. Other than availability of potential sites, no one factor was identified as an absolute constraint.

Within locations identified as having greater potential or opportunities for growth, the following factors were considered on a site by site basis:

- SHELAA conclusions – these were reviewed to identify any issues which may need to be mitigated;
- Sustainability Appraisal conclusions – these were reviewed to identify whether there were any site specific issues;
- Consultation responses from the 2017 Issues and Options consultation;
- Feedback from one to one sessions with Parish and Town Councils;
- Initial outputs from the Landscape Character Assessment and Settlement Sensitivity Assessment;
- Other constraints to development which may affect, for example, the area of the site that could be developed;
- Whether development of the site would be inconsistent with any other emerging policy in the Local Plan review.

Garden Neighbourhood Proposals

In addition to a number of smaller allocations, the Draft Local Plan includes two proposals to create new Garden Neighbourhoods at Felixstowe and Saxmundham. There are a number of options as to how these sites could be developed. Both sites are made up of number of smaller sites that were submitted to the Council for consideration. In addition to considering these sites individually through the SHELAA and SA process, options for how strategic scale growth could be delivered were also considered. The analysis of these is set out within the Felixstowe and Saxmundham sections of this document.

Information contained in this document

This Appendix to the First Draft Local Plan contains an explanation in relation to each site as to why they have not been selected as preferred sites, or in some cases why they have been selected. A conclusion is provided in relation to each of the sites presented in the 2017 Issues and Options Consultation or submitted through that consultation. A small number of sites have not been assessed as they have either received planning permission, or are already allocated in the Site Allocations and Area Specific Policies DPD (2017), the Felixstowe Peninsula Area Action Plan (2017) or in a 'made' Neighbourhood Plan'. These sites are listed in the Removed Sites section of this Appendix, which can be found after the Alternative Sites tables

Maps for each of the settlements are contained in at the back of this Appendix, showing sites that have been identified as potential sites through the SHELAA and those that have not.

Note that identification as a potential site through the SHELAA process does not afford a site any planning status. The SHELAA is a technical document used to identify potentially suitable sites which are then considered further for allocation in the Local Plan. Identification as a potential site through the SHELAA process does not indicate that planning permission would be granted.

Alternative Sites

Aldeburgh

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
83	Land adjacent to 15 The Terrace	0.21	Area to be Protected from Development	Put forward as Area to be Protected from Development.
100	Land adj to The Old Slaughterhouse, Park Road	0.35	Housing	Site identified as unsuitable in Draft SHELAA due to unsuitable access.
147	Adair Lodge Gardens, off High Street	0.10	Area to be Protected from Development	Put forward as Area to be Protected from Development
223	Land at Crag Pitt Nurseries, Leiston Road	9.23	Housing	Site identified as unsuitable in Draft SHELAA – range of issues including presence of SSSI along with other issues including landscape, flooding and access.
376	land west of Pinehurst, Leiston Road	1.34	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement
377	land to the north of Pinehurst, Leiston Road	3.53	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement
378	land west of Marsh House, Saxmundham Road	3.09	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement
402	Land to the west of Hall Farm Lane	0.91	Housing and Open space	There are a number of issues identified in relation to this site including access, flood risk, landscape and townscape. In particular access may limit the potential for the site to be developed. Aldeburgh is not identified as an area for significant growth in the Local Plan, and it is not necessary to allocate sites in Aldeburgh to deliver the strategy of the Local Plan. It is therefore not considered appropriate to allocate this site in this Local Plan.

414	Former Reades Brickworks, Saxmundham Road,	4.27	Housing	Site identified as unsuitable in Draft SHELAA – range of issues including presence of an SSSI, access, contamination, flood risk, landscape and townscape, biodiversity.
479	Chapel Barn Farm, Leiston Road, IP15 4QE	5.31	Residential/holiday, care home, open space	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
640	Land between Roos and Saxmundham Road	0.25	Housing	There are a number of issues identified in relation to access, flood risk, landscape and biodiversity. The site is a small site and is within the settlement boundary where the principle of development is accepted. Aldeburgh is not identified as an area for significant growth in the Local Plan, and it is not necessary to allocate sites in Aldeburgh to deliver the strategy of the Local Plan. It is therefore not considered appropriate to allocate this site in this Local Plan.
641	Land to the rear 70 Saxmundham Road	0.38	Housing	Site identified as unavailable in the Draft SHELAA
642	Land adjacent to 1 Crescent Road	0.31	Housing	There are a number of issues identified in relation to access, flood risk, landscape and biodiversity. The site is a small site and is in the settlement boundary where the principle of development is accepted. Aldeburgh is not identified as an area for significant growth in the Local Plan, and it is not necessary to allocate sites in Aldeburgh to deliver the strategy of the Local Plan. It is therefore not considered appropriate to allocate this site in this Local Plan.
815	Land adjacent to 16 Alde Lane	0.26	Housing	Site identified as unavailable in the Draft SHELAA
904	Land at Aldeburgh Golf Course, off Golf Lane	0.13	Housing	Site identified as unavailable in the Draft SHELAA
966	Land at Fenlands, Leiston Road, Leiston	1.02	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement
997	Land adjacent to 187 Saxmundham Road, Aldeburgh	0.20	Housing	There are a number of issues identified in relation to access, flood risk, landscape and biodiversity. The site is a small site and there are opportunities within the settlement boundary for other small sites to come forward. Aldeburgh is not identified as an area for significant growth in the Local Plan,

				and it is not necessary to allocate sites in Aldeburgh to deliver the strategy of the Local Plan. It is therefore not considered appropriate to allocate this site in this Local Plan.
1065	Fairway Launderers and Cleaners, Saxmundham Road, Aldeburgh	0.12	Employment	Site identified as unavailable in the Draft SHELAA
1066	Land adjacent to Leiston Road and The Drift	1.33	Housing	Site identified as unavailable in the Draft SHELAA

Alderton

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
199	Land north of 33 Hollesley Road	0.32	Housing	Site identified as potentially suitable in Draft SHELAA however the strategy for the Local Plan is not reliant upon growth in Alderton and it is considered that there are more suitable sites elsewhere in the District. The site is therefore not selected as a preferred site for allocation.
855	Land North of Ramsholt Road, IP12 3AQ	0.30	Housing	Site identified as potentially suitable in Draft SHELAA however the strategy for the Local Plan is not reliant upon growth in Alderton, in particular given the access constraints on the site, it is considered that there are more suitable sites elsewhere in the District. The site is therefore not selected as a preferred site for allocation.
1071	Land adj. 15 Hollesley Road, Alderton	0.09	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
1136	Land East of Grange Farm Cottages, Ramsholt Road, Alderton	0.79	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1137	Land opposite Grange Farm Cottages, Ramsholt Road, Alderton	0.24	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

Aldringham cum Thorpe

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
412	land south of Aldringham Lane	4.94	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
981 ¹	Land off Aldringham Road, Aldringham cum Thorpe	3.75	Housing	The Council does not propose sites for allocation in Aldringham cum Thorpe as a Neighbourhood Plan is in production.
1139	Land east of Leiston Road, Aldringham/Leiston	8.51	Housing	The Council does not propose sites for allocation in Aldringham cum Thorpe as a Neighbourhood Plan is in production.

Badingham

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
94	Land at The White Horse and Badingham House, Low Road	3.99	Not specified	Site identified as unavailable in the Draft SHELAA
164	Land to the rear of 1 - 2 Old Rectory Road	1.05	Housing	Site identified as unavailable in the Draft SHELAA
230	Land at and north of New Lea	0.77	Housing	Site identified as unavailable in the Draft SHELAA
238	Land south of Lapwing Barn, Low Street	0.60	Housing	Site identified as unavailable in the Draft SHELAA
503	Land off Mill Road, Badingham	1.16	Housing	The Local Plan Strategy does not depend on development coming forward in Badingham. Access may be difficult to achieve and therefore it is considered that there are more suitable sites elsewhere in the District.
678	Bowling Green Farmyard, Pound Green Road, Badingham	2.43	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

¹ See Thorpeness map

872	Land to the rear of 4 Low Street	2.00	Housing	Site identified as unavailable in the Draft SHELAA
1057	Land North of the Old Rectory, Badingham	0.59	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

Bawdsey

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
455	Land fronting The Street, Bawdsey,	1.47	Housing	Site identified as suitable in Draft SHELAA, however the strategy for the Local Plan is for limited growth in the Bawdsey peninsula area and it is considered that there are more suitable sites elsewhere when considering the issues to be addressed including access and landscape impact.
536	Land to East of Holly Lodge	1.78	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1035	Land adj. Saxon Lodge, The Street, Bawdsey	0.25	Housing	Site identified as suitable in Draft SHELAA, however the strategy for the Local Plan is for limited growth in the Bawdsey peninsula area and it is considered that there are more suitable sites elsewhere when considering the issues to be addressed including access and landscape impact.

Benhall²

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
247	Land rear of The Limes, Main Road	0.11	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
493	Land South of Forge Close between Main Road and Ayden	3.87	Housing and Open space	Preferred site Part of site is identified as a preferred site (site allocation: SCLP12.39). Development of the site is consistent with the strategy of the Local Plan in terms of focusing growth on the A12 corridor. Issues identified in relation to development of the site include addressing a small area of flooding on the site and potential biodiversity value; however it is considered that these can be addressed.
494	Land fronting Main Road between Grays Lane and Kiln Lane	13.90	Housing	The site would lend itself to be considered as part of the options for strategic growth in Saxmundham along with sites to the north. However due to the scale of development to be planned for in Saxmundham inclusion of this site does not form a reasonable option due to its distance from Saxmundham and the other options for development on sites to the north which are better related to Saxmundham. On its own development of the site would be poorly related to either Saxmundham or Benhall. It is therefore not considered appropriate to allocate this site in this Local Plan.
507	Land opposite Sunnyside, School Lane, IP17 1HE	0.75	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement
687	Land at Friday Street Farm	5.44	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement
688	Land at Friday Street Farm, adj A12	1.64	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the

² Part of Benhall shown on Farnham and Benhall map. Part of Benhall shown on Saxmundham map

				settlement
715	Land South of Saxmundham, Rose Hill	4.50	Housing, open space	The site would lend itself to be considered as part of the options for strategic growth in Saxmundham along with sites to the north. However due to the scale of development to be planned for in Saxmundham inclusion of this site does not form a reasonable option due to its distance from Saxmundham and the other options for development on sites to the north which are better related to Saxmundham. On its own development of the site would be poorly related to either Saxmundham or Benhall. It is therefore not considered appropriate to allocate this site in this Local Plan. See consideration of strategic options under Saxmundham.
716	Land South of Saxmundham	16.29	Employment, open space	Development of the site would represent expansion of Saxmundham and Benhall to the west of the A12. It is considered that some employment development could be supported in Saxmundham however it is more appropriate to seek to accommodate this within the proposed South Saxmundham Garden Neighbourhood to the east of the A12 to better integrate with other uses and existing uses. See consideration of strategic options under Saxmundham.
751	Land behind Herons Way and Meadow Walk, Festival Close	3.65	Housing	Site 751 would form a further extension to site 493 (see above), however development of this scale is not considered to be needed to meet the strategy of the Local Plan. It is therefore not considered appropriate to allocate this site in this Local Plan.
817	Land adj to Alder Close, Aldecar lane	0.19	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
818	Land at Lime Barn, Aldecar Lane	0.13	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
819	Land adj to Ella House, Aldecar Lane	0.27	Housing	Site identified as unsuitable in SHELAA due to potential landscape impact.
820	Land at Woodlands, Aldecar Lane	0.76	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement

Blaxhall

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
137	Land surrounding area of the Old Post Office, Old Post Office Lane	1.67	physical limits retention (area to be protected from development)	Blaxhall has been identified as a settlement in the countryside in the updated settlement hierarchy, and therefore, the Council has looked elsewhere to allocate sites. Furthermore, the site has been put forward as an Area to be Protected from Development.
163	Land north of Ship Corner, opposite Rose Cottage	0.13	Not specified	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
427	land south of Old Post Office Lane	1.30	residential	Whilst the site is identified as potentially suitable in the Draft SHELAA subject to the provision of alternative allotment space, Blaxhall has been identified as a settlement in the countryside in the updated settlement hierarchy, and therefore, the Council has looked elsewhere to allocate sites.
649	Station Road Blaxhall	0.58	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement
650	Mill Common Blaxhall	0.56	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, Blaxhall has been identified as a settlement in the countryside in the updated settlement hierarchy, and therefore, the Council has looked elsewhere to allocate sites.
729	Blaxhall Hall, Little Glenham	1.03	Housing/ Holiday Accommodation	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement
1090	Longfield Nursery, Rectory Road, Stone Common, Blaxhall	0.47	Housing	Site identified as unavailable in the Draft SHELAA
1104	Land at Mount Pleasant Station Road, Blaxhall	0.29	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement

Blythburgh

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
475	Land adjacent to Lion House	0.20	housing	A number of issues are identified including related to access and as it is not necessary to allocate in Blythburgh to deliver the Local Plan strategy it is considered that there are more suitable sites elsewhere in the District.
504	Hawthorn Farm, Dunwich Road, Blythburgh, IP19 9LT	0.27	Housing	A number of issues are identified including related to access and as it is not necessary to allocate in Blythburgh to deliver the Local Plan strategy it is considered that there are more suitable sites elsewhere in the District.
797	Part garden of Farthings, London Road and land adjacent	0.38	Housing	A number of issues are identified including related to access and as it is not necessary to allocate in Blythburgh to deliver the Local Plan strategy it is considered that there are more suitable sites elsewhere in the District.
1111	Land north of London Road	1.80	Housing	Impact on the Blythburgh Conservation Area may be difficult to overcome and as it is not necessary to allocate in Blythburgh to deliver the Local Plan strategy it is considered that there are more suitable sites elsewhere in the District.
1112	Land South of London Road	2.62	Housing	Impact on the Blythburgh Conservation Area may be difficult to overcome and as it is not necessary to allocate in Blythburgh to deliver the Local Plan strategy it is considered that there are more suitable sites elsewhere in the District.

Boyton

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
762	Land South of Boyton Chapel, The Street	0.85	Housing	Whilst the site itself is identified as potentially suitable subject to issues including biodiversity and access, Boyton has been identified as a settlement in the countryside in the updated settlement hierarchy, and therefore, the Council has looked elsewhere to allocate sites.

Bramfield³

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
12	Waterloo Farm, Halesworth Road	2.11	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
45	Land at The Slaughter House, Low Road	2.23	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement. Development would also potentially result in loss of employment use.
51	Opposite Primary School, Bridge Street	0.54	area to be protected from development	The site is situated entirely within an Area to be Protected from Development.
310	Land at Ibstock Farm, Walpole Road	0.18	residential or leisure	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
1126	Part Os 1500, Bridge Street, Bramfield	1.12	Housing	Site identified as unsuitable in Draft SHELAA – Access is considered unsuitable and mitigation not possible.
1127	Land adj. Hill Farm Cottage, Thorington Road, Bramfield,	0.21	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1128	Land at Hill Farmhouse, Thorington Road, Bramfield,	0.57	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1129	Land adj. Whispering Trees, Darsham Road, Bramfield,	0.76	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

³ Outskirts of Bramfield shown on map of Wenhaston with Bramfield (outskirts)

Brandeston

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
237	Land north of Fenners, Mill Lane	1.33	Housing	Site identified as unsuitable in Draft SHELAA – Access via Mill Lane is unsuitable due to narrowness of road.
397	land north of Millstones, Mill Lane	1.12	residential	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
569	Land at The Street & Mill Lane, Brandeston, IP13 7AP	2.06	Housing	Preferred site Southern part of sites identified as suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.40). The site follows the Local Plan growth strategy of enabling the dispersal of moderate growth in the rural areas of the district. The site is well related to the existing built form of the village.

Bredfield

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
60	Land opposite Little Orchard, Woodbridge Road, Bredfield	0.82	Housing	It is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
251	Land north of Ufford Road, Bredfield	2.92	Tourism	Site identified as unavailable in the Draft SHELAA
367	Land south of Chapel Farm, Woodbridge Road	0.61	Housing	Site identified as unavailable in the Draft SHELAA
449	Land between Woodbridge Road & Ufford Road, Bredfield	1.88	Housing	It is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
459	Land Alongside Woodbridge	0.34	Housing	It is expected that land for housing would be identified through

	Road			the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
534	Land South of Tudor cottage, East of The Street, Bredfield	0.59	Housing	It is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
694	Land West of Woodbridge Road, IP13 6AE	0.25	Housing	It is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
695	Land East of Woodbridge Road, Bredfield	0.88	Housing	It is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
696	Land East of Ufford Road, IP13 6AS	1.77	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
697	Land South of Woodbridge Road, IP13 6AE	1.29	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
736	The Green Farm, Caters Road, Bredfield	0.50	Housing	It is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
737	The Green farm, Caters Road, Bredfield	0.34	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
782	Land opposite Bredfield Place, Dallinghoo Road, IP13 6BD	0.72	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
783	Land north of Ivy Lodge, The Street	0.22	Housing	It is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
784	Land between A12 & Woodbridge Road	0.76	Housing	It is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
891	Land in between Sirocco and Ivy Lodge, The Street	0.17	Housing	Site identified as unavailable in Draft SHELAA.

894	Land west of May Tree Cottage, Caters Lane	0.26	Housing	Site identified as unavailable in the Draft SHELAA
944	Land south of Templars	1.16	Housing	Site identified as unavailable in the Draft SHELAA

Brightwell⁴

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
469	Hunters Heath, Brightwell	2.41	Housing	Site identified as potentially suitable in Draft SHELAA – however due to the permitted Brightwell Lakes development and the strategy of the Local Plan it is not considered appropriate to allocate land in Brightwell.
515	Sheepdrift Farm, Brightwell, IP10 0BJ	3.07	Housing	Site identified as potentially suitable in Draft SHELAA – however due to the permitted Brightwell Lakes development and the strategy of the Local Plan it is not considered appropriate to allocate land in Brightwell
713	Land South of Adastral Park, Newbourne Road	10.27	Housing	Site identified as potentially suitable in Draft SHELAA – however due to the permitted Brightwell Lakes development and the strategy of the Local Plan it is not considered appropriate to allocate land in Brightwell
731	Bucklesham Road West	3.30	Housing	Site identified as potentially suitable in Draft SHELAA – however due to the permitted Brightwell Lakes development and the strategy of the Local Plan it is not considered appropriate to allocate land in Brightwell
733	Bucklesham Road North	15.24	Housing Office Storage	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

⁴ Part of Brightwell shown on map of Bucklesham including part of Brightwell

Bromeswell

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
132	Land adj to Westward, Summer Lane	1.10	Housing	Site identified as unsuitable in Draft SHELAA – Significant constraints regarding access.
444	land The Drift, School Lane	0.58	Housing	Site identified as unavailable in the Draft SHELAA
682	Palm Springs, Eyke Road, Bromeswell	1.65	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
845	Land at Red Oak House, Summer Lane	0.31	Housing	Site identified as unavailable in the Draft SHELAA
1069	Land adj. Hill Farm, Common Lane, Bromeswell	1.20	Housing	Site identified as unavailable in the Draft SHELAA

Bucklesham⁵

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
432	Land to the south-east of Levington Road, Bucklesham	1.40	Housing	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.41). The site is considered to represent a logical extension to the settlement.
433	Land to the South of Main Road, Bucklesham	2.69	Mixed use	Site identified as potentially suitable in Draft SHELAA however site 432 proposed for allocation was identified as providing a logical extension to the village with few constraints.
531	Land to rear of 6 Levington	0.81	Housing	Site identified as potentially suitable in Draft SHELAA however

⁵ Part of Bucklesham shown on Foxhall map

	Lane, Bucklesham, IP10 0DZ			access may be difficult to achieve.
732	Bucklesham Street East	4.13	Housing	Site identified as unsuitable in Draft SHELAA due to access constraints.
766	Land south of White House Farm	1.93	Housing and Open Space	Site identified as potentially suitable in Draft SHELAA however site 432 proposed for allocation was identified as providing a logical extension to the village with few constraints.
768	Land Opposite Bucklesham School	4.09	Housing/Office/Industry/Storage	Site identified as potentially suitable in Draft SHELAA however site 432 proposed for allocation was identified as providing a logical extension to the village with few constraints. The site is assessed as suitable for employment uses also, however the strategy of the Local Plan is to allocate strategic scale sites.
770	Land between Bucklesham School & Bucklesham Hall, Bucklesham	3.71	Mixed	Site identified as potentially suitable in Draft SHELAA however site 432 proposed for allocation was identified as providing a logical extension to the village with few constraints. The site is assessed as suitable for employment uses also, however the strategy of the Local Plan is to allocate strategic scale sites.
1028	Land north of White House, The Street, Bucklesham	2.20	Housing	Site identified as potentially suitable in Draft SHELAA however site 432 proposed for allocation was identified as providing a logical extension to the village with few constraints.

Burgh⁶

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
274	Land adjacent to The Cottage, Woodbridge Road	0.46	Housing	The site is identified as not potential in the Draft SHELAA due to number of issues including flood risk.

⁶ See map for Grundisburgh and Burgh

Butley

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
453	Former Middle School site, 9 Short Walk, IP12 3NU	0.85	Housing	Site identified as suitable in the Draft SHELAA however Butley is within the countryside in the settlement hierarchy and the Local Plan is not looking to allocate sites in the countryside.
549	Land Between Church Road and B1084	2.50	Housing/Open Space	Site identified as suitable in the Draft SHELAA however Butley is within the countryside in the settlement hierarchy and the Local Plan is not looking to allocate sites in the countryside.
916	Land at Wantisden Corner	1.13	Housing / Physical limits extension	Site identified as suitable in the Draft SHELAA however Butley is within the countryside in the settlement hierarchy and the Local Plan is not looking to allocate sites in the countryside.

Campsea Ashe

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
84	Land adjacent to 35 Mill Lane	0.85	Housing	Site identified as unavailable in the Draft SHELAA
129	Land at 239 Ashe Row, B1078	0.12	Housing	Site identified as unavailable in the Draft SHELAA
422	land to the south of Station Road	0.62	Housing	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.42). The site offers good transport connectivity, situated near to the A12 and Wickham Market train station, reflecting the strategy of the Local Plan.

Charsfield

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
102	Land adjacent to Charsfield Primary School	1.24	Housing/Open Space/Parking	Site identified as potentially suitable in Draft SHELAA however in particular issues related to impact on the setting of Grade I St Peter's Church may be difficult to overcome and therefore site 812 is identified as a preferred site for allocation.
286	Land south of Hill Farm	0.61	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
318	Land at and surrounding Highfields, Davey Lane	0.69	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
416	land east of St Peter's Church, The Street	0.37	Housing	Site identified as unavailable in the Draft SHELAA
417	land north of The Limes, Church Road	0.55	Housing	Site identified as unavailable in the Draft SHELAA
418	land to the rear of Rose Cottage, Chapel Lane	0.52	Housing	Site identified as unavailable in the Draft SHELAA
812	Land behind 15 St Peters Close	0.87	Housing	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.43). The site is aligned with the Local Plan Strategy to deliver moderate growth in the rural areas. Proposals are expected to be sympathetically designed acknowledging the nearby heritage asset, provide pedestrian connectivity to the recreation grounds, and retain and enhance the trees and hedgerows where possible.
813	Land adj to Highfields, Davey Lane	0.17	physical limits extension	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
814	Land between Davey Lane and Church Lane	0.50	Housing	Site identified as unavailable in the Draft SHELAA
889	Land North of South Cottage, Chapel Lane	1.23	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the

				settlement.
890	Land South of Springfield House, Chapel Lane	1.56	Housing	Site identified as potentially suitable in Draft SHELAA however site 812 is proposed for allocation being better related to the village.

Chediston

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
101	Land opposite The Hawthorns, Chediston Green	5.13	affordable housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
309	Land at New Dawn and Shenandoah, Chediston Green	0.66	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Chediston has been identified as a settlement in the countryside in the updated settlement hierarchy, and therefore, the Council has looked elsewhere to allocate sites.
316	Land at The Brambles, Chediston Green	0.29	Housing	Site not identified as not potentially suitable in SHELAA due to being put forward for one dwelling only.
492	Ash Farm Chediston Green Chediston	0.17	Housing	Site identified as unavailable in the Draft SHELAA
541	Land Connected to The Farm Stead, Chediston	0.03	Housing	Site is below 0.2ha and therefore not considered for allocation in the Local Plan.
912	Land opposite Brook House and Bridge House, Church Road	0.23	Access to development on adjacent site	Site identified as unavailable in the Draft SHELAA

Chillesford

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
178	Land off Pedlars Lane, adjacent to Hertfords Place	0.26	housing	Whilst the site is identified as potentially suitable in the SHELAA, Chillesford has been identified as a settlement in the

				countryside in the updated settlement hierarchy, and therefore, the Council has looked elsewhere to allocate sites.
368	Land east of The Froize Inn, The Street	0.90	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
409	land at Church Farm, The Street	0.64	residential or employment/leisure	Site identified as unavailable in the Draft SHELAA
700	Site A, North of Orford Road, IP12 3PS	1.07	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
701	Site B, South of Orford Road, Chillesford, IP12 3PS	1.25	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
702	Site C, North of Orford Road, Chillesford, IP12 3PS	0.30	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
703	Site D, Land West of Pedlars Lane, Chillesford, IP12 3PS	0.56	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Chillesford has been identified as a settlement in the countryside in the updated settlement hierarchy, and therefore, the Council has looked elsewhere to allocate sites.
867	Land adjacent to New House, The Street	1.17	Housing	Site identified as unavailable in the Draft SHELAA
868	Land adjacent to Corner House, Pedlars Lane	0.07	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
869	Land adjacent to Millers Bungalow, Mill Lane	0.03	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.

Clopton

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
231	Land north Lyndell, Shop Road	1.56	Housing	Site identified as unavailable in the Draft SHELAA
248	Land at Oak Cottage, Shop Road	0.37	Housing	Site identified as unavailable in the Draft SHELAA

290	Land south Village Hall, Manor Road	10.27	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
295	Land north west of Fir Cottage, Otley Road	6.18	Housing	Site identified as unavailable in the Draft SHELAA
296	Land west of The Oaks, off Snipe Farm Road	0.09	Light Industrial	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
298	Land opposite Potash Cottages, Market Hill	0.21	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
299	Land north 1 Cherry tree Cottages, Grundisburgh Road	0.20	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
300	Land opposite Peartree Farm, Grundisburgh Road	0.13	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
301	Land opposite Peartree Farm, Grundisburgh Road	0.16	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
302	Land south Peartree Farm, Grundisburgh Road	0.20	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
303	Land south 2 Rose Cottages, Market Hill	0.07	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
304	Land at The Oaks, off Snipe Farm Road	0.88	Housing	Site identified as unavailable in the Draft SHELAA
306	Land west of Gooderhams, Snipe Farm Road	0.23	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
340	Land adjacent to Hill Farm House, Drabbs Lane	0.39	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
341	Land at and surrounding Hill Farm, Drabbs Lane	1.01	Mixed use	Site identified as potentially suitable in Draft SHELAA however is reasonably remote from services and facilities, and it is considered that other sites in the rural parts of the District are more suitable for allocation.
342	Land at Snipe Farm, Snipe Farm	1.09	Housing and Employment	Site identified as potentially suitable in Draft SHELAA however

	Road			is reasonably remote from services and facilities, and it is considered that other sites in the rural parts of the District are more suitable for allocation. In terms of employment uses, the strategy of the Local Plan is to allocate strategic scale employment uses to meet identified needs.
343	Land adjacent to High house, Snipe Farm Road	0.29	Housing	Site not identified as suitable in the SHELAA having been put forward for one house only.
375	land west of Nightingale Cottage, Pond Road	0.30	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation.
478	Valley Farm, IP13 6QX	1.73	Housing, Holiday accommodation	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
480	The Old Woodyard, Birds Hill	0.10	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
673	Land adj. Birds View Cottage, Birds Hill/Snipe Farm Rd	0.18	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
674	Land adj. Birds View Cottage, Birds Hill/Snipe Farm Road	0.62	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
675	Land adj. Birds View Cottage, Birds Hill/Snipe Farm Rd	0.77	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
896	Land east of Shop Road	4.30	Housing	Site identified as potentially suitable in Draft SHELAA – However, access issues may be difficult to overcome and therefore there are considered to be more suitable alternatives elsewhere in the District.
897	Land north of Hill Farm House	0.27	Employment	Site identified as unavailable in the Draft SHELAA
910	Land in between Orchard End and Grove Farm Cottages, Snipe Farm Road	1.16	Housing	Site identified as potentially suitable in Draft SHELAA however there are other sites in the District that are better related to services and facilities.
911	Land North of Grove Farm Cottages	0.22	Housing	Site identified as potentially suitable in Draft SHELAA however there are other sites in the District that are better related to services and facilities.
1097	Debach Airfield, Clopton	20.37	Business & office, general industrial,	Site proposed as an extension to the existing employment

			storage or distribution & renewable energy	allocation: SCLP12.31. However, it was deemed sites elsewhere in the district were suitable for more allocation and the scale and location of evidenced employment need has been covered in the preferred employment allocations.
1098	Debach Airfield, Clopton	17.75	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

Cookley

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
317	Land south of The Thatched Farmhouse, School Lane	0.09	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.

Cransford

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
505	Palastra Field, The Street, Cransford, IP13 9NZ	1.20	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Cransford is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy does not involve allocating development in the countryside.

Cratfield

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
517	Land adj. Salisbury House, Manse Lane, Cratfield, IP19 0DJ	1.42	Housing	The site is not identified as being suitable in the SHELAA – access does not appear feasible. Cratfield is identified as in the

				countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
1088	Land South of Holly Tree Farm, Bell Green Cratfield	1.28	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Cratfield is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.

Cretingham

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
32	Land adj to Riverside Villa, The Street	0.24	Housing	Site identified as unavailable in the Draft SHELAA. Additionally, Cretingham is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
119	North West corner of The Street & Framsdan Road	0.84	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Cretingham is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.

Darsham

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
140	Land at Darsham Station	0.22	Housing	Site identified as unavailable in the Draft SHELAA
241	Land south of 13 Granary Cottages	0.33	Housing	Site identified as unavailable in the Draft SHELAA
249	Land east of Darsham Station	0.12	Car park	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
401	Land at Priory Farm (Yard & buildings)	0.60	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

483	Land at Priory Farm, IP17 3QD	0.67	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
660	Land East of The Street, Darsham	1.11	Housing	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.45). The site is situated within the built structure of the settlement and acts as an infill development between existing development on three sides, rather than an extension to the village.
690	Land south of Darsham Station	7.33	Housing	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.44). This area is important to the success of the Local Plan Strategy and aligns with the identified growth strategy along the A12 corridor. The location benefits from a number of services and therefore, developing a community in this location will help to support local businesses situated in the area and aid the access to services for future residents. The site also benefits from comparatively significant transportation infrastructure such as the A12 and Darsham Train Station.
691	Land at The Street	4.05	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 660 (site allocation: SCLP12.45) is a more suitable site as it represents a logical infill in the settlement.
692	Land east of Fox Lane	13.89	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 660 (site allocation: SCLP12.45) is a more suitable site as it represents a logical infill in the settlement.
874	Land east of the Old Rectory, Darsham, IP17 3PX	0.53	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 660 (site allocation: SCLP12.45) is a more suitable site as it represents a logical infill in the settlement.
1040	Land North of Priory Farm, off Lymballs Lane, Darsham	0.92	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1130	Land To The West Of Darsham Cottage, Main Road, Darsham,	24.98	Housing, open space, business/offices	Site identified as potentially suitable in Draft SHELAA however it is acknowledged that this is a potential site for a park and ride facility associated with Sizewell. In addition to meet the evidenced needs, strategic scale employment allocations are proposed elsewhere in the District.
357	Land east of Boundry House,	0.67	Housing	Site identified as unsuitable in Draft SHELAA – site is not within,

	Westleton Road			adjoining, adjacent or well related to the form of the settlement.
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Debach⁷

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
875	Land adjacent 8 Woodbridge Road	2.67	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

Dennington

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
10	Land at Spring Farm, The Street	1.64	Housing	Site identified as unavailable in the Draft SHELAA
62	Land off Laxfield Road	2.53	Housing	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.46). The site, North of Dennington Primary School, extends the existing allocation East. Proposals will be expected to provide affordable housing, provision of footpath, retain hedgerow along Laxfield Road frontage, provide 0.7ha for school drop off area, and create a well designed scheme sympathetic to Dennington Conservation Area.
525	Land at the back of Little Crimbles, Dennington, IP13 8AP	0.47	Housing	Site identified as unsuitable in Draft SHELAA – Access is restricted to only being suitable when considered through Site 804. Site 804 is unavailable.
804	Land opposite The Leys, Saxtead Road	2.05	Housing	Site identified as unavailable in the Draft SHELAA

⁷ For map, see Clopton and Debach

860	Land adjacent to Bardolph Cottages, Saxtead Road	0.63	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 62 (site allocation: SCLP12.46) is a more suitable site due to proximity to the school and the potential for wider benefits.
861	Land to the rear of Dennington Lodge, Laxfield Road	1.36	employment	Site identified as potentially suitable in Draft SHELAA – However, based upon evidence of need the Local Plan allocates strategic scale employment sites elsewhere in the District
1095	Land adjacent to The Gables, Owls Green	1.14	Housing	Site identified as unavailable in the Draft SHELAA

Dunwich

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
184	Land opposite the Town House Cottages, Westleton Road	3.94	housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement. Additionally Dunwich is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.

Earl Soham

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
383	Land at Street Farm, Brandeston Road, Earl Soham	0.83	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
390	land adjacent to Eastfields, Roman Road	1.23	residential	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
523	Earl Soham Business Centre, to the north of Earl Soham	2.70	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
535	Land between Bedfield road and	0.86	Housing	Site identified as potentially suitable in Draft SHELAA – However, it

	A1120, at Cherry Hill			was deemed sites elsewhere in the district were more suitable for allocation.
1143	Land at Yew Tree Court (Business Site), Earl Soham	0.97	Employment	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation.

Easton

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
9	Land adj to The Round Cottage, Framlingham Road	0.17	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
63	Land at rear Four Pheasants, The Street	0.34	Housing	Site identified as not potential due to location in locally identified historic park and garden.
97	Land adj to The Round House, Pound Corner	2.33	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
404	land west of School Lane	0.50	Housing	Site identified as unavailable in the Draft SHELAA
411	land east of Harriers Walk	5.10	Housing	Site identified as unavailable in the Draft SHELAA
463	Cemetery Field, School Lane, Easton	1.99	Housing	Site identified as unsuitable in Draft SHELAA – significant access constraints.
516	Land adjacent to The Old Osiers, The Street, IP13 OED	1.01	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
730	Next to Car Park, Easton Street	0.16	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
738	Easton Farm Park, Pond Corner	4.60	Housing/Retail/Leisure/Holiday/office	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
739	Sanctuary Field, Pound Corner	1.64	Housing/ Holiday Accommodation	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 10 dwellings as the indicative minimum number of dwellings to be delivered through the Neighbourhood Plan.
740	Kettleburgh Road, Easton	2.31	Housing	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 10 dwellings as the indicative minimum number of dwellings to be

				delivered through the Neighbourhood Plan.
796	Land adj to The Kennels, The Street	3.71	Housing	Site identified as unavailable in the Draft SHELAA

Eyke

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
279	Land South of Manor Cottages, Castle Hill	1.04	Housing	Site identified as unavailable in the Draft SHELAA
280	Land rear of The Old Mill House, The Street	1.14	Housing	Site identified as unavailable in the Draft SHELAA
423	Church Farm, Eyke, IP12 2QG	12.16	Housing, open space	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 776 (site allocation: SCLP12.47) has scope to provide greater benefits.
776	Land to the south of Eyke CoE Primary School and East of The Street	3.47	Housing/Car Park/Open Space	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.47). The site, situated South of Eyke Primary School is expected to provide affordable housing, provide self built plots, provide extension to school car park, and be designed sympathetic to the AONB.
777	Land to the west of The Street, Eyke	8.35	Housing/Open Space	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 776 (site allocation: SCLP12.47) has scope to provide greater benefits.

Falkenham⁸

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
67	Land adj The Old Dog, Lower Falkenham Road	0.18	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
976	Land at Kirton Road, Falkenham	2.36	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

Farnham

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
159	Land adj to The Limes The Street	0.14	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
689	Land south of Friday Street Farm	2.15	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

Felixstowe

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
144	Haven Exchange Site, Walton Avenue	2.27	housing	Site identified as potentially suitable in Draft SHELAA however it would result in the loss of part of an allocated employment site and it was deemed Sites 1091 and 1092 (site allocations: SCLP12.8 and SCLP12.3 respectively) and existing allocations SCLP12.9 and SCLP12.10 are more suitable sites.
338	Land at Routemaster Motel, Walton	0.54	Leisure	Site identified as unavailable in the Draft SHELAA

⁸ See map for Kirton and Falkenham

	Avenue			
413	land at The Manor Club, Manor Terrace	0.44	residential	Site identified as unavailable in the Draft SHELAA
623	land at The Forum Centre, Sea Road	0.24	mixed use	Site identified as unavailable in the Draft SHELAA
624	land at Mannings Amusement Park, Sea Road	0.95	mixed use	Site identified as unavailable in the Draft SHELAA
625	land at Felixstowe Sunday Market site, Sea Road	0.58	mixed use	Site identified as unavailable in the Draft SHELAA
631	Land adjacent to Laurel Farm, Marsh Lane	3.95	housing	Site identified as unavailable in the Draft SHELAA
633	Land at and surrounding Fleet House, Marsh Lane	9.09	housing	Site identified as unavailable in the Draft SHELAA
750	Land North of Candlet Road	36.50	Housing and Open Space	Preferred site The Eastern part of this site, East of the roundabout, comprises part of the preferred site SCLP12.3 (North Felixstowe Garden Suburb). Further information is detailed in relation to Site 1092.
800	Land adj to playing field, Quinton's Lane	8.24	Housing	Preferred site The Eastern part of this site, East of the roundabout comprises part of the preferred site SCLP12.3 (North Felixstowe Garden Suburb). Further information is detailed in relation to Site 1092.
801	Land adj to park Farm, Hyem's Lane	5.79	physical limits extension	Preferred site The Eastern part of this site, East of the roundabout comprises part of the preferred site SCLP12.3 (North Felixstowe Garden Suburb). Further information is detailed in relation to Site 1092.
802	Land behind Upperfield Drive	3.79	Housing	Preferred site The Eastern part of this site, East of the roundabout comprises part of the preferred site SCLP12.3 (North Felixstowe Garden Suburb). Further information is detailed in relation to Site 1092.
935	Peewit & Felixstowe Beach Caravan Park, Walton Avenue	13.15	Housing	Site identified as unavailable in the Draft SHELAA
936	land at Suffolk Sands Holiday Park, Carr Road	6.89	Housing	Site identified as unavailable in the Draft SHELAA
941	Land at Deben High School, Garrison Lane	4.07	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 1092 (site allocation: SCLP12.3) is a more suitable

				site for delivery of a strategic scale of growth.
989	Land West Of Manor Terrace, Landguard Caravan Park, Manor Terrace, Felixstowe	0.19	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
1081	Garrison Lane car park, adj. 17 Garrison Lane	0.46	Housing	Site identified as unavailable in the Draft SHELAA
1091	Brackenbury Sports Centre	1.80	Not specified	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.8). The site is well located within the heart of the town and offers an opportunity to provide residential development including affordable housing subject to the delivery of a high quality leisure centre in the North Felixstowe Garden Neighbourhood (site allocation: SCLP12.3). Proposals will also be expected to retain and enhance walking and cycling connections through the site, and green spaces and play spaces.
1092	Eastward Ho	143.53	Leisure/housing/commercial	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.3). The site is of strategic importance to the success of the Local Plan Growth Strategy in delivering a significant quantum of housing and related infrastructure. The site is comprised of Sites 750, 800, 801, 802 and land with an existing planning permission. Proposals are expected to be masterplanned and deliver a new leisure centre, suitable green infrastructure, open space, pedestrian and cycle infrastructure, employment land, retirement dwellings, and up to 2000 dwellings including significant affordable housing provision.
1093	Cliff House and surrounding land	1.23	Not specified	Site identified as unavailable in the Draft SHELAA
1094	Felixstowe Leisure Centre, Undercliff Road West	0.40	Leisure/tourism	Site put forward for leisure / tourism uses, which are covered under policy SCLP12.14.

North Felixstowe Garden Neighbourhood

In addition to assessing sites individually, options for development at a strategic scale in Felixstowe were also assessed as set out in the table below.

Alternative Option	Reason discounted
1 To incorporate a lower number of	Developing a smaller area of land would miss the opportunity to take a comprehensive approach to development at

	dwellings (total of 1,500 dwellings including the 560 permitted at Candlet Road)	the North Felixstowe Garden Neighbourhood. This would either involve not utilising all of the area, potentially resulting in future piecemeal development, or achieving lower densities which may miss an opportunity to deliver some smaller, higher density units and/or not represent the most efficient use of the land. The preferred approach would achieve average densities of around 40-50 dwellings per hectare which is considered to be appropriate for its location on the edge of a major centre.
2	To incorporate a higher number of dwellings	Incorporating a higher level of dwellings would provide fewer opportunities for green infrastructure on the site and would likely provide less of a buffer with the AONB to the north of the site.
3	To provide for development in Felixstowe on a number of smaller sites around the town.	There are not sufficient alternative suitable, available and deliverable sites to accommodate this level of growth, and this approach would not provide opportunities to secure infrastructure improvements (e.g. provision of a new leisure centre).
4	Preferred option	The preferred option, as set out in policy SCLP12.3, provides a scale of development that will enable comprehensive development of the area to the north of Felixstowe whilst providing green infrastructure and providing an appropriate transition to the countryside and AONB beyond. It enables the area to be developed comprehensively.

Foxhall

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
222	Land at Redcot, Elmham Drive	0.18	housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
335	Land at and to rear of High Trees, Oakhurst and Molen, Bucklesham Road	2.37	Housing	Only part of original site available which included properties to the east. Whilst the site is identified as potentially suitable in the Draft SHELAA, Foxhall is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
485	Land North & South of Bucklesham Road, IP10 0AG	143.57	Mixed	Whilst the site is identified as potentially suitable in the Draft SHELAA, Foxhall is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside. Development would be of a scale contrary to the strategy of the plan.
522	Foxhall Stadium, land on Foxhall Heath	32.79	Housing, residential, open space	Site identified as unsuitable in Draft SHELAA – significant landscape and biodiversity issues.
765	Land North of Bucklesham Road	6.26	Retail/Office/General industry/Storage	Whilst the site is identified as potentially suitable in the Draft SHELAA, Foxhall is identified as in the countryside in the settlement hierarchy.

				The Local Plan Strategy avoids allocating development in the countryside.
780	Land at Springbank Farm	1.89	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, Foxhall is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
977	Foxhall landfill site, Foxhall Road, Foxhall	18.21	Employment	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation for employment to meet evidenced needs.

Framlingham

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
16	Land adj to Framlingham Tyres, Woodbridge Road	0.26	Housing	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 50 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
253	Land including 26-40 Fairfield Road	0.39	Housing	Site identified as unavailable in the Draft SHELAA
261	Land north of Kings Avenue	2.38	Housing/Expansion of school grounds	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 50 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
393	Charnwood Field, Rose Farm, Framlingham	6.67	Housing, Retail, Business & office, Storage	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 50 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
428	land at Hill Farm, Kettleburgh Road	18.21	mixed use	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 50 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over

				the period to 2036.
438	land at Bridge Cottage, Kettleburgh Road	1.14	mixed use	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 50 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
526	Land fronting New Street, south of Saxtead road, Framlingham	11.17	Housing, education/primary school, public recreation, surgery & community use	<i>Note site 526 now includes sites 528 and 529 included in the Issues and Options Consultation</i> The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 50 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
547	Land at Dennington Road, North of Thomas Mills High School	13.95	Housing/Care Home/Education/Open Space	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 50 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
676	Countess Wells Pig Unit, New Road	4.09	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
677	Field off B1120 on Northern Road out of Framlingham	3.10	Housing	Site identified as unsuitable in Draft SHELAA – significant constraints regarding the historic environment.
741	Coldhall Lane, Saxmundham Road	4.03	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
742	Coldhall Lane, Saxmundham Road	5.99	Housing	This site is identified as part suitable in the Strategic Housing and Economic Land availability Assessment, as the western part is allocated for cemetery use in the Framlingham Neighbourhood Plan. Whilst the site is identified as a potentially suitable site in the Draft SHELAA, the Council would expect a future review of the Neighbourhood Plan to cover the period to 2036.
743	Infirmery Lane, Framlingham	6.35	Housing	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 50 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.

744	Hollgate Hill, Woodbridge Road	2.26	Housing/Retail/Office/Storage	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 50 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
746	Fairfield Road South	8.49	Housing/Retail/Leisure/Office	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 50 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
747	Brick Lane, Framlingham	0.68	Housing/Holiday Accommodation/Office	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
748	Cole's Green, Brick Lane	0.95	Housing/Holiday Accommodation/Office	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
749	Brick Lane, Framlingham	4.39	Housing/Primary School	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 50 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036..
942	Lucarne, Fore St	0.33	Housing	Site identified as unavailable in the Draft SHELAA
1033	Land opposite 25-33 New Road, Framlingham	0.12	Housing	Site identified as not potential in the Draft SHELAA due to site size below 0.2ha.
1050	Land at and behind 115 College Road, Framlingham	2.77	Housing	Site identified as unavailable in the Draft SHELAA
1118	Land West of New Street, Framlingham	0.86	Playing field	Site not made available for development.

Friston⁹

Site Number	Site Address	Site Area	Proposed Use	Reason not preferred site
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⁹ Part shown on map of Knodishall including part of Aldringham and Friston

		(Ha)		
496	Land at Grove Road Friston	0.95	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, Friston is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
548	land South of Snape Road	5.72	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
550	Land West of Saxmundham Road, Friston	9.00	Housing/Open Space	Whilst the site is identified as potentially suitable in the Draft SHELAA, Friston is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
876	Land to the rear of Orchard Bank, Church Road	1.70	Housing	Site identified as not available in Draft SHELAA.

Great Bealings

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
6	Land adj to Ivy Cottage, Boot Street	0.20	Housing	Site identified as unavailable in the Draft SHELAA
19	Land adj 22 Grundisburgh Road	0.21	housing	Site identified as unavailable in the Draft SHELAA
635	Land at Kiln Farm, Kiln Lane	0.67	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1105	Howard Construction (Anglia) Ltd., Boot Street, Great Bealings	0.22	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, Great Bealings is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.

Great Glemham

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
838	Land adj Old School House, Low Road	0.47	housing/employment	Site identified as unavailable in the Draft SHELAA
837	Land adj Street Farm, Low Road	0.94	housing/employment	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
839	Land opposite Park Cottages, Chapel Lane	0.18	housing/employment	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
840	Land adj Church Cottages	0.18	housing/employment	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
841	Land adj to The Old Forge	0.91	housing/employment	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement. Additionally, Site identified as unavailable in the Draft SHELAA
1064	Land at and around Sandpit Cottages, Low Road	3.65	Housing	Site identified as unavailable in the Draft SHELAA

Grundisburgh

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
24	Land at recreation ground South of Post Mill Orchard and Post Mill Close	5.40	recreation	Site identified as unavailable in the Draft SHELAA
56	Land at and surrounding 22-24 Stoney Road	0.43	Housing	Site identified as unavailable in the Draft SHELAA
57	Land at and surrounding 26 Stoney Road	0.19	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
127	land between the Street and Meeting Lane	0.89	housing	Site identified as unavailable in the Draft SHELAA
268	Land south of Half Moon Lane	10.65	Housing	Site identified as unavailable in the Draft SHELAA

283	Land rear of The Gables, The Green, Grundisburgh, IP13 6TA	0.28	Housing	Site identified as unsuitable in Draft SHELAA – significant constraints regarding access.
351	Land west of Chapel Road	5.16	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 1119 (site allocation: SCLP12.48) is a more suitable site due to its better connectivity with services and facilities in the village.
560	Land to the East of Woodbridge Road	1.85	Housing, Open Space	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 1119 (site allocation: SCLP12.48) is a more suitable site due to its better connectivity with services and facilities in the village.
643	The Bungalow, Meeting Lane	0.24	Housing	Site identified as unavailable in the Draft SHELAA
786	Land between the Old Police House and Park View, Park Road	0.13	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
1119	Land to the west of Ipswich Road, Grundisburgh	2.78	Housing	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.48). The allocation reflects the dispersed growth strategy taken in the Local Plan. The site, situated to the South West of Grundisburgh, is well placed to benefit from the services and facilities in the village. Proposals are expected to provide affordable housing, provide self build plots, provide housing for older people, and provide a well designed scheme in keeping with the Historic Park and garden setting.
1133	Land to the east of Woodbridge Road, Grundisburgh	1.98	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 1119 (site allocation: SCLP12.48) is a more suitable site due to its better connectivity with services and facilities in the village.

Hacheston

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
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207	Land opposite Hacheston Lodge, The Street	0.85	housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
266	Land in between 12 and 14 Main Road	0.23	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
467	Land fronting east side of The Street, Hacheston	0.42	Housing	Site identified as potentially suitable in Draft SHELAA however due to its location in the sensitive river valley landscape other sites in the District were considered preferable for allocation.
652	Land opposite 2 Low Meadows, The Street	0.50	Housing	Site identified as potentially suitable in Draft SHELAA however due to access issues other sites in the District are considered to be preferable for allocation.
1109	Church Field, Os 2646, The Street, Hacheston	0.53	Housing	Site identified as potentially suitable in Draft SHELAA however due to the rural nature of this part of the settlement other sites in the District are considered to be preferable for allocation.
1110	Field South East Of Garage, The Street, Hacheston	0.61	Housing	Site identified as potentially suitable in Draft SHELAA however due to the rural nature of this part of the settlement other sites in the District are considered to be preferable for allocation.

Hasketon

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
646	Land South of Grundisburgh Road, Hasketon	2.35	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

Heveningham

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
294	Land at and surrounding Gothic Farm new House, Halesworth Road	1.57	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement. Heveningham is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.

Hollesley

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
35	Land adj. to Beechview, Rectory Road	1.44	Housing	Site identified as unsuitable in Draft SHELAA – significant constraints regarding access.
264	Land at Lyndhurst, Rectory Road	0.32	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
323	Land west of Manor Farm	5.94	Camp site	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
398	land at Meadow Farm, Meadow Farm Lane	0.56	residential	Site identified as potentially suitable in Draft SHELAA however due to access issues in particular it was deemed sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.
443	land east of Fourways, Alderton Road	0.37	residential	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
466	The Orchard, School lane Hollesley. (off Hollesley school drive)	1.36	Housing	Site identified as unsuitable in Draft SHELAA – significant constraints regarding access.
477	Meadow Park Livery Stables, Alderton Road, IP12 3RQ	1.98	Housing	Site identified as potentially suitable in Draft SHELAA however due to access issues in particular it was deemed sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.
532	Land fronting Rectory road, Hollesley	3.00	Housing, open spaces	Site identified as potentially suitable in Draft SHELAA however due to landscape impact in particular it was deemed sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.
542	Tower House, Tower Hill Road	0.96	Housing	Site identified as potentially suitable in Draft SHELAA however due to landscape impact in particular it was deemed sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.

				constraints.
563	Land opposite Moorlands, Hollesley	0.76	Housing	Site identified as potentially suitable in Draft SHELAA however site is adjacent the SPA and it was deemed sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.
567	Land East of Rectory Road, Hollesley	0.88	Housing	Site identified as potentially suitable in Draft SHELAA however due to landscape impact in particular it was deemed sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.
761	Land to the West of Duck Corner	0.83	Housing	Site identified as potentially suitable in Draft SHELAA however due to landscape impact in particular it was deemed sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.
917	Cliff Cottage, Fox Hill and Highfield, Fox Hill	0.36	Housing	Site identified as unavailable in the Draft SHELAA
939	Orchard Cottage, Stebbings Lane	0.36	Housing	Site identified as unavailable in the Draft SHELAA
1025	Land north of Stebbing's Lane, Hollesley	7.30	Housing	Site identified as unavailable in the Draft SHELAA
1026	Land north of Bushey Lane, Hollesley	4.01	Housing	Site identified as unavailable in the Draft SHELAA

Huntingfield

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
693	Land to the West of the Village of Huntingfield, IP19 OPU	1.29	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, Huntingfield is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.

Iken

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
149	East of hill farm, Iken	0.18	housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
150	Swallows Corner, Blacksmiths Lane	0.81	affordable housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
151	land South East of Hill Farm	0.79	holiday units	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
153	Land at Sandy Lane, East of 10 Sandy Lane	0.23	housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1067	Yarn Hill, North of Hill Farm, Iken	0.90	Tourism	Site identified as unavailable in Draft SHELAA.

Kelsale cum Carlton

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
65	Land north of White Gables, Main Road	1.68	Housing	The site is considered only well related to the settlement if it comes forward with Site 239. However, Site 239 is unavailable for development.
96	Land adjacent to 8 Carlton Road	0.84	Housing	Whilst the site is identified as potentially suitable, the Council supports the Neighbourhood Plan as the mechanism for delivering further development to the existing Local Plan allocation SCLP12.49.
105	Land adj to The Oaks, Carlton Road	0.40	Housing	Site identified as unavailable in the Draft SHELAA
116	Land adj to Alderlee, Main Road	0.52	Housing	Site identified as unavailable in the Draft SHELAA
120	Main Road	1.24	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
188	Land adj to Sandpit Cottage, Low	0.26	Housing	Site identified as unavailable in the Draft SHELAA

	Road			
239	Land north of Belvedere Close	2.00	Housing	Site identified as unavailable in the Draft SHELAA
242	Land east Mill Farm, Rosemary Lane	0.67	Leisure use	Site identified as unavailable in the Draft SHELAA
287	Land east of Benstead, Main Road	0.40	Housing or Holiday lets	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
326	Land south of Bankside, Dorleys Corner	0.30	Housing	Site identified as unavailable in the Draft SHELAA
363	Land north of Park Farm House	0.61	Housing	Site identified as unavailable in the Draft SHELAA
450	Land Adj. Mill Farm, Rosemary Lane IP17 2QS	3.81	Housing	Whilst the site is identified as potentially suitable, the Council supports the Neighbourhood Plan as the mechanism for delivering further development to the existing Local Plan allocation SCLP12.49.
458	Land South & East Cherry Tree Cottage, Curlew Green	1.82	Housing	The site is considered only well related to the settlement if it comes forward with Sites 65 and 239. However, Site 239 is unavailable for development.
487	Land adjacent to FirTrees, Rosemary Lane	1.93	Housing	Whilst the site is identified as potentially suitable, the Council supports the Neighbourhood Plan as the mechanism for delivering further development to the existing Local Plan allocation SCLP12.49.
495	The Conifers, Carlton Road, Kelsale, Saxmundham, IP17 2NP	0.58	Housing	Site identified as unsuitable in SHELAA due to location in historic parkland,
570	Land at Main Road, Kelsale	1.87	Housing/community use	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
873	Land to the rear of Home Port, Carlton Road	0.64	Housing	Site identified as unavailable in the Draft SHELAA
1020	Land adjacent to Pear Tree Close, Kelsale cum Carlton	5.57	Housing	Whilst the site is identified as potentially suitable, the Council supports the Neighbourhood Plan as the mechanism for delivering further development to the existing Local Plan allocation SCLP12.49.
1103	Glenside, Main Road, Kelsale	0.80	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1117	Farm View, Curlew Green, Kelsale	0.51	Housing / holiday accommodation / employment	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

Kesgrave

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
64	Bracken Hall, Main Road	1.15	Housing	Site identified as unavailable in SHELAA
174	land off Main Road, opposite Bracken Avenue	8.39	Housing	Site not identified as potential site in SHELAA due to issues relating to TPOs covering much of the site plus issues related to impact on protected species and SSSI.
339	Land at and surrounding 306 Main Road	0.57	Housing	Site identified as not potential in the Draft SHELAA due to resulting in the loss of County Wildlife Site.
520	Land East of Bell Lane & South of Kesgrave	61.62	Mixed use	Whilst the site is identified as a potential site in the Draft SHELAA, development of this scale would be contrary to the strategy for the Local Plan which seeks to focus strategic scale development in Felixstowe and Saxmundham alongside provision of infrastructure. Alternative strategies are considered in Appendix A Alternative Policies.
565	Land at Mead Drive/Kays Close, Kesgrave, IP5 2HL	0.44	Housing	Whilst the site is identified as a potential site in the Draft SHELAA, the Council supports the Neighbourhood Plan as the mechanism for planning for residential development over the plan period.
618	Area FF and Fentons Wood, Wilkinson Drive	3.75	Housing	Identified as unsuitable in SHELAA due to loss of open space.
725	Land to the north of the Tesco Store, Ropes Drive, Kesgrave, IP5 2FU	0.18	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
726	Land to the south of the Tesco Store, Ropes Drive, Kesgrave, IP5 2FU	0.17	Housing	Site identified as unavailable in SHELAA.

Kettleburgh

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
74	Land adj to Moyses Cottage and	0.30	Housing	Site identified as potentially suitable in Draft SHELAA – However,

	north of Lings Field			it is deemed that Site 544 (draft site allocation: SCLP12.50) is a more suitable site due to being more centrally located in the village, and the scale of development if both sites were to be allocated would be inappropriate relative to the size of the settlement.
198	Land adj. Churchside, Church Road	0.31	Affordable Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 544 (site allocation: SCLP12.50) is a more suitable site due to being more centrally located within the village. The scale of development if both sites were to be allocated would be inappropriate relative to the size of the settlement. It is noted that the site is proposed for affordable housing and development may therefore be suitable as an Exception Site under policy SCLP5.11.
245	Land west of Rectory Road	0.58	Affordable Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 544 (site allocation: SCLP12.50) is a more suitable site due to being more centrally located within the village. The scale of development if both sites were to be allocated would be inappropriate relative to the size of the settlement. It is noted that the site is proposed for affordable housing and development may therefore be suitable as an Exception Site under policy SCLP5.11.
538	Rectory Farm, Kettleburgh	1.05	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
544	Land and Buildings Northside of the Street Kettleburgh	1.53	Housing	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.50). Development of the site accords with the Local Plan Strategy of delivering moderate growth in the rural areas of the district. The allocation expects proposals to provide affordable and market housing fronting The Street in keeping with the built form and character of the village, retain hedgerows and trees bordering the site, and retain and enhance Kettleburgh village sign which is situated on the site fronting The Street.

Kirton¹⁰

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
225	Little Acre, Church Lane	0.32	Housing	Site identified as unavailable in the Draft SHELAA
327	Land north of A14, east of Walk Farm	64.95	Housing with Employment	Site identified as unavailable in the Draft SHELAA
362	Land at Innocence Cottage, Innocence Lane	0.48	Housing	Site identified as unavailable in the Draft SHELAA
552	Land fronting Falkenham Road	3.64	Housing	Site identified as potentially suitable in Draft SHELAA – However, it is deemed Site 1077 (site allocation: SCLP12.51) is a more suitable sit. The location of the site in the river valley landscape is identified as a particular issue.
553	Land fronting Church Lane, Kirton	0.35	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 1077 (site allocation: SCLP12.51) is a more suitable site. Access in particular is identified as an issue.
654	Land to the rear of 101-137 Bucklesham Road	5.41	physical limits extension	Site identified as unavailable in the Draft SHELAA
754	Land West of Bucklesham Road	1.15	Housing and Open Space	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 1077 (site allocation: SCLP12.51) is a more suitable site as development of site 754 would result in loss of open gap in settlement.
755	Land West of Trimley Road	10.15	Housing and Open Space	Site identified as potentially suitable in Draft SHELAA however the strategy for the Local Plan does not support large scale growth in Kirton. Whilst development of part of the site may be acceptable it is considered that site 1077 provides a more appropriate opportunity by retaining the open gaps in the built form of the settlement.
856	land to the rear of 76 - 86 Bucklesham Road	0.57	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 1077 (site allocation: SCLP12.51) is a more suitable site as access in particular may be difficult to achieve.
857	Land adjacent to 65 Bucklesham	0.18	Housing	Site is below 0.2ha and is therefore below the site size threshold for

¹⁰ Part of Kirton shown on map of Trimley St Martin including part of Trimley St Mary and Kirton

	Road, Kirton			consideration for allocation.
1037	Land adj. 14-32 Park Lane, Kirton	6.28	Housing	Site identified as unavailable in the Draft SHELAA
1077	Land to the rear of 31-37 Bucklesham Road, Kirton	0.56	Housing	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.51). The settlement is located with good connectivity to nearby major centres and employment areas. The site is well related to the centre of the village, and development provides an opportunity to provide affordable housing, and retain hedgerows and trees bounding the site.

Knodishall

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
1079	Land adjacent to Coldfair Green Primary School, Judith Avenue, Knodishall	0.55	Housing	Site identified as unavailable in the Draft SHELAA
52	Land opposite Knodishall Primary School, Judith Avenue	17.30	Housing	Site identified as potentially suitable in Draft SHELAA – However, this scale of growth in Knodishall is not consistent with the strategy for the Local Plan. Whilst part development of the site could be considered, it is noted that access to the site may be difficult to achieve. The strategy of the Local Plan is not dependent upon growth in Knodishall.
271	Land rear of Little Barton and Bruins Loke, School Road	0.72	Housing	Site identified as potentially suitable in Draft SHELAA – However, access may be difficult to achieve for the scale of the development. The strategy of the Local Plan is not dependent upon growth in Knodishall.
405	Land off Snape Road	6.44	housing + open space	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
481	Land between Judith Avenue and Fitches Lane	0.88	Housing	Site identified as unsuitable in Draft SHELAA – area managed for wildlife as part of permission to the north.
947	Green Trees Land south and west of	0.76	Housing	Site identified as unavailable in the Draft SHELAA

	SHLAA site 827			
960	Land to the south east of St Andrews Rd, Knodishall	1.67	Housing	Site identified as unsuitable in Draft SHELAA – Access is deemed to be significantly constrained and not feasible to mitigate issues.
1100	Land to the rear of Crisps Paramount Garage Ltd and Broadacres, Leiston Rd, Knodishall	1.05	Housing	Site identified as potentially suitable in Draft SHELAA – However, access may be difficult to achieve for the scale of the development. The strategy of the Local Plan is not dependent upon growth in Knodishall.
1102	Land rear of 27 Judith Avenue, Knodishall	1.41	Housing	Site identified as potentially suitable in Draft SHELAA – However, due to biodiversity and landscape issues it is considered that more appropriate sites exist in the District. The strategy of the Local Plan is not dependent upon growth in Knodishall.

Leiston

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
3	Land adjacent to Sizewell Sports and Social Club, King Georges Avenue	8.38	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, the Council supports a future review of the Neighbourhood Plan as the mechanism for planning for residential development for the period to 2036.
185	land to the rear of 28 - 84 Westward Ho	0.92	housing	Site identified as unavailable in the Draft SHELAA
190	Phoenix Bungalow, Westward Ho	0.14	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
254	Land rear 43-67 Abbey Road	1.88	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, the Council supports a future review of the Neighbourhood Plan as the mechanism for planning for residential development for the period to 2036.
255	132-136 Haylings Road	2.88	Housing/Holiday Homes	Whilst the site is identified as potentially suitable in the Draft SHELAA, the Council supports a future review of the Neighbourhood Plan as the mechanism for planning for residential development for the period to 2036.
263	Land surrounding 70 Abbey Road	0.40	Housing	Site identified as unavailable in the Draft SHELAA

498	Land at Red House Lane, Leiston	9.79	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, the Council supports a future review of the Neighbourhood Plan as the mechanism for planning for residential development for the period to 2036.
634	Rear of 9 and 11 South Close and 49 Garrett Crescent	0.35	Housing	Site identified as unavailable in the Draft SHELAA
720	Caravan Park, King Georges Avenue	0.43	housing	Site identified as unavailable in the Draft SHELAA
722	Land adjacent to 112-128 Haylings Road	1.62	housing	Site identified as unavailable in the Draft SHELAA
823	Land opposite 79-91 Abbey Road	0.49	Housing	Site identified as unavailable in the Draft SHELAA
824	Land adjacent to 98 Abbey Road	0.38	Housing	Site identified as unavailable in the Draft SHELAA
828	Land opposite 28 Westward Ho	0.03	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
829	Land adjacent 1-23 Westward Ho	0.10	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
1058	Land adj. 70 Abbey Road, Leiston	0.45	Housing	Site identified as unavailable in the Draft SHELAA
1061	Land opposite 36-84 Westward Ho, Buckleswood Road, Leiston	0.25	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, the Council supports the Neighbourhood Plan as the mechanism for planning for residential development for the period to 2036.
1070	Land to the rear of 43 & 45 Aldeburgh Road, Leiston	0.22	Housing	Site identified as unavailable in the Draft SHELAA
1115	Dunns Hole, land off King Edward Road, Leiston	0.35	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, the Council supports the Neighbourhood Plan as the mechanism for planning for residential development for the period to 2036.

Letheringham¹¹

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
319	Land at and west of Letheringham Lodge	2.09	Housing	Site identified as unavailable in the Draft SHELAA
767	Abbey Farm	1.74	Housing/Office/Industry	The Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1052	Land at The Street/Park Road	8.47	Housing	Site identified as unavailable in the Draft SHELAA

Levington¹²

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
15	Land adjacent Levington Park, Bridge Road	0.83	Housing	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.52). Levington benefits from being relatively close to major centres and key employment areas. The site represents a logical extension to the settlement.
347	Land north west of Walk Farm	33.10	Off-port distribution facilities	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 706 (site allocation: SCLP12.30) is a more suitable site due to the scale of the site in terms of being able to accommodate port related activities and provide significant landscaping, whilst retaining the gap between Felixstowe and Ipswich as far as possible.
1124	Stables, Bridge Road, Levington	0.49	Housing	Site identified as unsuitable in Draft SHELAA – Significant constraints regarding access.

¹¹ For map see Easton and Letheringham

¹² Part of Levington shown on map of Nacton with part of Levington

1140	Land adj. to Stratton Hall Drift, Levington	1.69	Employment	Site identified as potentially suitable in Draft SHELAA – however it does not provide a scale suitable for strategic scale employment development as evidence demonstrates is required.
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Linstead Parva

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
471	Greyhound Field, Halesworth Road, TM3378 field number 1503	2.45	Housing	Linstead Parva is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
1101	Land West of 2 Harleston Road, Linstead Parva	0.96	Housing	Linstead Parva is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.

Little Bealings

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
50	Manor Farm, Little Bealings	0.46	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
235	Land adjacent to 1 Holly Cottages, Holly Lane	0.05	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
430	land at Grove Farm, The Street	1.06	mixed use	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1120	Beacon House, Playford Road, Little Bealings	7.22	Housing, holiday accommodation	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

Little Glemham

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
128	Land opposite 1-12 Streetfield	3.95	housing	Site identified as unavailable in the Draft SHELAA. Little Glemham is identified as being within the countryside and therefore not an appropriate location for allocations.
821	Land adjacent Groveberry House, Church Road	0.46	Housing	Site identified as unavailable in the Draft SHELAA. Little Glemham is identified as being within the countryside and therefore not an appropriate location for allocations.

Marlesford¹³

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
361	Land at Parham Airfield	3.44	Light Industrial	Site identified as unavailable in the Draft SHELAA.
400	land at Ivy House Farm, Ashe Road	0.88	residential and employment	Site is considered potentially suitable for employment only, however the Local Plan strategy is to allocate strategic sites elsewhere based upon evidence needs.

Martlesham¹⁴

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
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¹³ See map of Parham with Marlesford

¹⁴ Part of Martlesham show on map of Woodbridge with part of Martlesham

5	land opposite The Red Lion, Main Road	1.29	Housing	Site identified as unavailable in the Draft SHELAA
48	Land at Trailor Nursery, Bealings Road	0.20	Housing	Site identified as unavailable in the Draft SHELAA
117	Land adjacent Brook House, Bealings Road	0.56	housing	Site identified as unavailable in the Draft SHELAA
126	Land off Hall Road, Rear of The Chestnuts	9.90	housing	Site identified as unavailable in the Draft SHELAA
142	Land North of 1-30 Woodside	48.15	mixed use	Site identified as unavailable in the Draft SHELAA
175	Land at and surrounding Woodbridge Football club	4.16	Housing	Whilst the site is identified as potentially suitable for development, this is subject to the relocation of the football club along with addressing other issues including landscape, biodiversity and access. Martlesham (or Woodbridge which the site functions as part of) is not identified as a location for growth in the Local Plan.
179	Hill House, Three Stiles Lane	0.22	Housing	Site identified as unavailable in the Draft SHELAA
181	land to the north of the Park & Ride site	1.90	holiday accommodation	Site identified as unavailable in the Draft SHELAA
189	Land adjacent to Bealings House, Bealings Road	2.18	Housing	Site identified as unavailable in the Draft SHELAA
220	Land at Walk Farm Cottage	1.27	housing	Site identified as unavailable in the Draft SHELAA
221	Gibraltar Farm, Private Road, Martlesham	4.49	Housing	Site identified as not potential in Draft SHELAA.
329	Land at Collies, 3 Stiles Lane	0.32	Physical limits extension	Site identified as unavailable in the Draft SHELAA
330	Land at Little Thrift, Felixstowe Road	0.85	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, the Council supports a review of the Neighbourhood Plan as the mechanism for planning for housing development.
333	Land at and surrounding Woodbridge Town FC, A12	3.28	Recreation facility	Site put forward for recreation provision, which is the current use. See comments related to site 175.
344	Land immediately south of railway line, Top Street	0.96	Housing (assumed)	Site identified as unavailable in the Draft SHELAA
355	Land south of The Chestnuts, Hall Road	0.73	Housing	Site identified as unavailable in the Draft SHELAA

452	Land off Duke's Park	12.75	Housing/Retail	Site identified as unsuitable in Draft SHELAA – Constraints regarding protection of settlement gap.
470	The Chestnuts, Hall Road	1.15	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, the Council supports a review of the Neighbourhood Plan as the mechanism for planning for housing development.
533	Land East of Felixstowe road, Martlesham	16.66	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, the Council supports a review of the Neighbourhood Plan as the mechanism for planning for housing development.
683	Land at Bealings Road	3.32	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
734	Bloomfield's Farm, Black Tiles Lane, Martlesham	0.65	Housing	Site identified as unsuitable in Draft SHELAA – significant constraints regarding access.
781	Land Fronting Top Street and Sandy Lane	3.38	Residential/Care home/Office/Industry	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
918	9-12 Felixstowe Road	0.24	Housing	Site identified as unavailable in the Draft SHELAA
920	Land south of Ipswich Road	1.57	Mixed Use	Site identified as unavailable in the Draft SHELAA
940	Shawfields and Little Shaws, Shaw Valley Road	0.28	Housing	Site identified as unavailable in the Draft SHELAA
952	land at Bealings Road	0.89	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
999	Suffolk Police HQ, Portal Avenue, Martlesham	10.74	Housing	Site identified as unavailable in the Draft SHELAA
1072	Land inc. superstore, parish rooms & Beardmore Retail Park, Martlesham	11.83	District Centre	Site put forward as a district centre, the current use is a retail park.
1076	land to the rear of Willow Brook House, Bealings Road	4.54	Housing	Site identified as unavailable in the Draft SHELAA
1106	Land adj. Shawfields, Shaw Valley Road, Martlesham	0.43	Housing	Site identified as unsuitable in Draft SHELAA – significant constraints regarding access.
1122	Martlesham House, School Lane, Martlesham	0.41	Housing	Put forward for one dwelling only therefore not considered suitable for consideration for allocation.
1123	Land opposite Martlesham House, School Lane, Martlesham	0.70	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, the Council supports a review of the Neighbourhood Plan as the mechanism for planning for housing development.

Martlesham Heath

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
1018	Land at Anson Road, Martlesham Heath	1.56	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, the Council supports a review of the Neighbourhood Plan as the mechanism for planning for housing development.
1131	Land at Eagle Way, Martlesham Heath,	0.72	Housing and car parking	Site identified as unsuitable in Draft SHELAA – Developable area of the site is in an Area to be Protected from Development.

Melton¹⁵

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
42	The Coalyard, Wilford Bridge Road	0.31	Housing	Site identified as unavailable in the Draft SHELAA
136	Land adjacent to 6 Deben Way	0.05	employment	Site identified as unsuitable for allocation in Draft SHELAA due to site size (too small).
210	land at Long Springs, Woods Lane	6.26	housing	Site identified as unavailable in the Draft SHELAA
276	Land West of Brick Kiln Lane	2.98	Mixed Use	Site identified as unsuitable in Draft SHELAA – significant constraints regarding flood risk.
281	Land at and surrounding Witchpit Farm	3.08	Housing and Employment	Site identified as unavailable in the Draft SHELAA Additionally, Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
292	Land South of Saddlemaker's Lane, Melton	1.33	Housing and Open Space	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
408	Land to the North of Woods Lane	2.24	Housing	Site identified as potentially suitable in Draft SHELAA – However, the

¹⁵ Part of Melton shown on map of Woodbridge with part of Melton

				Council supports a review of the Neighbourhood Plan as the mechanism for planning for future development.
490	Valley Farm Melton Woodbridge	11.76	Housing/ retirement village	Whilst the site is identified as potentially suitable in the Draft SHELAA, the Council supports a review of the Neighbourhood Plan as the mechanism for planning for future development.
513	Land at Saddlemaker's Lane, Woodbridge, IP13 6AA	15.80	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
539	Land North of Woods Lane Melton Woodbridge	9.55	Housing/ Care Home/ Open Space/ Office	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
645	Land at Yarmouth Road, Melton	9.46	Housing/ Care Home/ Open Space	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
982	Land Opposite Thatched Cottage, Old Church Road, Melton	0.05	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
1059	Land adj. The Woodlands, Valley Farm Lane, Melton	3.21	Housing	Site identified as unavailable in the Draft SHELAA
1073	land to the rear of Fernhill Lodge, Woods Lane, Melton	0.98	Housing	Site identified as unavailable in the Draft SHELAA

Middleton

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
47	Land adjacent to Contrive Cottage, Mill Street	0.40	Housing	Site identified as unavailable in the Draft SHELAA
155	Land to the rear of Bank House, Mill Street	0.11	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
243	Land adjacent to Vine Cottage	0.10	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
348	Land east of The Old Rectory, Back Road	1.79	Housing	Site identified as unavailable in the Draft SHELAA
406	land south of Back Road	0.95	residential	Site identified as unavailable in the Draft SHELAA
484	Beveriche Manor Farm, Moor Road	2.05	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

961	Land at Mill Street, Middleton	0.46	Housing	Put forward for only one dwelling. Physical limits boundary has recently been extended to allow for promoted development.
1043	Land South of Back Road, fronting Fletchers Lane, Middleton	1.70	Housing	Site identified as unsuitable in Draft SHELAA – The site has significant access constraints that have been too significant to warrant allocation.

Monewden

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
308	Land opposite The Chestnuts	0.41	Housing	Site identified as not suitable in Draft SHELAA due to access issues.
769	Land Adjacent to The Meadows	0.32	Housing	Whilst the site is identified as potentially suitable in the Draft SHELAA, Monewden is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy does not seek to allocate development in the countryside.
807	Land east of the Moat House, Rookery Road	4.03	affordable housing	Site identified as unavailable in the Draft SHELAA
808	land to the South of The Meadows	6.08	affordable housing	Site identified as unavailable in the Draft SHELAA
809	Land adjacent to St Mary's Church, Church Road	3.00	Housing	Site identified as unavailable in the Draft SHELAA

Nacton

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
170	land opposite the Sheppherd & Dog pub, Felixstowe Road	0.32	employment	Site identified as unavailable in the Draft SHELAA
186	Land adjacent to the Sheperd and Dog Piggeries, Felixstowe Road	11.21	employment	Site is part of the existing employment allocation: SCLP12.20.

566	Land at Orwell Park Gardens, off Church Road, IP10 0EW	0.29	Housing	Site identified as unsuitable in Draft SHELAA – significant constraints regarding the historic environment.
1096	Land by the A14, west of Bluebird Lodge, Nacton	0.60	Housing	Site identified as unavailable in the Draft SHELAA
1151	Land adj. 'Seven Hills' A12/A14 junction, Felixstowe Road	22.53	Business and/or non-port related distribution park	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.19). The site, proposed for employment uses, has potential to deliver a mix of employment uses as is well related to nearby major centres and road networks.

Newbourne

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
285	Land rear of The Old Piggery, Mill Road	2.20	Mixed Use	Site identified as potentially suitable in Draft SHELAA however due to the unique circumstances and character of Newbourne and its proximity to Brightwell Lakes, it is not considered appropriate to allocate sites in the Local Plan.
289	Land rear 28 Mill Road	2.18	Residential or commercial development	Site identified as unavailable in the Draft SHELAA
396	land to the rear of 4 Ipswich Road	1.25	residential and leisure	Site identified as unavailable in the Draft SHELAA
501	Newbourne Business Park, Mill Road, IP12 4NP	0.51	Housing	Site identified as potentially suitable in Draft SHELAA however due to the unique circumstances and character of Newbourne and its proximity to Brightwell Lakes, it is not considered appropriate to allocate sites in the Local Plan.
1116	Land at Garden House, Mill Road, Newbourne	0.46	Housing	Site identified as potentially suitable in Draft SHELAA however due to the unique circumstances and character of Newbourne and its proximity to Brightwell Lakes, it is not considered appropriate to allocate sites in the Local Plan.

Orford

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
40	Land opposite Daphne House, Daphne Road	0.07	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
410	land south of Daphne Road	1.58	residential	Site identified as unavailable in the Draft SHELAA
540	Land off Daphne Road	1.02	Housing	Site identified as unsuitable in Draft SHELAA – significant constraints regarding access.
638	Land at 41, 45 and 47 Ferry Road	0.40	Housing	Site identified as unavailable in the Draft SHELAA.

Otley

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
98	Land north of the Depot, Church Road	0.51	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Sites 465 and 764 (site allocations: SCLP12.54 and SCLP12.55) are more suitable for allocation as site has potential access issues.
370	Land rear of St. Mary's Church, Church Road, Otley	8.61	Area to be Protected from Development	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
457	Land South of Church Farm House, Church Road, Otley	0.85	Residential	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
465	Land Bounded by Helmingham Road & Ipswich Road, Otley	1.33	Housing	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.54). Grundisburgh, as a large village, has a number of services and facilities with which to support residential growth. Development is expected to be situated in the Southern half of the site while also providing landscaping to the North retaining trees and hedgerows where possible.

764	Land at Chapel Road	1.69	Housing and Open space	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.55). Grundisburgh, as a large village, has a number of services and facilities with which to support residential growth. The site has potential to deliver housing suitable for older people, improve pedestrian connectivity into the village, while also providing landscaping to the east and south east retaining trees and hedgerows where possible.
771	Land adjacent to Swiss Cottage Farm	6.24	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Sites 465 and 764 (site allocations: SCLP12.54 and SCLP12.55) are more suitable in order to retain gaps in the settlement. Site 771 is considered too large for development of a scale appropriate to Otley.
772	Land North of Swiss Cottage Farm	11.30	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Sites 465 and 764 (site allocations: SCLP12.54 and SCLP12.55) are more suitable in order to retain gaps in the settlement. Site 771 is considered too large for development of a scale appropriate to Otley.
1001	Land north of Otley House, Helmingham Road, Otley	0.44	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Sites 465 and 764 (site allocations: SCLP12.54 and SCLP12.55) are more suitable due to loss of wooded area.
1036	Land rear of St. Mary's Church, Church Road, Otley	8.61	Housing	Site identified as unavailable in the Draft SHELAA
1051	Land at Wood Farm, Helmingham Road, Otley	0.88	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

Parham

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
55	Land opposite Willoughby Villa, Main Road	0.40	Housing	Site identified as unavailable in the Draft SHELAA. Parham is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.

250	Land north of White House Farm	0.21	Housing	Site identified as unavailable in the Draft SHELAA. Parham is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
359	Land north of Park Farm Cottages	0.02	Affordable Housing	Site identified as unavailable in the Draft SHELAA. Parham is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
360	Land south and east of Green Farm Cottage, North Green	1.19	Affordable Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement. Parham is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.

Peasehall

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
2	Adjacent to Primary School, Hackney Road	2.38	Housing	Site identified as unavailable in the Draft SHELAA
37	Land adjacent Bridge Cottages, The Causeway	0.42	Housing	Site identified as potentially suitable in Draft SHELAA however subject to relocation of allotments or confirmation that they are surplus and therefore it is deemed sites elsewhere in the district are more suitable for allocation.
71	Land adjacent to The Glen, Bruisyard Road	0.40	Housing	Site identified as unavailable in the Draft SHELAA
312	Land at The Club, Pouy Street	0.09	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
380	land east of Newlands, Mill Road	0.52	Housing	Site identified as potentially suitable in Draft SHELAA – However, the site is considered too remote from main part of the settlement to warrant allocation.
718	Land adjoining Russell Close, Badingham road, Peasehall	1.03	Housing	Site identified as potentially suitable in Draft SHELAA – However, site is relatively remote from the settlement and therefore sites elsewhere in the district are considered more suitable for allocation.

719	Land at Low Farm Bungalow, Peasehall, IP17 2JN	0.41	Housing	Site identified as potentially suitable in Draft SHELAA – However, site is within flood zone 3a and 2 and under the sequential test is not needed to meet the housing requirement.
778	Land East of Mill Rise	0.29	Housing	Site availability unknown.
779	Land West of Mill Rise	0.36	Housing	Site availability unknown.
988	Land opposite 1-9 Oak View, Mill Hill, Peasehall	0.22	Housing	Site identified as unavailable in the Draft SHELAA
1042	Land at Sibton Road opposite Peasehall & Sibton Methodist Church	1.34	Housing	Site identified as potentially suitable in Draft SHELAA – However, the site is considered an important open space upon entering the village and therefore sites elsewhere in the District are considered to be more suitable.
1146	Land adj. to Primary School, Hackney Road, Peasehall	3.05	Housing	Site availability unknown.

Pettistree

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
73	Land adjacent to Three Tuns PH, The Street	3.05	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
284	Land south Hall Farm House, Loudham Hall Road	7.20	Employment	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation.
1121	Land between High Street and Chapel Lane, Wickham Market	6.15	Housing	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.56). The site is situated within Pettistree Parish but well related to Wickham Market. Proposals will be expected to make provision for affordable housing, a mix of housing with a proportion suitable for older people, open space, and pedestrian connectivity into the village.

Playford / Rushmere St Andrew¹⁶

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
870	Land at Kiln Farm, Main Road	138.66	Housing	Site identified as unavailable in the Draft SHELAA

Purdis Farm

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
146	Land at and surrounding Purdis Rise, Purdis Farm Lane	12.94	housing	Site identified as unavailable in the Draft SHELAA
195	Purdis Croft, Bucklesham Road	0.67	Housing	Site identified as potentially suitable in Draft SHELAA – However, growth in the east of Ipswich area is not identified as central to the Local Plan strategy and it is deemed sites elsewhere in the district are more suitable for allocation.

Rendlesham

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
86	Land to the south of B1069 and opposite Bentwaters Business Park	2.33	Retail/Office/Industry/S storage	Site identified as potentially suitable in Draft SHELAA however employment land is allocated already in Rendlesham and is proposed to be carried forward through SCLP12.36.
451	Land to the North and East of Redwald Road Rendlesham	22.16	Housing Care Home Open Space	Part of the site is a preferred site carried forward from existing Site Allocation and Area Specific Policies Development Plan Document.

¹⁶ See map of Kesgrave with part of Playford, Foxhall and Rushmere St Andrew

482	Old usaf site opposite tower field road	1.78	Any	Site identified as potentially suitable in Draft SHELAA – However, it was deemed the existing allocations: SCLP12.57 and SCLP12.58 are more suitable.
506	Land to the rear of 3 - 33 Suffolk Drive, Rendlesham	6.12	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed the existing allocations: SCLP12.57 and SCLP12.58 are more suitable.
557	The Mews Rendlesham and Additional Land	6.70	Housing/Retail/Open space/Office	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Sites SCLP12.36, SCLP12.57 and SCLP12.58 are more suitable.
679	Forest Lodge Hollesley Road	0.25	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
680	Forest Garage Hollesley Road	0.16	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
681	Land adj. Forest Lodge, Hollesley Road, Rendlesham	0.22	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
685	Former Sports Centre Site, Sycamore Drive, IP12 2GF	0.48	Housing, Retail	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Sites SCLP12.36, SCLP12.57 and SCLP12.58 are more suitable.
686	The Former Angel Theatre Site, Sycamore, IP12 2GG	0.55	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed the existing allocations: SCLP12.57 and SCLP12.58 are more suitable.
698	Bentwaters Park, Rendlesham, IP12 2TW	10.82	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
699	Bentwaters Park, Rendlesham, IP12 2TW	92.80	Holiday lets / housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1132	Land to the west of Redwald Road, Rendlesham	0.32	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed the existing allocations: SCLP12.57 and SCLP12.58 are more suitable.
1141	Bentwaters Park	382.25	General Employment Area	Ste is existing allocation and proposed to be carried forward, however is shown on the maps as it was submitted through the Issues and Options consultation and was therefore not presented in the Issues and Options consultation document,

Rushmere St Andrew

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
88	Land at 868A and 876 Foxhall Road	2.14	Housing	Site identified as unsuitable in Draft SHELAA – significant constraints regarding access.
182	Land off Tuddenham Lane, Adjacent to Millbank House	1.27	housing	Site identified as unavailable in the Draft SHELAA
332	Land at and south of 4 Playford Road	0.18	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
353	Land at Rushmere St aAndrew Sports Club	7.96	Housing	Site identified as unavailable in the Draft SHELAA
474	Land adjacent to Bixley Drive	0.78	housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation and growth in the east of Ipswich area is not central to the Local Plan strategy.
953	Land between Playford road and Bent Lane, opposite sports fields	1.52	Housing	Site identified as potentially suitable in Draft SHELAA subject to the site being surplus to requirements for sport uses. It was deemed sites elsewhere in the district were more suitable for allocation as the east of Ipswich area is not central to the strategy of the Local Plan. .
994	Land to north of Playford Lane, Rushmere St Andrew	5.97	Housing	Site identified as unsuitable in Draft SHELAA – significant constraints regarding access.
1060	Land at Ipswich Town Football Club training ground, Playford Road, Rushmere St Andrew	8.72	Playing fields	Site identified as unavailable in the Draft SHELAA
1082	Land North of Humber Doucy Lane (open space), Rushmere St Andrew	4.00	Open Space / Playing Field	Put forward for open space/ playing field.
1083	Land opposite 309-405 Humber Doucy Lane, Rushmere St Andrew	5.90	Housing	Site identified as potentially suitable in Draft SHELAA however infrastructure constraints exist in relation to highways and education around this part of Ipswich and growth in this part of the District is not central to the Local Plan strategy. It was deemed sites elsewhere in the district were more suitable for allocation.
1084	Land off Rushmere Road and Humber Doucy Lane, Rushmere St Andrew	6.40	Housing	Site identified as potentially suitable in Draft SHELAA however infrastructure constraints exist in relation to highways and education around this part of Ipswich and growth in this part of the District is

				not central to the Local Plan strategy. It was deemed sites elsewhere in the district were more suitable for allocation.
1085	Humber Doucy Lane, adjacent to Wanderers football club, Rushmere St Andrew	5.70	Housing	Site identified as potentially suitable in Draft SHELAA however infrastructure constraints exist in relation to highways and education around this part of Ipswich and growth in this part of the District is not central to the Local Plan strategy. It was deemed sites elsewhere in the district were more suitable for allocation.
1087	Land at and surrounding Hill Farm, Lamberts Lane, Rushmere St Andrew	114.70	Housing	Site identified as potentially suitable in Draft SHELAA however this scale of growth around Ipswich is not part of the strategy for this Local Plan. Alternative strategies are considered in Appendix A Alternative Policies.
1089	Land off Rushmere Road and Humber Doucy Lane, Rushmere St Andrew	2.10	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation.
1125	Land at Playford Corner, north for Playford Road	40.04	Housing/sports & recreation/community use	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1145	Land South of Lamberts Lane, Rushmere St. Andrew	13.58	Housing	Site identified as potentially suitable in Draft SHELAA however infrastructure constraints exist in relation to highways and education around this part of Ipswich and growth in this part of the District is not central to the Local Plan strategy. It was deemed sites elsewhere in the district were more suitable for allocation.

Saxmundham

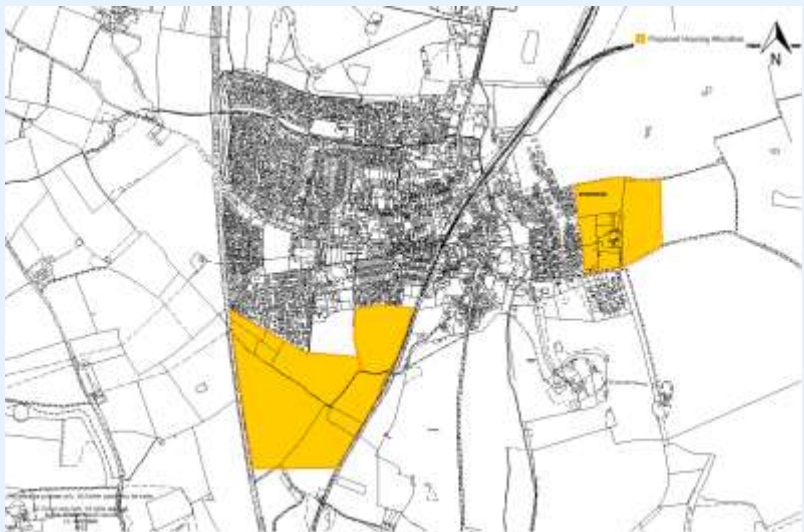
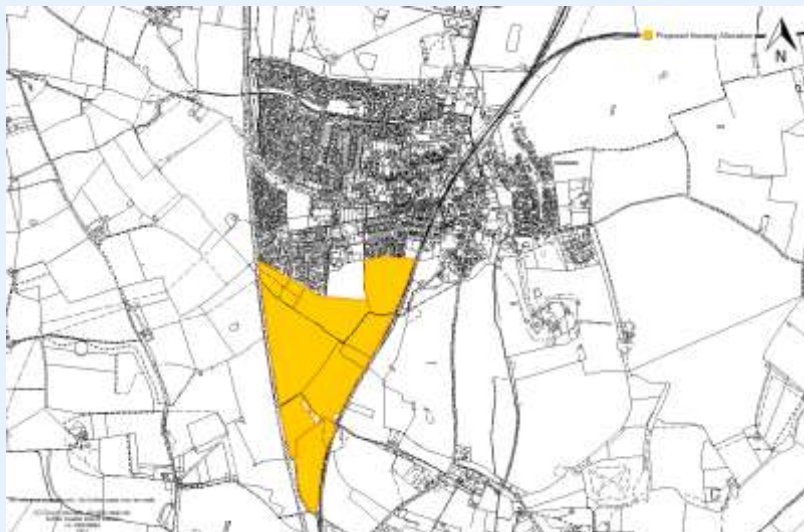
Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
33	Land adjacent to Fromus House, Street Farm Road	0.18	car parking	Site identified as unavailable in the Draft SHELAA
92	Land at The Chestnuts, Church Road	0.62	physical limits extension (not specified)	Site identified as unavailable in the Draft SHELAA
123	Land at Carlton Gate, Brook Farm Road	0.39	housing	Site identified as unavailable in the Draft SHELAA
219	Land at former Bus Depot, Street Farm Road	0.16	mixed use	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
435	land north and east of The Manor House, Church Hill	7.08	residential	<p>Site identified as potentially suitable in Draft SHELAA – However, sites 714, 717, 1012 (site allocation SCLP12.26) to the South of Saxmundham and existing site allocation SCLP12.27 were considered more suitable.</p> <p>The Council supports the Neighbourhood Plan as the mechanism for delivering further residential development. The Local Plan has detailed the Neighbourhood Plan should deliver small scale additional development and windfall.</p> <p>See also options for Saxmundham below.</p>
559	Land at The Manor House, Church Hill	3.52	Housing and Open Space	<p>Site identified as potentially suitable in Draft SHELAA – However, sites 714, 717, 1012 (site allocation SCLP12.26) to the South of Saxmundham and existing site allocation SCLP12.27 were considered more suitable.</p> <p>See also options for Saxmundham below.</p>
568	Land adjacent and North of Keats Close, Saxmundham, IP17 2BH	1.15	Housing	Site identified as unsuitable in Draft SHELAA – Significant road access constraints. Additionally, sites to the South of Saxmundham have been deemed more suitable.
603	Seaman House, Seaman Avenue	1.15	Housing (and possibly provision of new community facility)	Site identified as potentially suitable in Draft SHELAA – However, sites 714, 717, 1012 (site allocation SCLP12.26) to the South of Saxmundham and existing site allocation SCLP12.27 were considered

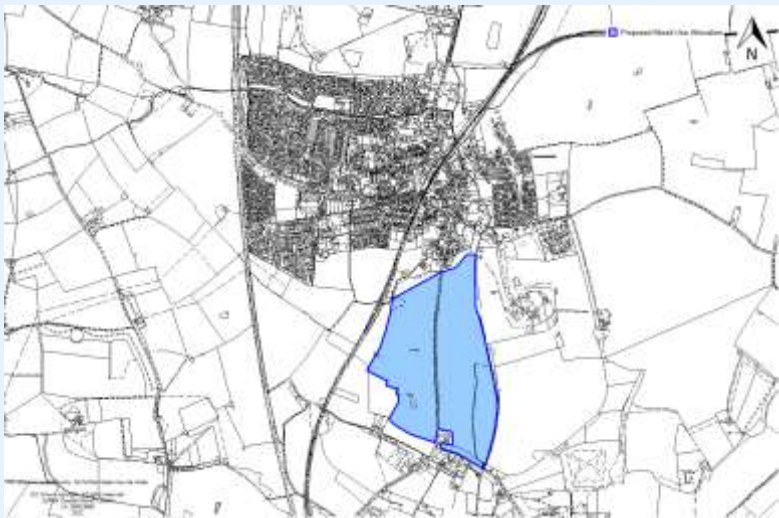
				<p>more suitable.</p> <p>The Council supports the Neighbourhood Plan as the mechanism for delivering further residential development. The Local Plan has detailed the Neighbourhood Plan should deliver small scale additional development and windfall.</p>
798	Land south of Station Approach	0.21	Housing	<p>Site identified as potentially suitable in Draft SHELAA – However, sites 714, 717, 1012 (site allocation SCLP12.26) to the South of Saxmundham and existing site allocation SCLP12.27 were considered more suitable.</p> <p>The Council supports the Neighbourhood Plan as the mechanism for delivering further residential development. The Local Plan has detailed the Neighbourhood Plan should deliver small scale additional development and windfall.</p>
830	Land at Saxmundham Station, Station Approach	0.16	Housing	<p>Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.</p>
1012	Land West of Hurts hall Park, Saxmundham	10.02	Housing	<p>Part of the site has been identified as a preferred site, SCLP12.26. Development of the site is consistent with the Local Plan strategy for growth along the A12 corridor. The redrawing of the site has achieved a site area that significantly reduces vulnerability of the site to flooding, and alleviates pressure on the publically acknowledged sensitive river valley landscape area 'The Layers'. This area of Site 1012 is part of a larger allocation including Sites 714 and 717. The allocation details that proposals are expected to deliver significant infrastructure improvements including a new primary school, appropriate open space provision, appropriate green infrastructure, enhancements to the public rights of way, employment land, and significant residential development.</p>
1062	Land adjacent to Grafo Products LTD Works, St Johns Road	0.20	Housing	<p>Site identified as potentially suitable in Draft SHELAA – However, sites 714, 717, 1012 (site allocation SCLP12.26) to the South of Saxmundham and existing site allocation SCLP12.27 were considered more suitable.</p> <p>The Council supports the Neighbourhood Plan as the mechanism for delivering further residential development. The Local Plan has</p>

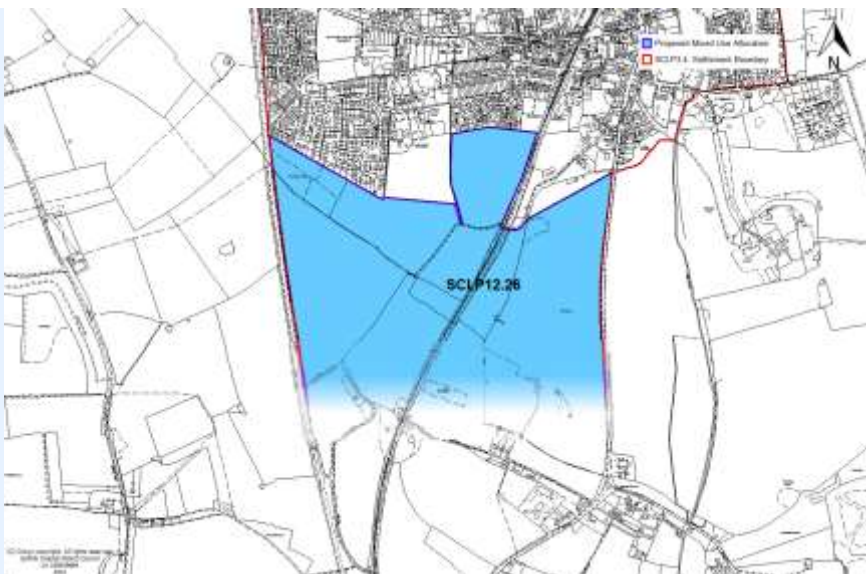
				detailed the Neighbourhood Plan should deliver small scale additional development and windfall.
1080	land north of Tollgate Cottage, North Entrance, Saxmundham	1.00	Housing	Site identified as unavailable in the Draft SHELAA
714	Land South of Saxmundham	26.90	Residential, open space	Part of the site closest to Saxmundham has been identified as a preferred site (site allocation: SCLP12.26). Development of the site is consistent with the Local Plan strategy for growth along the A12 corridor. The site has been redrawn to retain the gap between Benhall and Saxmundham. This area of Site 714 is part of a larger allocation including Sites 1012 and 717. The allocation details that proposals are expected to deliver significant infrastructure improvements including a new primary school, appropriate open space provision, appropriate green infrastructure, enhancements to the public rights of way, employment land, and significant residential development.
717	Land South of Saxmundham	2.70	Residential	Part of the site closest to Saxmundham has been identified as a preferred site (site allocation: SCLP12.26). Development of the site is consistent with the Local Plan strategy for growth along the A12 corridor. The site has been redrawn to retain the gap between Benhall and Saxmundham. This area of Site 717 is part of a larger allocation including Sites 714 and 1012. The allocation details that proposals are expected to deliver significant infrastructure improvements including a new primary school, appropriate open space provision, appropriate green infrastructure, enhancements to the public rights of way, employment land, and significant residential development.

South Saxmundham Garden Neighbourhood

In addition to assessing sites individually, options for development at a strategic scale in Saxmundham were also assessed as set out in the table and maps below. These strategic options include sites in Saxmundham and in Benhall.

Options	Reasoning
<p>1 Development on the Southern half of 435, 559 and northern half of 714</p> 	<p>As the northern part of site 435 originally submitted is not available during the lifetime of this Local Plan there is not scope to consider a comprehensive development elsewhere in the town. Development across different locations would not provide the opportunity for a master planned approach to delivery of infrastructure.</p>
<p>2 Development on sites 714 and 715</p> 	<p>Development on sites 714 and 715 only would reduce the gap between Saxmundham and Benhall and would mean that those residents in the south of the site would be more remote from services and facilities in Saxmundham.</p>

3	<p>Development of site 1012 only</p> 	<p>The eastern part of site 1012 is within a more sensitive landscape area than the land to the west and would also provide fewer opportunities to provide links to Saxmundham through the existing residential area. The site is also intersected by the B1121 which would lead to less scope to develop the site as one community.</p>
4	<p>Development on a number of smaller sites in Saxmundham</p>	<p>There are not sufficient smaller sites to provide the quantum of growth to reflect the strategy for the District. This approach would also not provide opportunities for a masterplan approach to delivery of infrastructure.</p>
5	<p>Development of a lower number of dwellings</p>	<p>This would not provide the scale to support provision of a new school</p>
6	<p>Development of a higher number of dwellings</p>	<p>A greater number of dwellings would mean that the site is likely to extend further southwards, reducing the gap between Saxmundham and Benhall.</p>
	<p>Preferred Option – the northern parts of sites 714, 717 and 1012, as set out in policy SCLP12.26</p>	<p>The preferred option provides an opportunity to create an integrated community to the south of Saxmundham of a scale which would deliver a new primary school, but which also ensures that there is no coalescence between Saxmundham and Benhall and protects the more sensitive landscapes to the east of the B1121.</p>



Saxtead

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
291	Land opposite Old Post Office Cottages, The Green	0.24	Housing	Site identified as unavailable in the Draft SHELAA
388	Land off Saxtead Green, Saxtead	0.73	Housing	Saxtead is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.

Shottisham

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
20	Land adjacent to 1-6 The Street	0.52	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed the existing site allocation SCLP12.59 is a more suitable. Shottisham is identified as in the countryside in the revised settlement hierarchy and it is therefore not appropriate to allocate additional sites.
240	Land at Trust Hall, The Street	0.17	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
900	Land surrounding Trust Hall, The Street	0.91	Housing	Site identified as unavailable in the Draft SHELAA
901	Land East of Heath Drive, Shottisham, IP12 3HF	0.54	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed the existing site allocation SCLP12.59 is a more suitable. Shottisham is identified as in the countryside in the revised settlement hierarchy and it is therefore not appropriate to allocate additional sites.
902	Land east of St. Margaret's House, The Street	0.54	Housing	Site identified as unavailable in the Draft SHELAA
948	Site west of Heath Road	0.38	Housing	Site identified as unavailable in the Draft SHELAA
1134	Land adjacent Ford Hill / Shottisham Creek	0.18	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
1135	Land south of Villa Hill, Shottisham	0.79	Housing	Site identified as unsuitable in Draft SHELAA – significant constraints regarding access.

Sibton¹⁷

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
11	Land adjoining Eva's Place, Sibton Green, IP17 2JX	0.20	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
278	Land north of The Pump House, off A1120	0.25	Housing	Site identified as unavailable in the Draft SHELAA
314	Land east of the White Horse Inn, Halesworth Road	0.41	Housing	Site identified as unavailable in the Draft SHELAA
315	Land north of The Boltons, Pouy Street	0.29	Housing	Site identified as unavailable in the Draft SHELAA

Sizewell¹⁸

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
545	Sizewell A Site, Nr Leiston	19.57	Office/Storage/Industry	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation for employment uses based upon the evidence of need.

Snape

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
215	Land to the south of Priory Road	1.18	Housing	Site identified as unavailable in the Draft SHELAA

¹⁷ Part of Sibton shown on map of Peasenhall with part of Sibton

¹⁸ See map for Leiston and Sizewell

				Additionally, Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
392	land at Ismyr Cottage, Priory Lane	0.03	residential	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
519	Land off Church road, Church common, Snape	2.38	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1013	Brick Kiln Park, Church Road, Snape	0.99	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement. Additionally, uncertainty regarding availability.

Stratton Hall¹⁹

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
288	Land north and west of Walk Farm	108.34	Freight handling area	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 706 (site allocation: SCLP12.30) is a more suitable site. Site 706 is would have less of an impact in terms of coalescence between Felixstowe and Ipswich as it is less central to the route than site 288.
1149	Land at Walk Farm, Old Felixstowe Road,	1.26	Employment	Site identified as suitable in SHELAA – However, it was deemed Site 706 (site allocation: SCLP12.30) is a more suitable site. 1149 is not of a sufficient size to support strategic scale growth.
1150	Land adj. Walk Farm, Old Felixstowe Road, Stratton Hall	2.44	Employment	Site identified as suitable in SHELAA – However, it was deemed Site 706 (site allocation: SCLP12.30) is a more suitable site. 1150 is not of a sufficient size to support strategic scale growth.

¹⁹ See map of Levington and Stratton Hall

Sudbourne²⁰

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
131	Land at Woodlands Farm, Hyde Park Corner	1.56	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
152	Land to the East of Wood Farm	9.12	housing	Site identified as unavailable in the Draft SHELAA Additionally, Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
202	land at Corner Farm, Snape Road	1.63	housing	Site identified as unavailable in the Draft SHELAA
468	Land to the east of Snape Road, Sudbourne, IP12 2AZ	0.64	Housing	Sudbourne is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
508	Land at Snape Road, Sudbourne	1.09	Housing	Sudbourne is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.

Sutton

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
244	Land north Old Post Office Lane	2.37	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 387 (site allocation: SCLP12.60) is more suitable being better related to the existing form of the settlement.
387	land south of Sutton Walks, Main	0.78	residential	Preferred site

²⁰ Part of Sudbourne shown on map of Iken with Sudbourne

	Road			Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.60). The allocation follows the Local Plan Strategy to deliver moderate growth in the rural areas of the district following from consultation feedback. The site has potential to deliver affordable housing, retention of hedgerows fronting the Main Road where possible, provision of landscaping measures to alleviate the impact of development in the sensitive AONB setting.
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Sweffling

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
104	land to the rear of Lodge Bungalow	0.38	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement. Additionally, Site identified as unavailable in the Draft SHELAA
122	Land at Poplartree Farm, Holdans Lane	0.23	Housing	Site identified as unavailable in the Draft SHELAA
365	Land north of Glenavon, Glemham Road	0.17	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
366	Land south of Little Dernford, Glemham Road	0.11	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.

Theberton & Eastbridge²¹

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
320	Land north west of Eastbridge Farm	0.16	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.

²¹ See map of Eastbridge

321	Land south of Lyndon Cottages, Bakers Hill	0.11	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
322	Land south west of Red House Farm, Cemetery Road	0.25	Housing	Eastbridge is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.

Thorpeness

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
957	Land to the north of Beacon Hill Lane, Thorpeness	0.35	Housing	Site identified as unavailable in Draft SHELAA
959	Land to the west of Pilgrims Way, Thorpeness	3.39	Housing	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed small scale development and windfall sites to be delivered in addition to 40 dwellings in the existing Local Plan allocation.

Trimley St Martin

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
30	Land North East of High Road	5.89	Housing and Open space	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 511 (site allocation: SCLP12.62) and existing allocation SCLP12.61) is a more suitable site. Site 511 provides an opportunity to the locate the new primary school in a location which is well related to the population and provides potential for benefits related to locating uses to encourage interaction in a focal part of the village.
356	Land surrounding Ham's Farmhouse, east of Kirton Road	92.05	Mixed use	Site identified as unavailable in the Draft SHELAA
364	Land south 146 Kirton Road	1.87	Housing (assumed)	Site identified as unavailable in the Draft SHELAA Additionally, Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the

				settlement.
372	Land to the north of Heathfields	2.90	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 511 (site allocation: SCLP12.62) and existing allocation SCLP12.61) is a more suitable site. Site 511 provides an opportunity to the locate the new primary school in a location which is well related to the population and provides potential for benefits related to locating uses to encourage interaction in a focal part of the village.
497	Blue Barn Farm, Trimley St Martin	0.97	Housing	Site identified as unavailable in the Draft SHELAA Additionally, Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
511	Land adjacent to Reeve Lodge, High Road	8.59	Mixed	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.62). The site is well located within the settlement. Proposals are expected to provide affordable housing, 2.2ha of land for primary school and early years learning setting, self build plots, and provide open space.
518	The Old Poultry Farm, High Road	0.62	Housing, business, general industrial	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 511 (site allocation: SCLP12.62) and existing allocation SCLP12.61) is a more suitable site.
651	Land At High Road, Trimley St Martin	1.65	Self Built Pilot Scheme	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 511 (site allocation: SCLP12.62) and existing allocation SCLP12.61) is a more suitable site.
706	Innocence Farm, Nr Kirton, Felixstowe, Trimley St Martin	115.64	Storage or distribution	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.30). The site represents a significant employment allocation to support the viability of the Port of Felixstowe that is well connected to the A14 and railway line. Proposals are expected to provide port related functions, although ancillary uses complementary to the port related functions will be supported where necessary. Significant landscape will be required to mitigate any visual impacts.
756	Land South West of High Road	10.10	Housing and Open Space	Site identified as potentially suitable in Draft SHELAA – However, it

				was deemed Site 511 (site allocation: SCLP12.62) and existing allocation SCLP12.61) is a more suitable site. Site 511 provides an opportunity to the locate the new primary school in a location which is well related to the population and provides potential for benefits related to locating uses to encourage interaction in a focal part of the village.
757	Land South of High Road	17.00	Housing and Open Space	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 511 (site allocation: SCLP12.62) and existing allocation SCLP12.61) is a more suitable site. Site 511 provides an opportunity to the locate the new primary school in a location which is well related to the population and provides potential for benefits related to locating uses to encourage interaction in a focal part of the village.
852	Land opposite Morston Hall, Morston Hall Lane	11.94	employment	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 706 (site allocation: SCLP12.30) is a more suitable site as it provides the scale to support the needs.
853	land at Morston Hall Road and adjacent to the A14	8.95	employment	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 706 (site allocation: SCLP12.30) is a more suitable site as it provides the scale to support the needs.

Trimley St Mary

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
114	Land at 182 High Road	0.42	Not specified	Site identified as unavailable in the Draft SHELAA
141	Land at Station Nursery, Cordys Lane	1.12	employment	Site identified as unavailable in the Draft SHELAA
211	Land off Gaymers Lane and adjacent to 179 High Road	0.83	housing	Site identified as unavailable in the Draft SHELAA
446	Searsons Farm, Cordy's Lane	0.42	Housing and Open Space	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
665	Land adjacent to 33 Thurmans Lane, Trimley St Mary	3.86	housing	Site identified as unsuitable in Draft SHELAA – site is entirely within a designated Area to be Protected from Development.

667	Land to the north of Thurmans Lane and to the east of the A14	4.52	housing	Site identified as unavailable in the Draft SHELAA Additionally, Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
707	Christmasyards Wood, off Fagbury Road West, Felixstowe, IP11 4BB	44.05	Storage or distribution	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 706 (site allocation: SCLP12.30) is a more suitable site due to its location.
758	Land West of High road	12.38	Housing and Open space	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 511 (site allocation: SCLP12.63) is a more suitable site.
759	Land West of Port Felixstowe Road	4.74	Housing and Open Space	Site identified as unsuitable in Draft SHELAA – site is entirely within a designated Area to be Protected from Development.
790	Land adjacent to 33-37 Thurmans Lane	3.73	Housing	Site identified as unavailable in the Draft SHELAA
950	Land at Faulkners Way	1.02	Housing	Site identified as unavailable in the Draft SHELAA
985	Land at Thurmans Lane, Trimley St Mary	1.24	Housing	Site identified as unavailable in the Draft SHELAA
992	Land rear 194 High Road, off Thurmans Lane, Trimley St Mary	0.17	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.

Tuddenham St Martin

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
135	Off Keightley Way, Tuddenham St Martin	1.54	Housing	Preferred site Site identified as potentially suitable in Draft SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.63). The allocation follows the Local Plan Strategy in delivering moderate growth in the rural areas in the district. The site is located with access via Keightley Way, and proposals will be expected to provide pedestrian links to the playing fields to the east of the site. Proposals

				will also be expected to provide affordable housing, and retain existing trees and hedgerows bounding the site.
216	Land adjacent to Hilltop, Westerfield Lane	0.29	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed Site 135 (site allocation: SCLP13.63) is a more suitable site as it has fewer constraints.

Tunstall²²

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
54	Land opposite Tunstall Hall, Snape Road	0.66	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation. The area around Tunstall is not identified as an area for significant growth due to highways issues at Melton crossroads.
108	Land adjacent to The Red House, Orford Road	0.71	residential or retail	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation. The area around Tunstall is not identified as an area for significant growth due to highways issues at Melton crossroads.
194	land at Three Corners, Woodbridge Road	0.50	physical limits extension	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation. The area around Tunstall is not identified as an area for significant growth due to highways issues at Melton crossroads.
214	Land at site of former allotments, off Tunstall Green	0.31	housing	Site identified as unavailable in the Draft SHELAA
415	Land opposite Hall Garden Cottage, Tunstall	0.99	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation. The area around Tunstall is not identified as an area for significant growth due to highways issues at Melton crossroads.
464	Plunketts Barns, Blaxhall Church Road, Tunstall	1.52	Residential	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation. The area around Tunstall is not identified as an area for

²² Part of Tunstall shown on map of Snape Maltings with part of Tunstall

				significant growth due to highways issues at Melton crossroads.
543	Land North of School Road	0.54	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation. The area around Tunstall is not identified as an area for significant growth due to highways issues at Melton crossroads.
546	Land West of Blaxhall Church Road	1.14	Housing	Site identified as unsuitable in Draft SHELAA – Significant constraint being access.
727	South of Snape Maltings	16.74	Tourism	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
728	Land to the East of Snape Maltings	3.15	Tourism	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
760	Land South of B1078	0.80	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation. The area around Tunstall is not identified as an area for significant growth due to highways issues at Melton crossroads.
1108	Land adj. Hill Cottages (B1069), Tunstall	2.41	Tourism	Site is not submitted for housing or employment development.

Ubbeston

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
161	Land at Green Farm, The Green	0.08	housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.

Ufford

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
44	Adjacent to Bridge Cottage, Yarmouth Road	0.14	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.

143	Land at Spring Lane and Yarmouth Road	4.54	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
177	land opposite the depot Yarmouth Road, Ufford	9.06	employment	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation to meet the evidenced needs in terms of scale and location.
420	land east of Crownfields	2.88	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation, due to infrastructure and highways constraints. The strategy of the Local Plan is not dependent upon growth in Ufford.
424	Land off Barrack Lane, Ufford, IP13 6DU	1.46	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation, due to infrastructure and highways constraints. The strategy of the Local Plan is not dependent upon growth in Ufford.
425	Land off Barrack Lane, Ufford, IP13 6DU	0.74	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
426	Land at East Lane, Ufford	0.47	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
472	Land Adjacent to Keeper's Cottage High Street	0.37	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
488	Land South of 'Cambrai', Yarmouth Road	1.94	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
512	Land at Lodge Road, Ufford	1.15	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation, due to infrastructure and highways constraints. The strategy of the Local Plan is not dependent upon growth in Ufford.
556	Grove Farm	30.44	Housing/Business and office	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation, due to infrastructure and highways constraints. The strategy of the Local Plan is not dependent upon growth in Ufford.
561	Crown Nursery, High Street	4.95	Housing/Open Space/Office/Care Home	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation, due to infrastructure and highways constraints. The strategy of the Local Plan is not dependent upon growth in Ufford.
811	Land adj to houses at Lodge Road, High Street	0.43	Housing	Site identified as unavailable in the Draft SHELAA

908	Land west of Yarmouth Road and east of A12	21.20	Mixed Use	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
909	Land in between A12 and Yarmouth Road	2.89	Mixed Use	Site identified as unsuitable in Draft SHELAA – significant constraints regarding access.
1054	Land adj. Copse Corner, Byng Hall Road, Ufford	5.10	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation, due to infrastructure and highways constraints. The strategy of the Local Plan is not dependent upon growth in Ufford.
1107	Land to Rear of 48 High Street	0.02	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
1147	Land at Hill Farm, High Street, Ufford	1.16	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

Waldringfield

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
82	Land adj Rose Cottage, Fishpond Road	0.95	housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
395	land at Gorse Farm, Newbourne Road	6.81	residential	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
509	Waldringfield Golf Club, Newbourne Road, IP12 4PT	36.59	Leisure/housing/tourism	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.

Walpole²³

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
70	Land at Walpole Bridge, opposite	0.55	Housing	Site identified as unsuitable in Draft SHELAA – Site is entirely within

²³ For map see Cookley and Walpole

	Bridge House			FZ3b.
419	land south of Halesworth Road	2.95	residential	Walpole is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
708	Land East of Old Hall Farm, Walpole, Halesworth, IP19 9AU	0.70	Industrial	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
709	Land South of Old Hall Farm Walpole Halesworth IP19 9AU	1.17	Industrial	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
710	Land South East of Old Hall Farm Walpole Halesworth IP19 9AU	1.25	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
711	Land adj. to Blacksmiths Cottage, Halesworth Road, Walpole, IP19 9AZ	1.19	Housing	Walpole is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.

Wantisden²⁴

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
915	Land north west of Heath Cottage,	0.80	employment	The strategy of the Local Plan is not reliant upon allocating small scale employment sites and employment uses would be considered under the policies in Ch4.

Wenhaston

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
58	Land adjacent to Brackenway, Blackheath Road, Wenhaston	0.09	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.

²⁴ See map of Butley and Wantisden

203	Land adjacent to Brick Kiln Farm, Mells	4.14	housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
205	Land at Glenholme, Blackheath Road	0.57	housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
229	Land between Hill Farm and Braeside, Blyford Lane	0.09	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
462	Land to the East of Star Public House and South of St. Michaels Way	3.48	Housing	Site identified as potentially suitable in Draft SHELAA. The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 25 dwellings as the indicative minimum number of dwellings to be delivered through the Neighbourhood Plan.
473	Land Adjacent to Heath Road Wenhaston Ted's Field	2.20	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
558	Land West of Back Road	0.67	Housing/Open Space	Site identified as potentially suitable in Draft SHELAA. The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 25 dwellings as the indicative minimum number of dwellings to be delivered through the Neighbourhood Plan.
564	Land between Blyford Lane & Coles Hill	0.61	Housing	Site identified as potentially suitable in Draft SHELAA. The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 25 dwellings as the indicative minimum number of dwellings to be delivered through the Neighbourhood Plan.
928	Land west of the Street	1.83	Housing/Leisure/Open Space	Site identified as unsuitable in Draft SHELAA – Site has significant constraint in access. Additionally, it was deemed sites elsewhere in the district were more suitable for allocation.

1074	land west of Herons Nest, Church Road, Wenhaston	0.14	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
1144	Part Side Garden Of Glenholme, Blackheath Road, Wenhaston	0.14	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.

Westerfield

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
80	Land adj Linden House, Lower Road	0.39	Housing	Site identified as unavailable in the Draft SHELAA
125	Westerfield Road, Westerfield. Adjacent to Cubitt's site	2.53	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed existing allocations SCLP12.64 is a more suitable site and provides for sufficient allocations for Westerfield.
160	Land at Mill Farm, Westerfield Road	0.25	housing or employment	Site identified as unavailable in the Draft SHELAA
168	Land at Lower House Farm, Lower Road	0.08	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
192	Land opposite Corner Croft, Sandy Lane	2.53	housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed existing allocations SCLP12.64 is a more suitable site and provides for sufficient allocations for Westerfield.
521	Land north of Church lane, west of Moss lane	0.81	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed existing allocations SCLP12.64 is a more suitable site and provides for sufficient allocations for Westerfield.
684	Land adjacent to Westerfield Railway	1.04	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was deemed existing allocations SCLP12.64 is a more suitable site and provides for sufficient allocations for Westerfield.
805	Land adj Old Glebe House, Main Road	14.83	Open space	Site made available for open space
806	Land adj to Giffords, Tuddenham Lane	15.10	Open space	Site made available for open space

847	land to the south of Westerfield Hall Farm, Westerfield Road	1.14	Housing	Site identified as unavailable in the Draft SHELAA
848	land to the east of Westerfield Hall Farm, Westerfield Road	12.83	Housing	Site identified as unavailable in the Draft SHELAA
849	land to the north of White Lodge, Westerfield Road	0.27	Housing	Site identified as unavailable in the Draft SHELAA
1138	Land at Church Lane, Westerfield	14.80	Housing	Site identified as suitable in SHELAA – However, it was deemed existing allocations SCLP12.665 is a more suitable site. The scale of development if these sites were to be allocated would be inappropriate relative to the size of the settlement.

Westleton

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
4	land to the rear of Sunnyside, The Hill	0.48	Housing	Site identified as unavailable in the Draft SHELAA
371	Land at Cherry Lee, Darsham Road	1.21	Housing	Site identified as potentially suitable in Draft SHELAA – Highways raised concerns regarding access. Site 554 (site allocation: SCLP12.65) has been identified as a preferred site and therefore, the allocation of site 371 in addition would result in an inappropriate scale of development in the village, particularly considering the capacity to meet the housing requirement across the district.
407	land to the east of Wash Lane	0.70	residential	Site identified as unavailable in the Draft SHELAA
442	land north of Love Lane	1.05	residential	Site identified as unavailable in the Draft SHELAA
447	Land to the South East of Blythburgh Road, Westleton	1.21	Housing	Site identified as potentially suitable in Draft SHELAA – However, the location of the site and its poor relationship to the existing built form of the village resulted in it not being allocated. Furthermore, site 554 (site allocation: SCLP12.65) as a preferred site is considered a better site for development and the allocation of both sites would result in an inappropriate scale of development in the village, particularly considering the capacity to meet the housing requirement across the district.
554	Land West of B1125	2.10	Housing and Open	Preferred site

			Space	The site has been identified as a preferred site (site allocation: SCLP12.65). Development of the site is consistent with the Local Plan strategy for growth in terms of delivering some residential development in the more rural areas of the district. The SHELAA identified flood risk, and landscape impacts as constraints, however it was also considered that these should not preclude development and instead should act to ensure high quality design acknowledges and these constraints and seeks appropriate mitigation measures. Proposals are expected to demonstrate the provision of a gateway development into the village, and provide a mix of dwellings including those suitable for older people and affordable housing.
877	Land to the rear of The Vicarage, Darsham Road	0.53	Housing	Site identified as unavailable in the Draft SHELAA
943	Land to rear of 2 - 8 Grangeview, Yoxford Road, Westleton	0.84	Housing	Site identified as potentially suitable in Draft SHELAA however issues are identified in relation to deliverability and availability.

Wickham Market

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
7	Land adj to 14 and 16 The Cresent, Dallinghoo Road	1.69	Housing	Site identified as suitable in SHELAA – However, it was deemed Site 1121 (site allocation: SCLP12.56) is a more suitable site. The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.56.
14	Land opposite the Post Office, High Street	0.10	physical limits reduction	Site not made available for development.
110	Land east of The Drift and north of 224-238 High Street	0.14	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
196	land adjacent to 22 Spring Lane	0.83	Affordable Housing	Site identified as unavailable in the Draft SHELAA Additionally, Site identified as unsuitable in Draft SHELAA – site

				is not within, adjoining, adjacent or well related to the form of the settlement.
476	Land at the Drift, Wickham Market	0.27	Housing	<p>Site identified as suitable in SHELAA – However, it was deemed Site 1121 (site allocation: SCLP12.56) is a more suitable site.</p> <p>The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.56.</p>
499	Land West of Old School Farm, High Street, Wickham Market	7.91	Housing	<p>Site identified as suitable in SHELAA – However, it was deemed Site 1121 (site allocation: SCLP12.56) is a more suitable site.</p> <p>The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.56.</p>
582	Land rear of Deben Court, Chapel Lane	0.72	Housing	<p>Site identified as unavailable in the Draft SHELAA</p> <p>Additionally, Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.</p>
785	Land to the north of Border Cot Lane Industrial Estate	1.39	Employment	Site identified as potentially suitable in Draft SHELAA – However, it was deemed the existing site allocation: SCLP12.37 is a more suitable site. The site is not of the right scale to meet identified needs.
816	Land adj to Thong Hall, Thong Hall Road and South of Dallinghoo Road	6.67	Housing	<p>Site identified as suitable in SHELAA – However, it was deemed Site 1121 (site allocation: SCLP12.56) is a more suitable site.</p> <p>The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.56.</p>

878	Land off Yew Tree Rise	5.33	Housing	<p>Site identified as suitable in SHELAA – However, it was deemed Site 1121 (site allocation: SCLP12.56) is a more suitable site.</p> <p>The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.56.</p>
879	Land adjacent to The Old Vicarage, Crown Lane	0.05	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
880	Land rear of The Old Vicarage, Crown Lane	0.22	Housing	Site identified as unavailable in the Draft SHELAA
881	Land rear of The New Vicarage, Crown Lane	1.70	Housing	Site identified as unavailable in the Draft SHELAA
1045	Land adj. to British Telecom Telephone Exchange, Border Cot Lane. Wickham Market	1.38	Housing	<p>Site identified as suitable in SHELAA – However, it was deemed Site 1121 (site allocation: SCLP12.56) is a more suitable site.</p> <p>The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.56.</p>
1055	Land adj. Gelham Hall, North of Dallinghoo Road, Wickham Market	7.74	Housing	<p>Site identified as suitable in SHELAA – However, it was deemed Site 1121 (site allocation: SCLP12.56) is a more suitable site.</p> <p>The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.56.</p>
1113	3 Corner Field, Wickham Market, Woodbridge, Suffolk	1.10	Housing	Site identified as unsuitable in Draft SHELAA – significant constraints regarding pedestrian access.
1114	Simons Cross Allotments, Wickham Market	1.26	Housing	<p>Site identified as suitable in SHELAA – However, it was deemed Site 1121 (site allocation: SCLP12.56) is a more suitable site.</p> <p>The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local</p>

				Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.56.
1142	Land adj. Gelham Hall, Gelham Hall Road, Wickham Market	1.74	Allotments	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1148	Land at Mill Lane, Wickham Market	0.39	Car Park	Site not made available for development.

Witnesham

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
75	land to the rear of Leaside Lodge, B1077	0.70	physical limits extension	Site identified as unavailable in the Draft SHELAA
305	Land north of Three Corners, B1077	0.07	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
491	Land opposite Burwash Cottages Main Road, Witnesham	1.92	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
555	Land off Sandy Lane	0.78	Housing	Identified as a suitable site in the SHELAA – However, Sites 775 and 774 (site allocation: SCLP12.66) and the existing allocation (SCLP12.67) were identified as more suitable and were therefore, taken forward instead of Site 555. In particular site 555 has issues relating to access.
774	Land at Mow Hill, Witnesham	0.91	Housing	The Southern half of the site has been identified as a preferred site to come forward with Site 775 to the South, site allocation: SCLP12.66. Open countryside to the East, and a grade II listed building to the North West will need consideration for any proposals to be successful. Proposals will be expected to provide affordable housing, retain hedgerows and trees bounding the site, provide a footpath to the road frontage, and provide a well designed scheme acknowledging the nearby heritage asset.

775	Land at Mow Hill, Witnesham	0.62	Housing	The site has been identified as a preferred site to come forward alongside part of Site 774 to the North, Site allocation: SCLP12.66. Potential issues to be considered include; flooding along the South Eastern border, biodiversity value of the existing arboricultural assets, and heritage assets to the South East. Proposals will be expected to provide affordable housing, retain hedgerows and trees bounding the site, provide a footpath to the road frontage, and provide a well designed scheme acknowledging the nearby heritage asset.
995	Land to the south of Primary School, Witnesham	0.80	Housing	Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
1049	Land at and surrounding Greenway, Hall Lane, Witnesham	0.46	Housing	Site identified as unavailable in the Draft SHELAA

Woodbridge

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
191	land adjacent Kings Knoll, Broomheath	0.23	Housing	Site identified as unavailable in the Draft SHELAA Additionally, Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
373	Land at Wyvale Garden Centre, Grundisburgh Road	2.54	Housing development	Site identified as unavailable in the Draft SHELAA
510	Toller's Field, Woodbridge School, IP12 4JW	1.86	Housing	Site identified as potentially suitable in Draft SHELAA – However, it was not demonstrated that the site is surplus to education or playing field needs or that alternative provision is demonstrated The strategy of the Local Plan does not focus on Woodbridge as an area for growth.
514	Land at Grundisburgh Road, Woodbridge, IP13	4.33	Housing	Site identified as potentially suitable in Draft SHELAA. The

	6HX			strategy for the Local Plan does not focus on Woodbridge as an area for growth.
551	Land West of The A12	31.93	Housing/Retail/Office/ Education/Leisure	Site identified as potentially suitable in Draft SHELAA .The strategy for the Local Plan does not focus on Woodbridge as an area for growth.
993	Council Offices, Melton Hill, Melton/Woodbridge	1.33	Housing	Site identified as potentially suitable in Draft SHELAA. The strategy of the Local Plan does not seek to allocate sites in Woodbridge and the site is within the settlement boundary where the principle of development is accepted.

Yoxford

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
22	The Pig Farm, Middleton Road	5.21	Housing	Site identified as unavailable in the Draft SHELAA
66	land to the rear of Field End, Little Street	0.22	Housing	Site only has capacity for 3 dwellings and therefore has not been considered for development. Site is also no longer available.
76	Land adj to Toad End, Little Street	0.16	physical limits extension	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation. Site is also no longer available.
166	Land adj Clematis Cottage, Little Street	0.18	housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
167	Land opposite The Hollies, Little Street	0.40	housing	Site identified as unavailable in the Draft SHELAA due to flood risk concerns.
441	land west of Cullcott Close	1.80	residential	Identified as a suitable site in the SHELAA – However, not a preferred site as it was deemed to not fit the existing built form of Yoxford, situated on the opposite side of the A12 to existing development and bordering Grove Park Historic Parkland to the North.
454	Land West of Old High Road, Yoxford	1.37	housing	Site identified as not potential in SHELAA due to location in

				historic parkland.
832	Land adj Homeland, Main Road	0.35	Housing	Site availability unknown.
1099	Land to rear of 1 Cullcott Close, Yoxford	1.00	Housing	Identified as a suitable site in the SHELAA – However, issues associated with access resulted in the Council looking elsewhere for more suitable sites.

Removed Sites

The lists below show sites which were presented in the 2017 Issues and Options Consultation but which have not been considered through the SHELAA process due to their current planning status. Where sites have been put forward for a use which is different to that for which permission is granted or which is allocated, they have not been removed from the SHELAA process. Where part of a site has planning permission or is allocated, it is retained in the SHELAA.

Sites identified in Issues and Options consultation 2017 but which have planning permission as at 31st March 2018

Site reference	Proposed use	Site address	Planning permission reference	Permission
69	Housing	Land at and surrounding Walden, Fox Hill	DC/16/0990/FUL	New 3-4 bedroom detached house
81	Housing	Land at 31 Spring Lane	DC/17/1724/FUL	Demolition of existing dwelling and construction of new/to match existing with extended frontage
272	Affordable Housing, Employment, Tourism	Land surrounding Meadow Park Livery, Alderton Road, Hollesley	DC/14/0056/FUL	New two-storey, 4 bedroom house and shed with access route to public highway
331	Housing	Bloomfield's Farm, Black Tiles Lane, Martlesham	DC/16/1992/FUL	Proposed development to provide 47 dwellings, access, School car park, landscape/wildlife corridors. open space and landscaping
389	Employment	Land adjacent Yew Tree Courtyard, Roman Road	DC/15/2705/OUT	Creation of a new highways access (and stopping up of existing access) together with the expansion of an employment area (for offices, studios and workshop uses)
486	Housing	Queen's House, Woodbridge	DC/16/4008/FUL	External alteration and partial demolition of Queen's House to provide 6 residential units (Class C3). Demolition of single dwelling house and Groundsman's Hut and development of 26 residential units

				(Class C3), replacement Groundsman's Hut and associated highway, drainage and landscape works.
530	Housing	The Old Police Station site and land to the East off Leiston Road, Aldeburgh	DC/17/1462/FUL	Demolition of former police station, creation of new access, public open space, erection of 19 dwellings including 6 affordable dwellings and all associated works
581	Housing	Land south of Beresford Drive, Woodbridge	C/09/1827	Erection of 7 dwellings and 2 flats including 3 affordable units
612	Housing	Land east of Water Tower, Spriteshall Lane, Trimley St Mary	DC/17/5336/FUL	Erection of six two-storey houses
644 ²⁵	Mixed Use	Land at Candlet Road, Felixstowe	DC/15/1128/OUT	Application for Outline Planning Permission for up to 560 dwellings, including a Local Community Centre, a 60 Bedroom extra Care Home and 50 Assisted Living Units, 2 small Business Units and open space provision with associated Infrastructure.
735	Housing	Bloomfield's Farm, Black Tiles Lane, Martlesham	DC/16/1992/FUL	Proposed development to provide 47 dwellings, access, School car park, landscape/wildlife corridors. open space and landscaping
836	Housing	Land west of Station Road, Framlingham	DC/17/1853/OUT	Outline Application - Development of land for 4 dwelling houses
978	Housing	Land rear of Mill Lane, Trimley St	DC/16/1919/FUL	Erection of 69 new homes with associated access, landscaping and amenity space.

²⁵ Note that whilst this site was removed from the SHELAA process due to having planning permission it is contained within the North Felixstowe Garden Neighbourhood proposed allocation.

		Martin		
1023	Housing	Land at Anzani House, Anzani Avenue, Felixstowe	DC16/4424/PN3	Change of Use from offices to 197 residential apartments

Sites identified in Issues and Options consultation 2017 but which are allocated in Neighbourhood Plans as at 31st March 2018

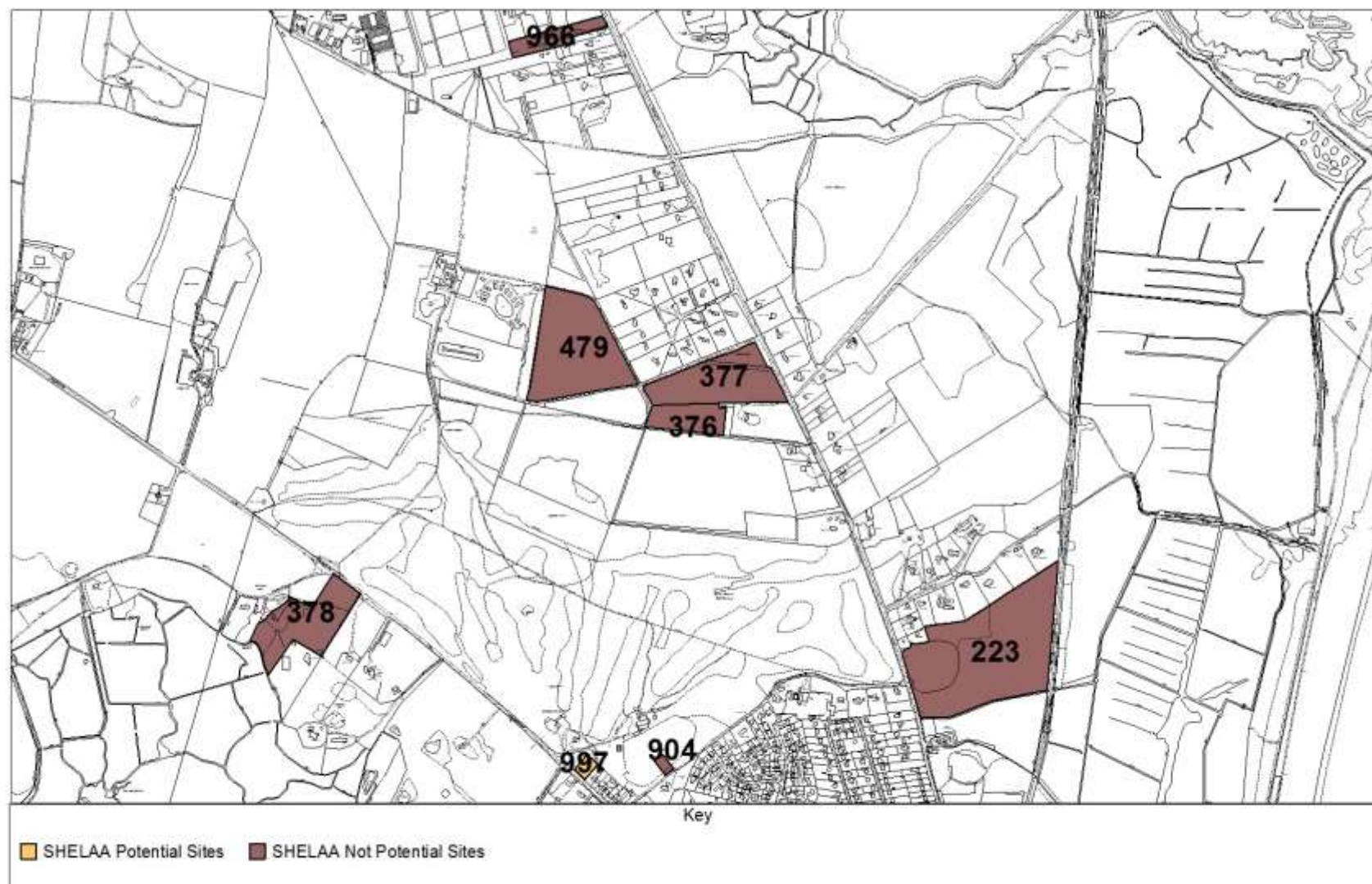
Site reference	Proposed use	Site address	Neighbourhood Plan	Allocation
252	Community Use	Land between 89 and 103 High Street, Leiston	Leiston	TC2 – Mixed use
256	Community Use and Commercial Use	Land rear 16-22a Sizewell Road	Leiston	TC2 – Mixed use
257	Community Use, Playing Field, Recreation	Middle School, Waterloo Avenue, Leiston	Leiston	IN2 – New community centre and facilities
346	Mixed use	Land east of former Girdlestones factory site, Station Road, Melton	Melton	MEL20 – Employment (B1 uses) and green/community space (part of mixed use allocation)
527	Employment	Land West of New Street, and South of Saxtead Road, Framlingham	Framlingham	FRAM20 – Employment allocations
826	Mixed Use	Land between St Andrews Place and El Paso, Brick Kiln Lane	Melton	MEL20 – residential (part of mixed use allocation)

745	Housing Retail Leisure Office Storage	Woodbridge Road, Framlingham	Framlingham	FRAM27
1056	Housing	Land opposite 52-74 St Margarets Crescent, Leiston	Leiston	SA3 – Housing Allocation

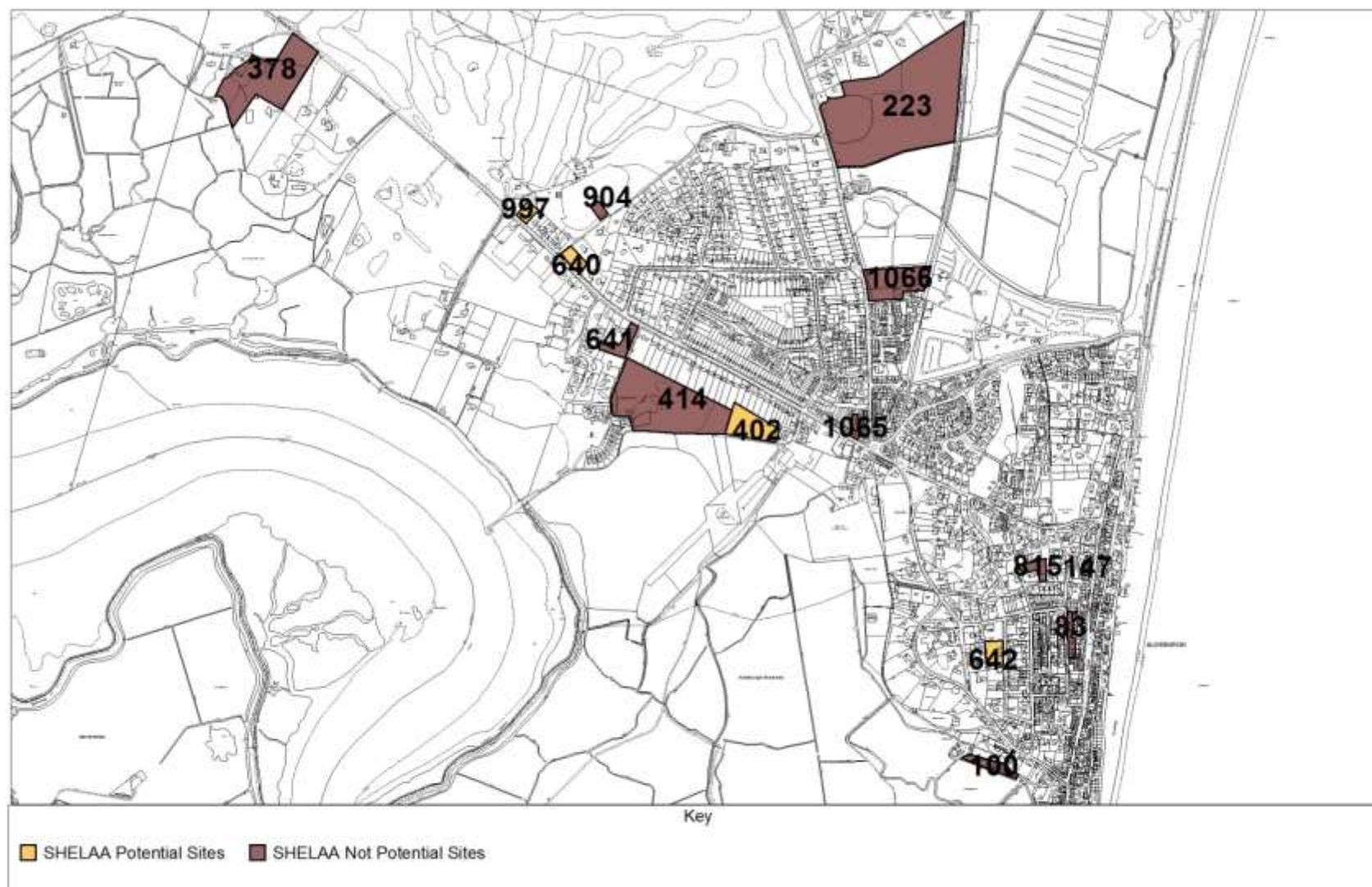
Sites identified in Issues and Options consultation 2017 but which are allocated in the Site Allocations and Area Specific Policies DPD (2017) or the Felixstowe Area Action Plan DPD (2017).

Site reference	Proposed use	Site address	Plan	Allocation
186	Employment	Land adjacent to the Sheperd and Dog Piggeries, Felixstowe Road, Nacton	Site Allocations and Area Specific Policies DPD 2017	Site forms part of SSP20 – Ransomes employment allocation
436	Housing	Land East of Street Farm Road, Saxmundham	Site Allocations and Area Specific Policies DPD 2017	SSP14 – Housing allocations
712	Housing	Land south of Lower Road, Westerfield	Site Allocations and Area Specific Policies DPD 2017	SSP17 – Housing allocation
1141	Employment	Bentwaters Park, Rendlesham	Site Allocations and Area Specific Policies DPD 2017	SSP24 – Rendlesham (Bentwaters) – employment area

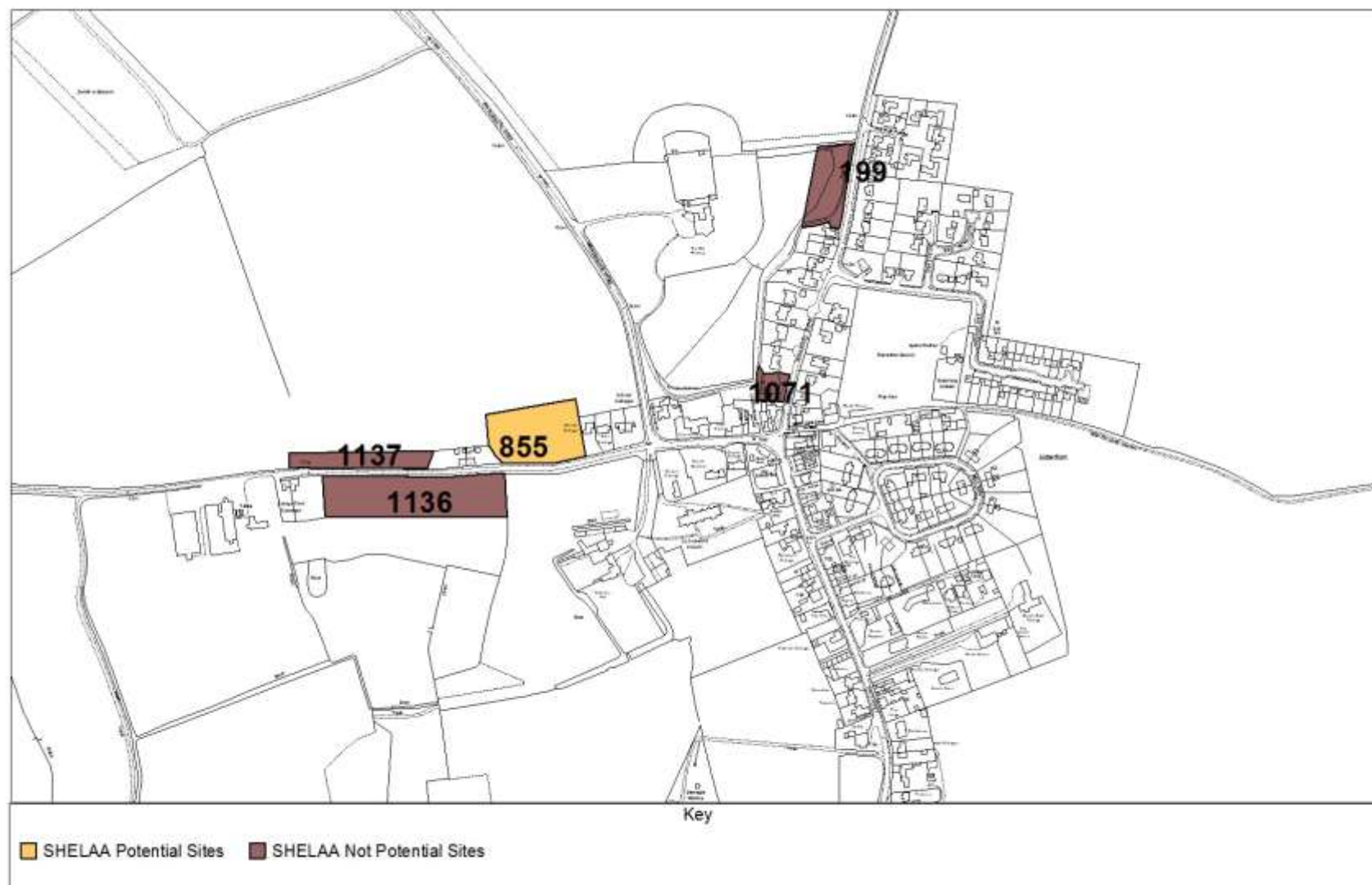
Maps



Aldeburgh (Land north of) Suffolk Coastal District Council

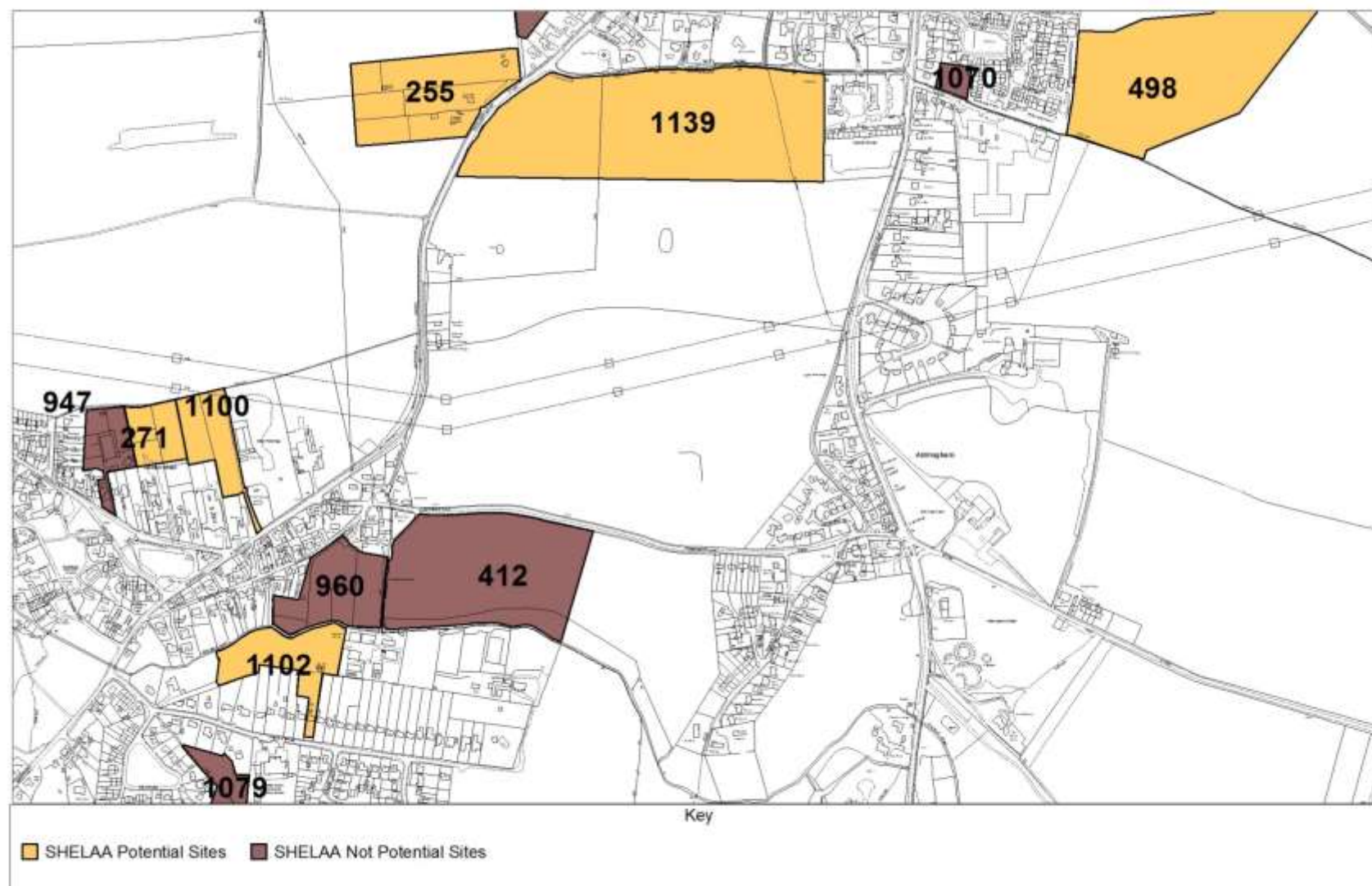


Aldeburgh (Town) **Suffolk Coastal District Council**

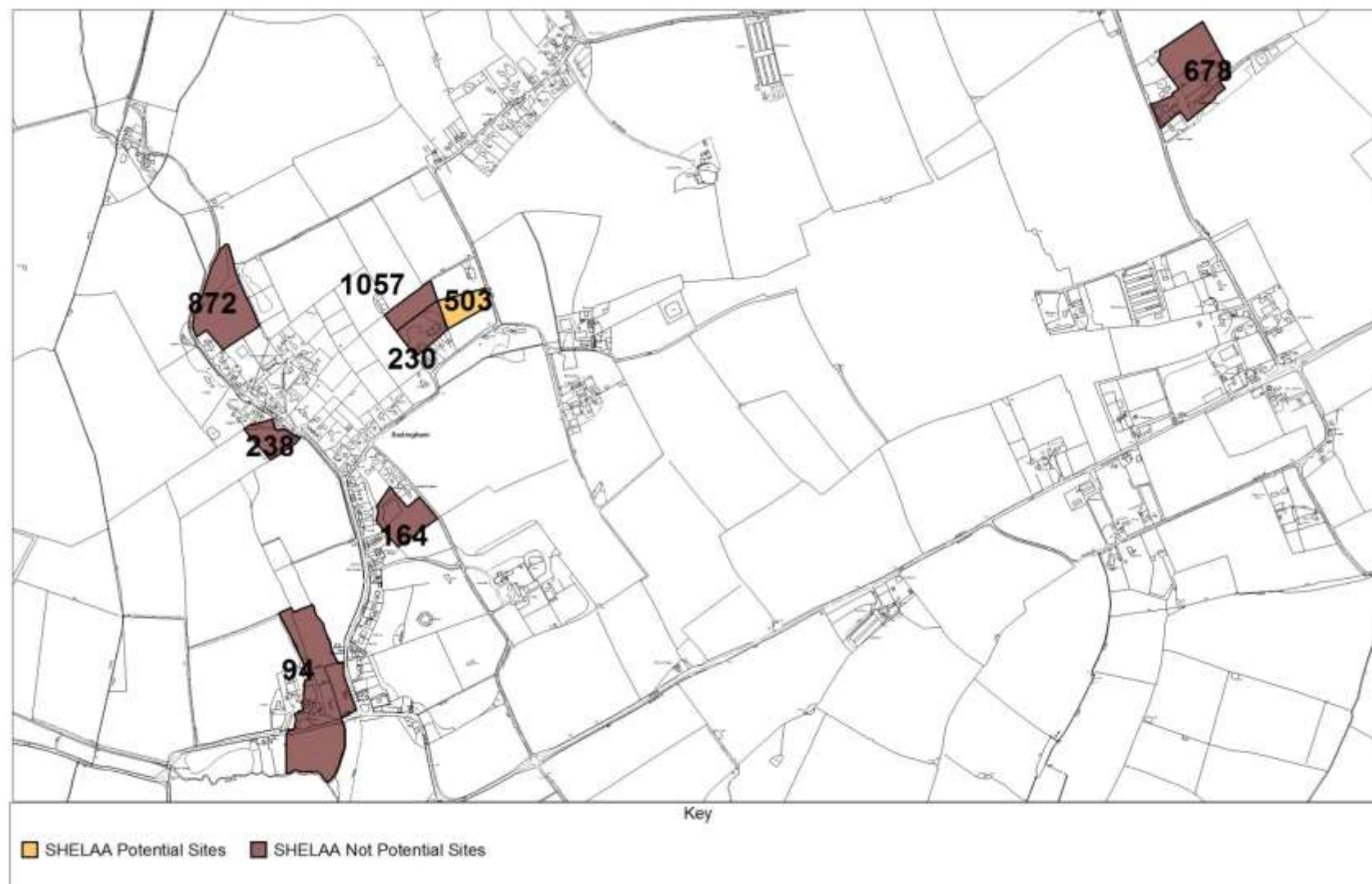


Alderton
Suffolk Coastal District Council

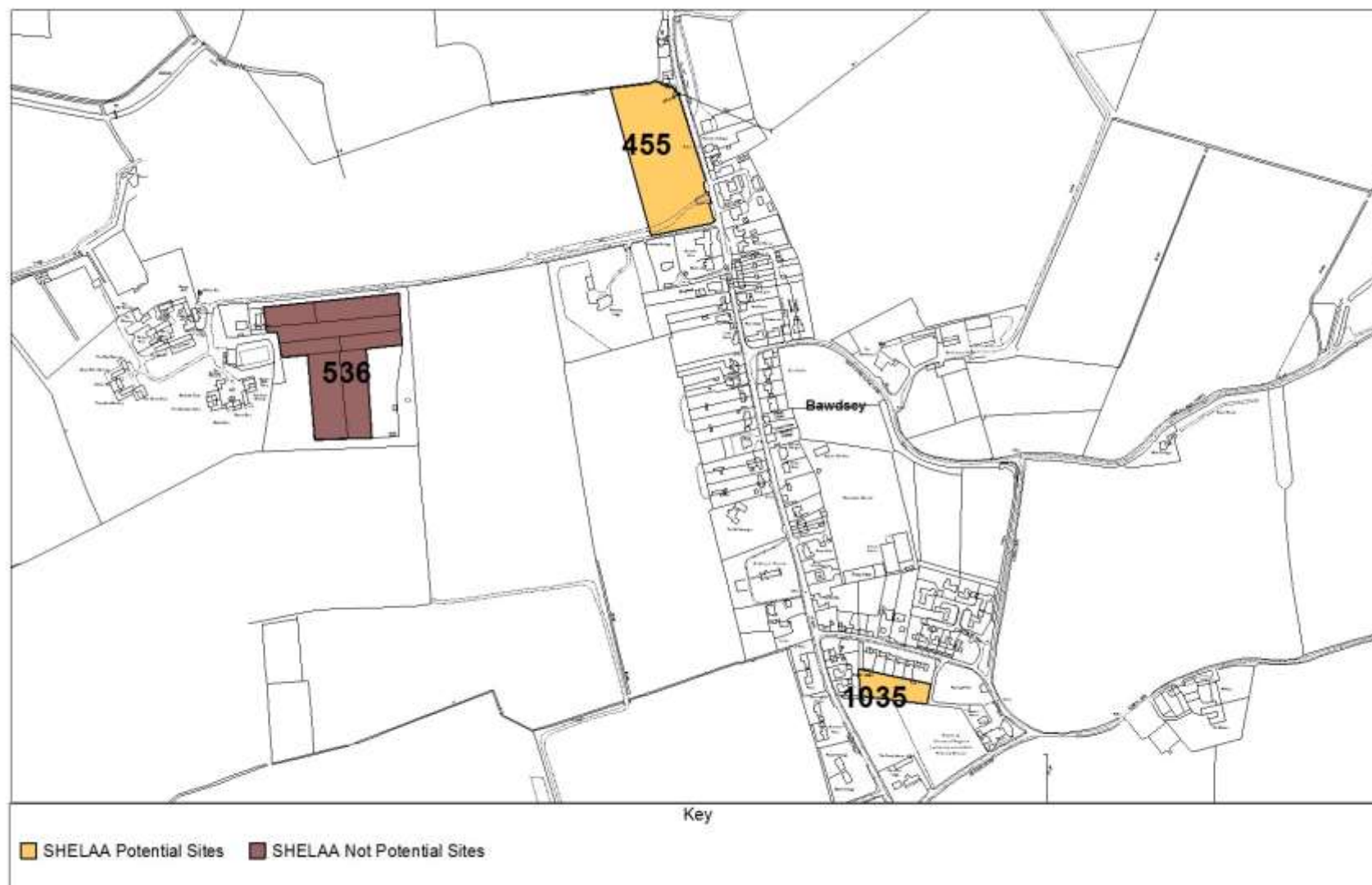
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Aldringham cum Thorpe (inc. parts of Knodishall & Leiston) **Suffolk Coastal District Council**

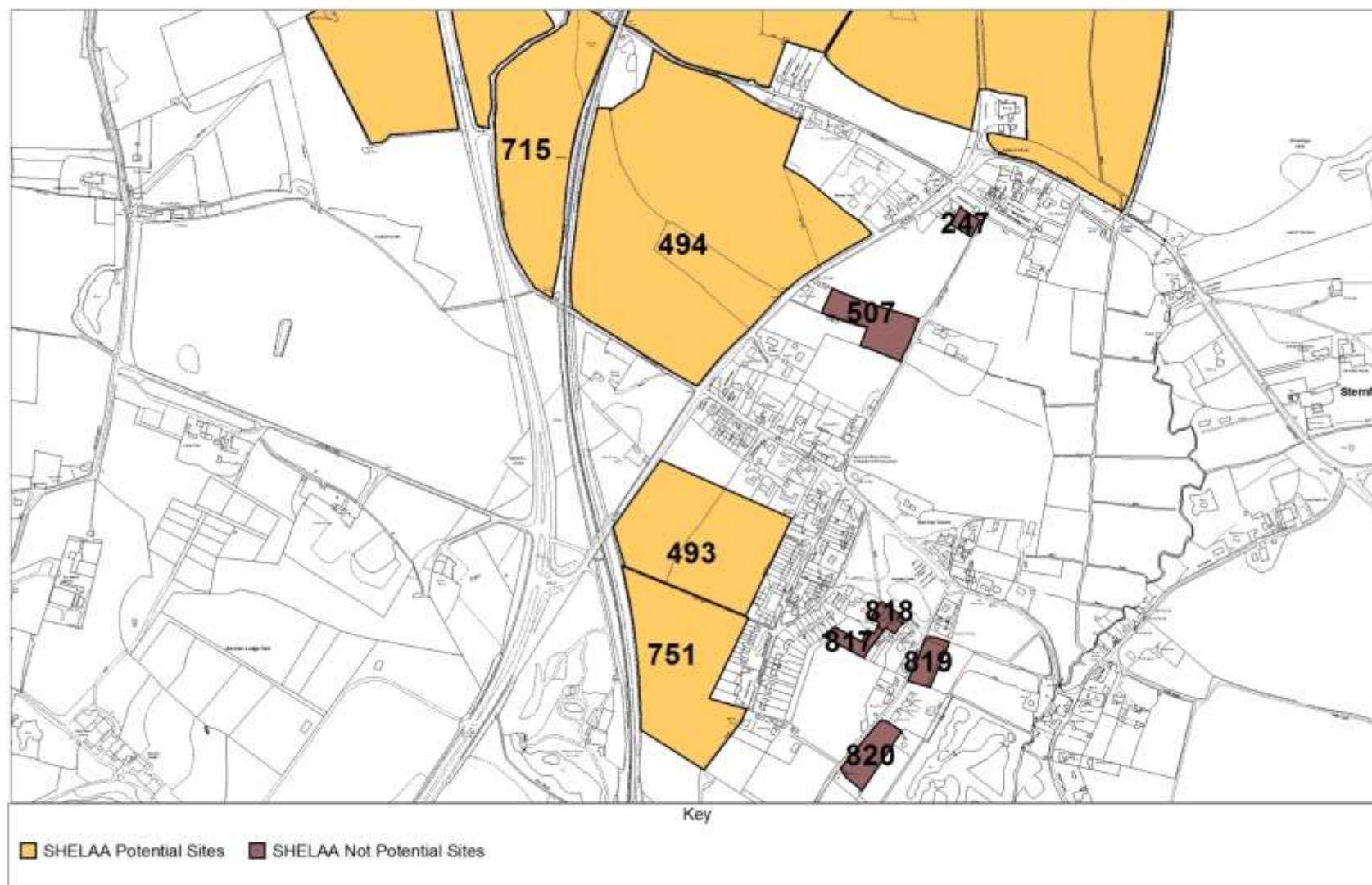


Badingham
Suffolk Coastal District Council



Bawdsey
Suffolk Coastal District Council

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Benhall
Suffolk Coastal District Council

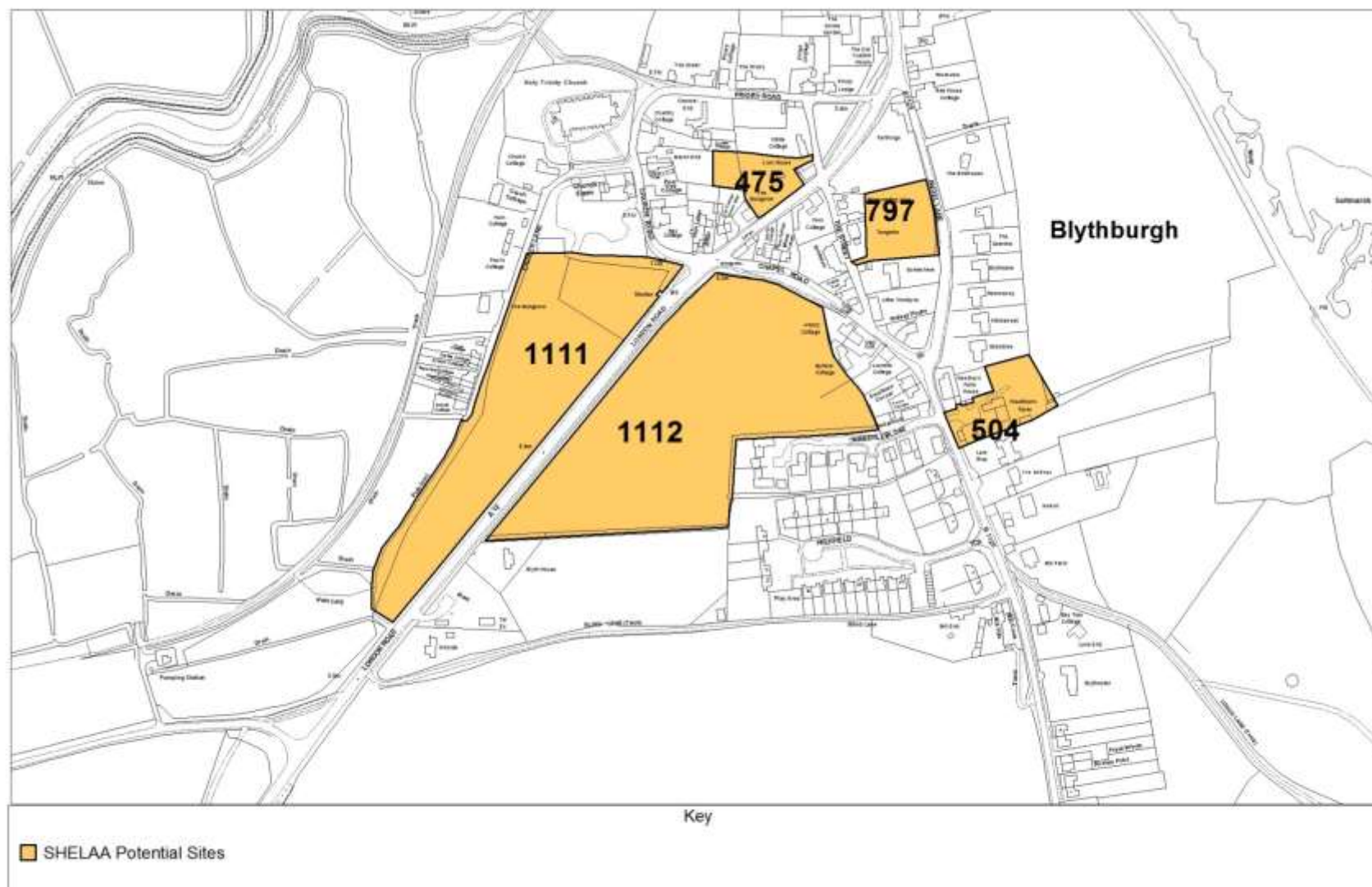
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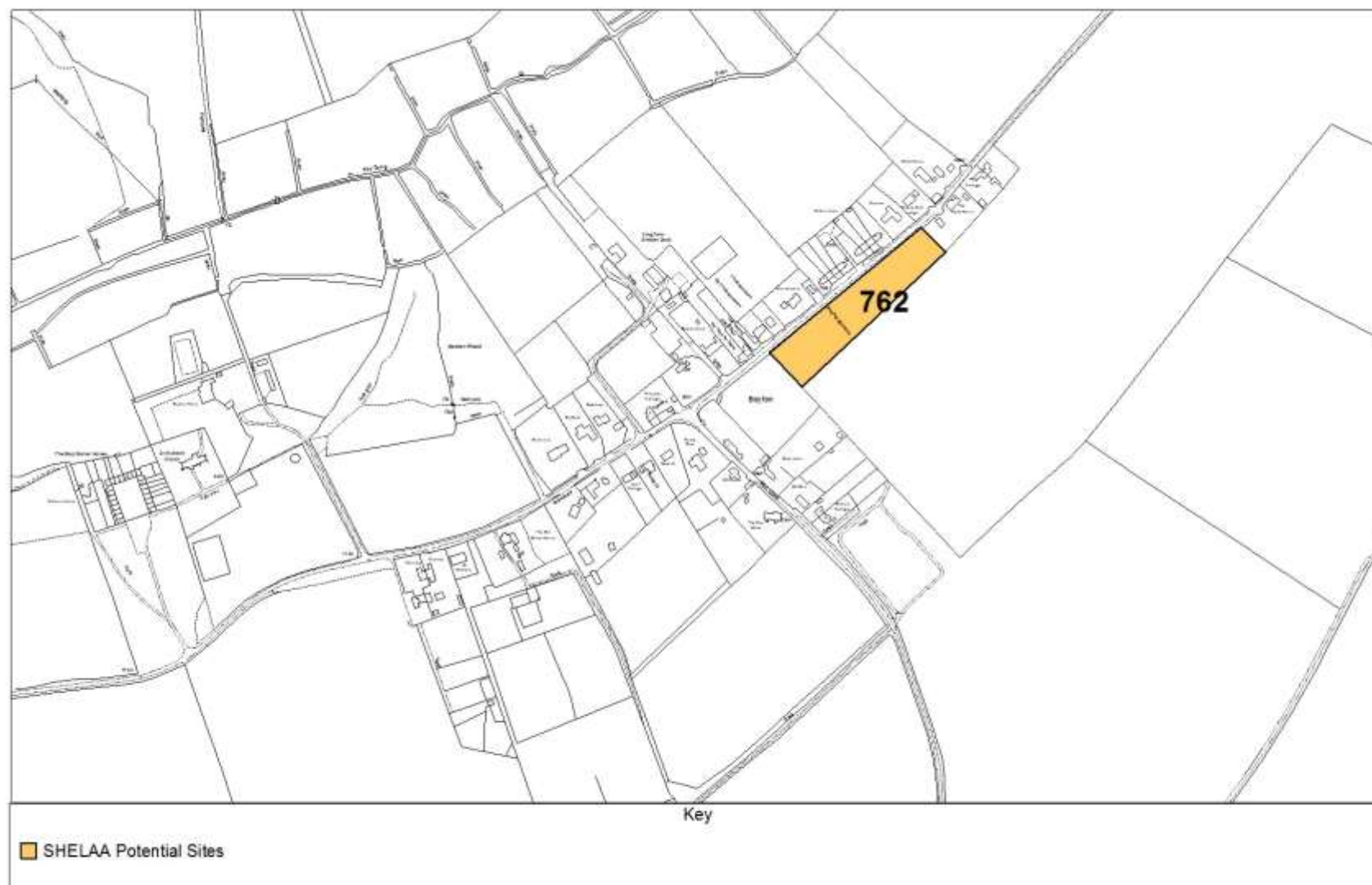
Blaxhall (Not Potential Sites)
Suffolk Coastal District Council

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Blythburgh
Suffolk Coastal District Council

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Boyton
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Bramfield (outskirts) **Suffolk Coastal District Council**

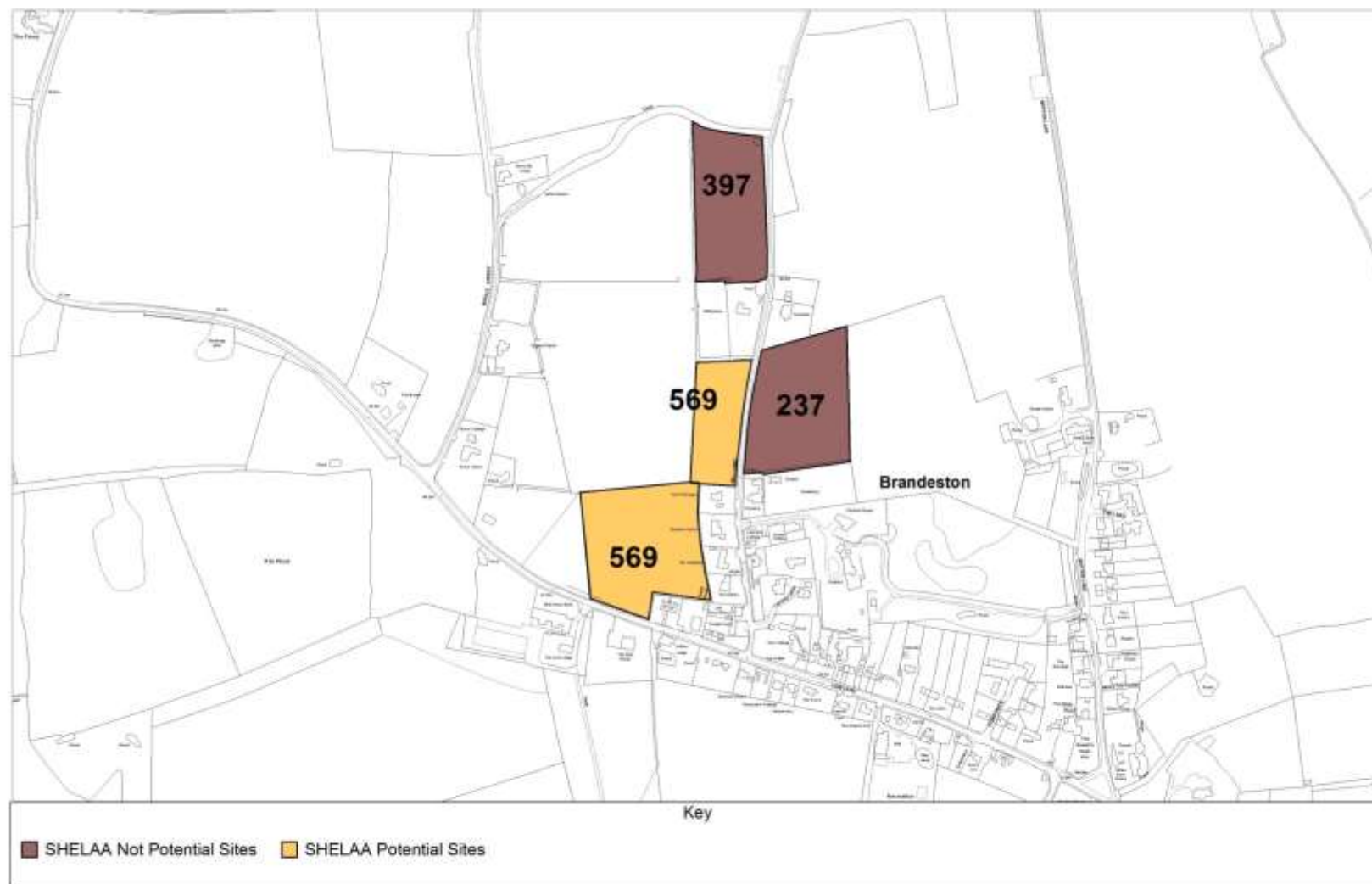
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Bramfield
Suffolk Coastal District Council

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Brandeston
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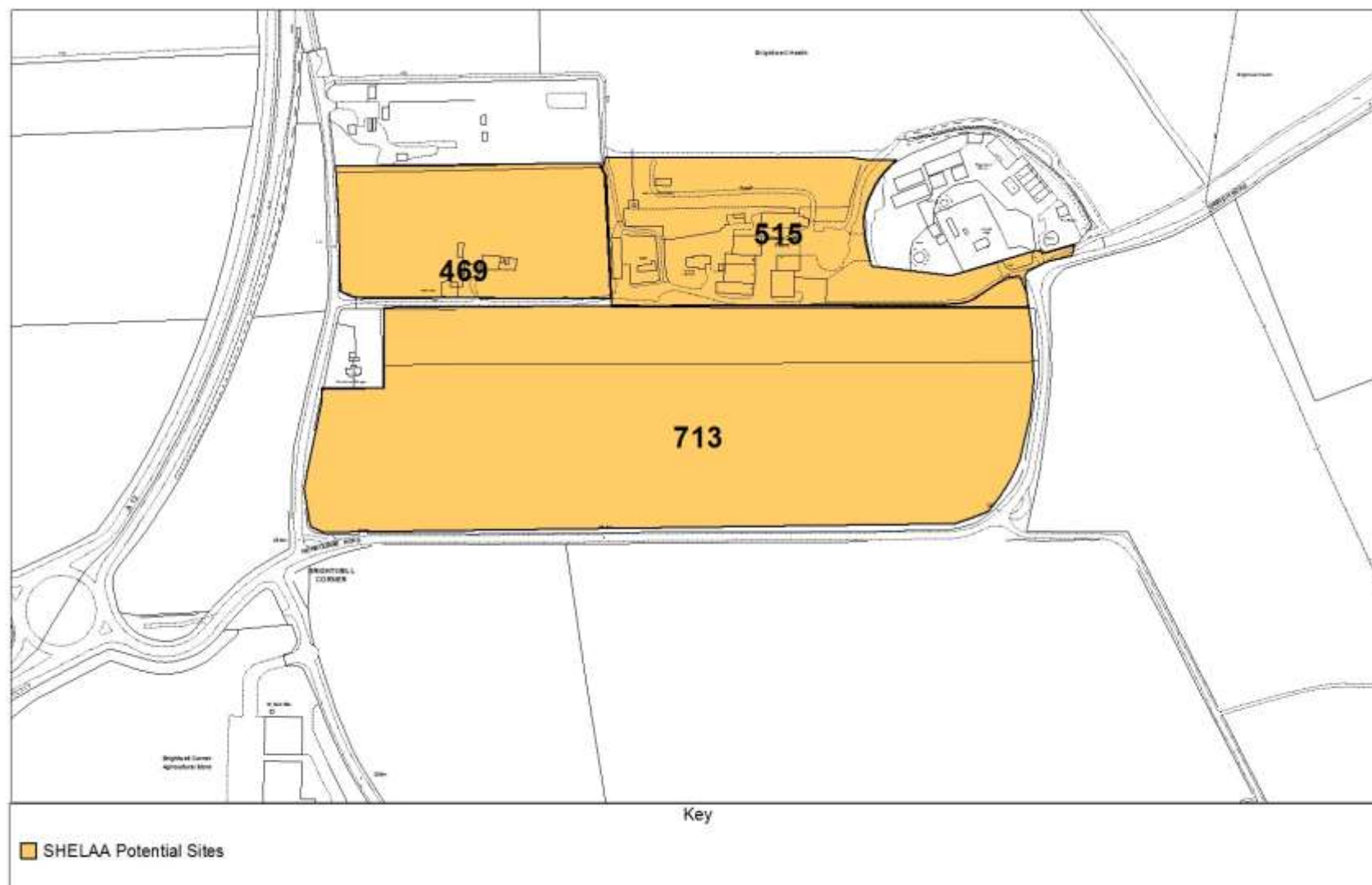




Bredfield
Suffolk Coastal District Council

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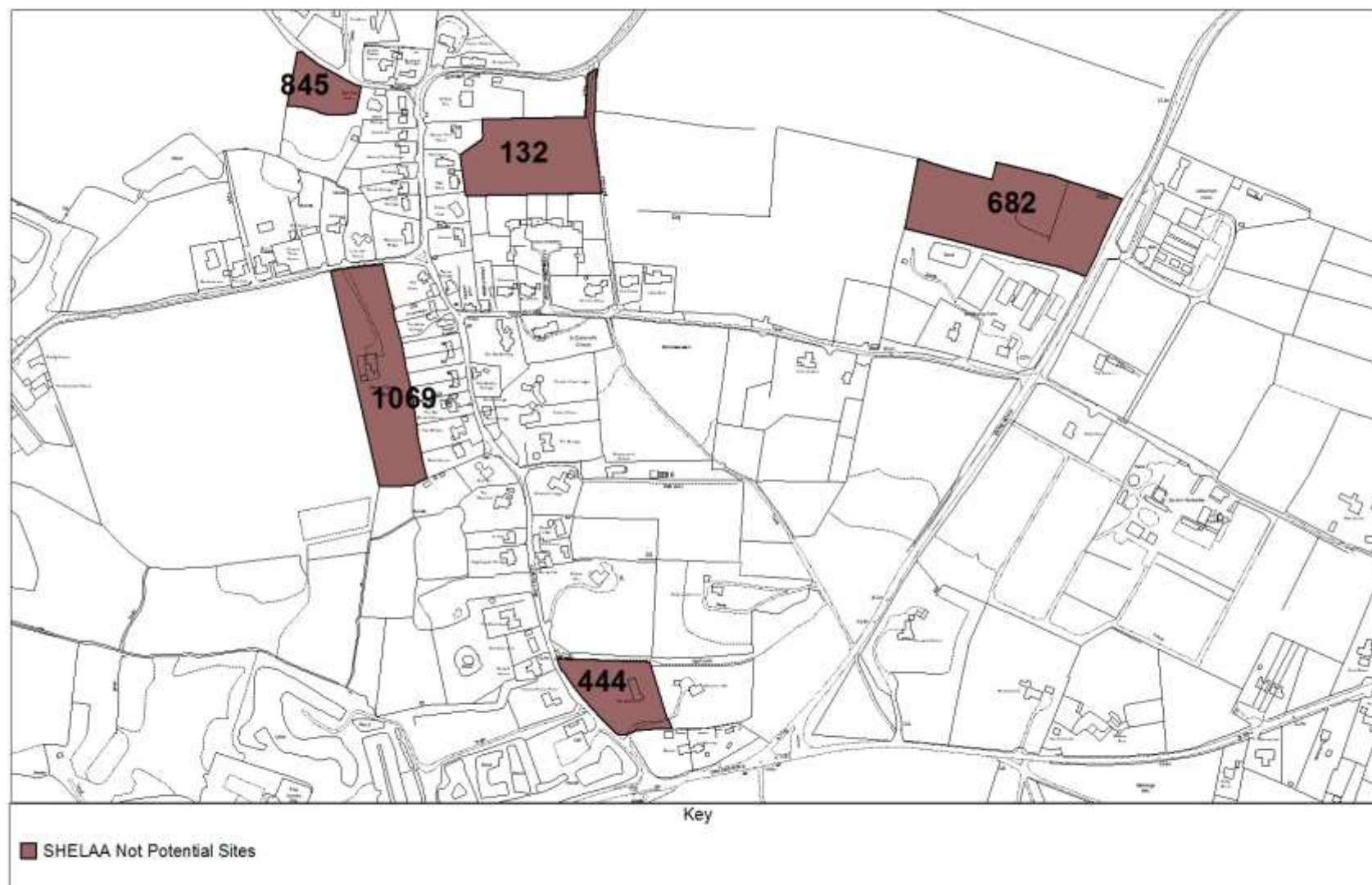




Brightwell
Suffolk Coastal District Council

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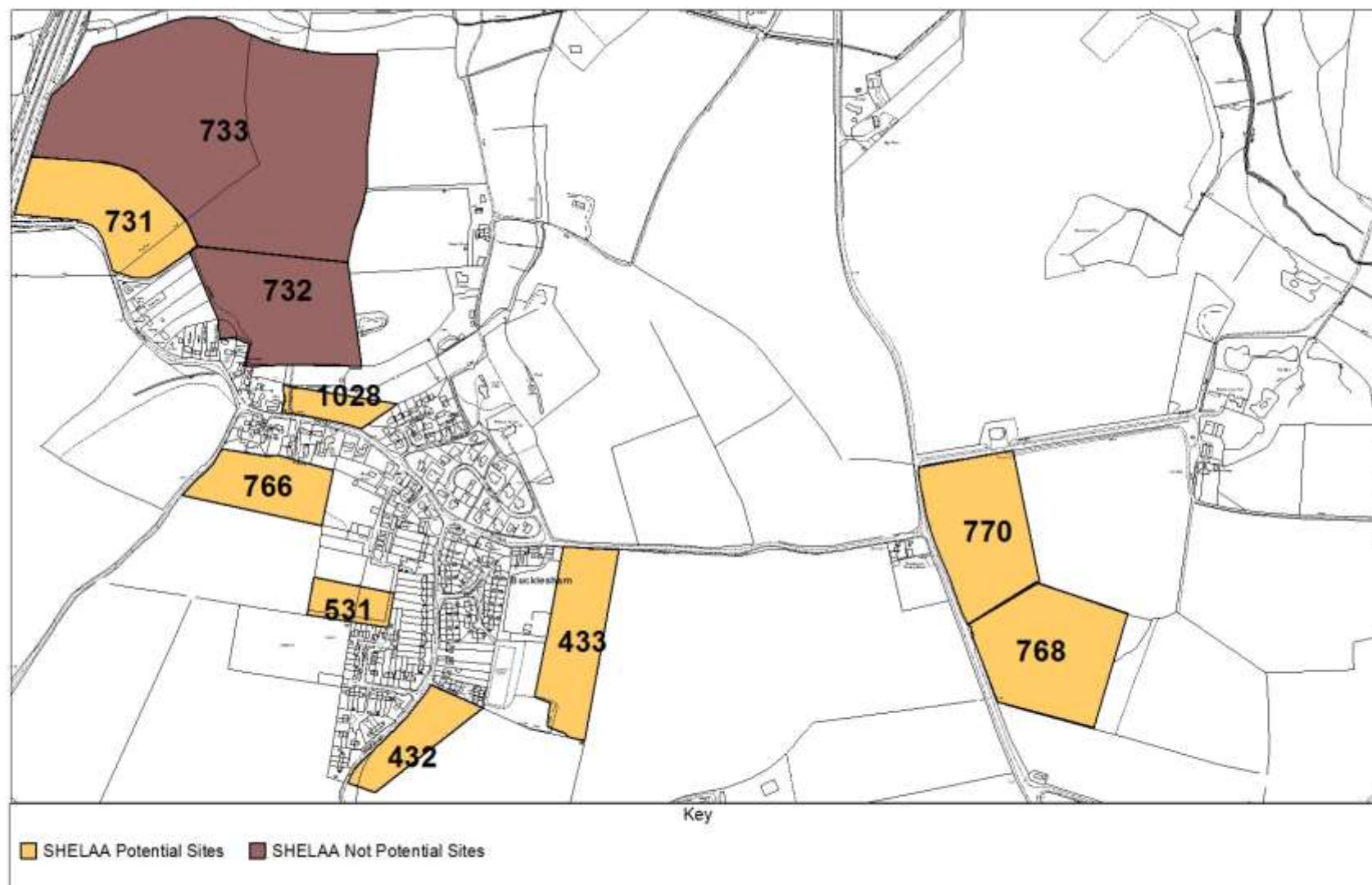




Bromeswell
Suffolk Coastal District Council

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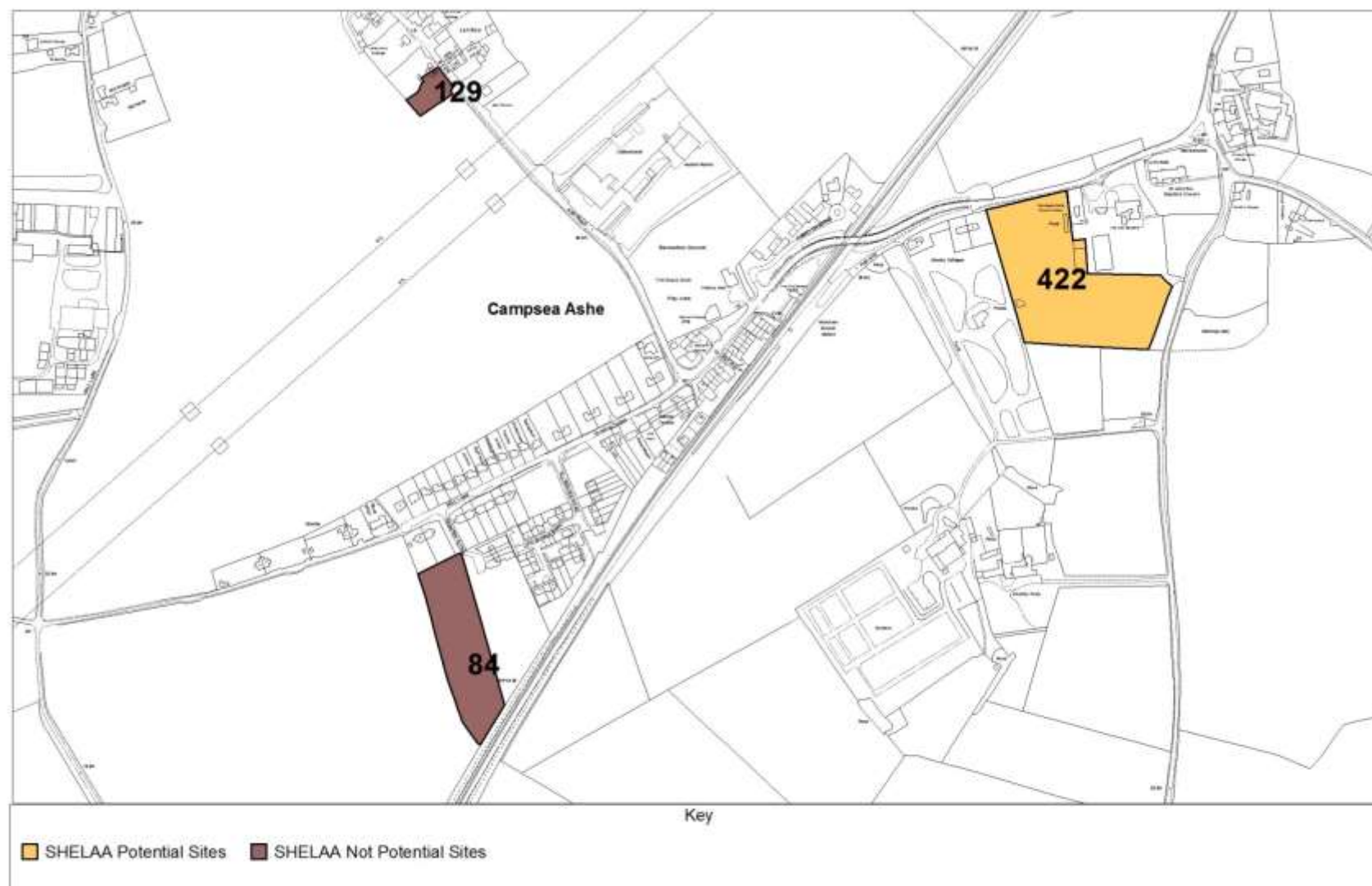


Bucklesham (inc. part of Brightwell)
Suffolk Coastal District Council

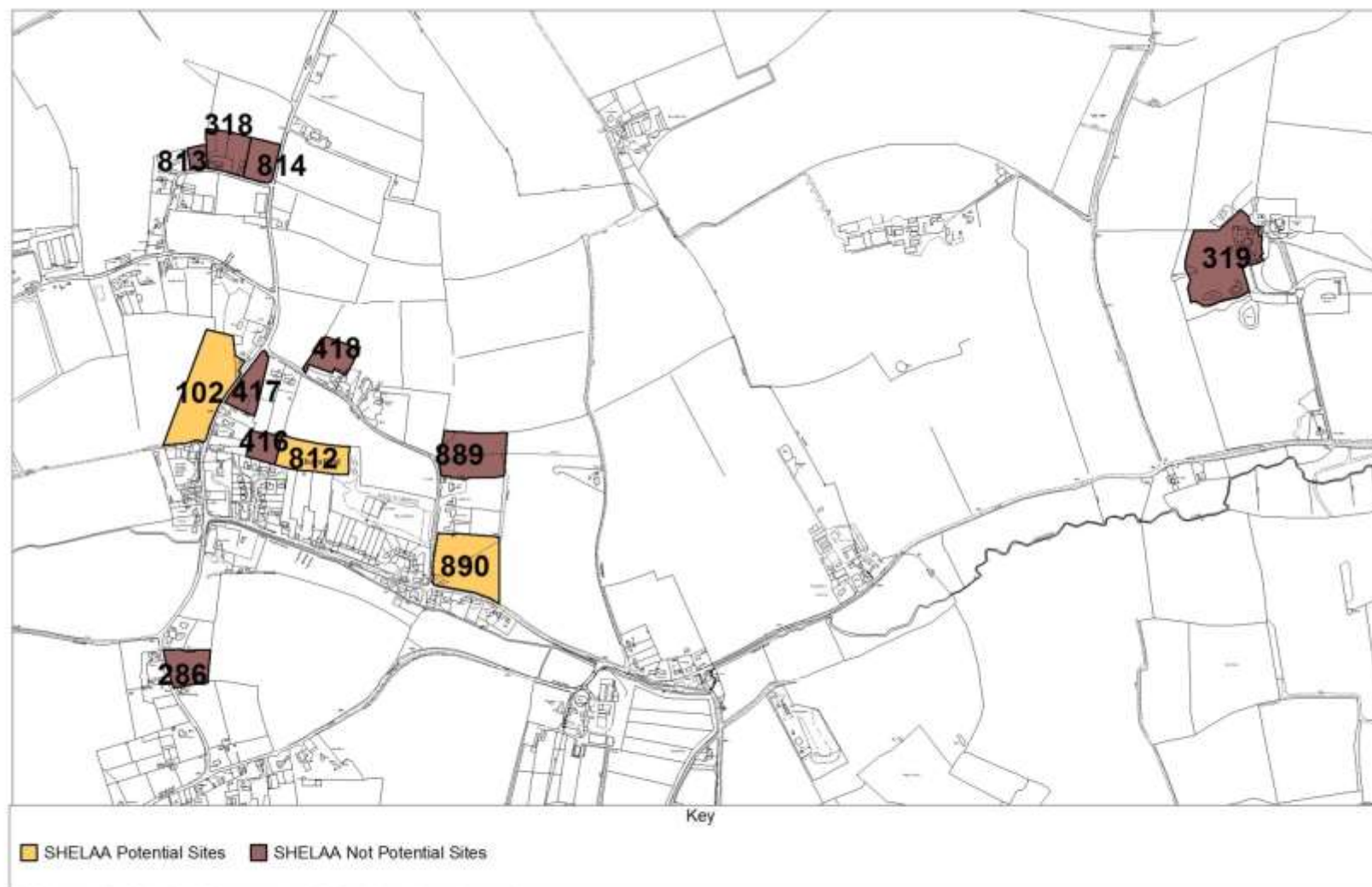
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Butley and Wantisden
Suffolk Coastal District Council



Campsea Ashe Suffolk Coastal District Council

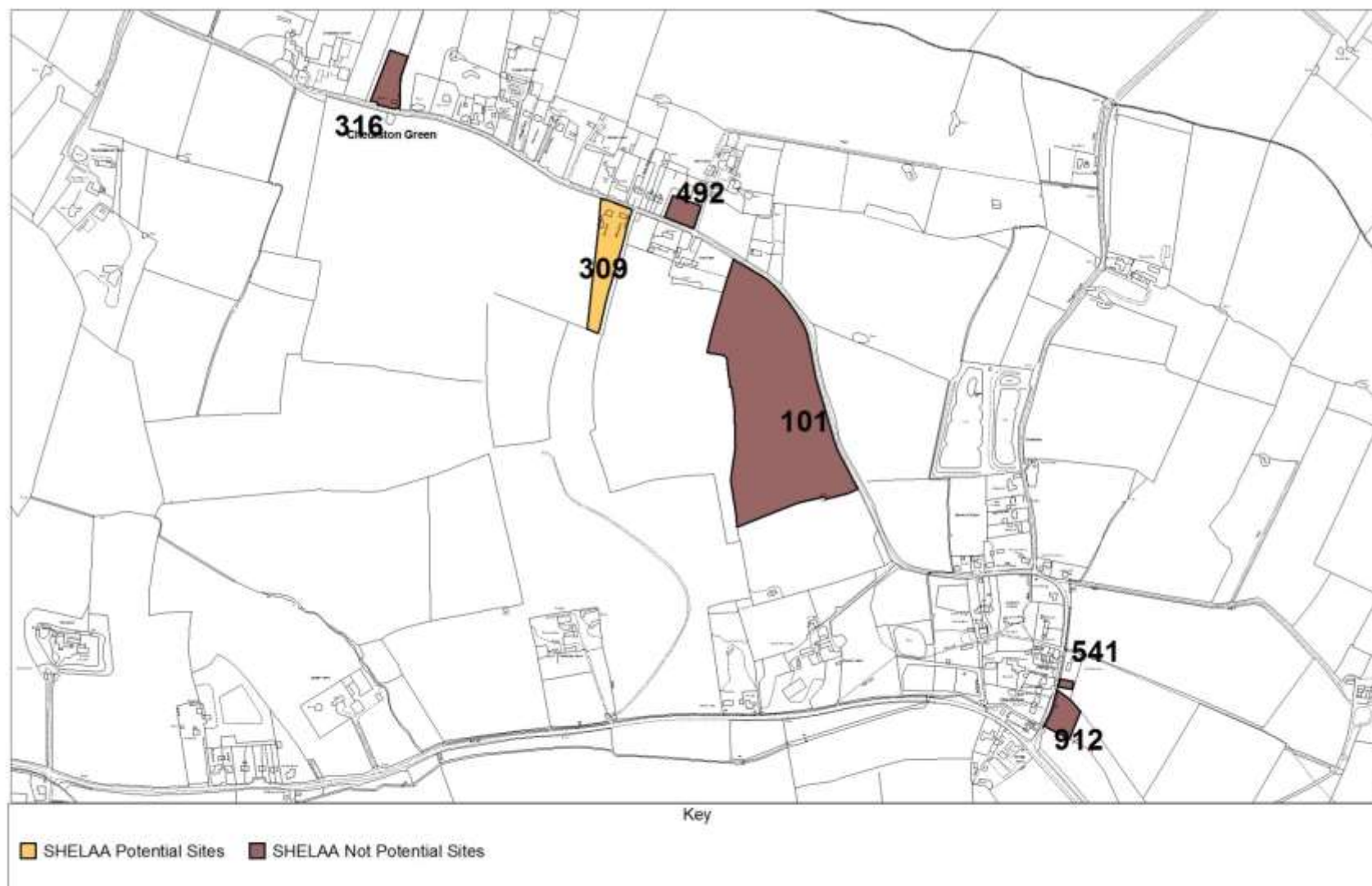


Charsfield (with part of Letheringham)
Suffolk Coastal District Council

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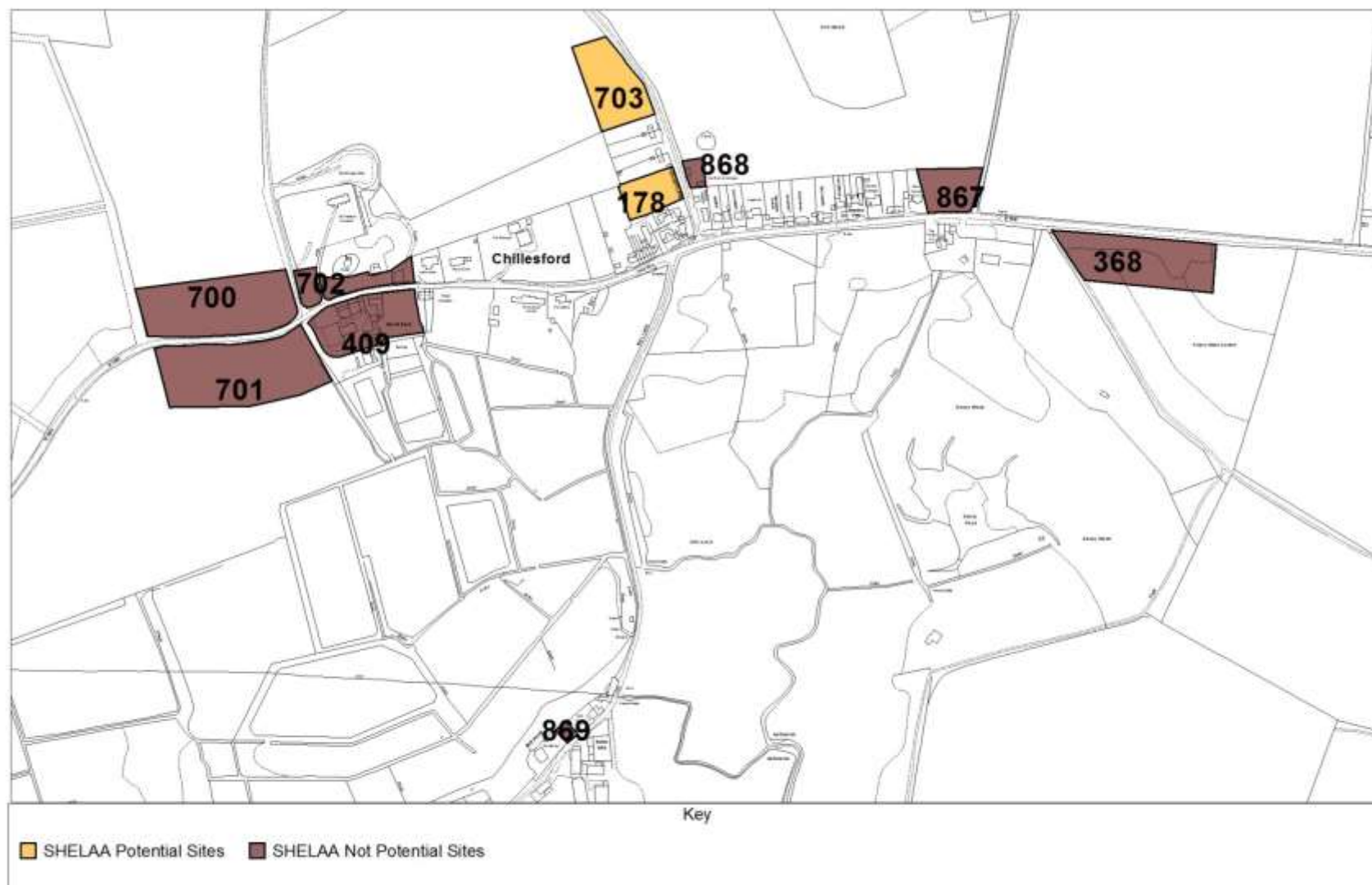
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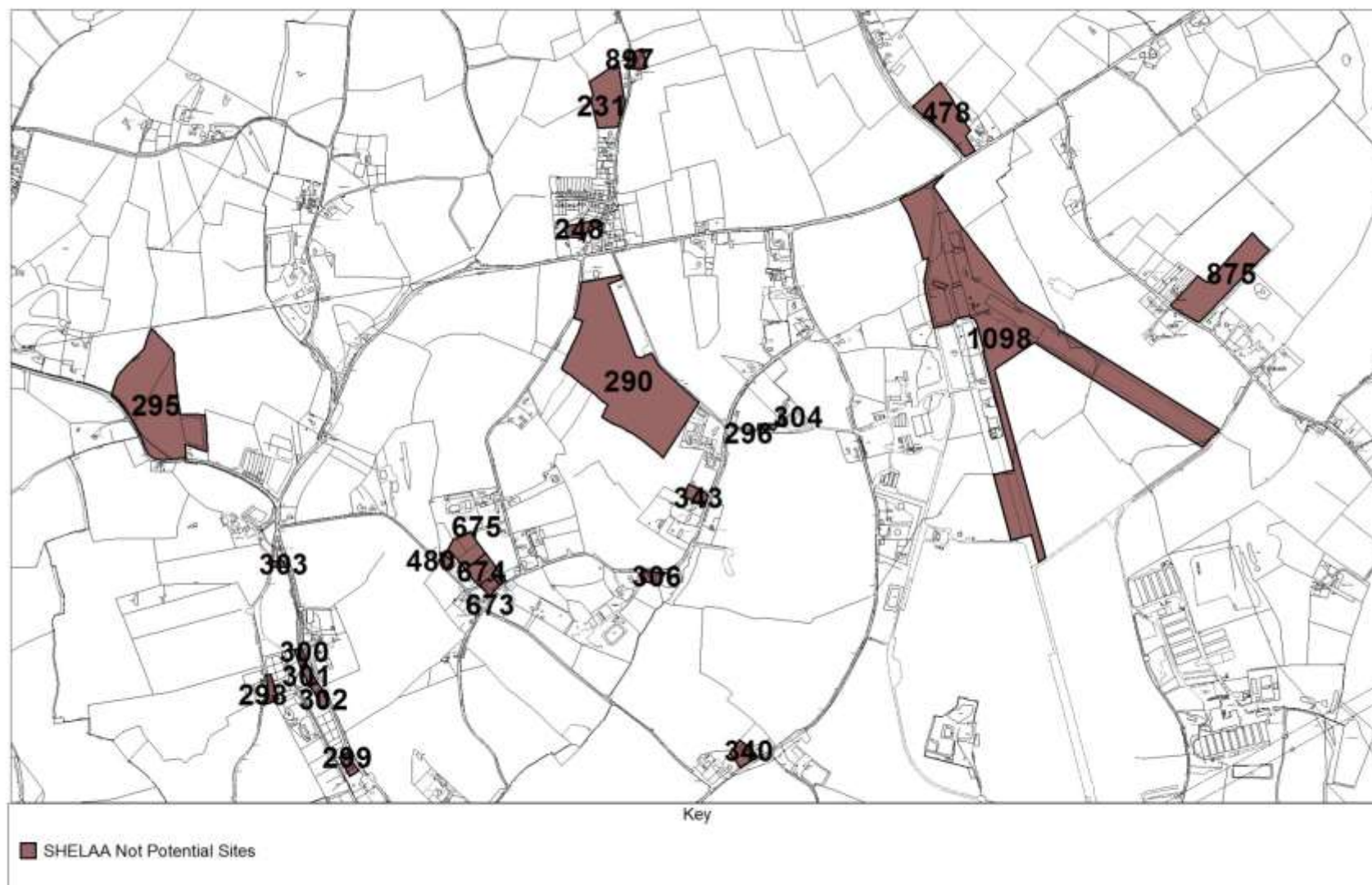
Chediston
Suffolk Coastal District Council

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Chillesford
Suffolk Coastal District Council

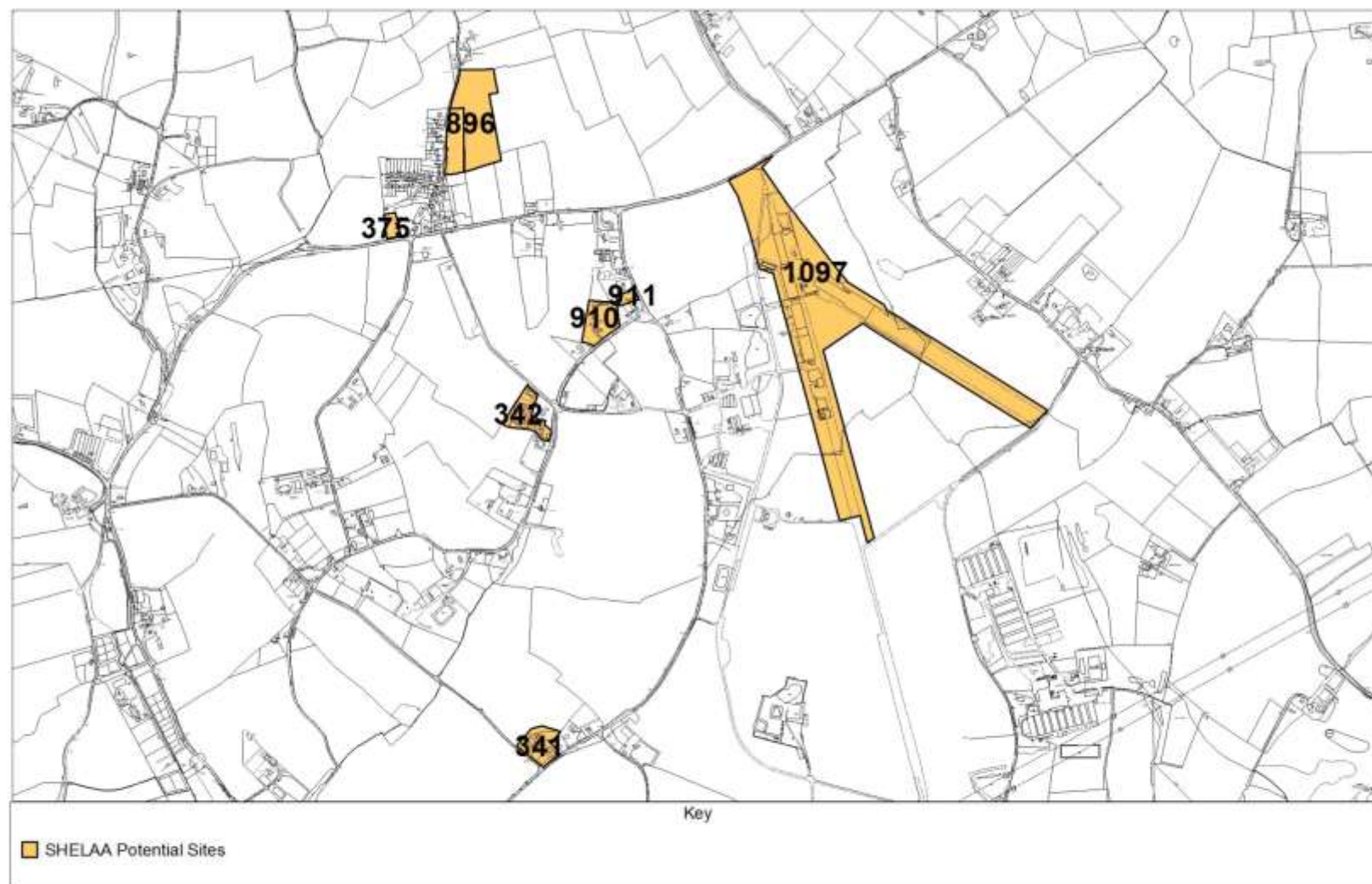
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Clopton and Debach (Not Potential Sites)
Suffolk Coastal District Council

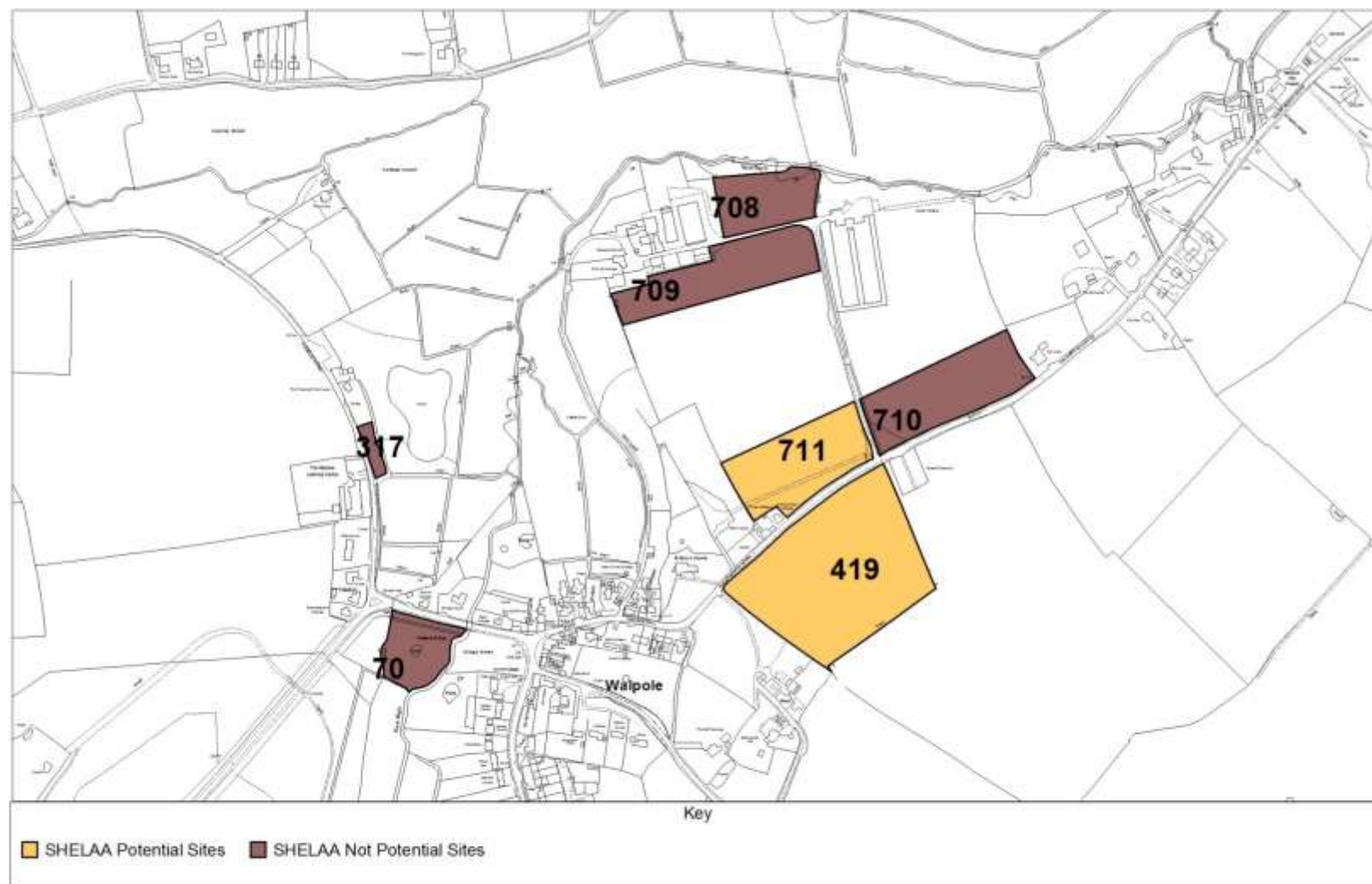
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Clopton and Debach (Potential Sites)
Suffolk Coastal District Council

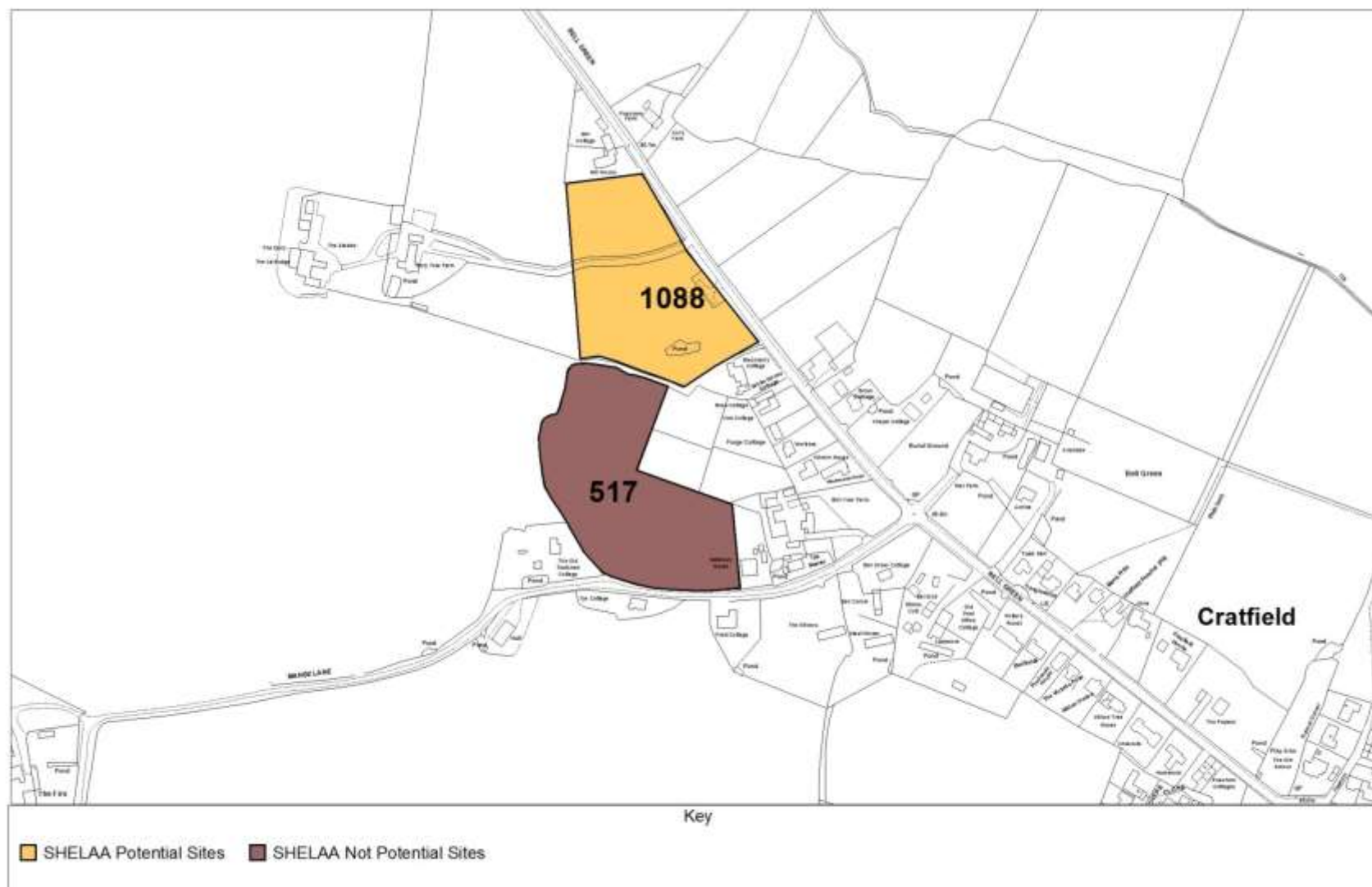
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Cookley and Walpole
Suffolk Coastal District Council

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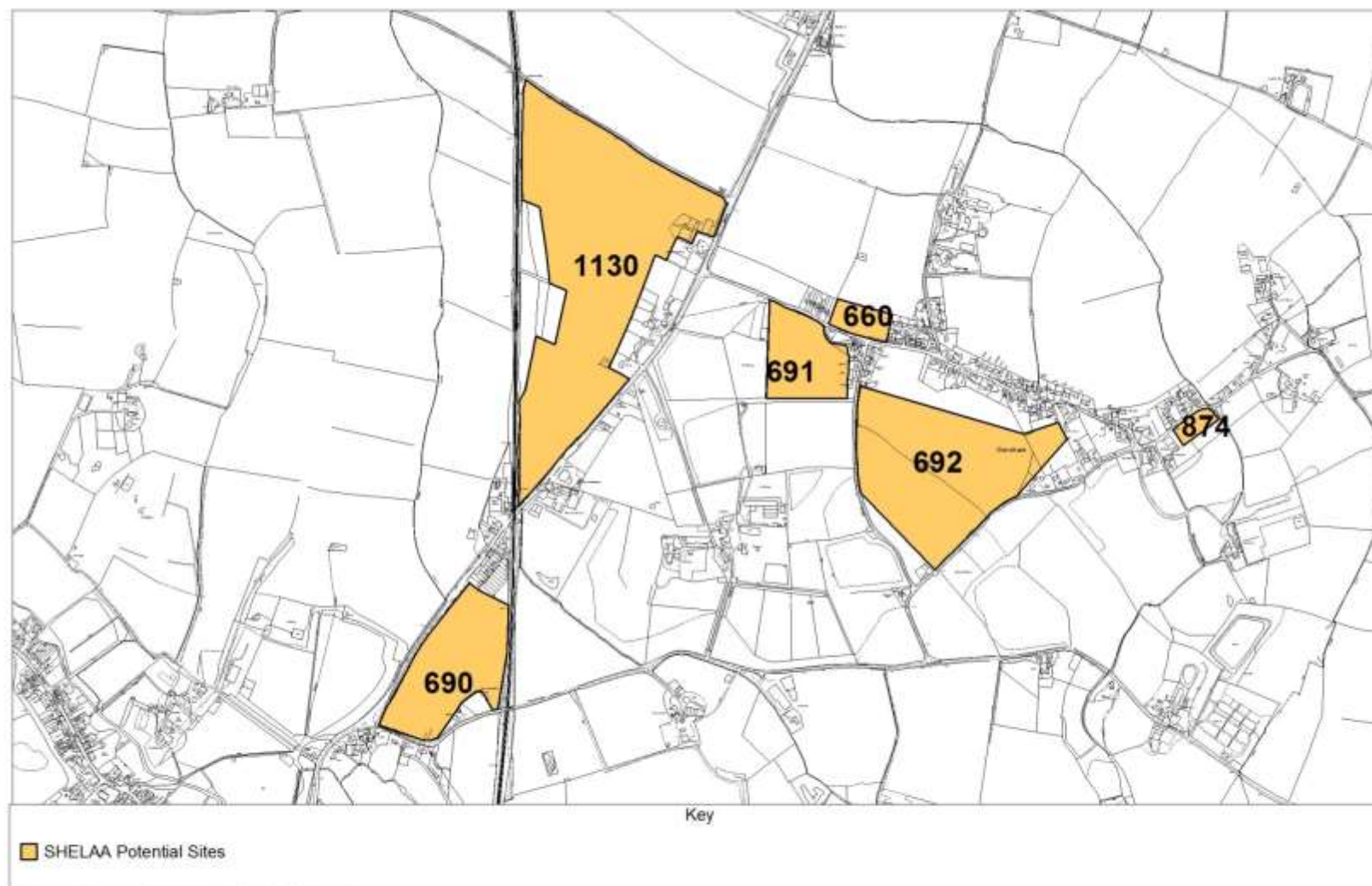
Cratfield
Suffolk Coastal District Council

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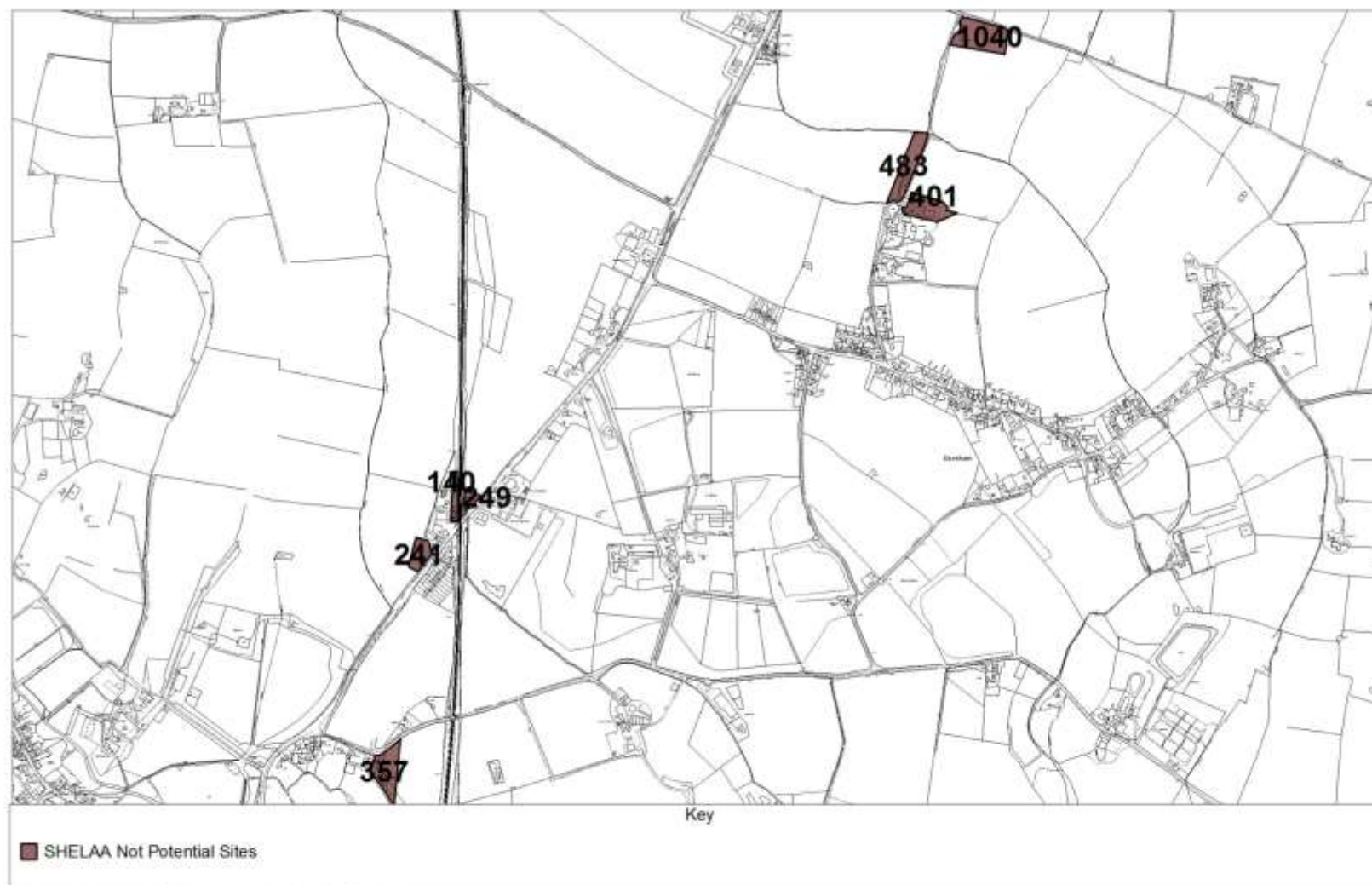
Cretingham
Suffolk Coastal District Council

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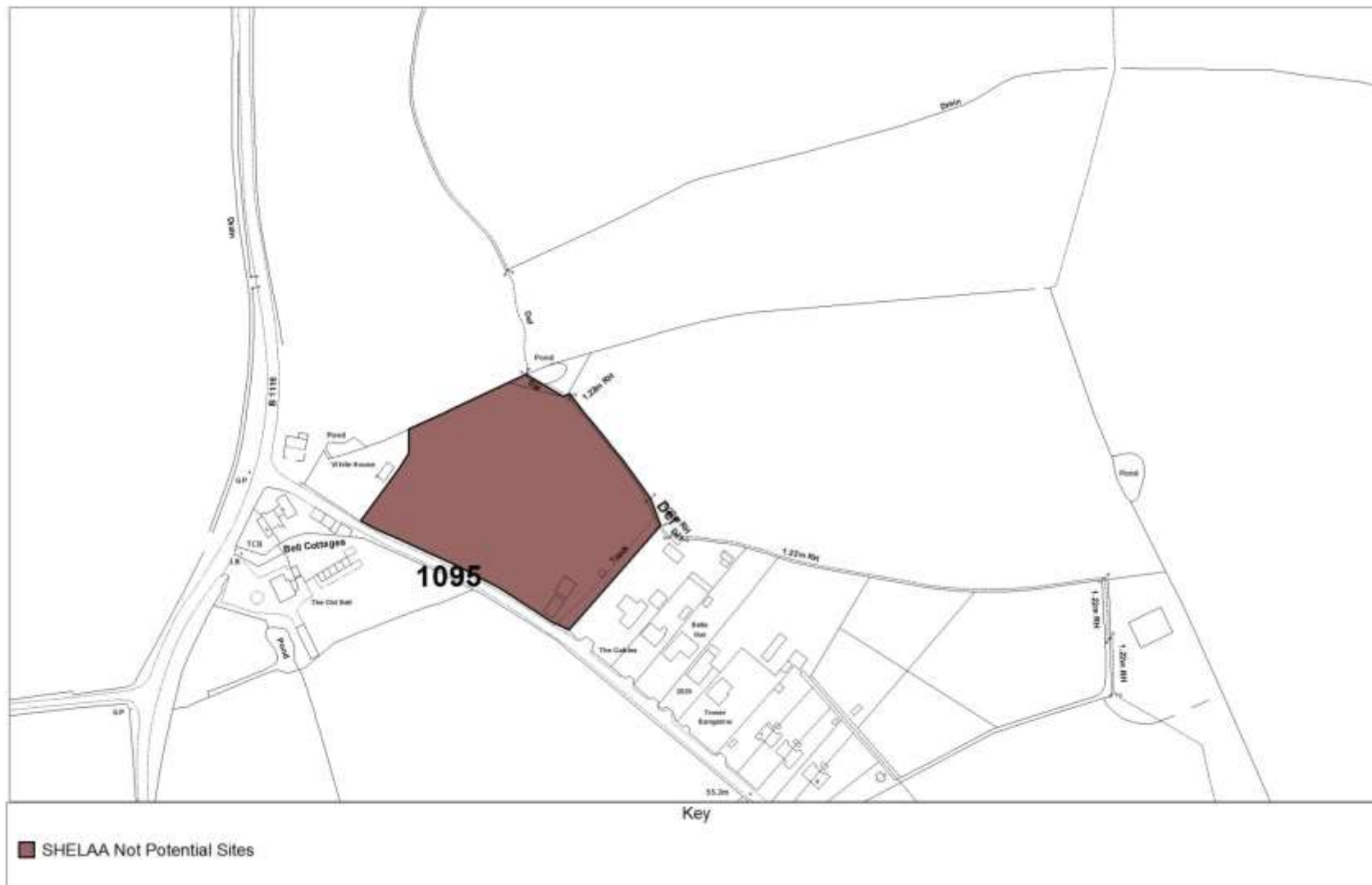


Darsham (Potential Sites)
Suffolk Coastal District Council

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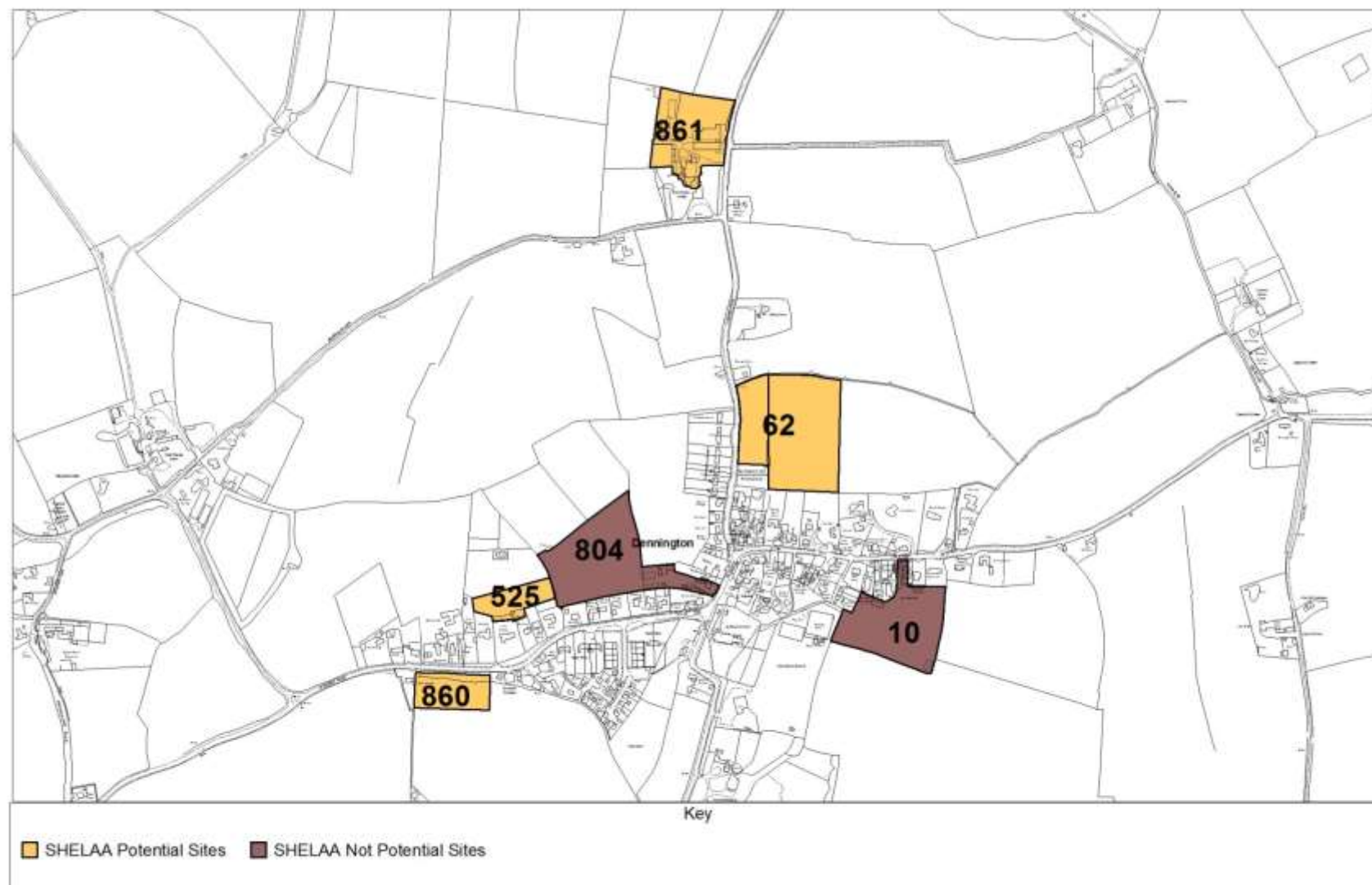


Darsham (Not Potential Sites)
Suffolk Coastal District Council



Dennington (outskirts)
Suffolk Coastal District Council

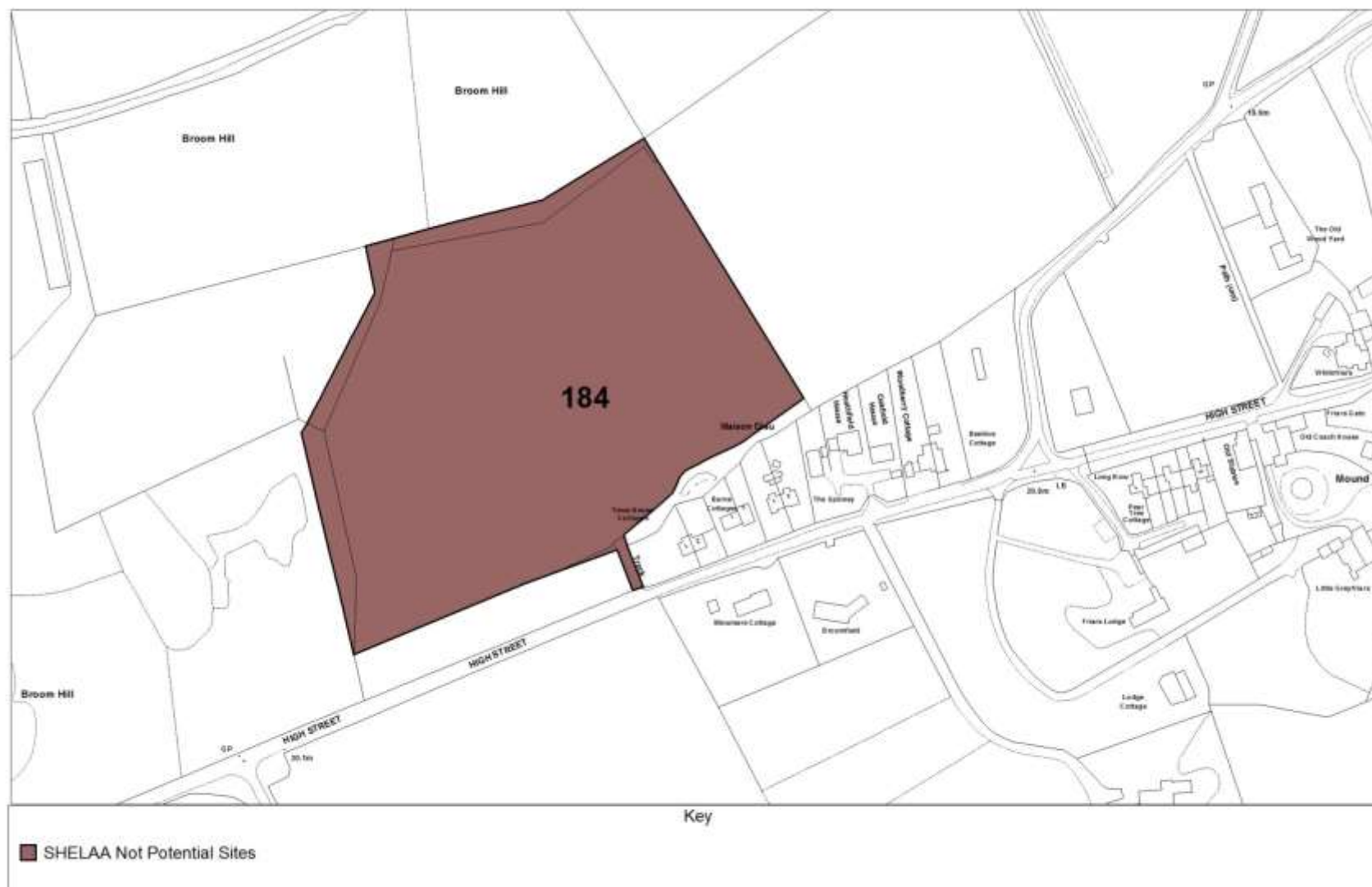
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Dennington
Suffolk Coastal District Council

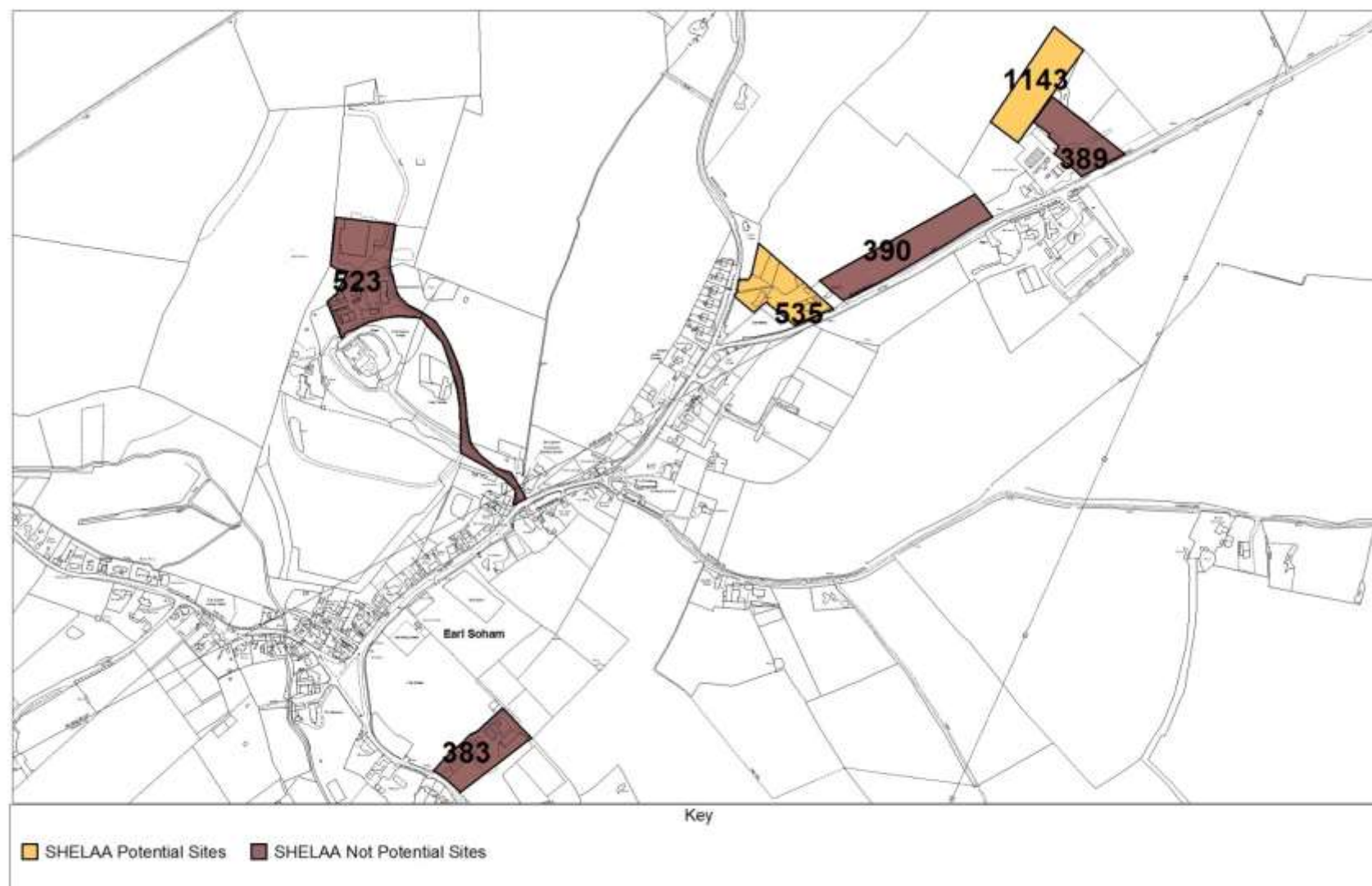
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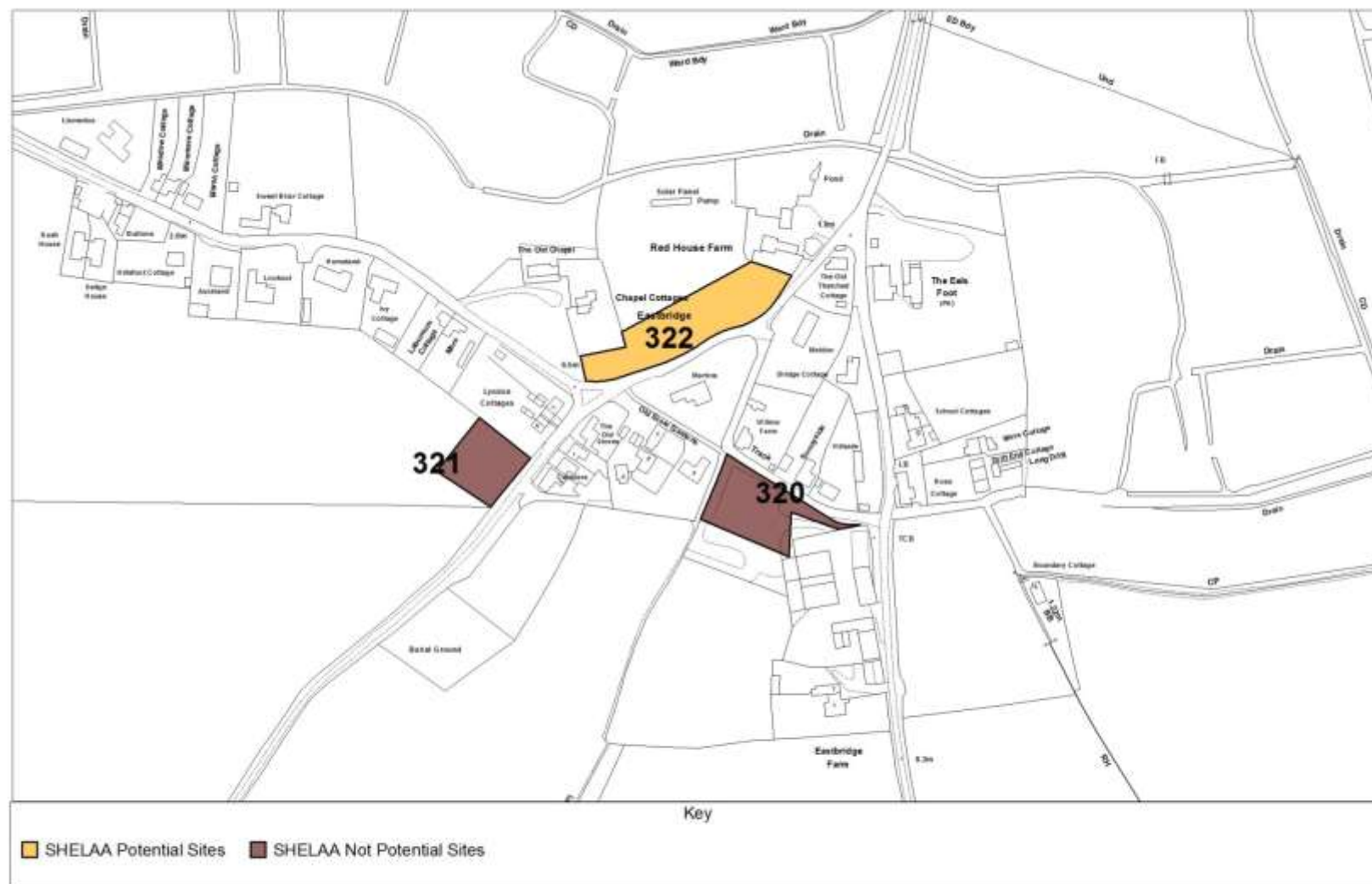
Dunwich
Suffolk Coastal District Council

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Earl Soham
Suffolk Coastal District Council

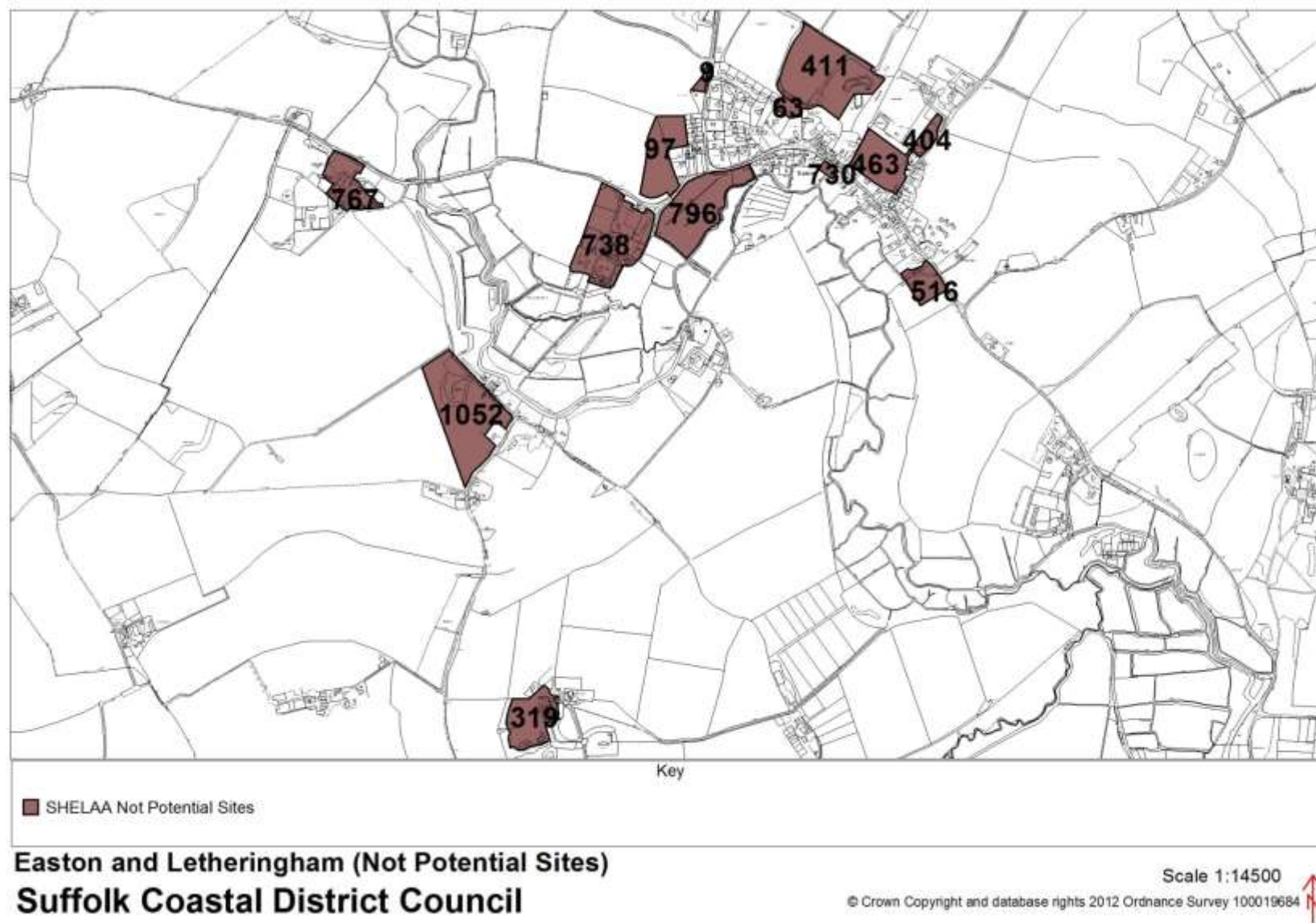
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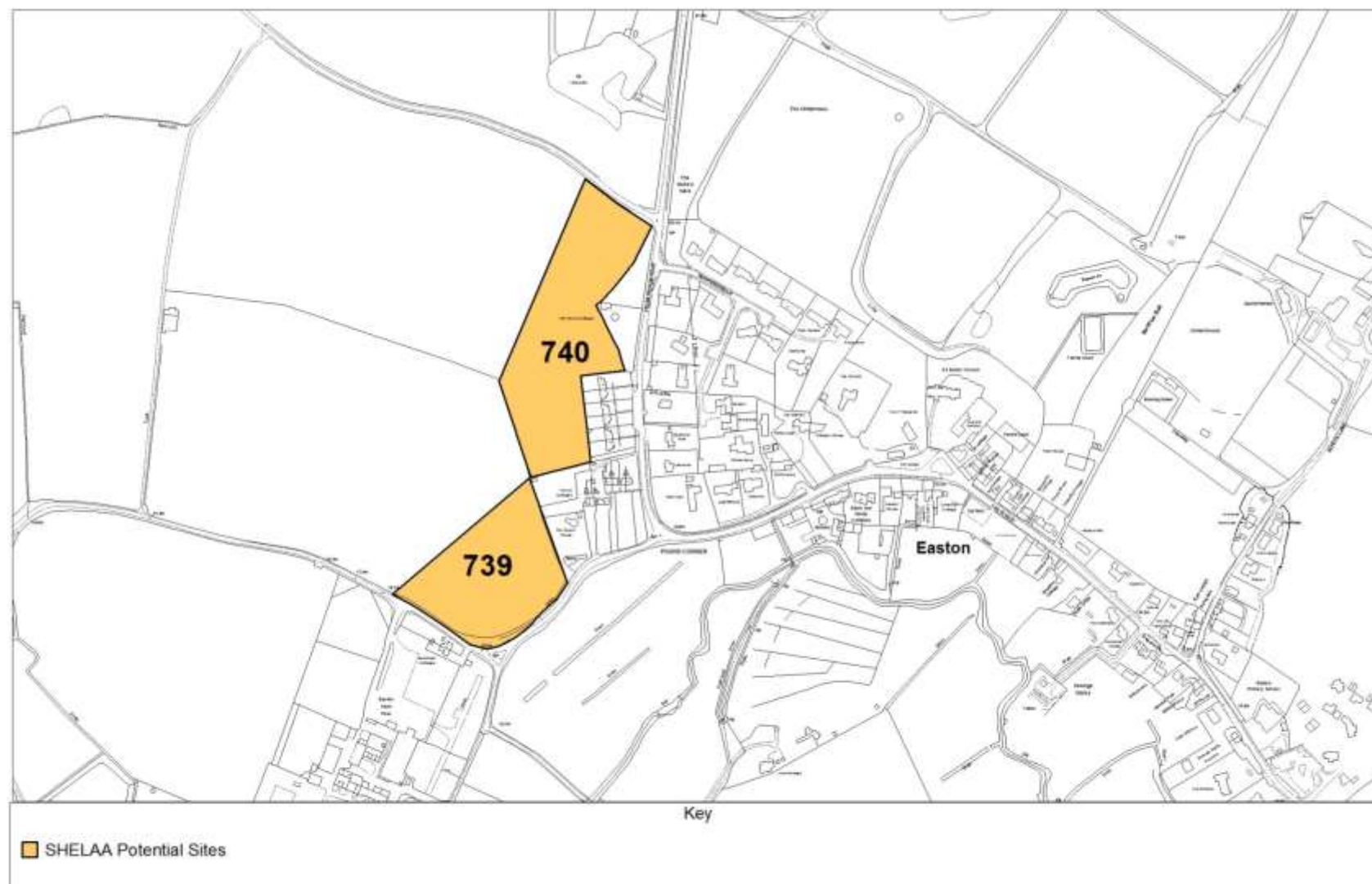


Eastbridge
Suffolk Coastal District Council

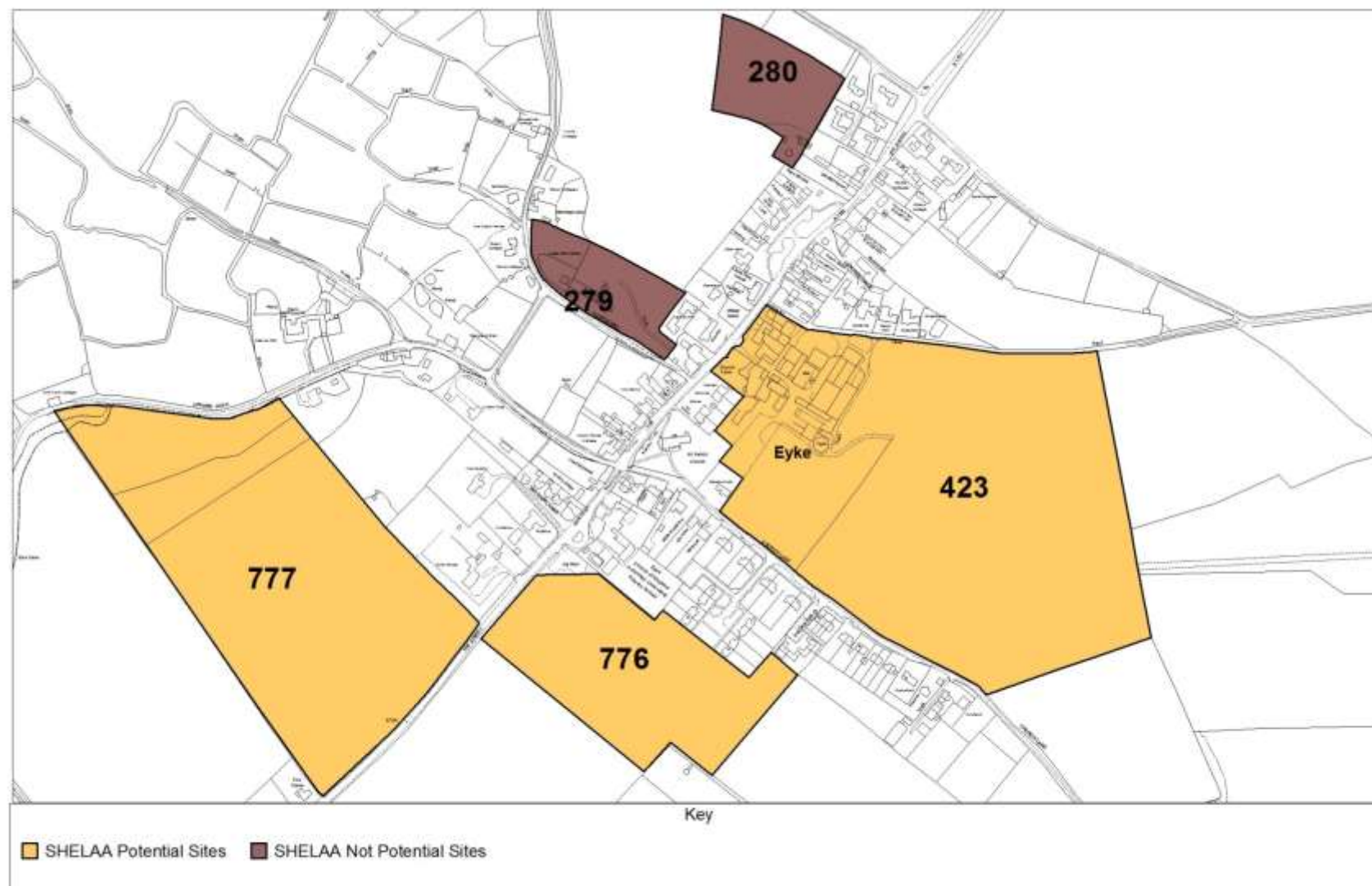
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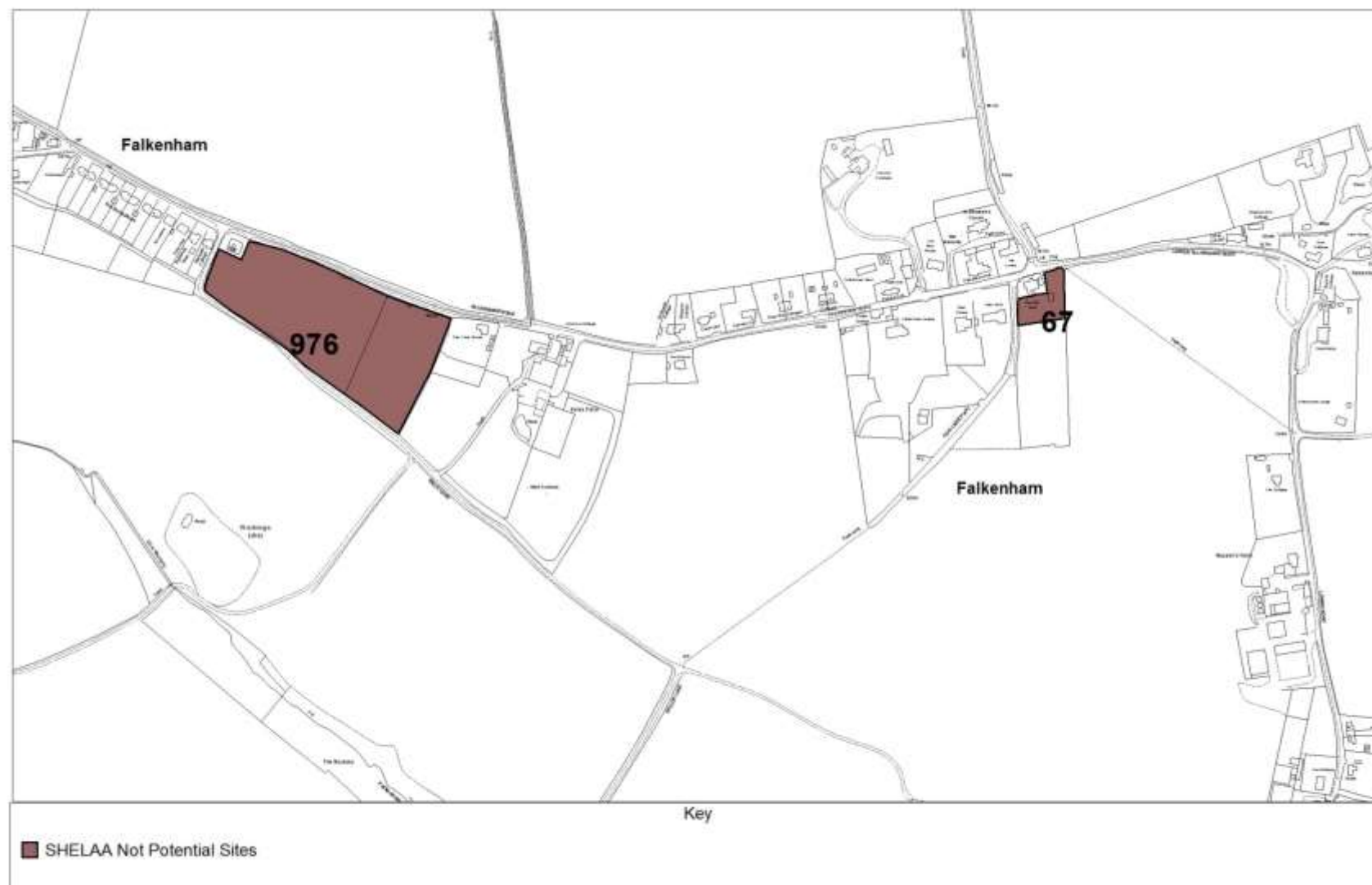


Easton and Letheringham (Potential Sites) **Suffolk Coastal District Council**



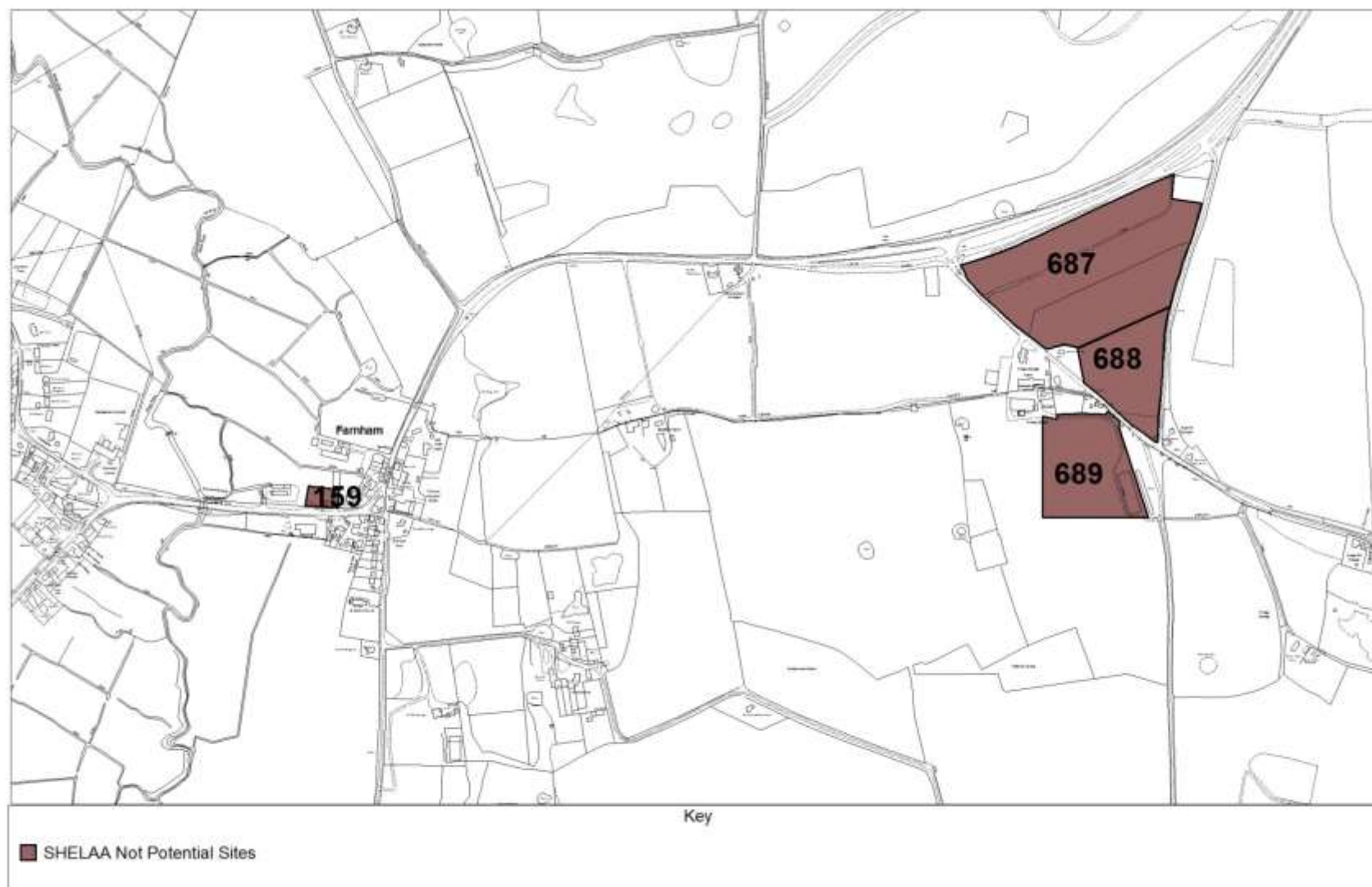
Eyke
Suffolk Coastal District Council

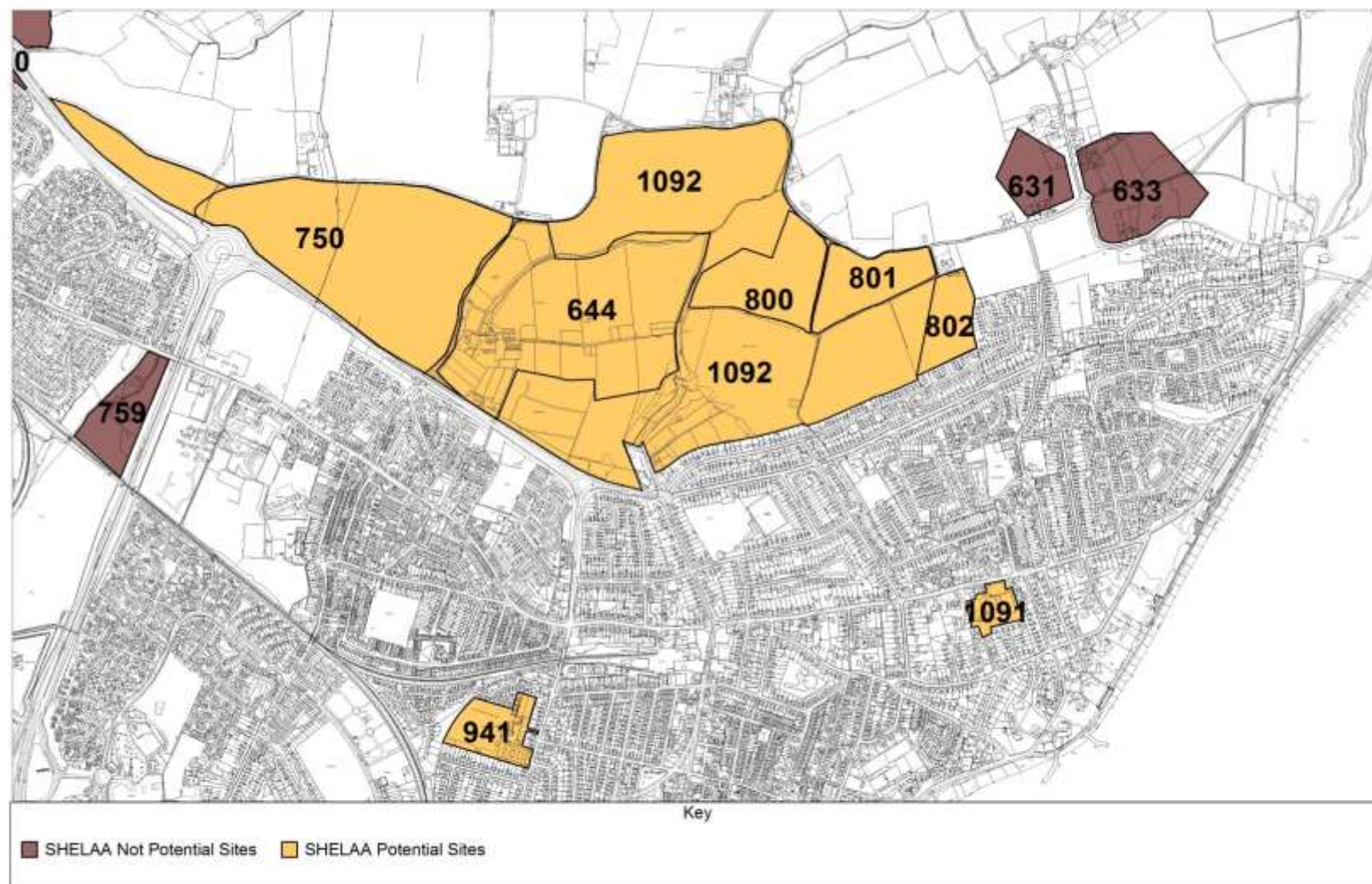
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Falkenham
Suffolk Coastal District Council

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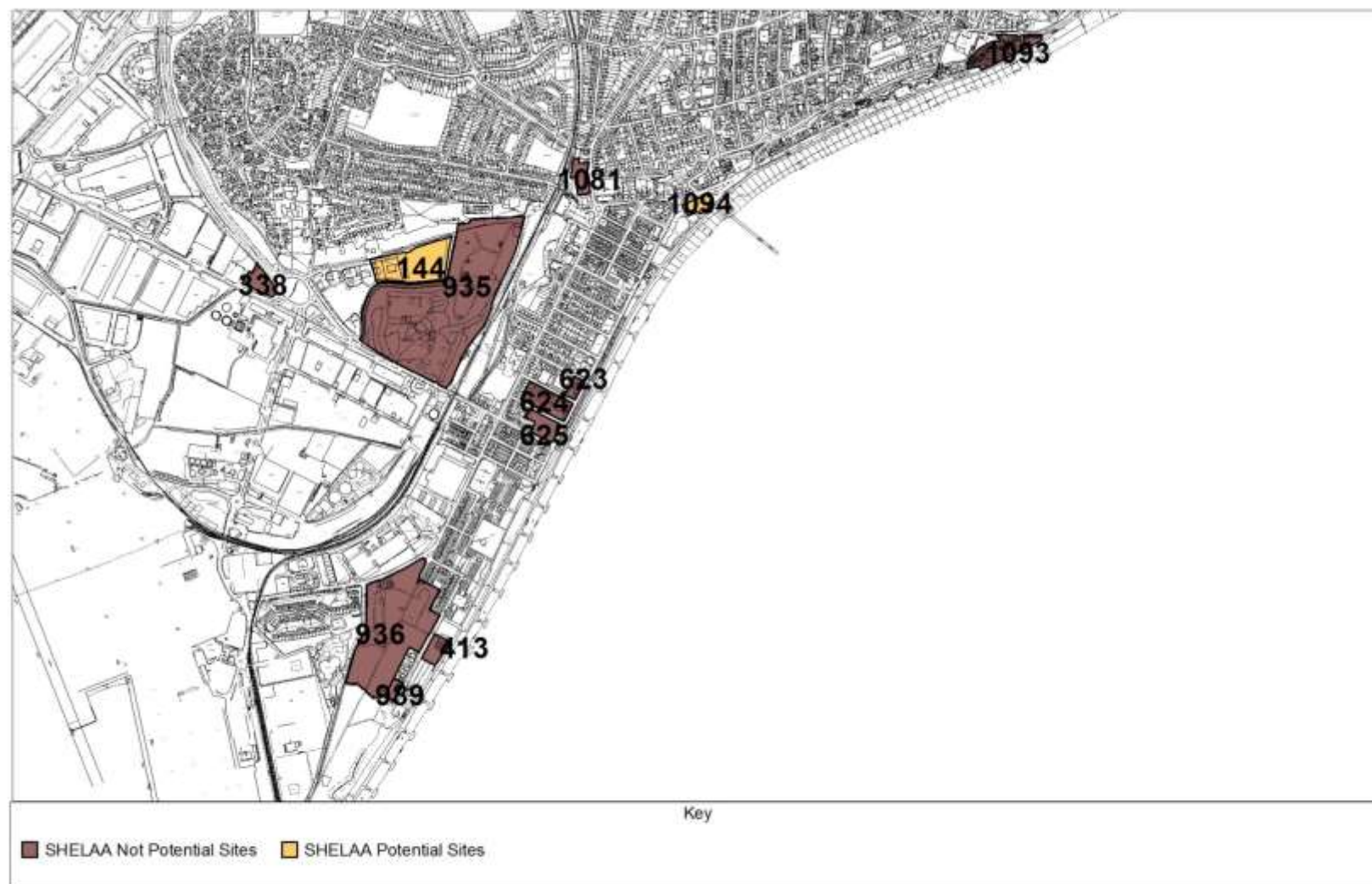




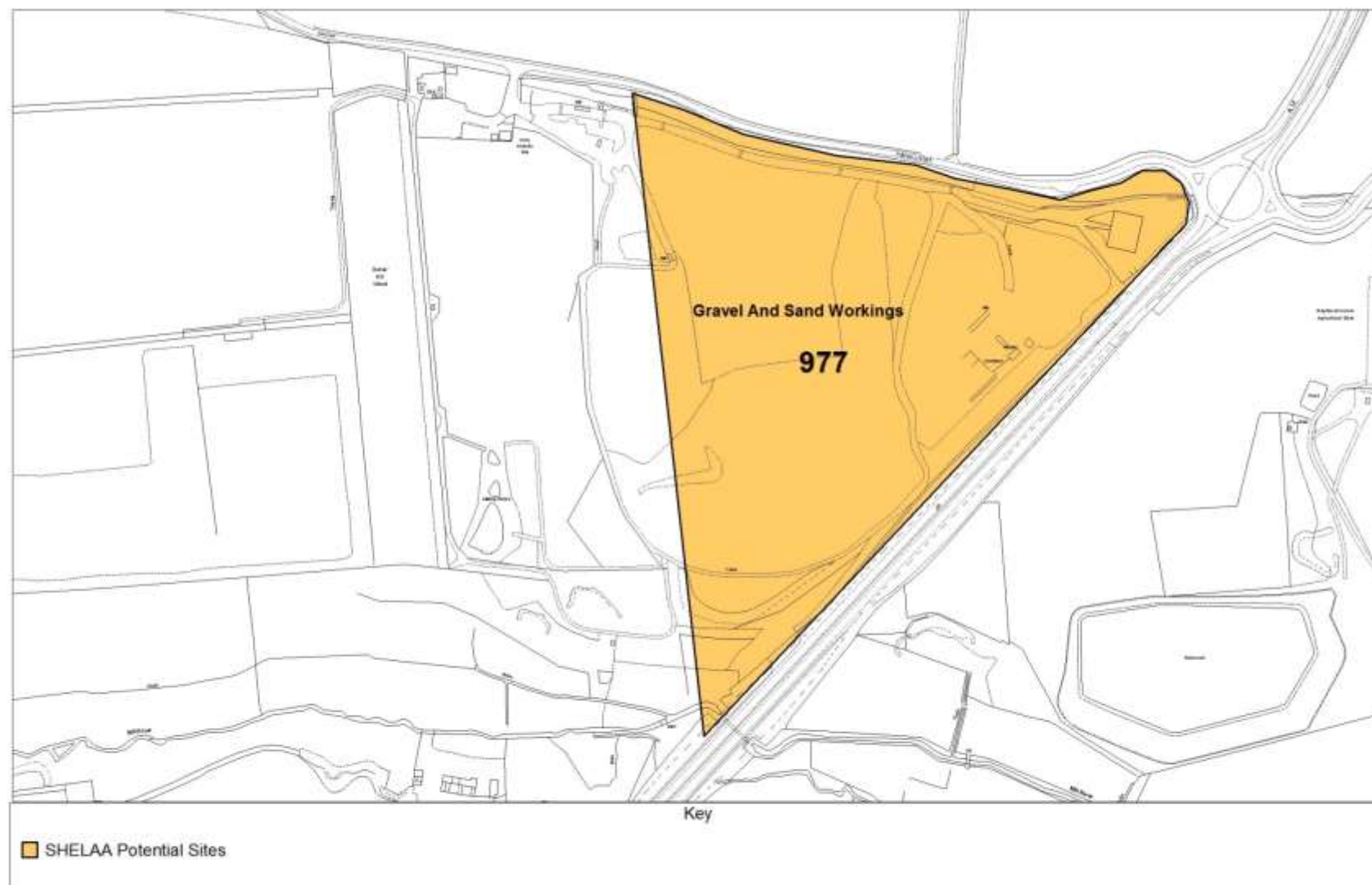
Felixstowe (North) Suffolk Coastal District Council

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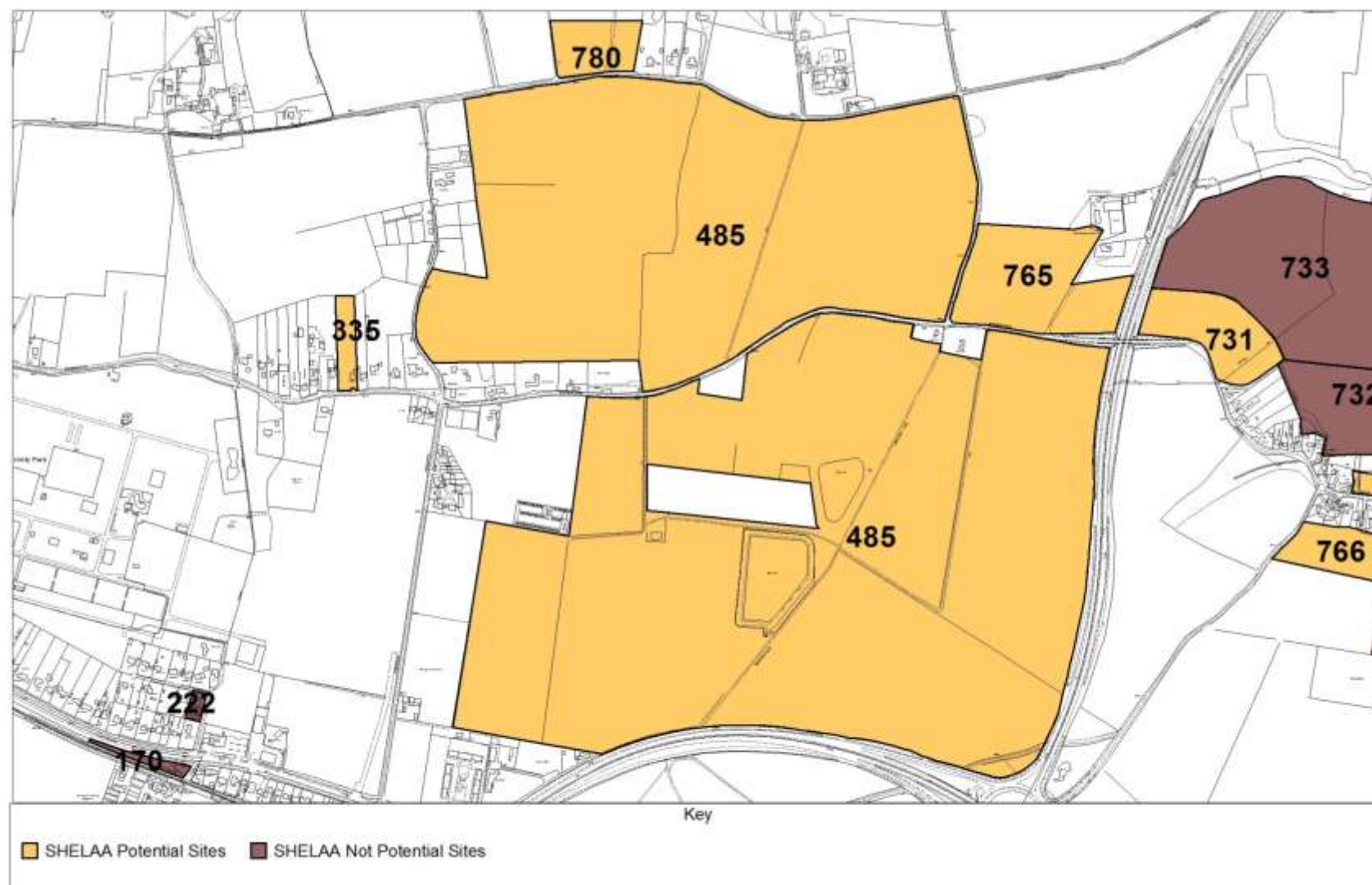


Felixstowe (South) Suffolk Coastal District Council

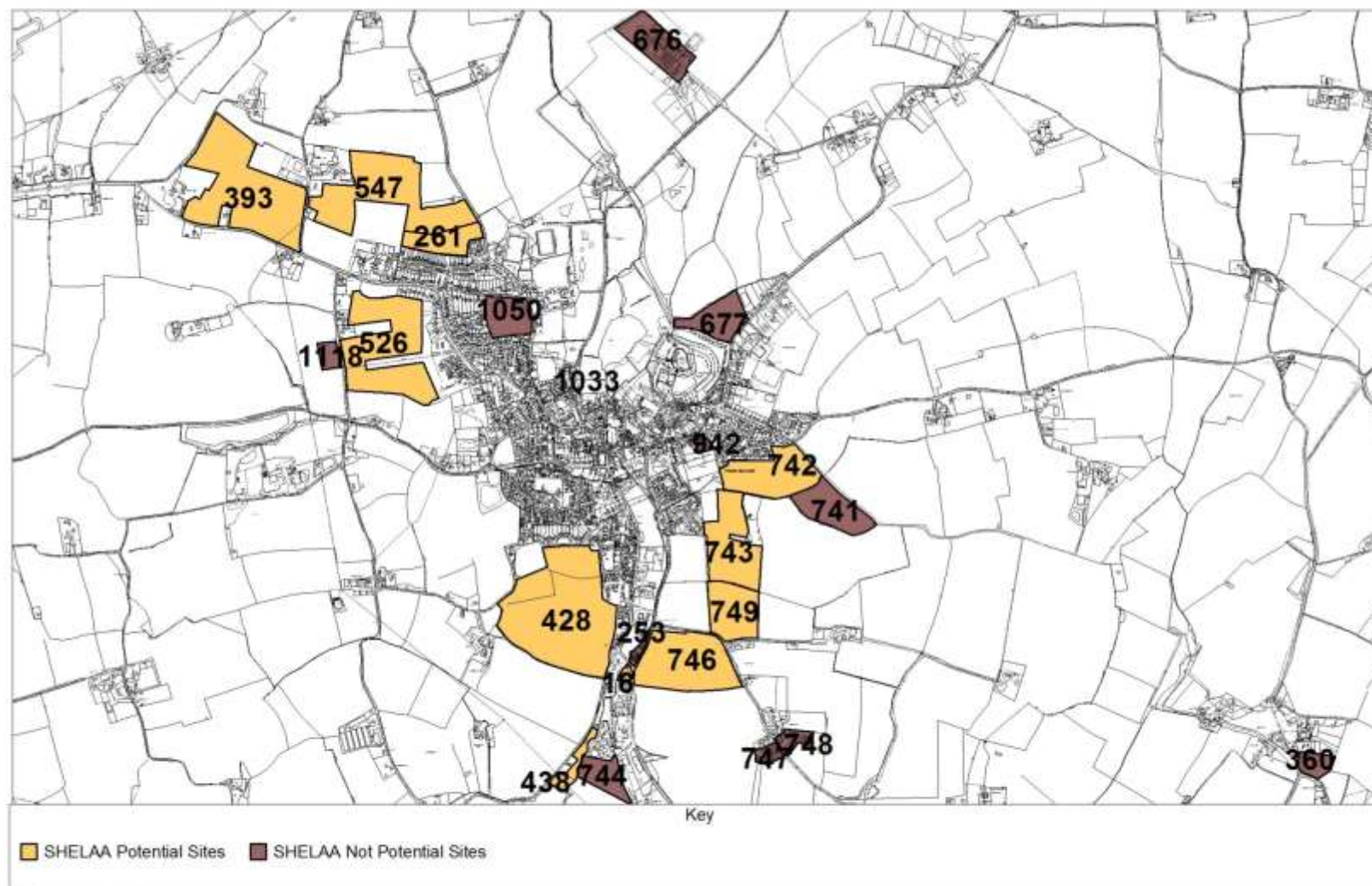


**Foxhall (land North of)
Suffolk Coastal District Council**

Scale 1:5000
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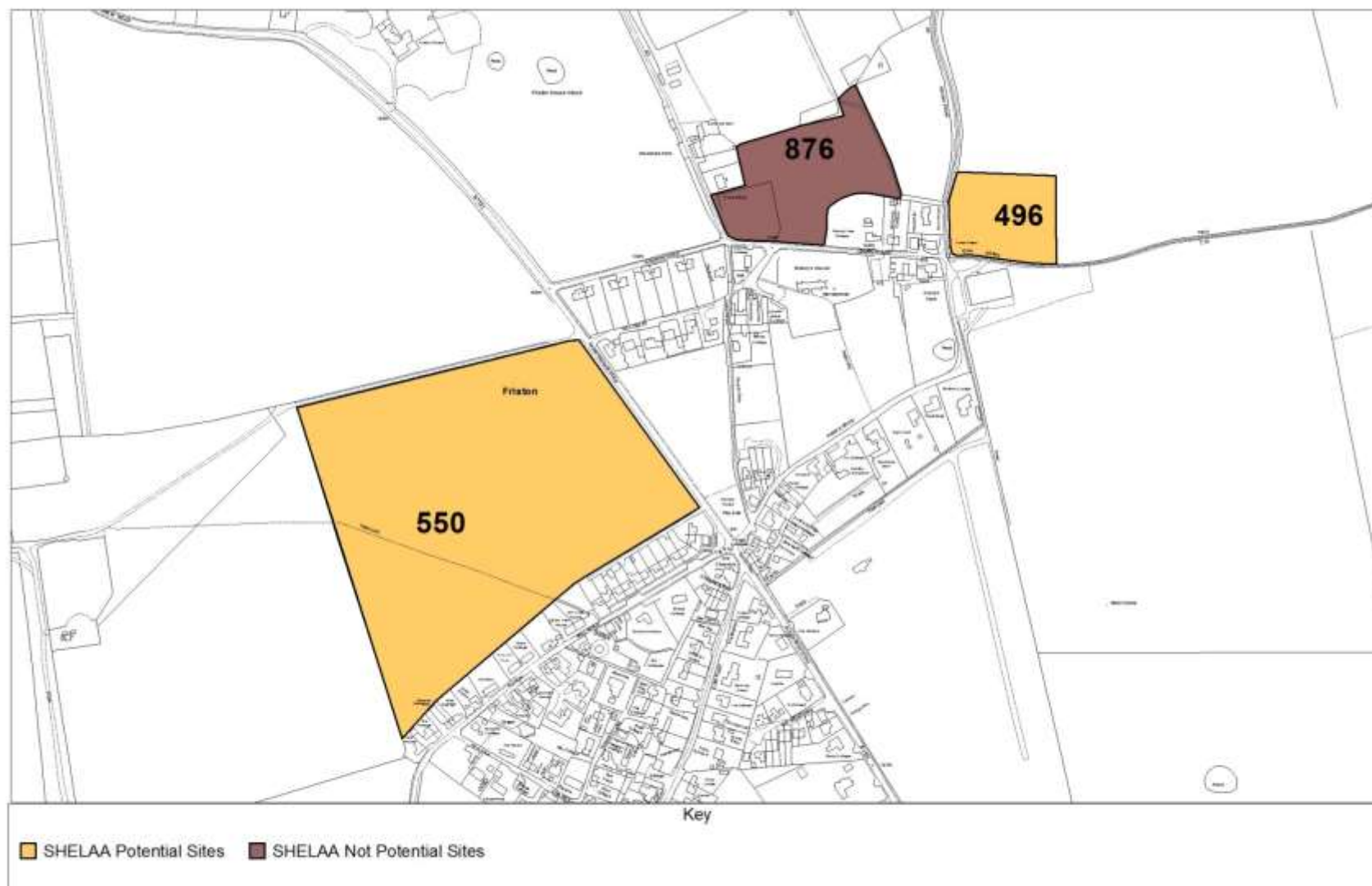
Foxhall (inc. part of Bucklesham)
Suffolk Coastal District Council



Framlingham
Suffolk Coastal District Council

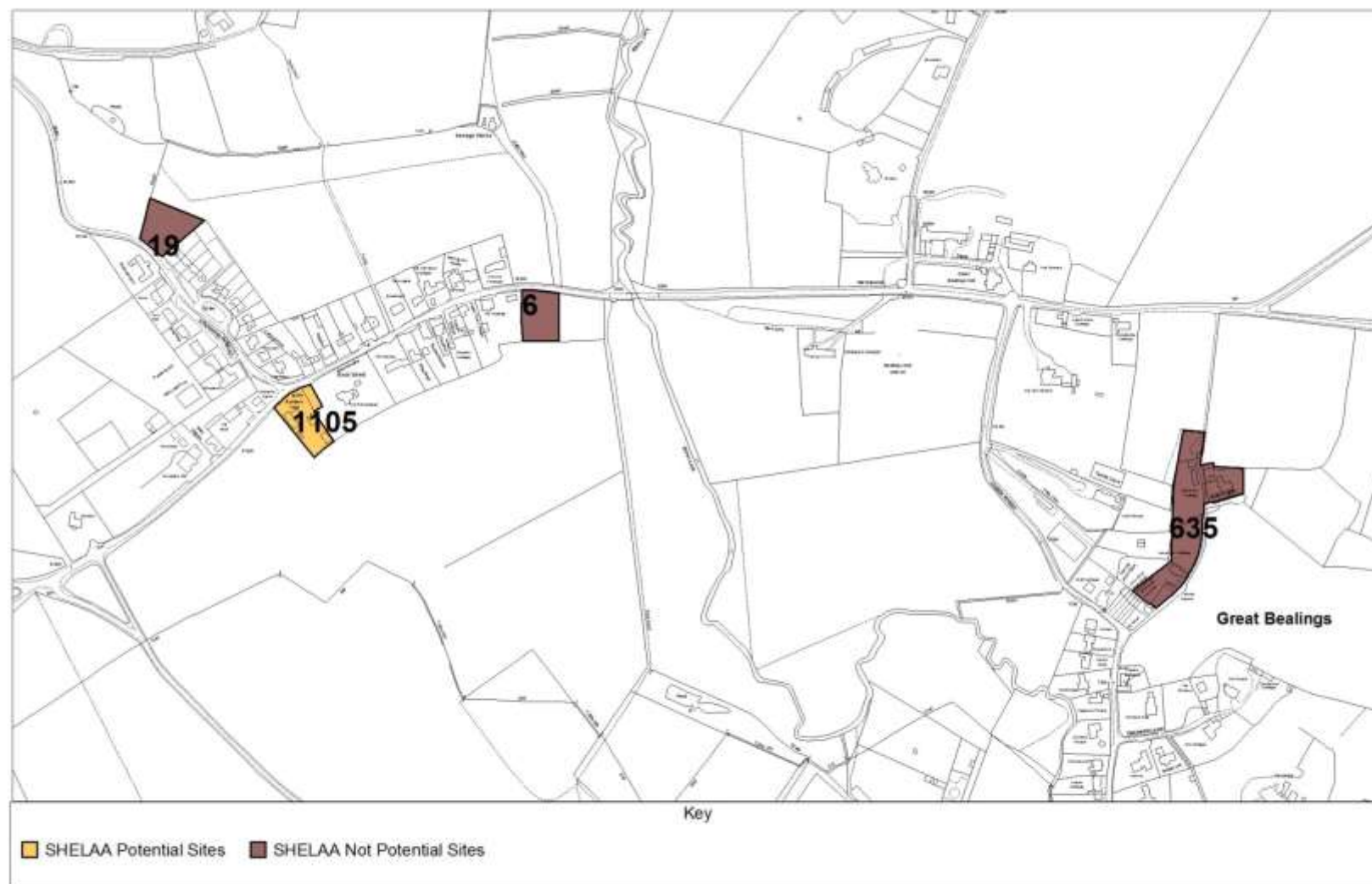
Scale 1:20000
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Friston
Suffolk Coastal District Council

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Great Bealings Suffolk Coastal District Council



Great Glemham
Suffolk Coastal District Council

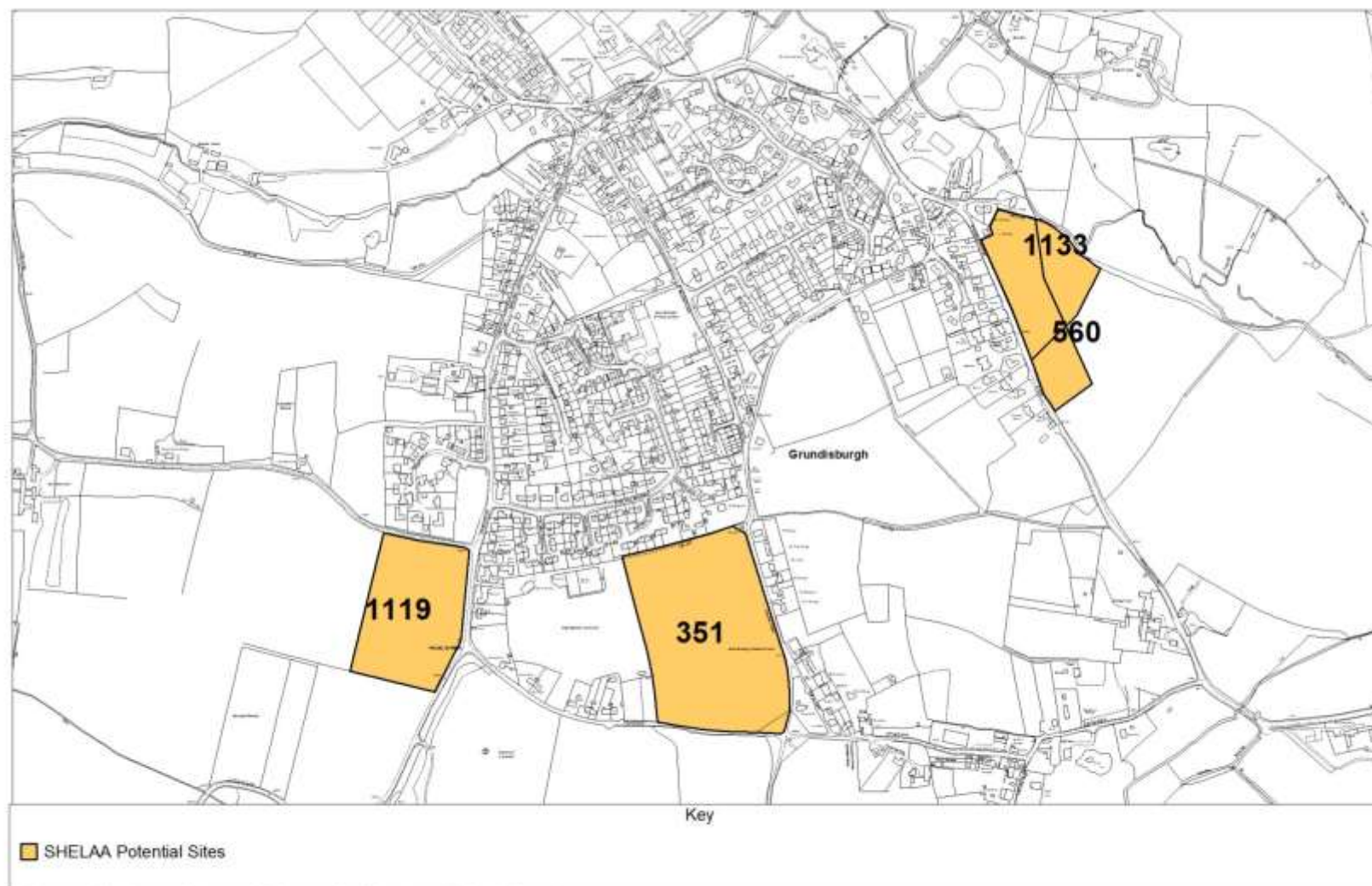
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Grundisburgh and Burgh (Not Potential Sites)
Suffolk Coastal District Council

Scale 1:7500
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Grundisburgh and Burgh (Potential Sites)
Suffolk Coastal District Council

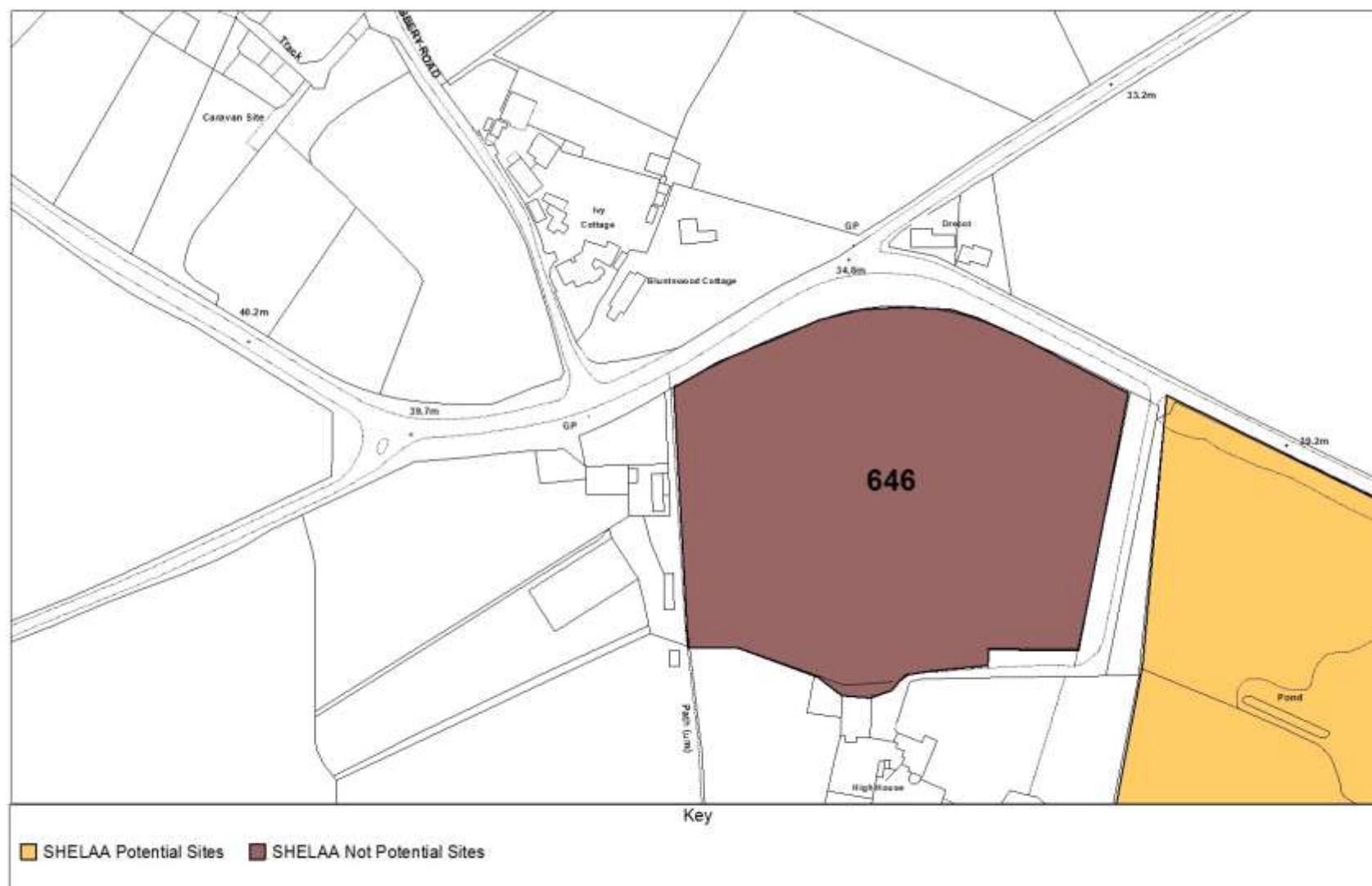
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Hacheston
Suffolk Coastal District Council

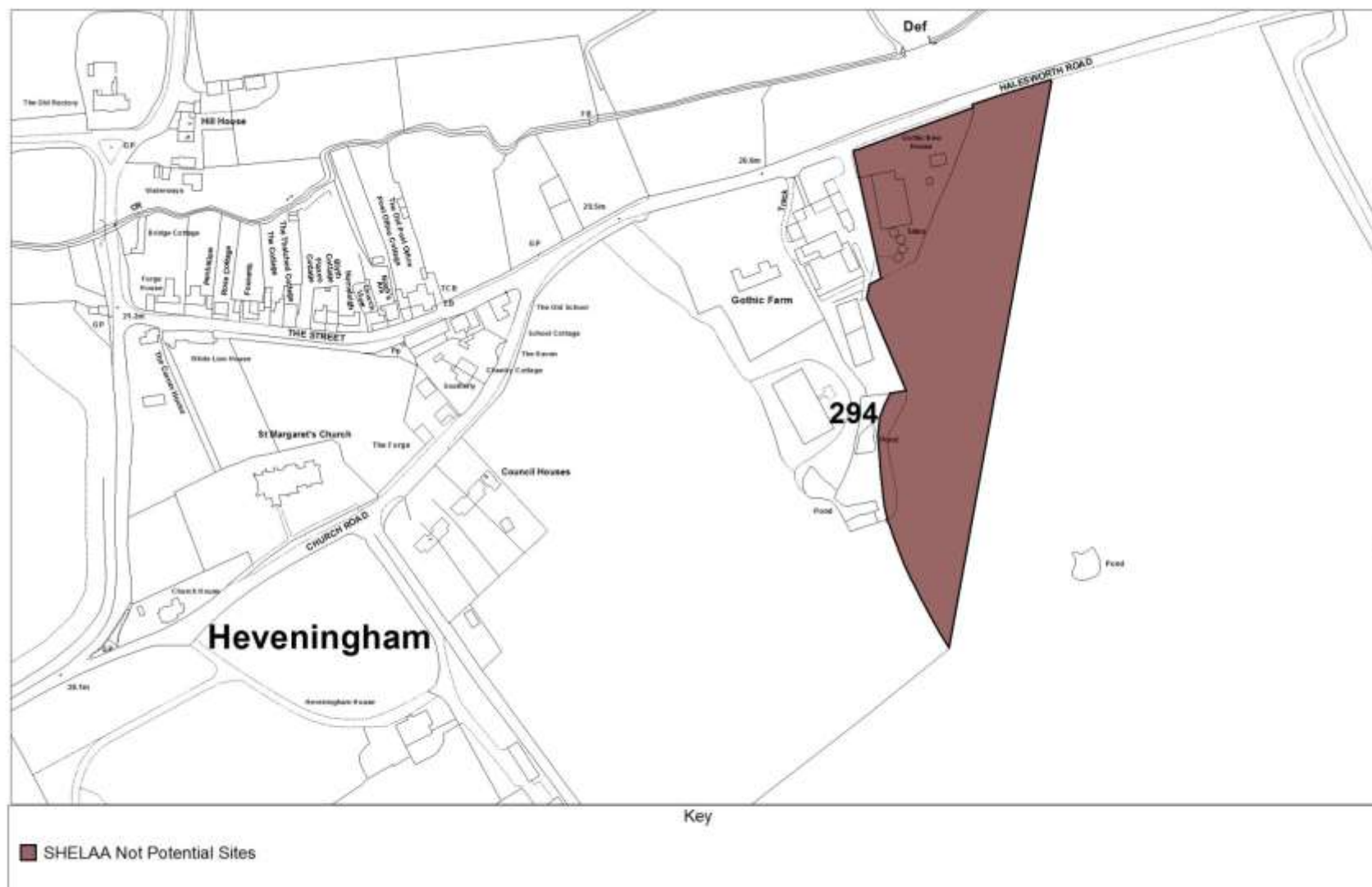
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Hasketon
Suffolk Coastal District Council

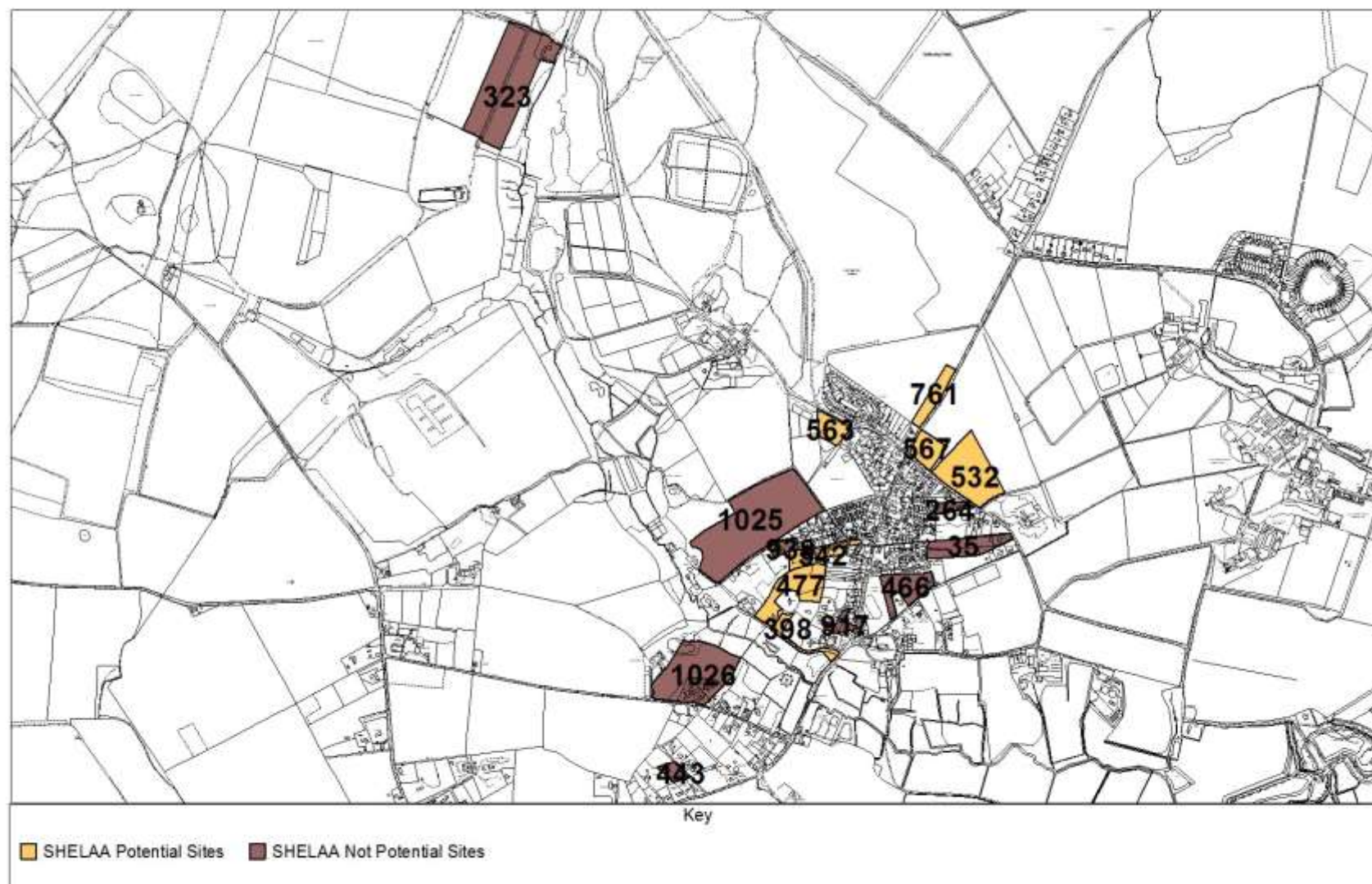
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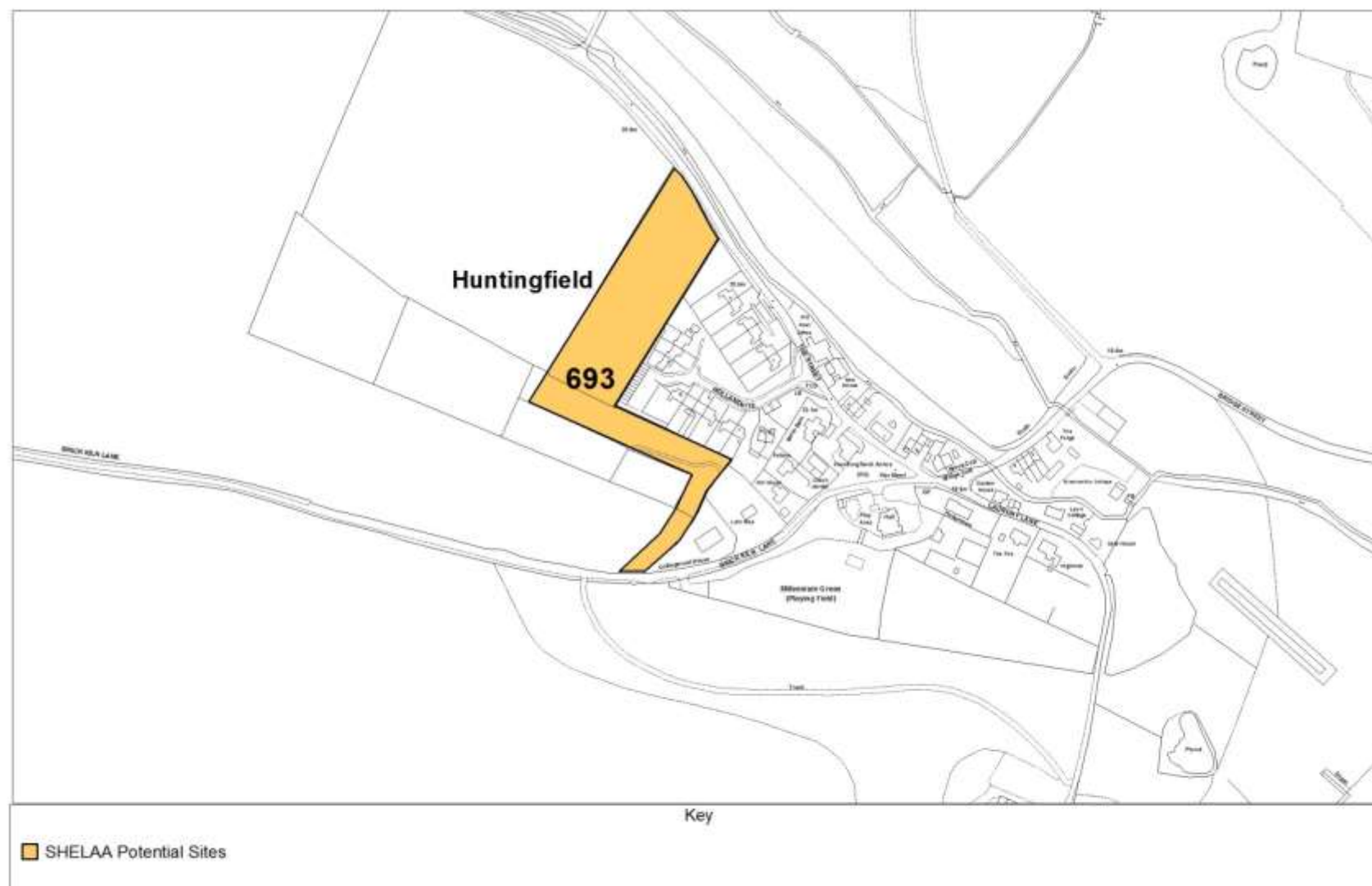


Heveningham
Suffolk Coastal District Council

Scale 1:2500
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Hollesley
Suffolk Coastal District Council



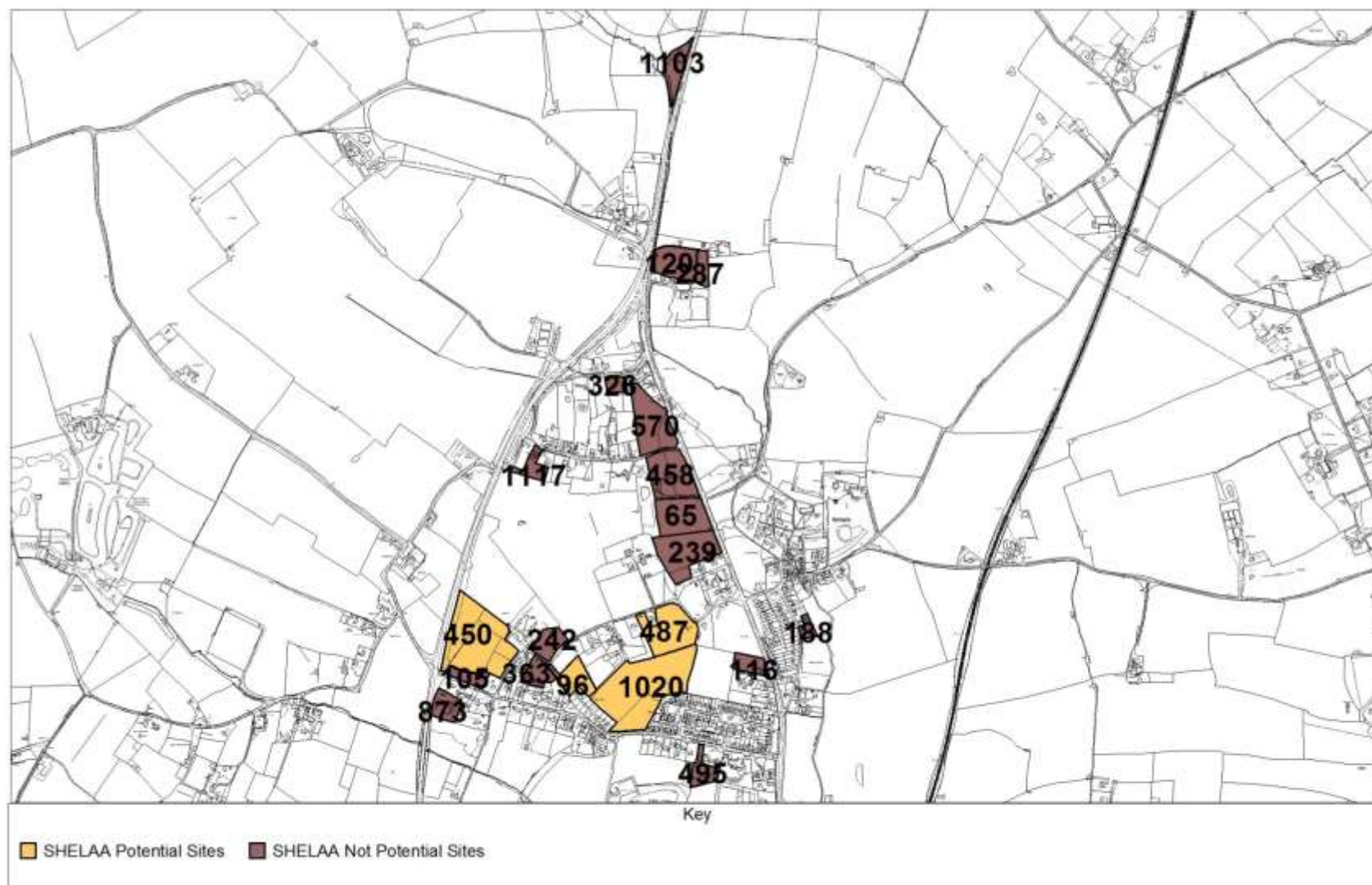
Huntingfield
Suffolk Coastal District Council

Scale 1:3500
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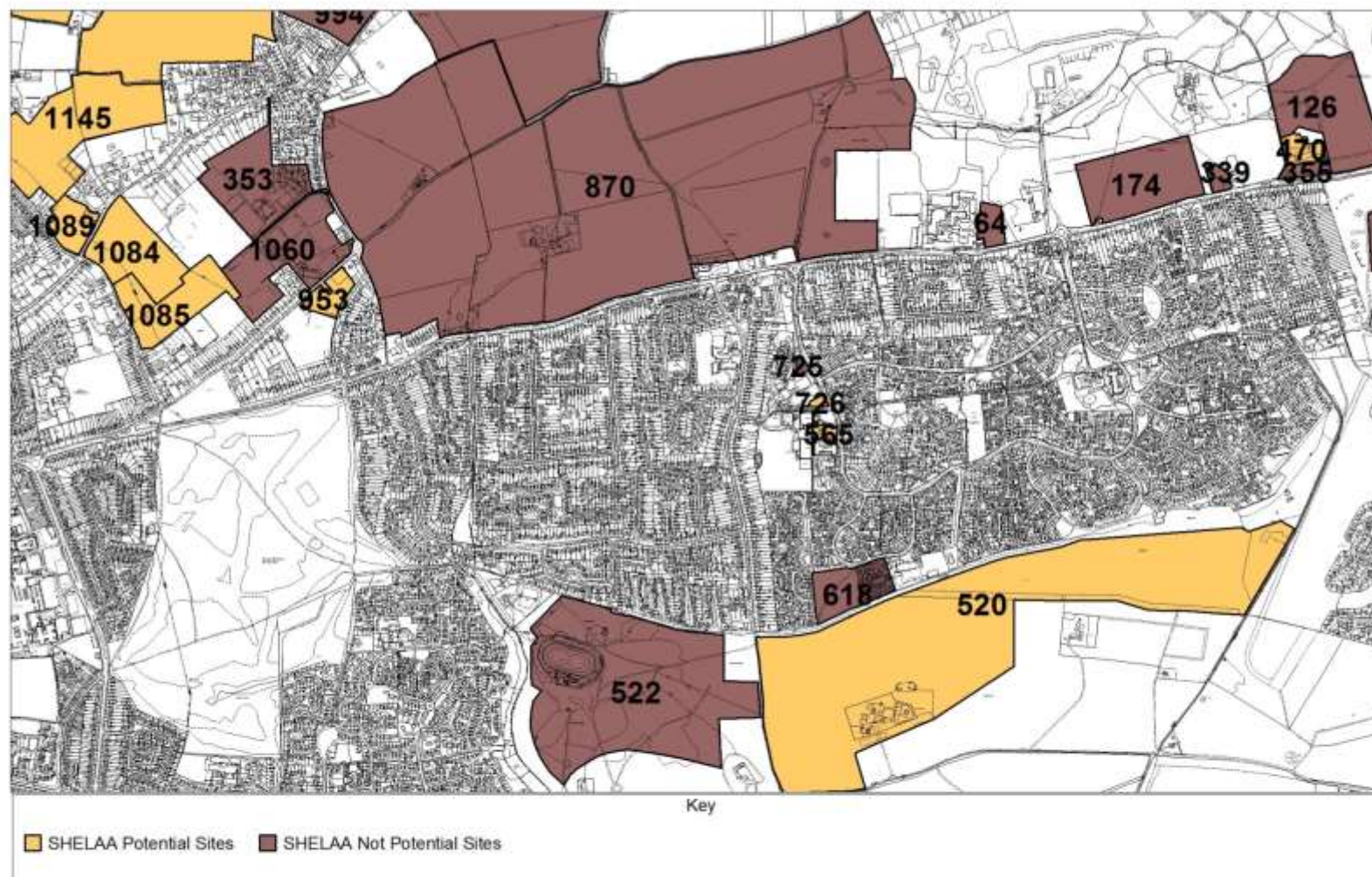


Iken (with part of Sudbourne)
Suffolk Coastal District Council

Scale 1:12000
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Kelsale cum Carlton Suffolk Coastal District Council



Kesgrave (inc. part of Playford, Foxhall and Rushmere St Andrew)

Suffolk Coastal District Council

Scale 1:17000

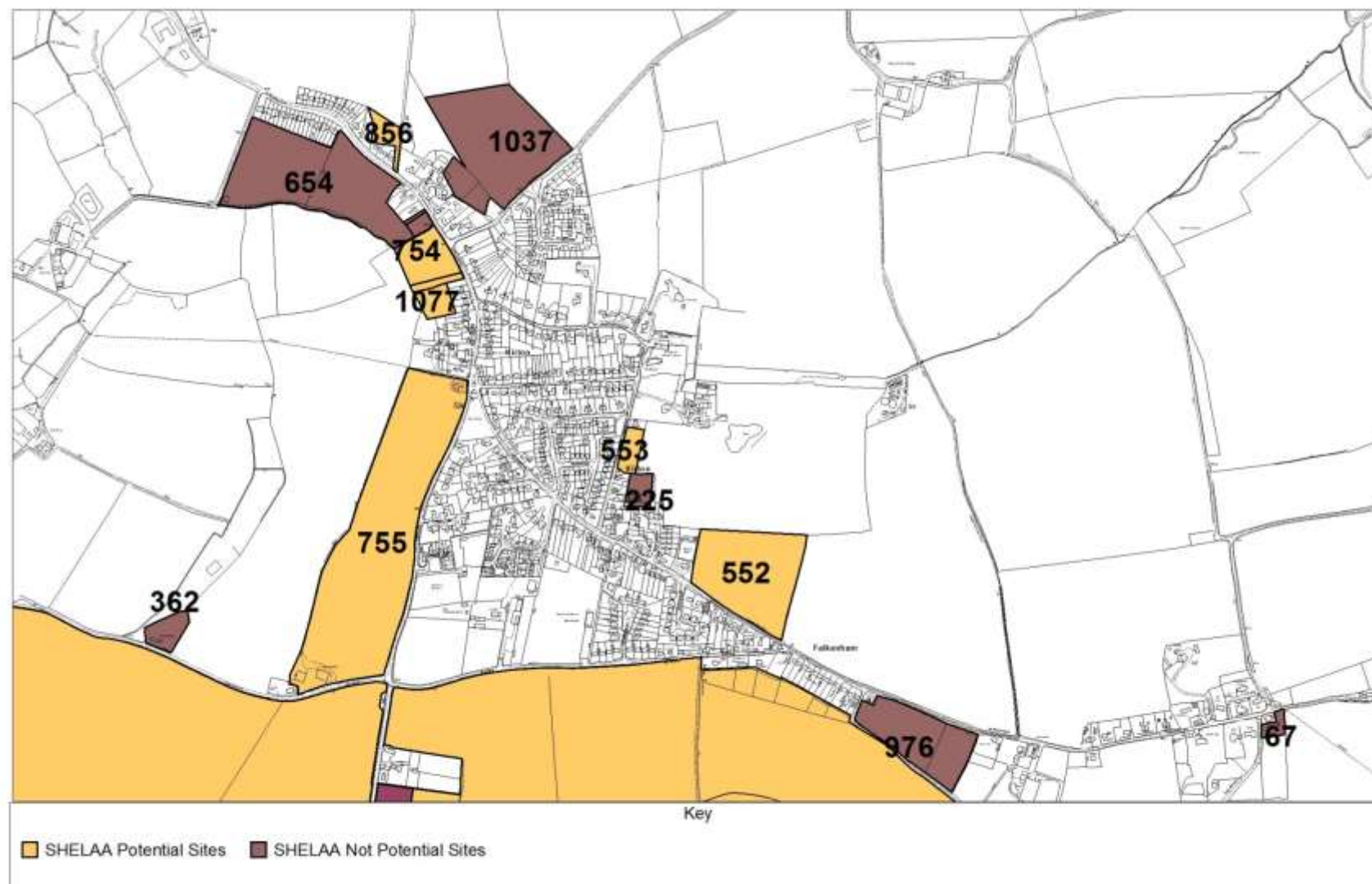
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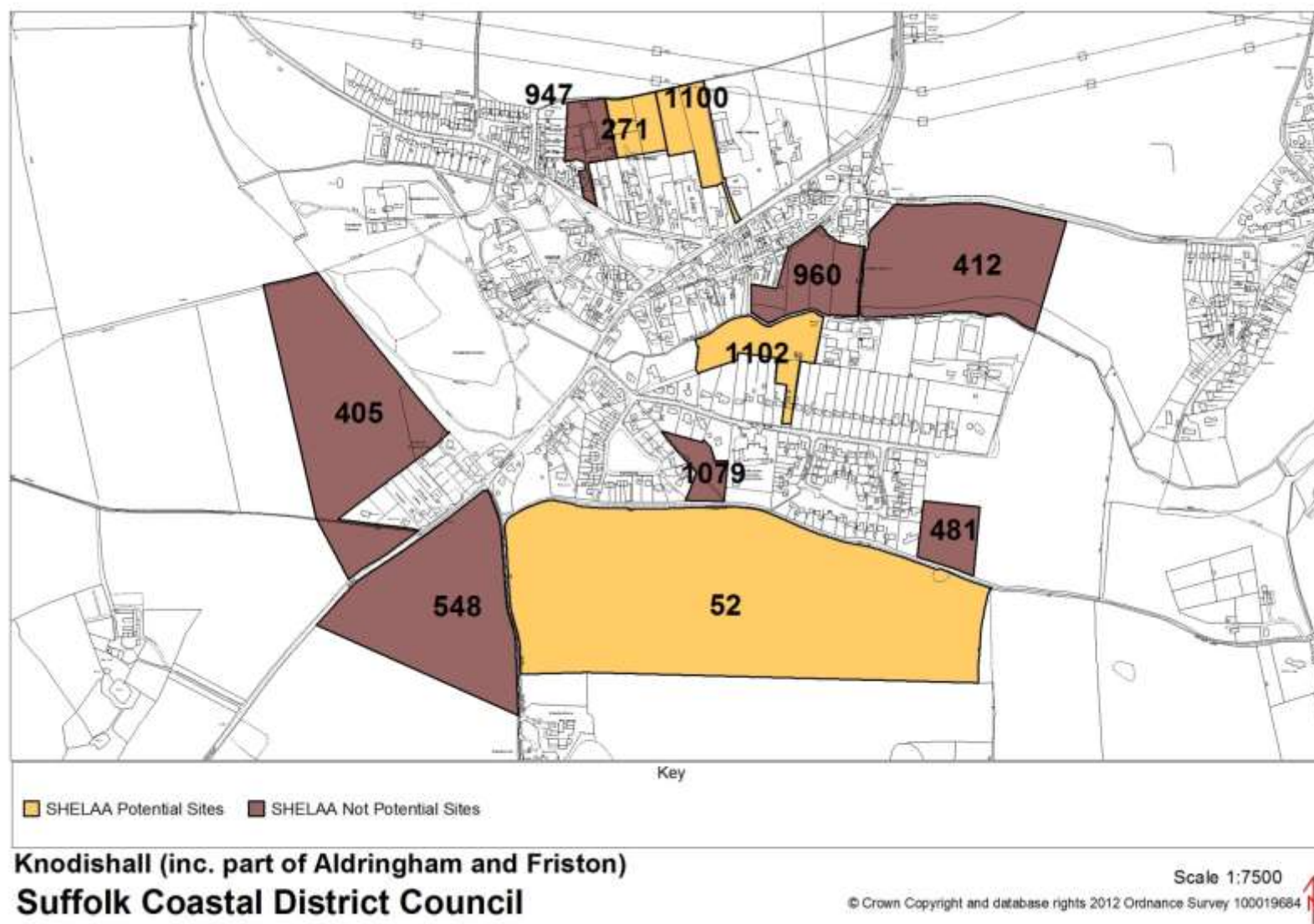


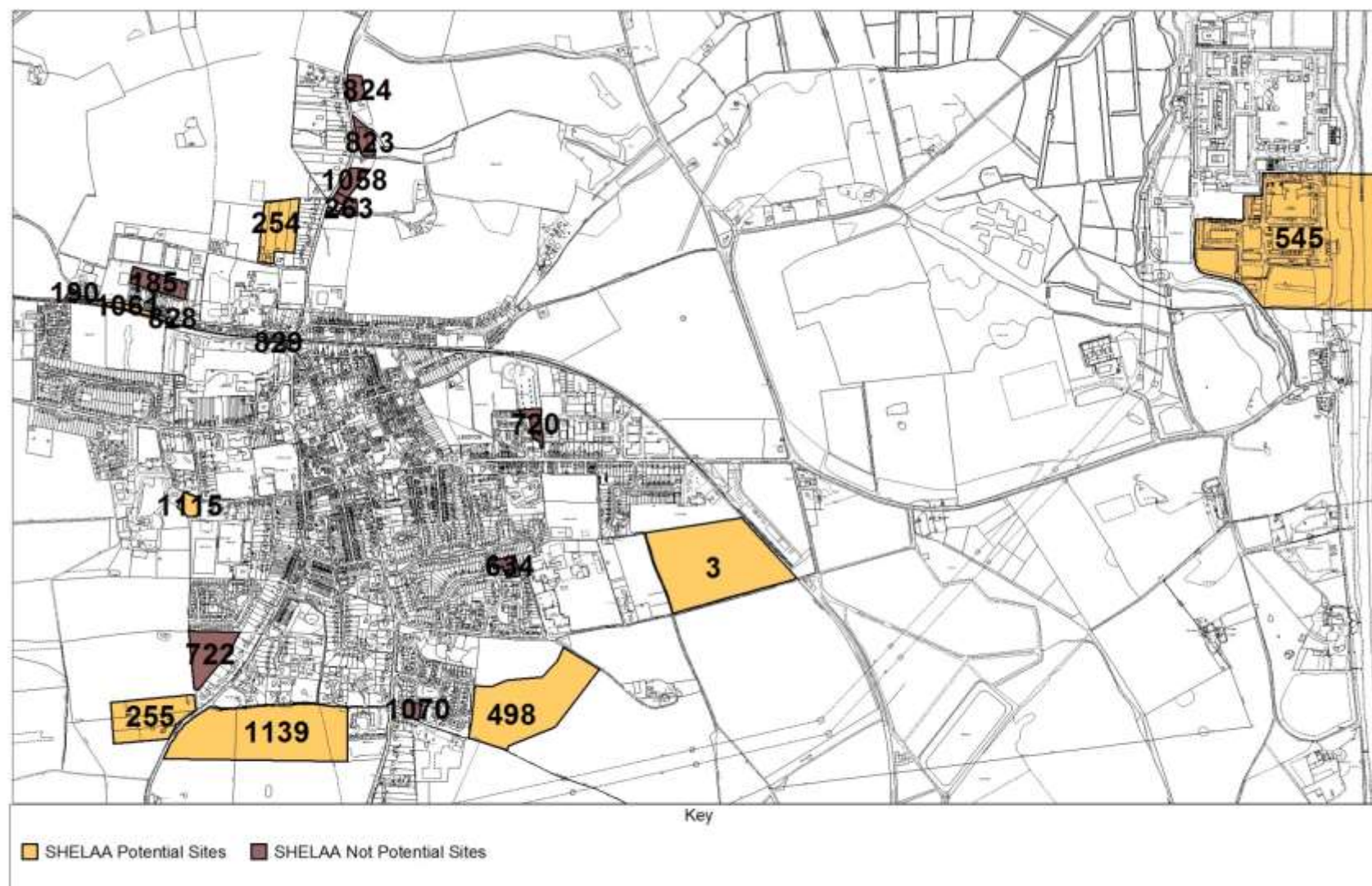
Kettleburgh
Suffolk Coastal District Council

Scale 1:7500
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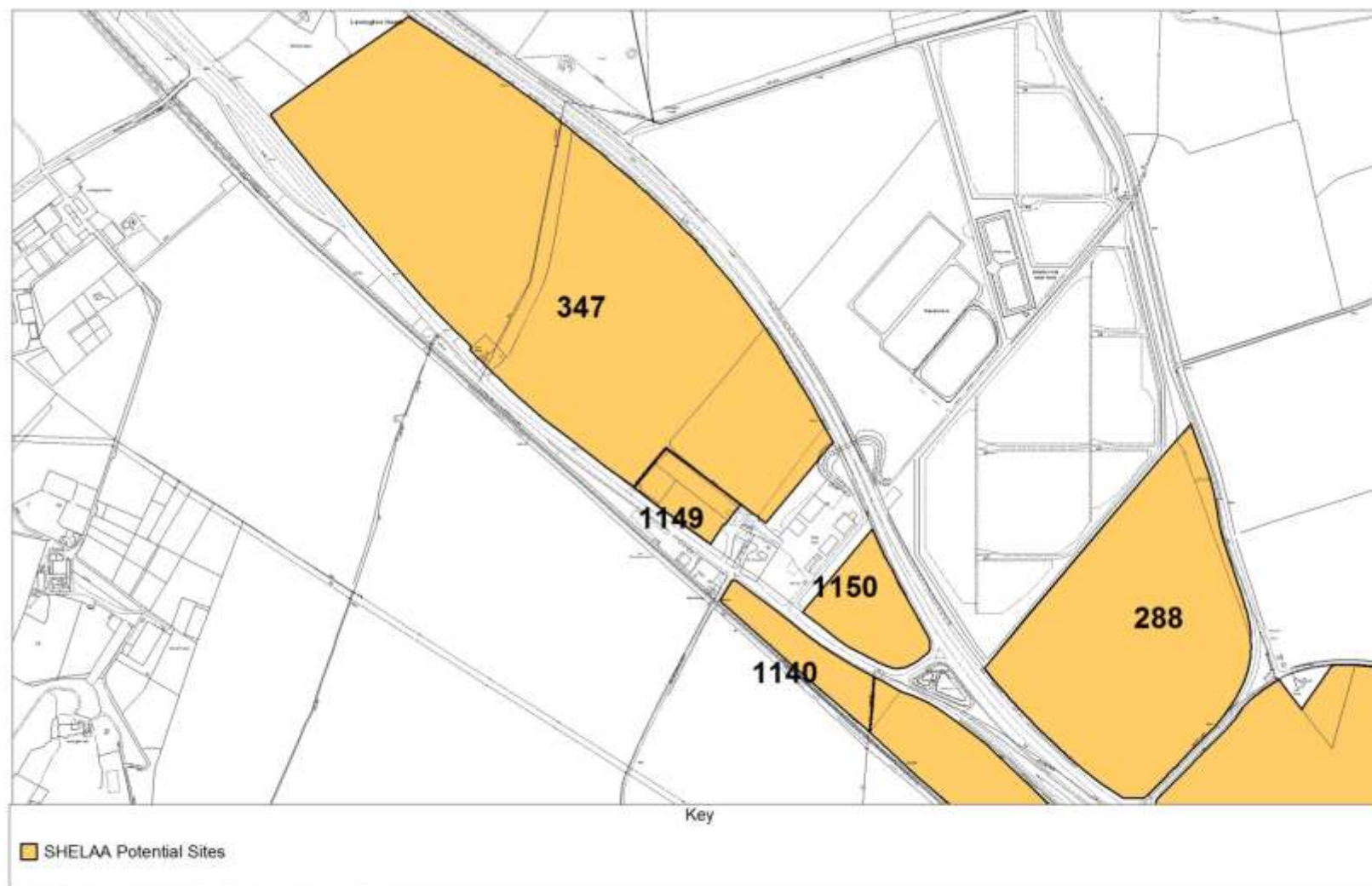


Kirton and Falkenham
Suffolk Coastal District Council





Leiston and Sizewell
Suffolk Coastal District Council

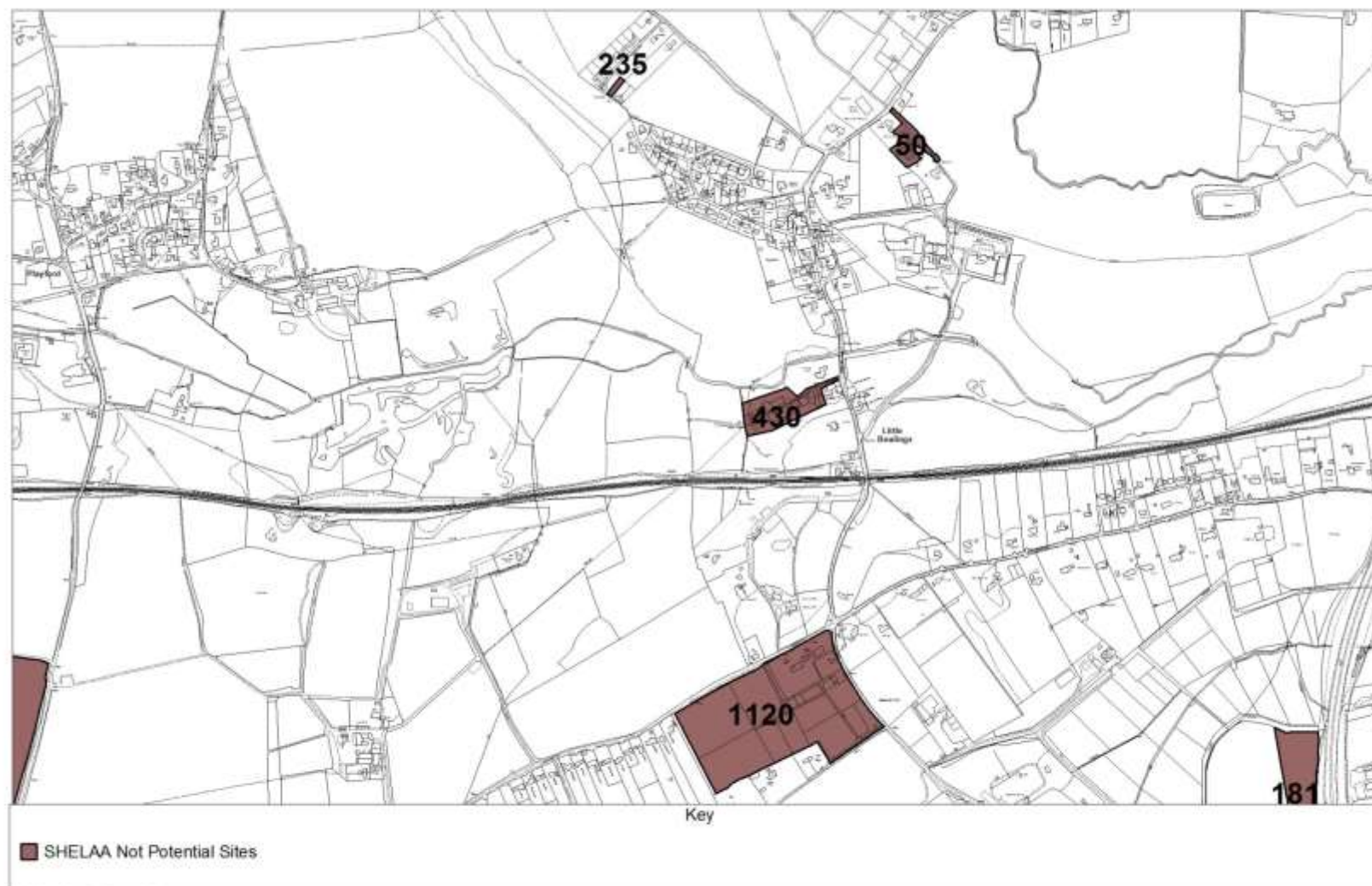


Levington and Stratton Hall
Suffolk Coastal District Council

Scale 1:8000
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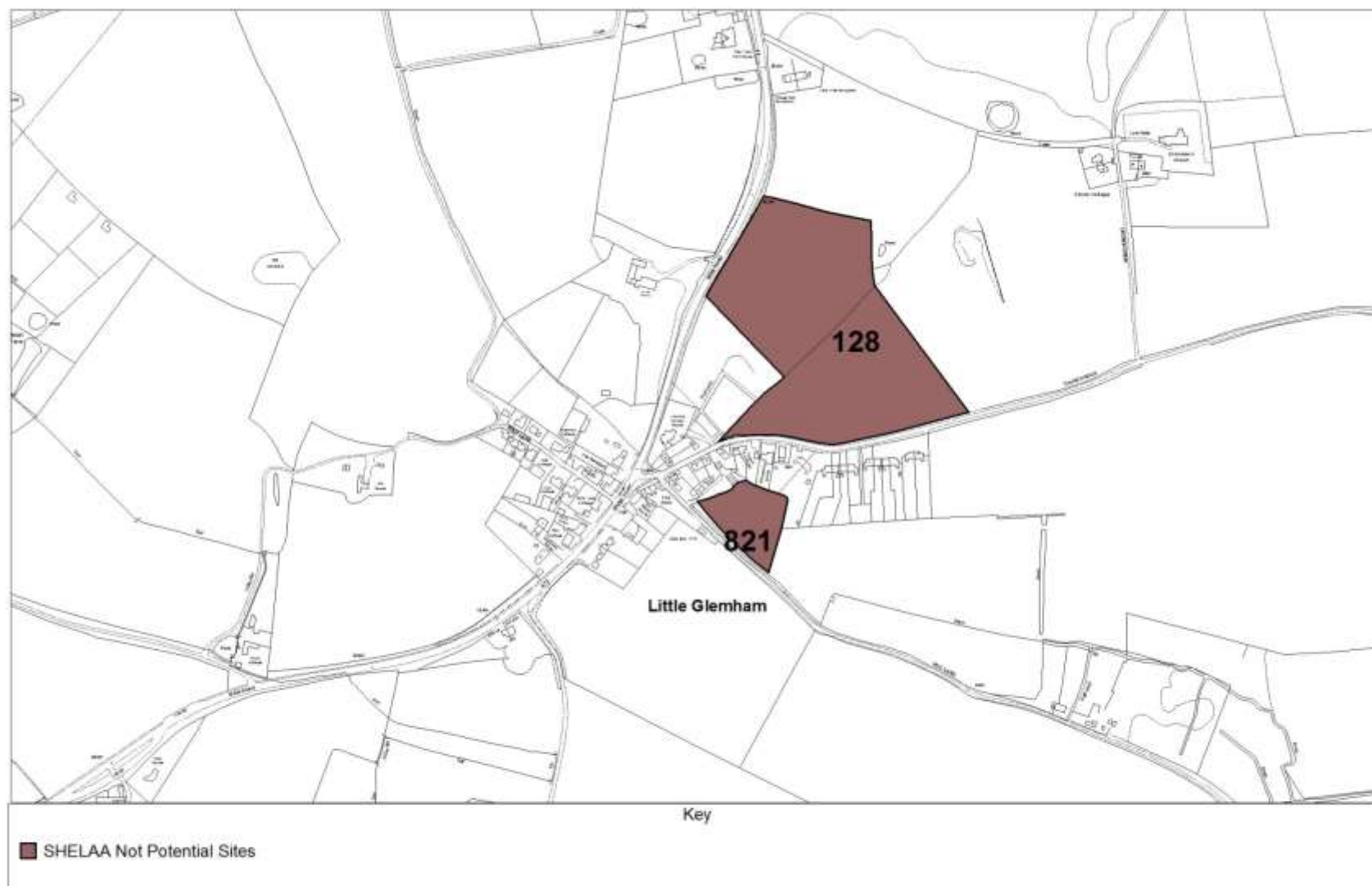


Linstead Parva
Suffolk Coastal District Council



Little Bealings **Suffolk Coastal District Council**

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Little Glemham **Suffolk Coastal District Council**

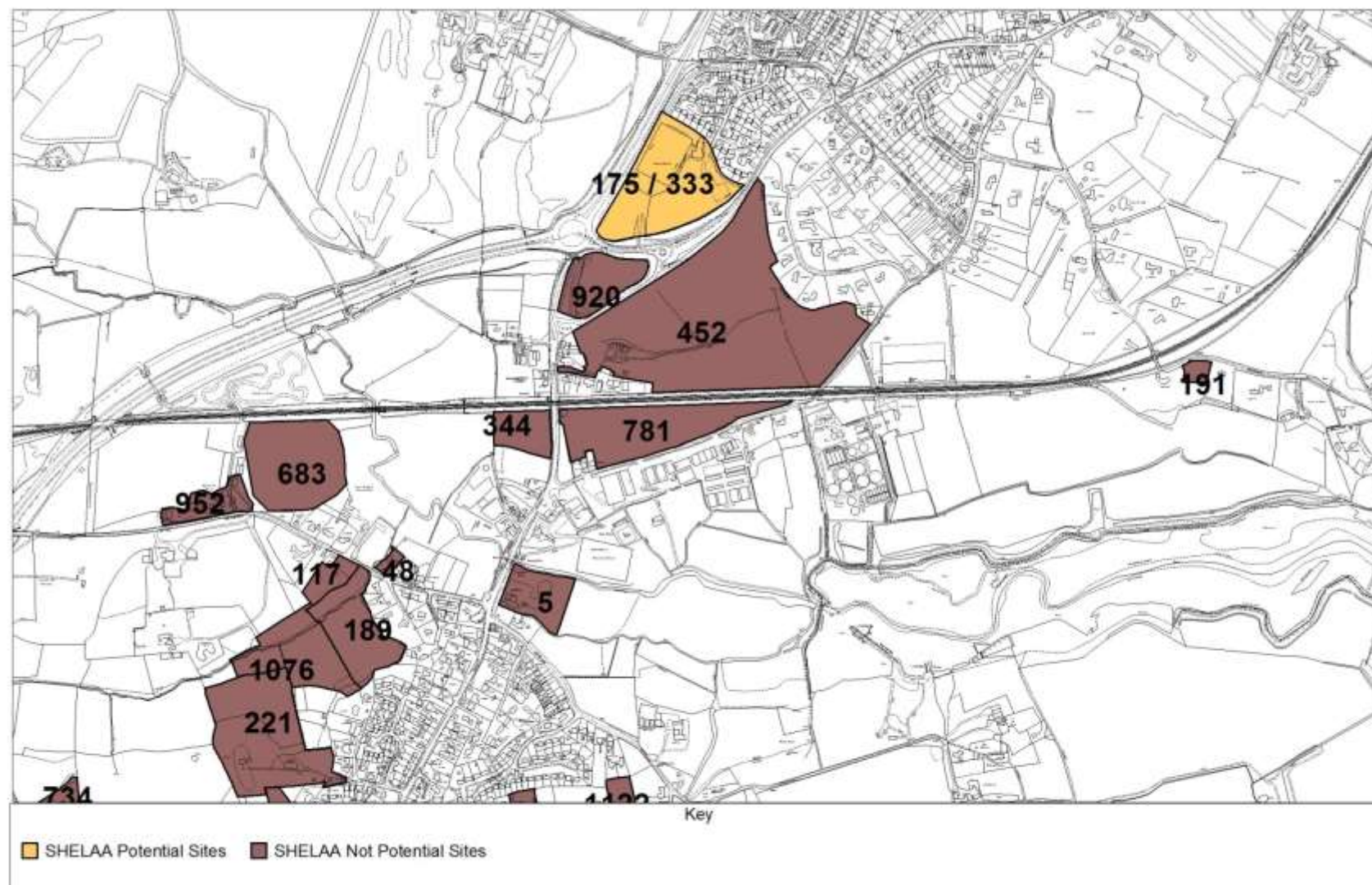
Scale 1:5000
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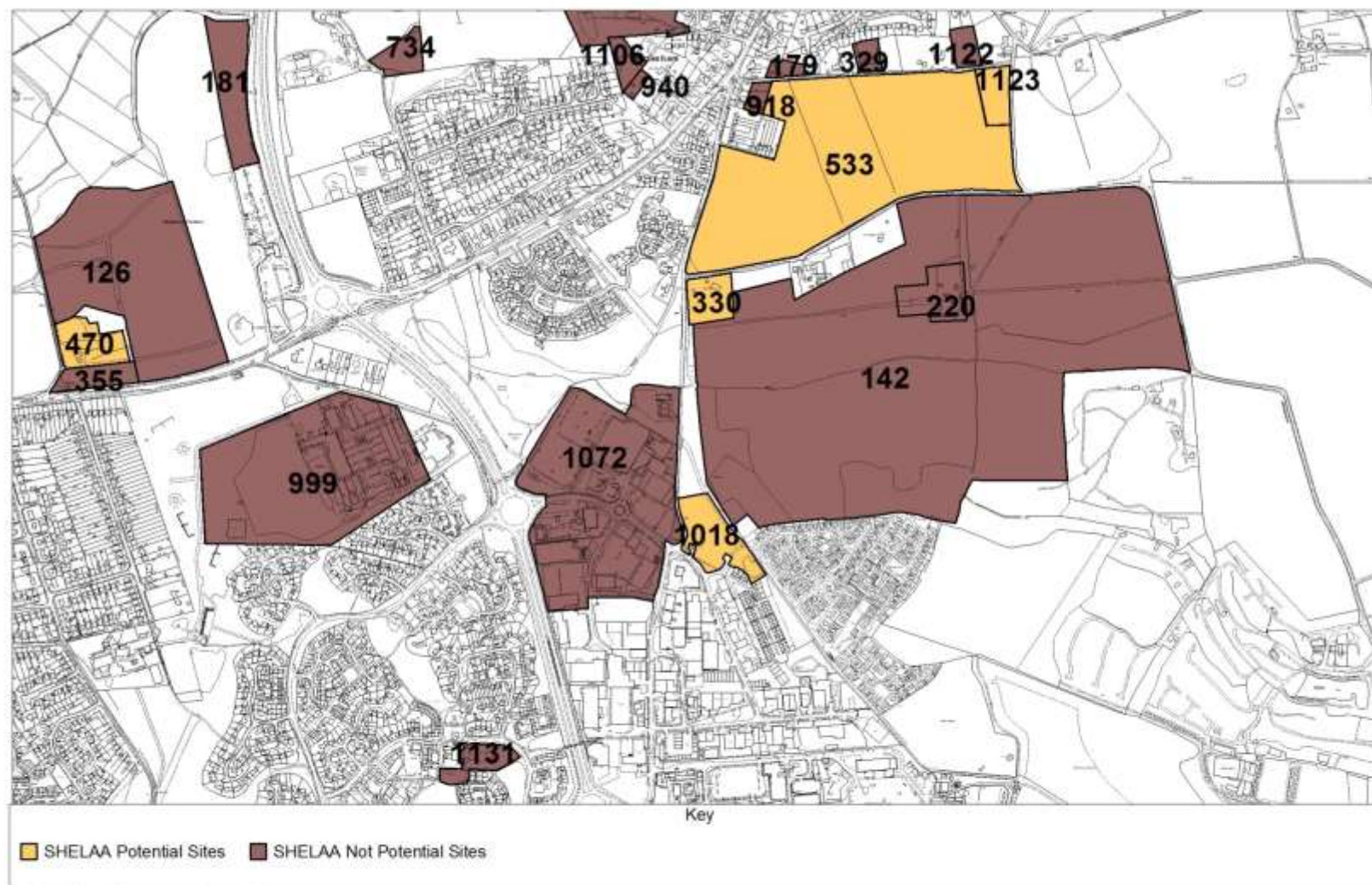


Marlesford
Suffolk Coastal District Council

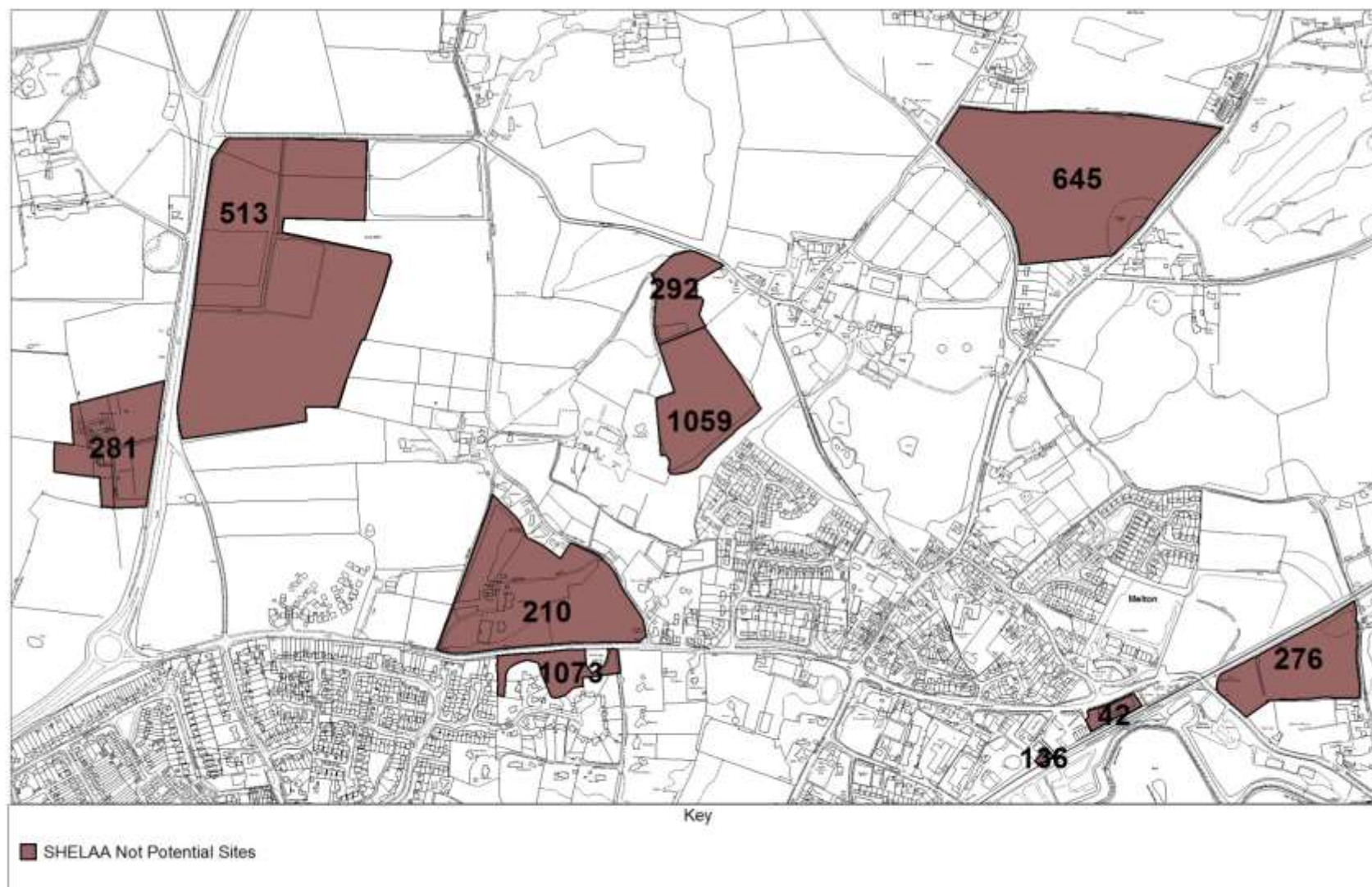
Scale 1:5000
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Martlesham (North) Suffolk Coastal District Council



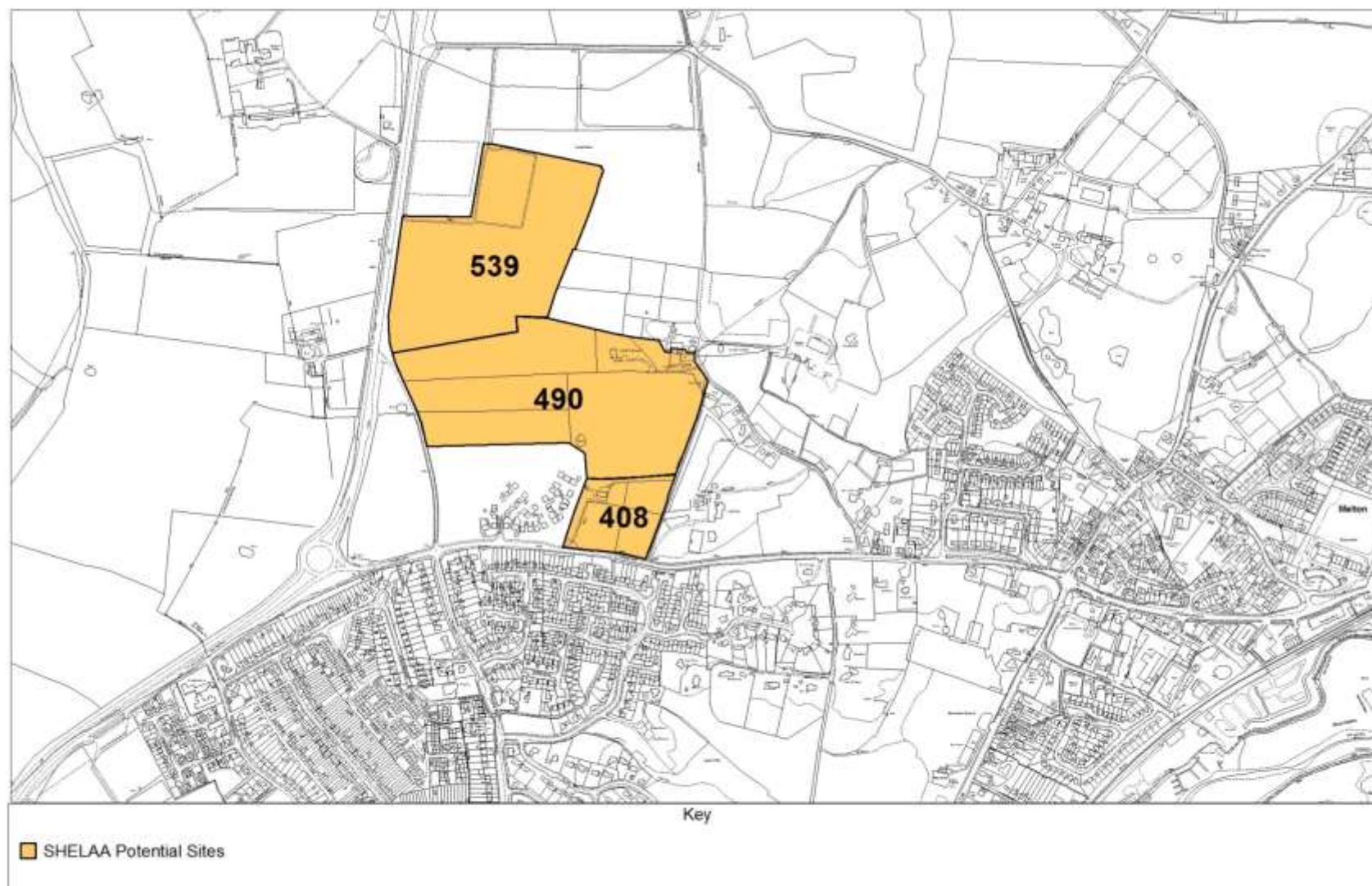
Martlesham (South)
Suffolk Coastal District Council



Melton
Suffolk Coastal District Council

Scale 1:9000
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Melton
Suffolk Coastal District Council

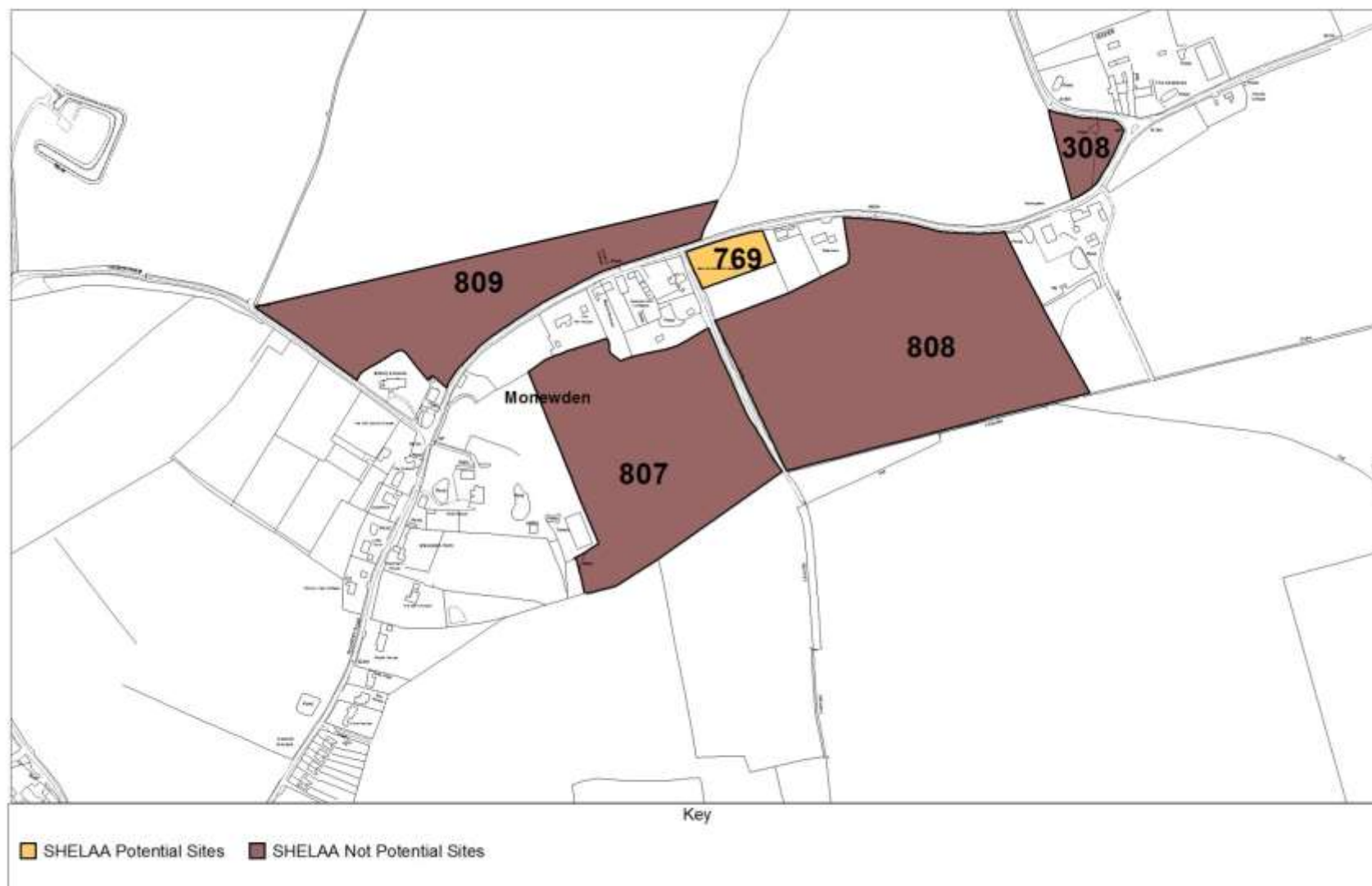
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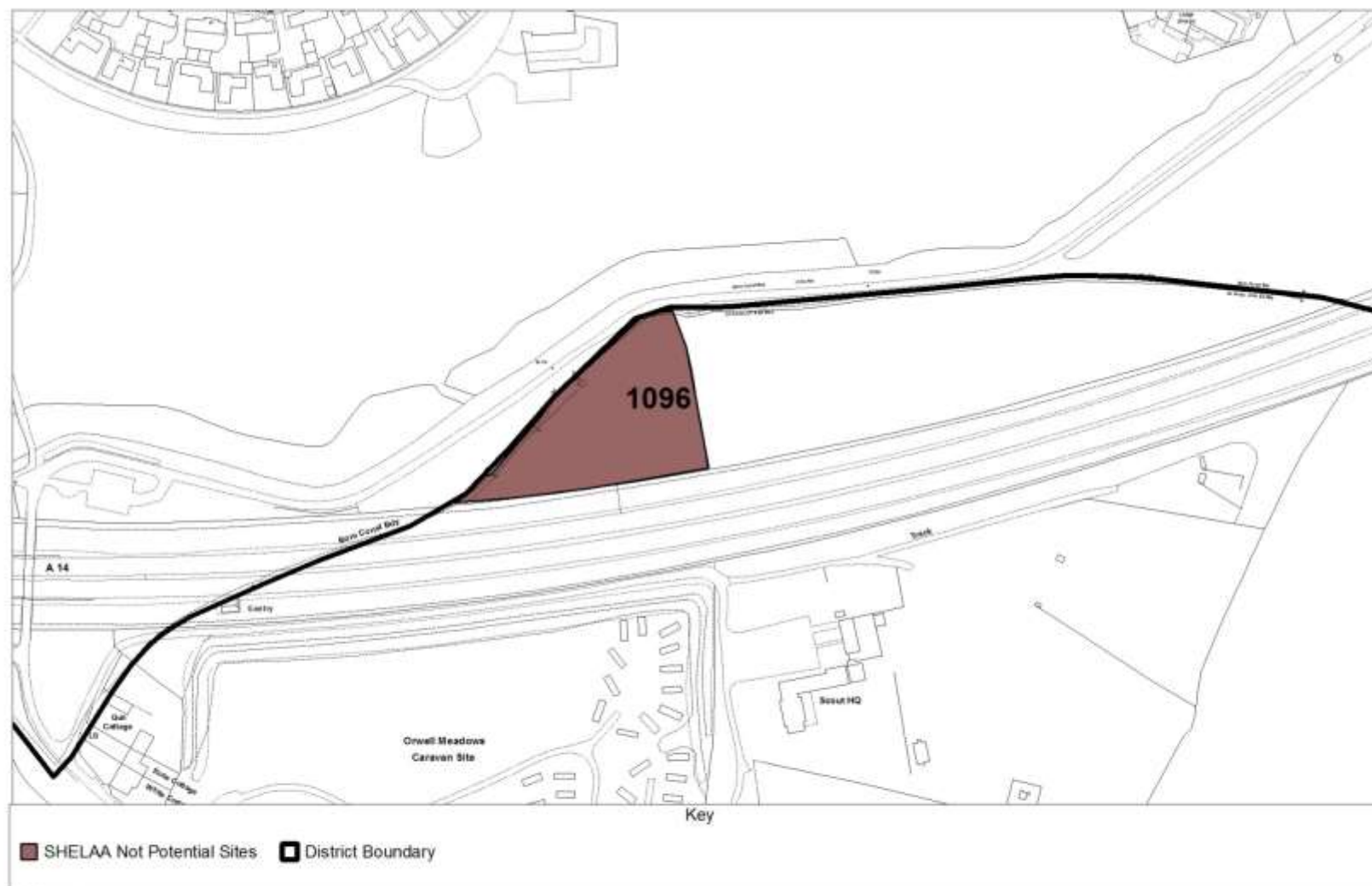


Middleton
Suffolk Coastal District Council

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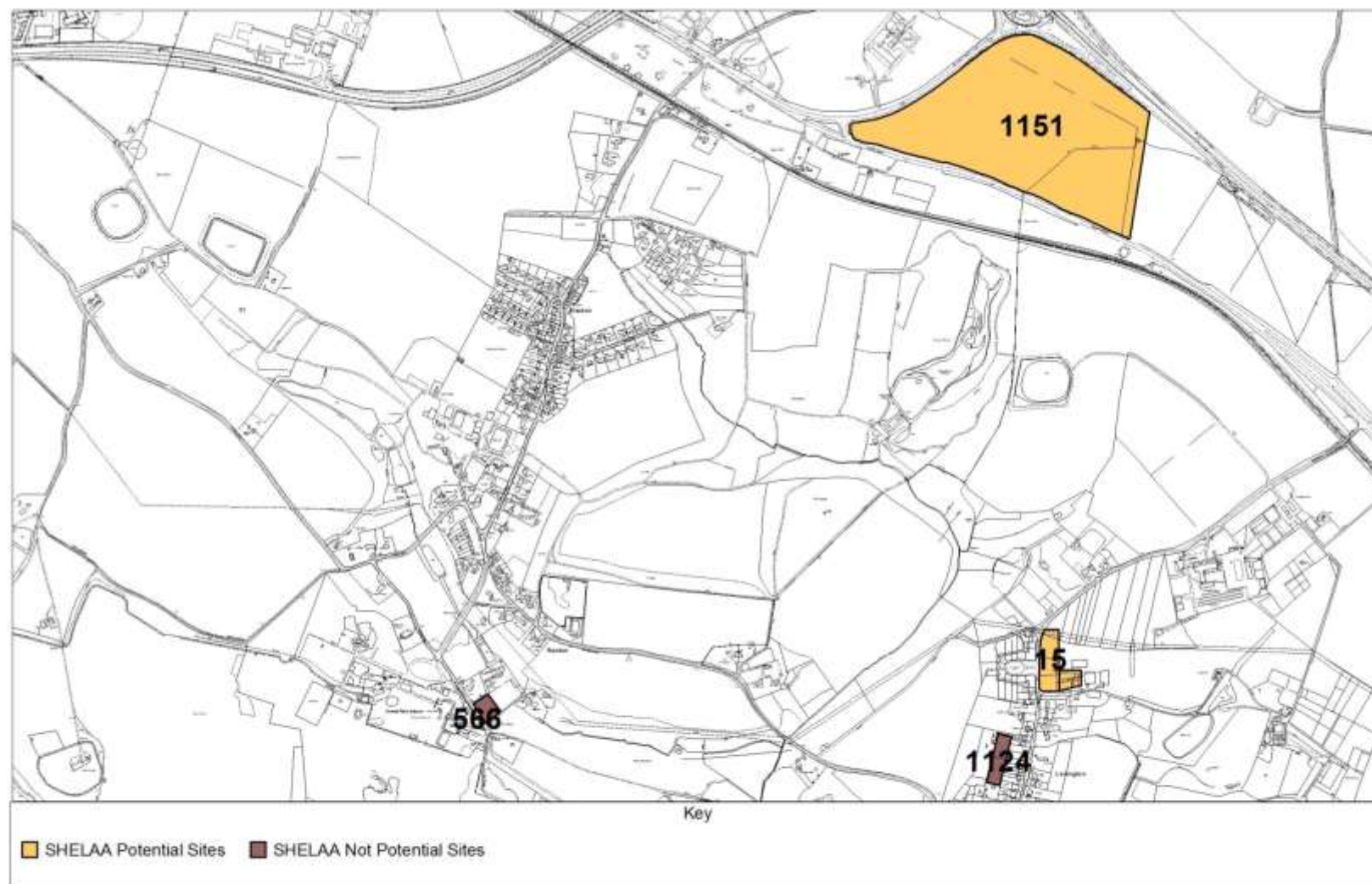




Nacton
Suffolk Coastal District Council

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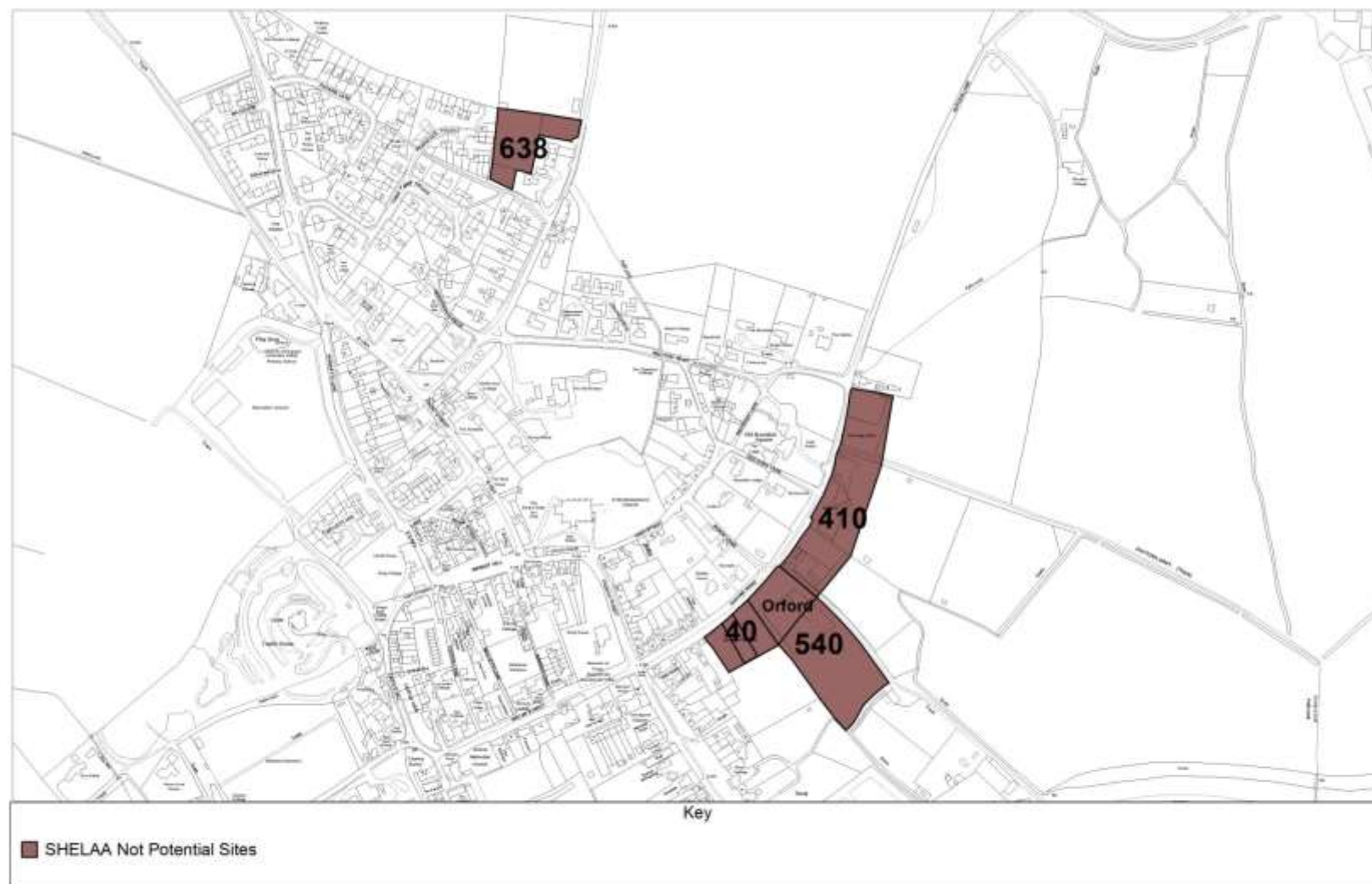




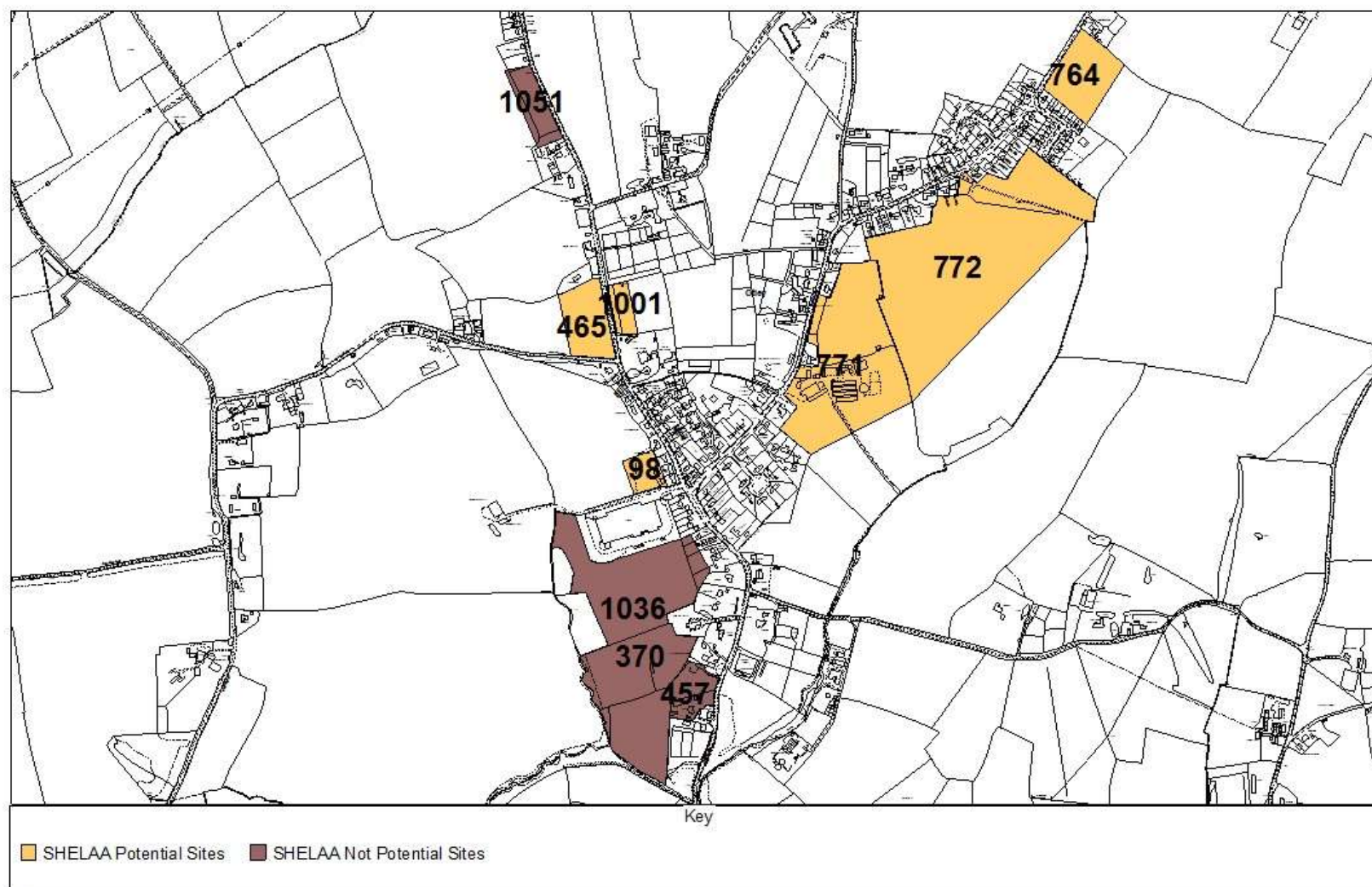
Nacton (with part of Levington) **Suffolk Coastal District Council**

Scale 1:13000
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Orford
Suffolk Coastal District Council



Otley
Suffolk Coastal District Council



Parham (inc. part of Marlesford)
Suffolk Coastal District Council

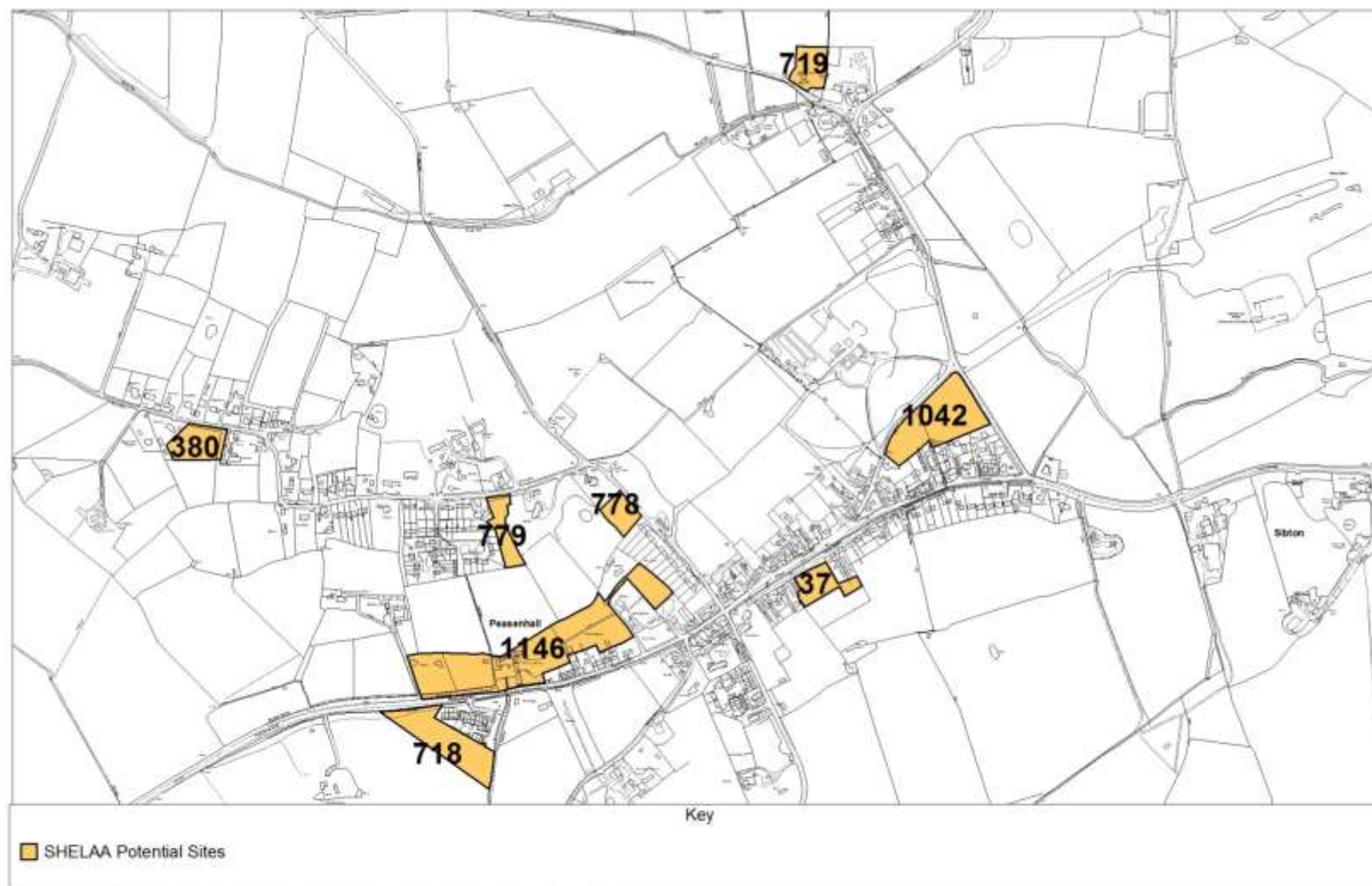
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Peasenhall (with part of Sibton) (Not Potential Sites)
Suffolk Coastal District Council

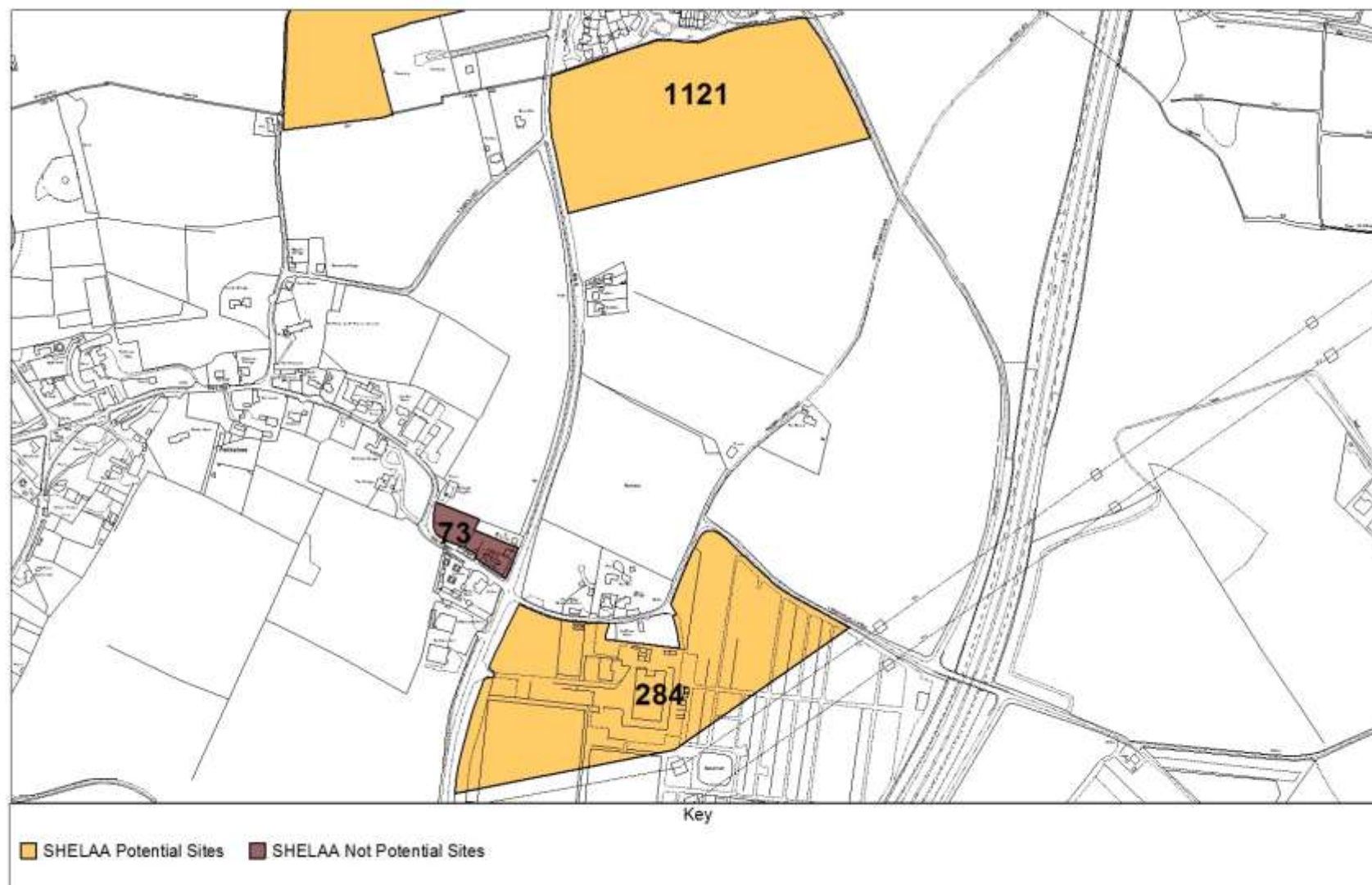
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Peasenhall (with part of Sibton) (Potential Sites)
Suffolk Coastal District Council

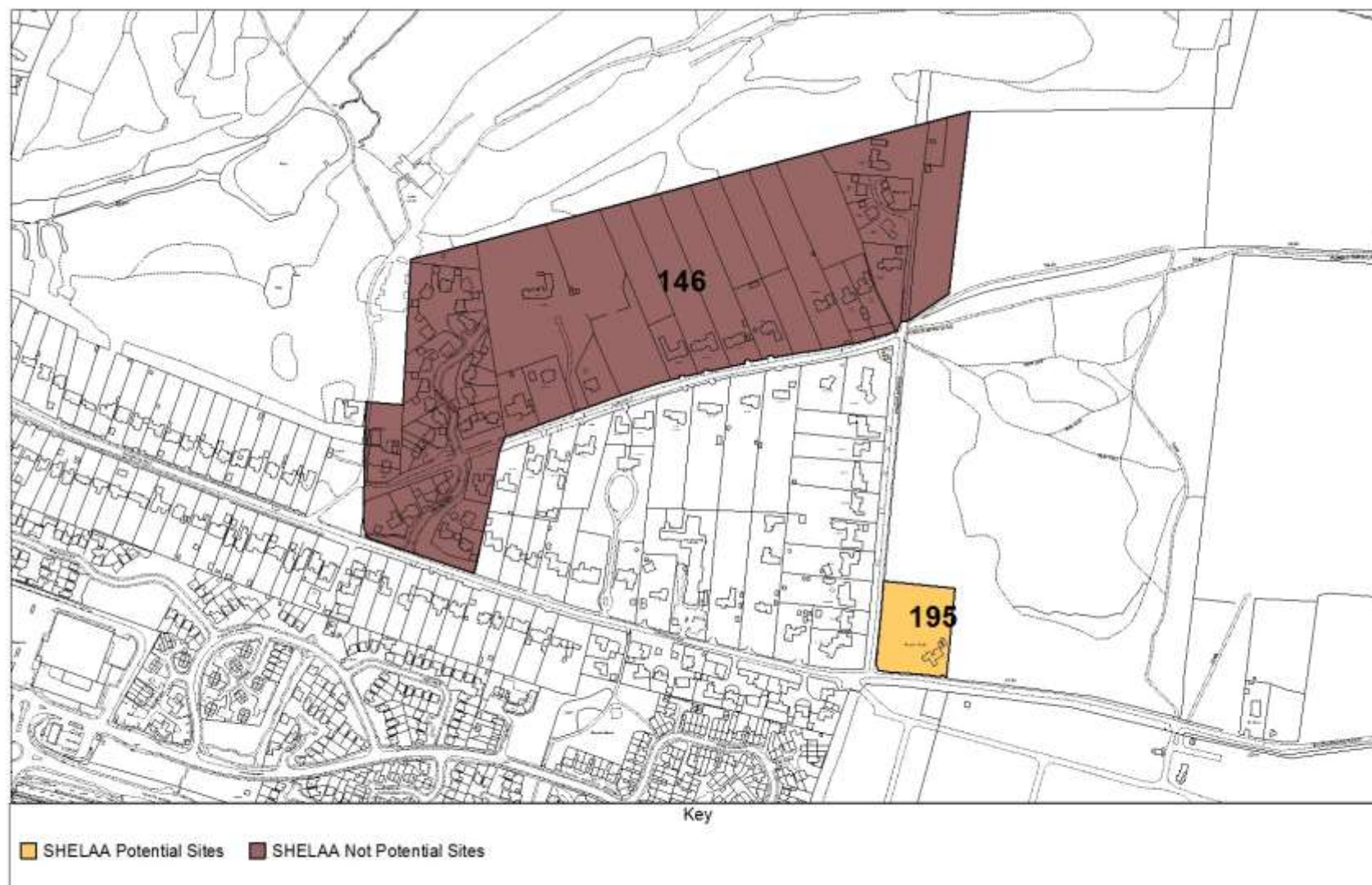
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Pettistree
Suffolk Coastal District Council

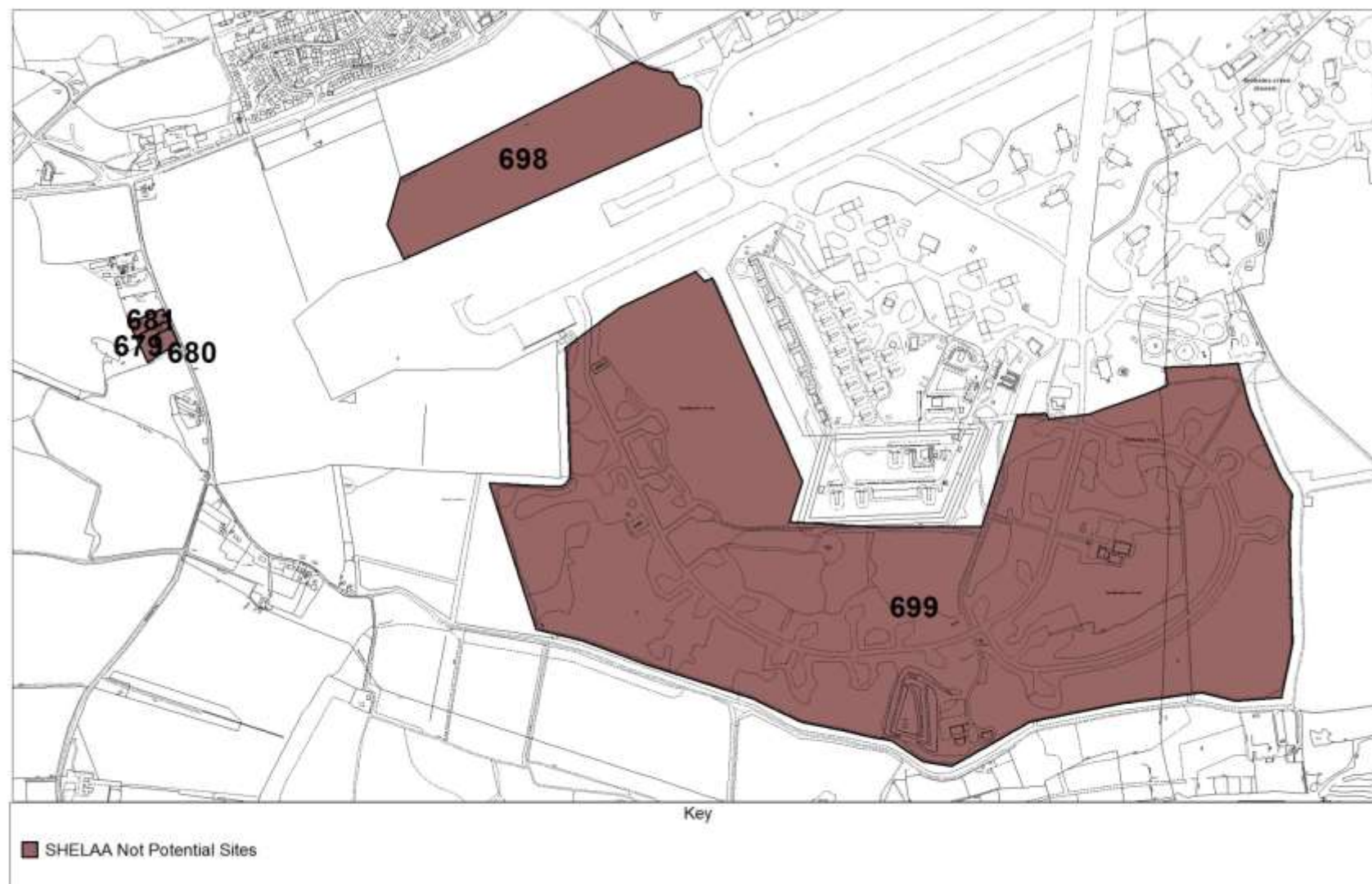
Scale 1:6000
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Purdis Farm
Suffolk Coastal District Council

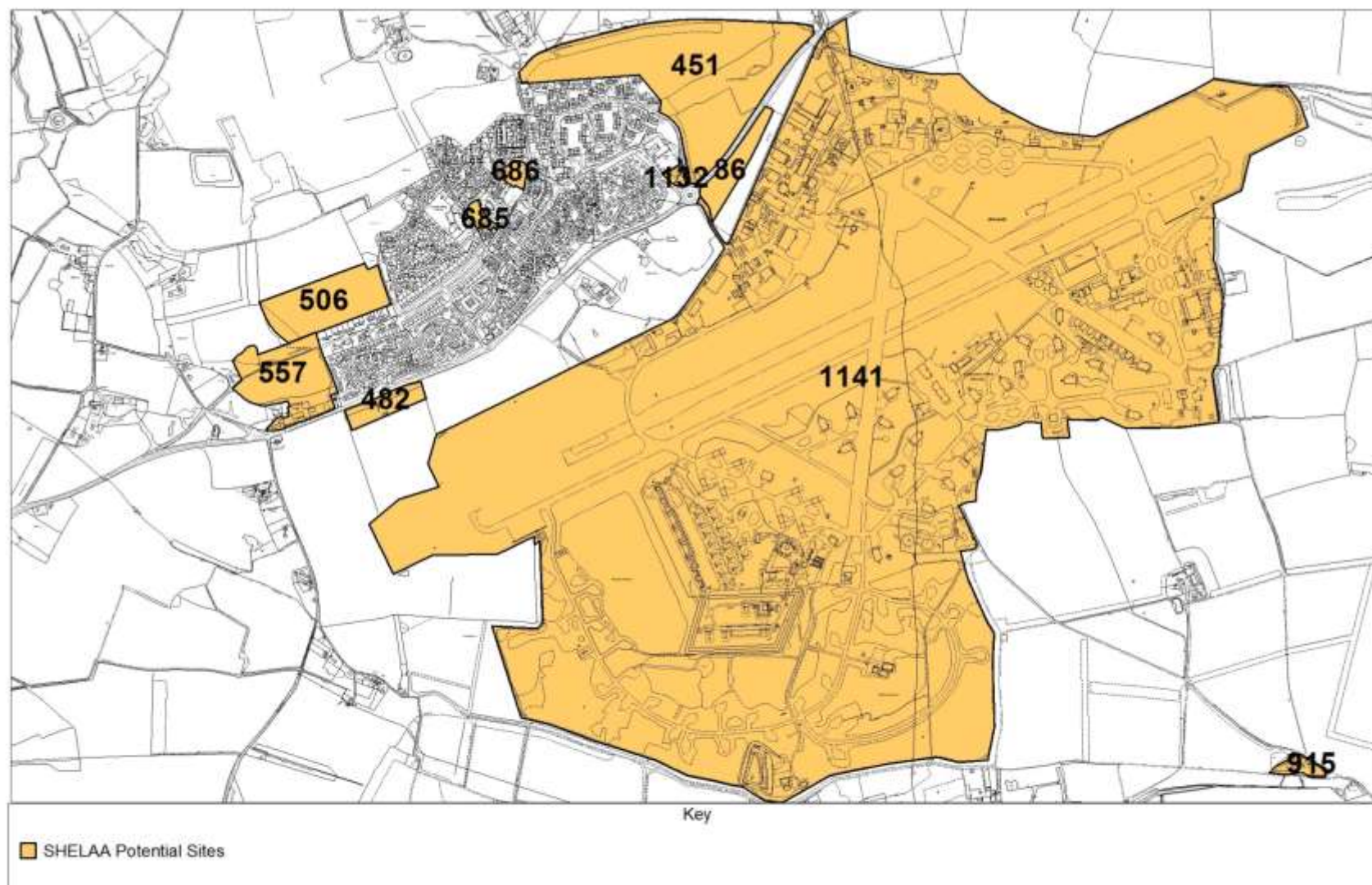
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Rendlesham (Not Potential Sites) **Suffolk Coastal District Council**

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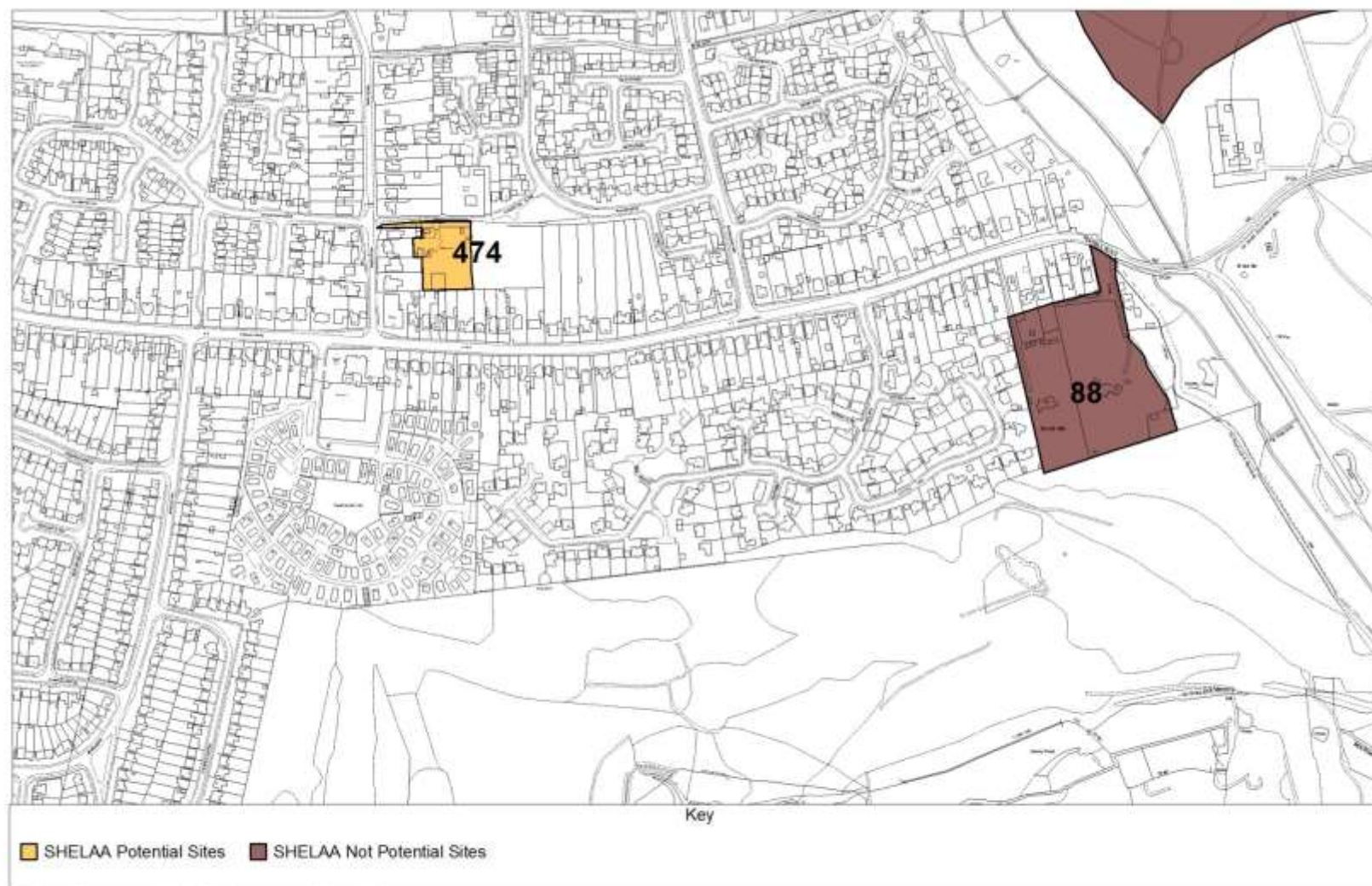




Rendlesham (Potential Sites) **Suffolk Coastal District Council**

Scale 1:16000
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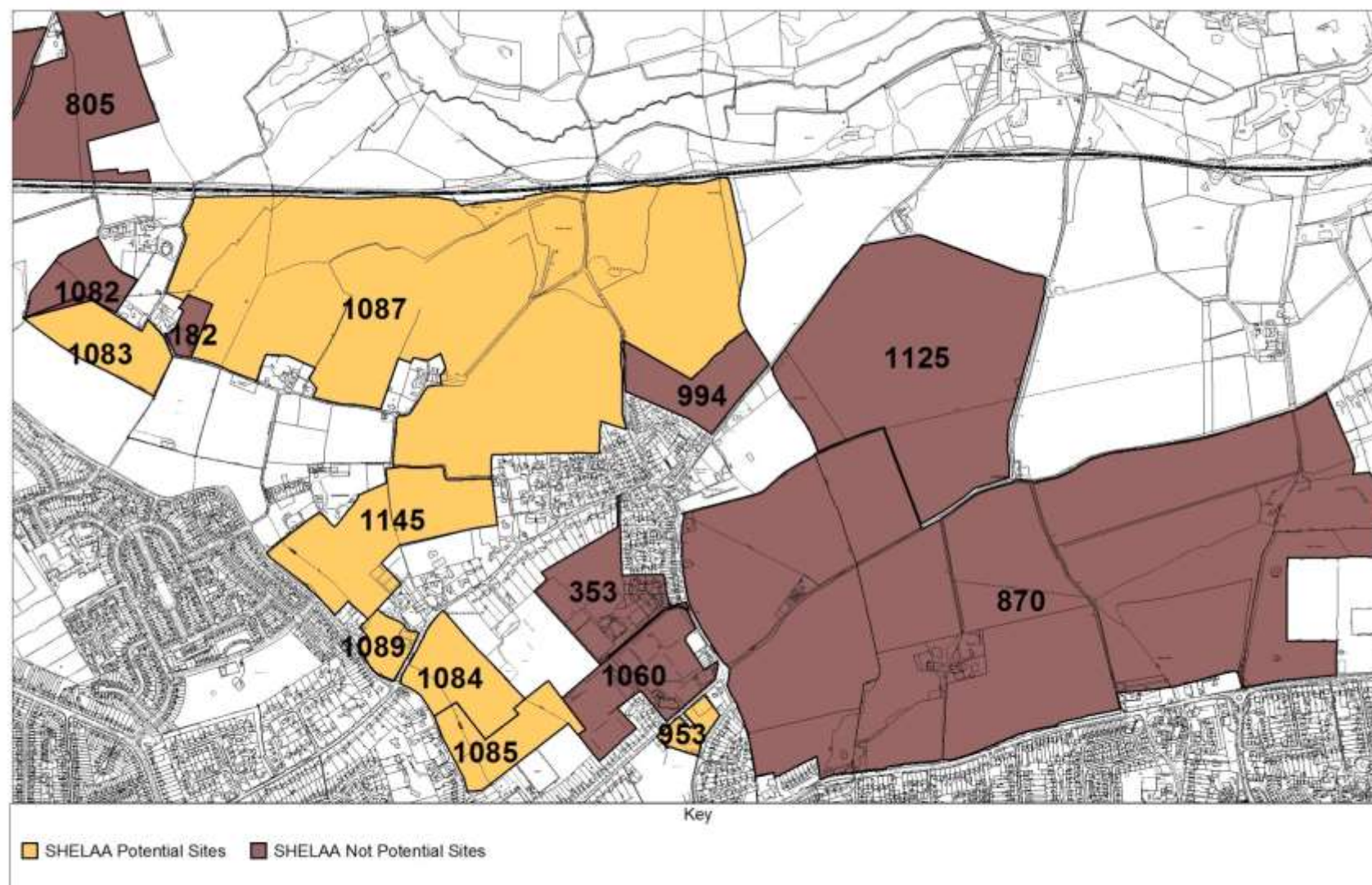


Rushmere St Andrew (South)
Suffolk Coastal District Council

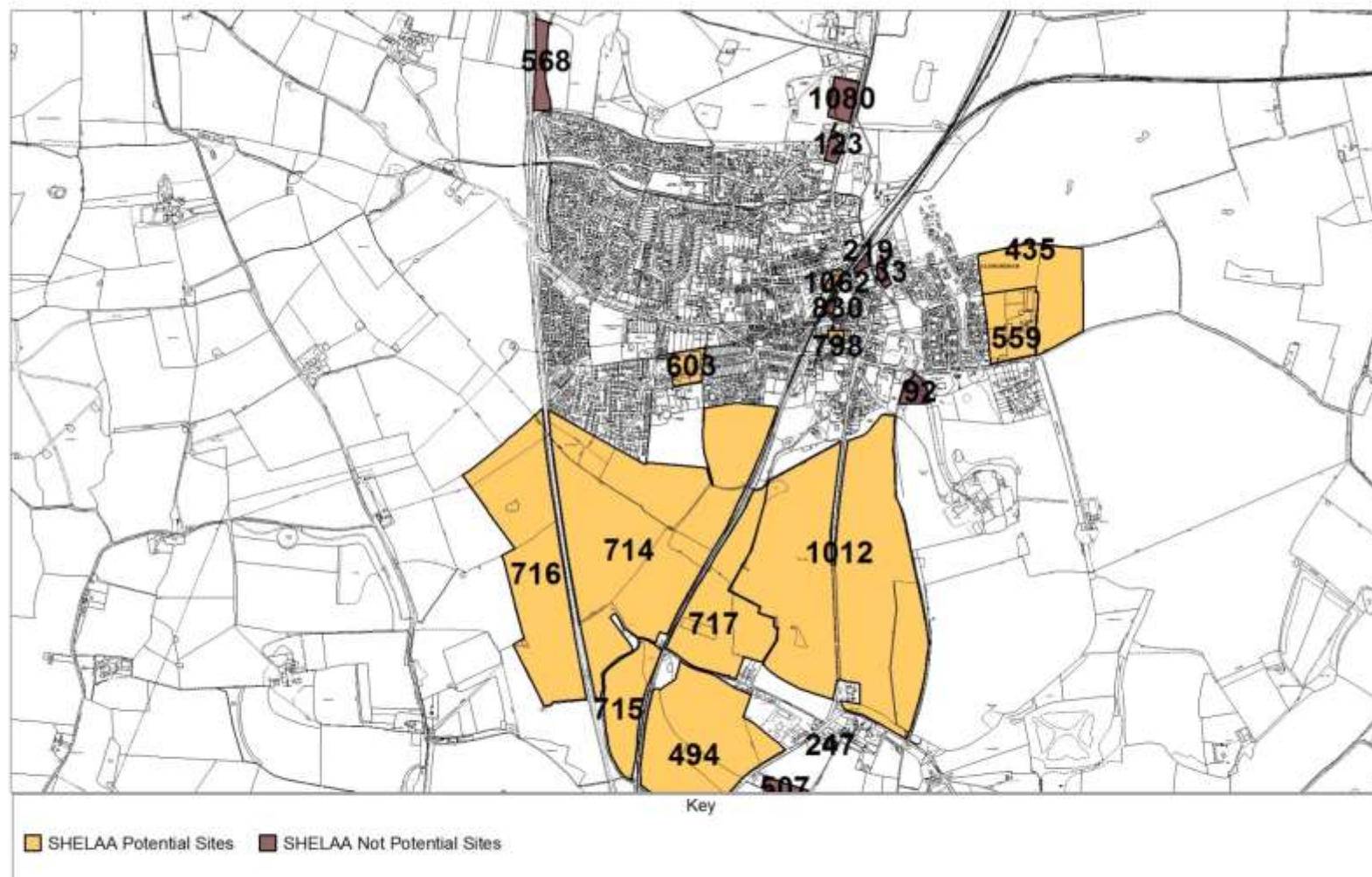
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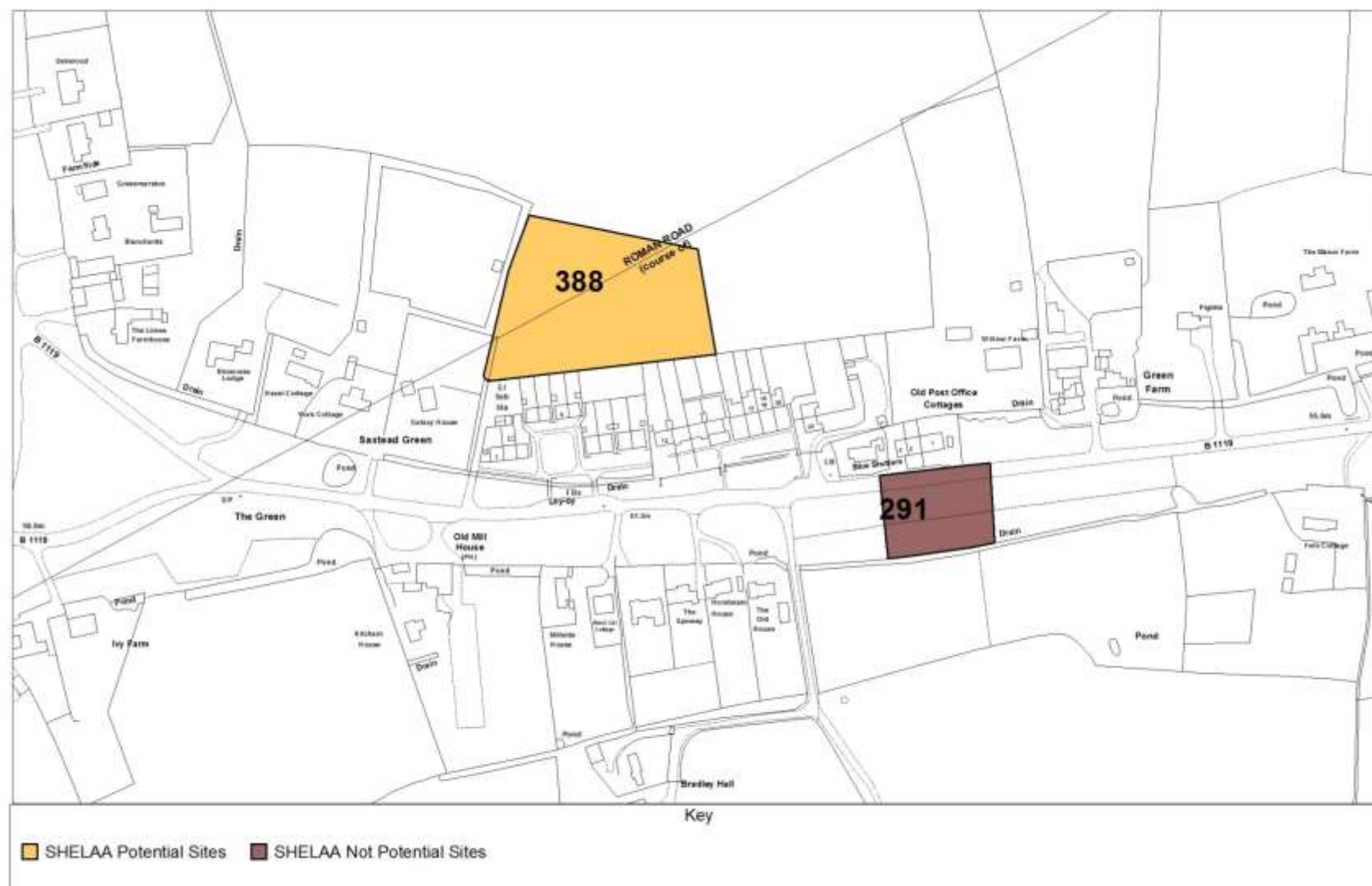


Rushmere St Andrew (inc. parts of Playford and Westerfield) **Suffolk Coastal District Council**



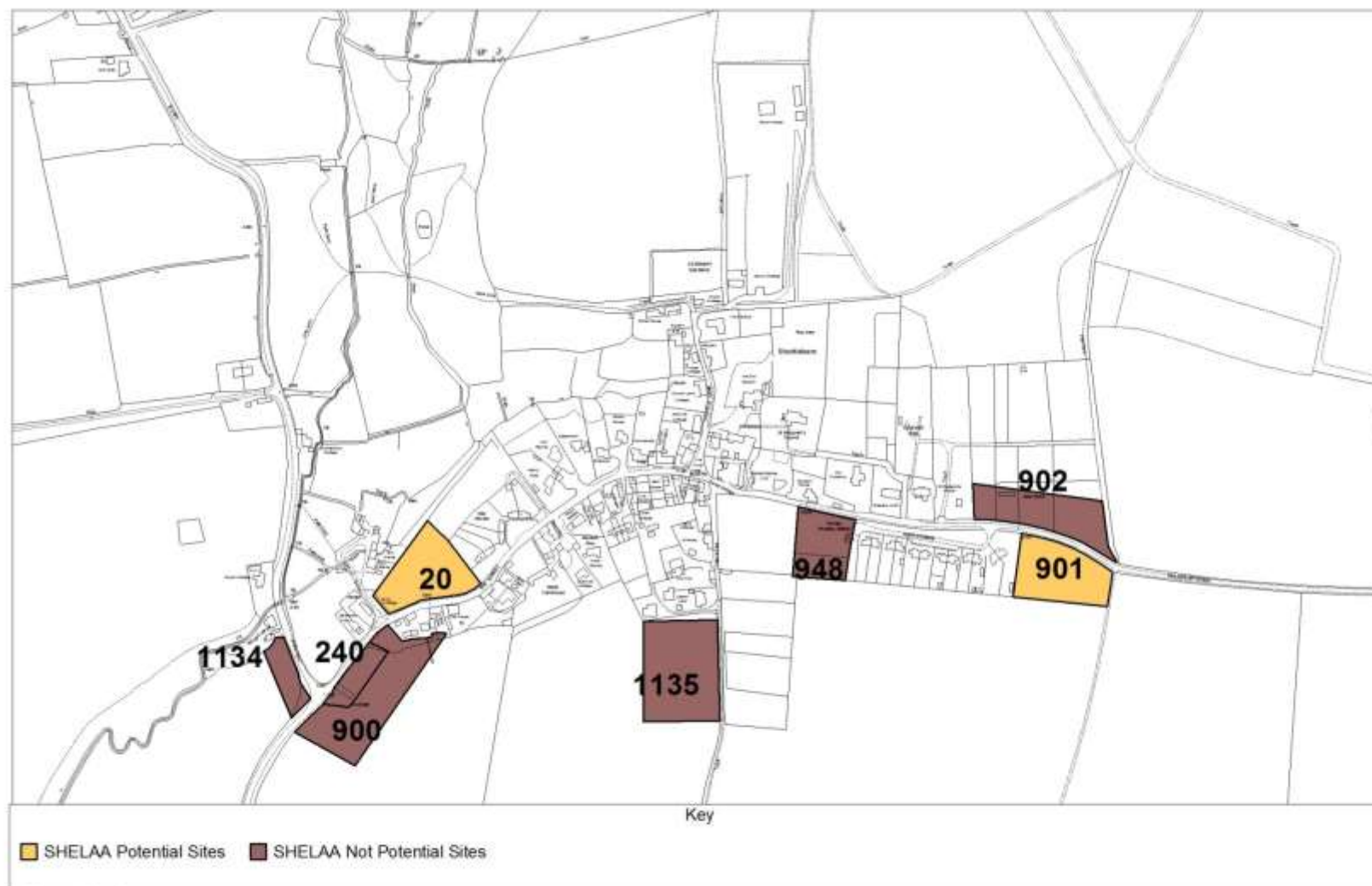
Saxmundham (inc. part of Benhall)
Suffolk Coastal District Council

Scale 1:16000
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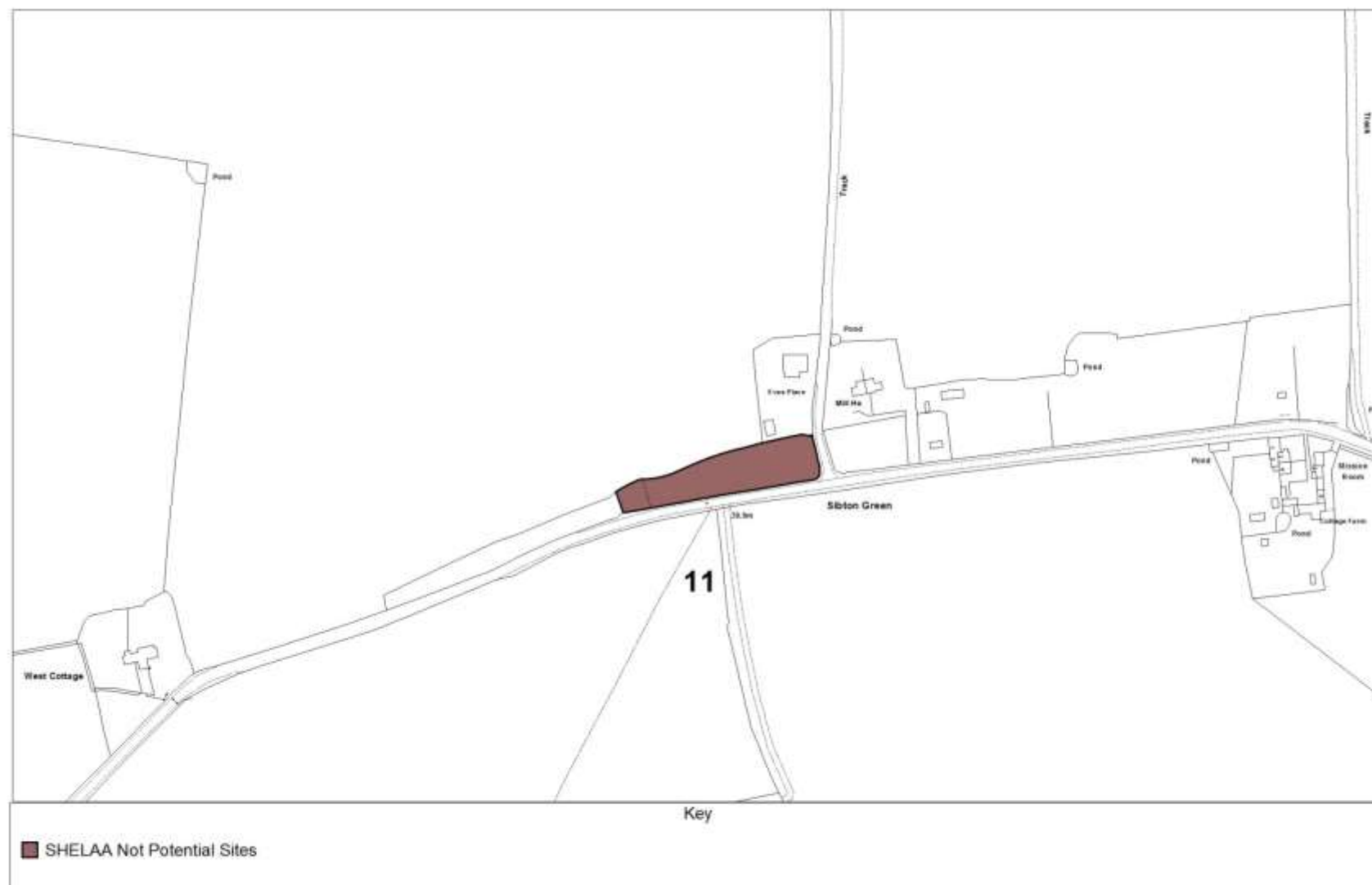
Saxtead
Suffolk Coastal District Council

Scale 1:2500
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Shottisham
Suffolk Coastal District Council

Scale 1:5000
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Sibton
Suffolk Coastal District Council

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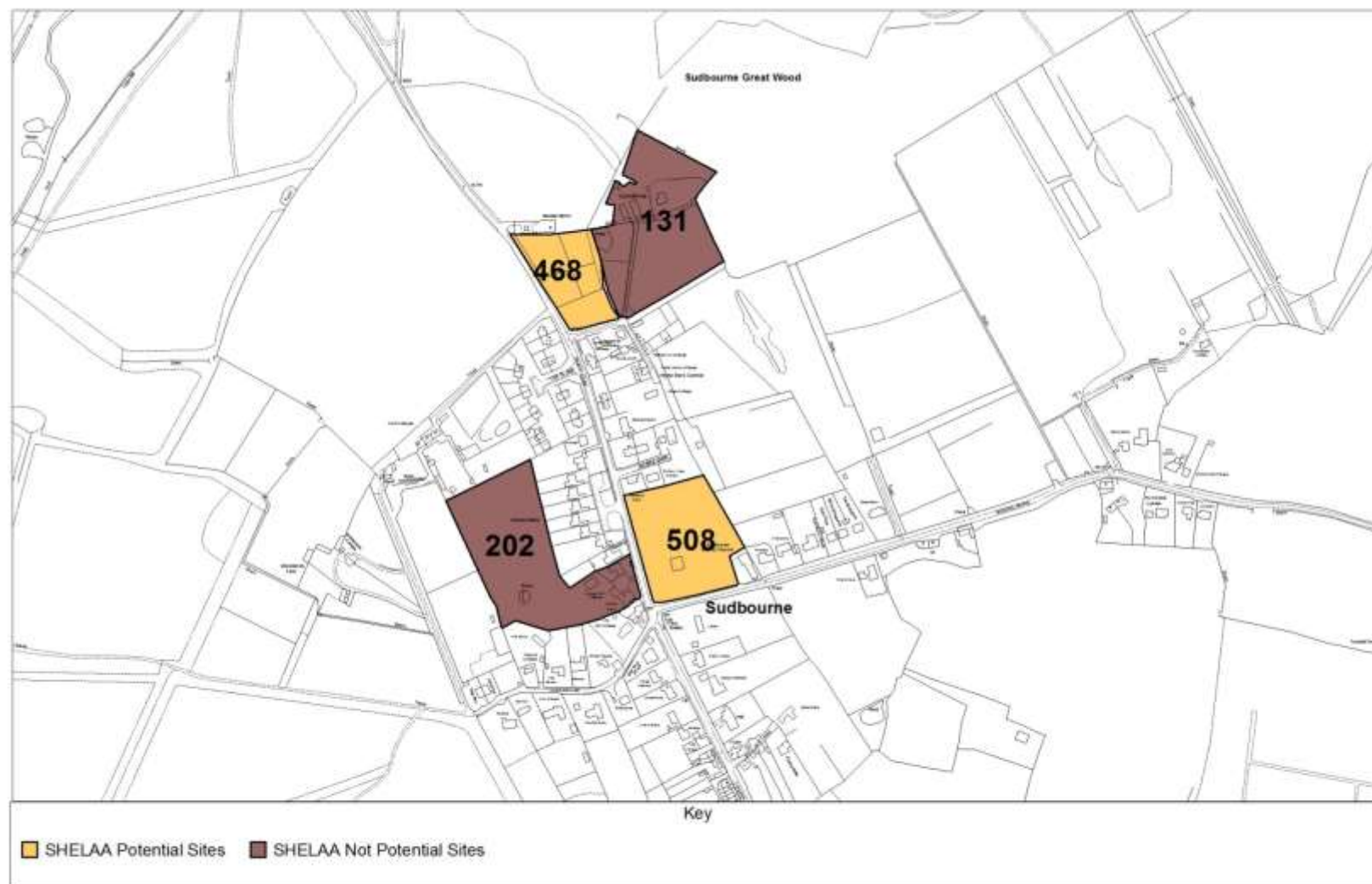
Snape
Suffolk Coastal District Council

Scale 1:7500
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Snape Maltings (Tunstall)
Suffolk Coastal District Council

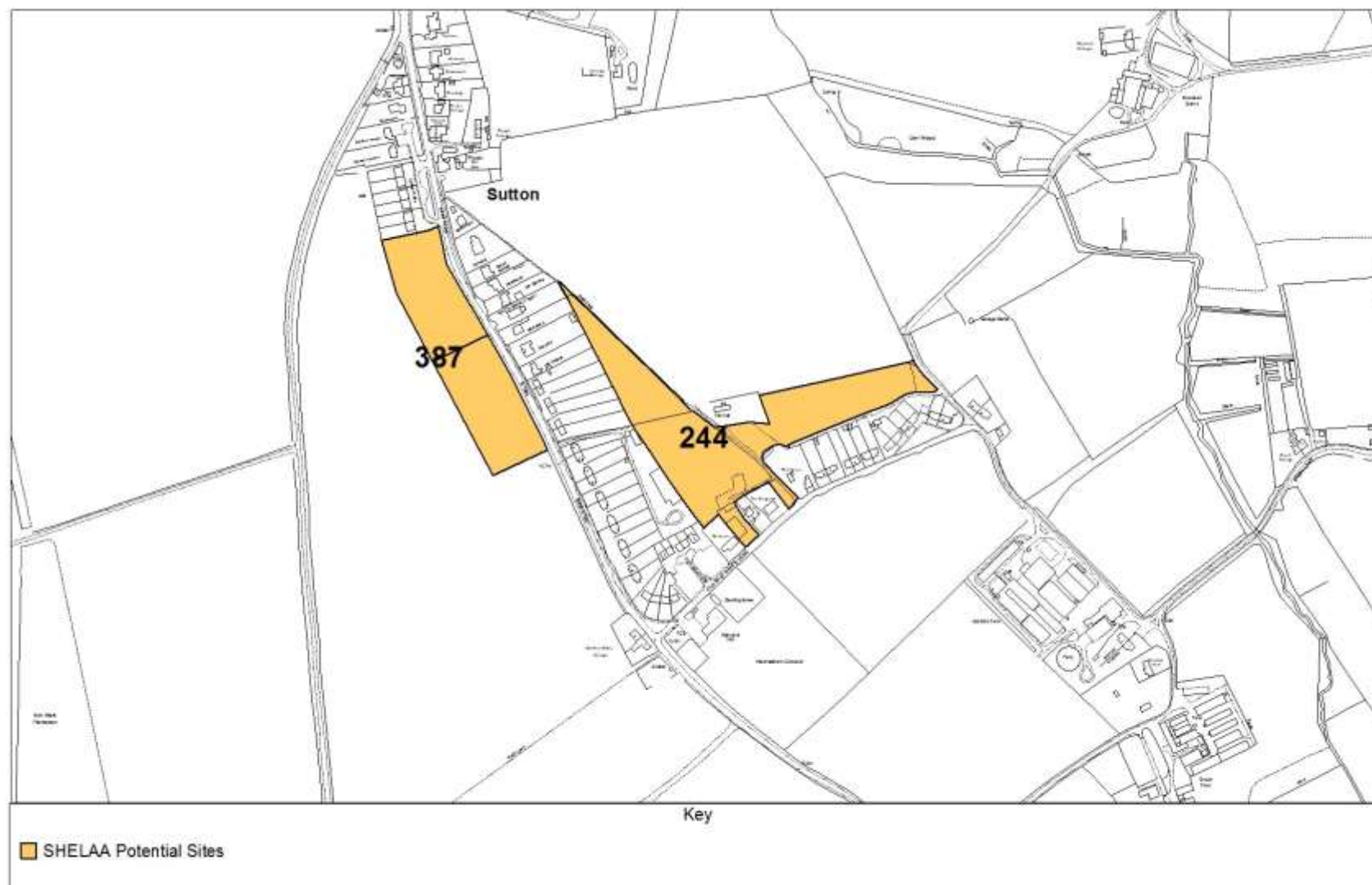
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Sudbourne
Suffolk Coastal District Council

Scale 1:5000
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Sutton
Suffolk Coastal District Council

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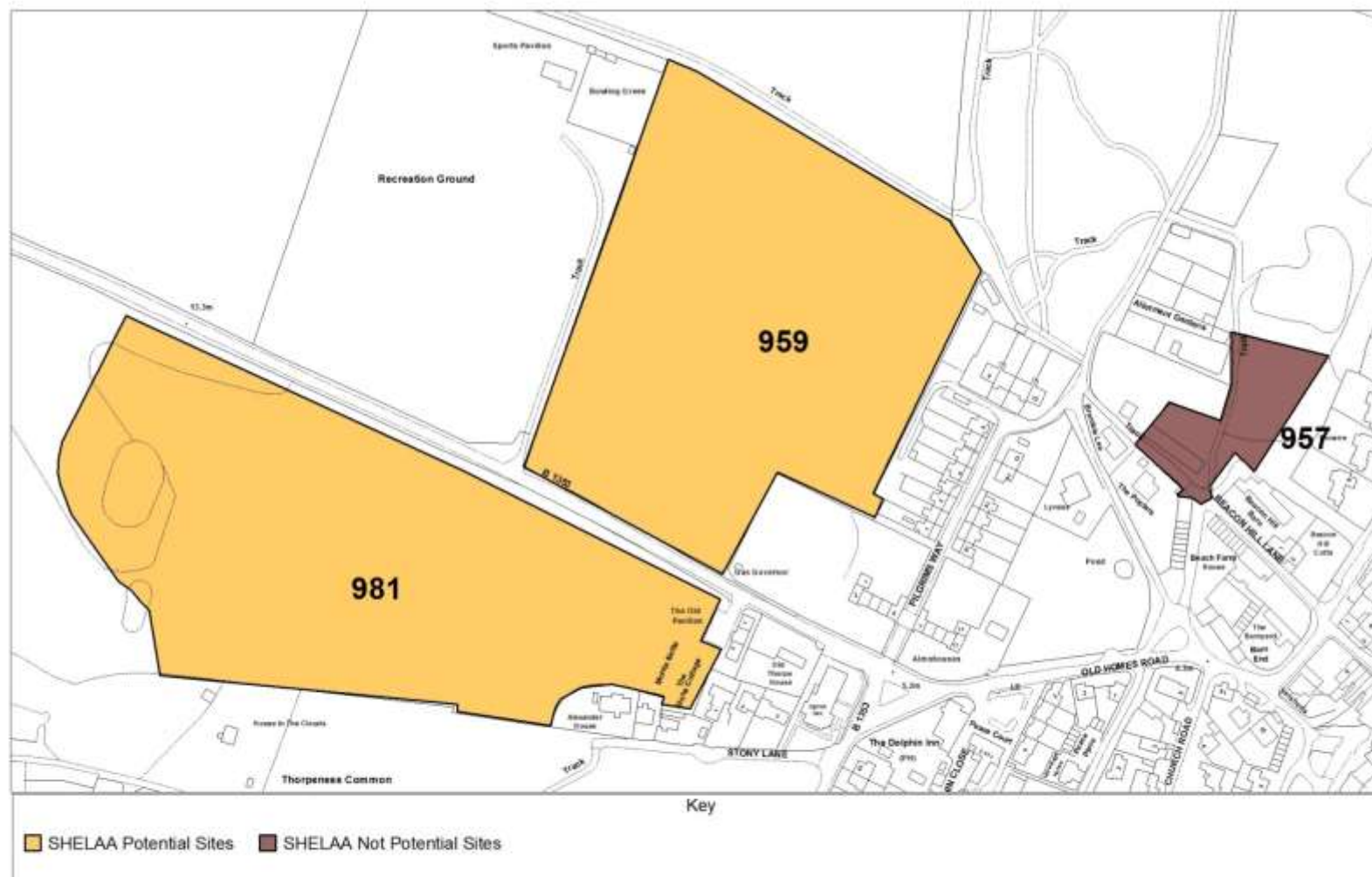


Sweffling
Suffolk Coastal District Council

Scale 1:5000

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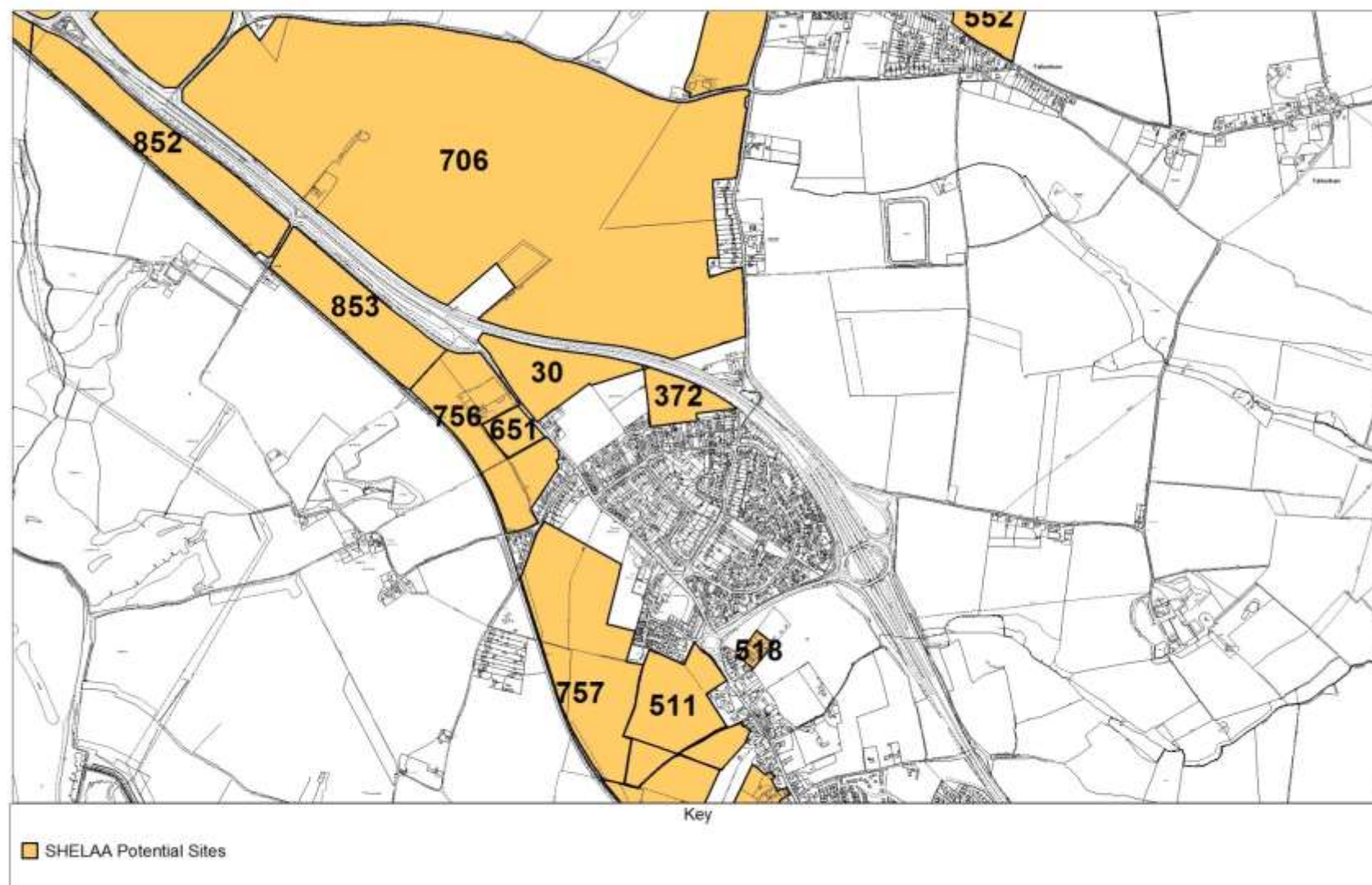




Thorpeness (inc. part of Aldringham)
Suffolk Coastal District Council

Scale 1:2500

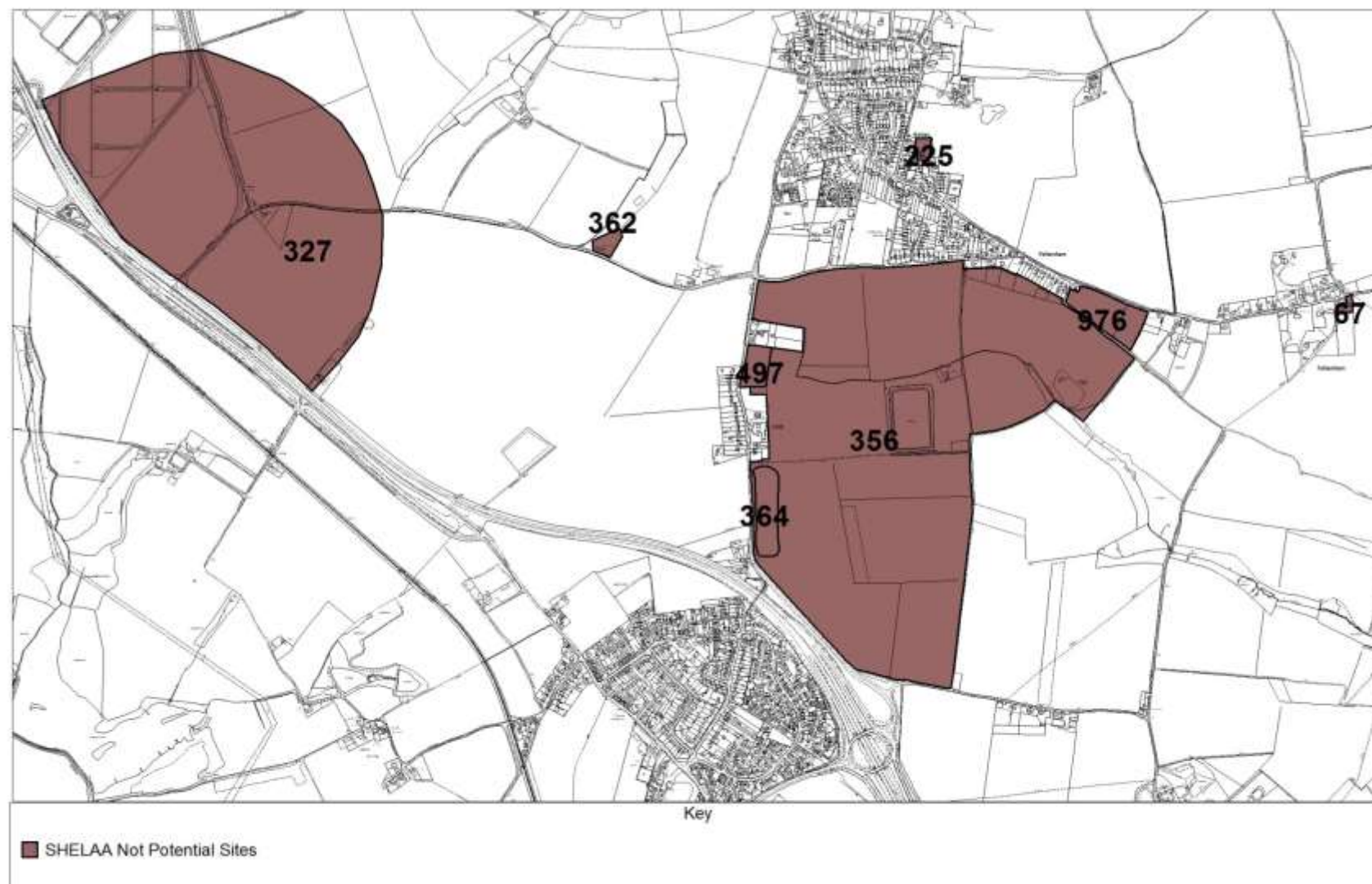
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Trimley St Martin (inc. parts of Trimley St Mary & Kirton)
Suffolk Coastal District Council

Scale 1:15000
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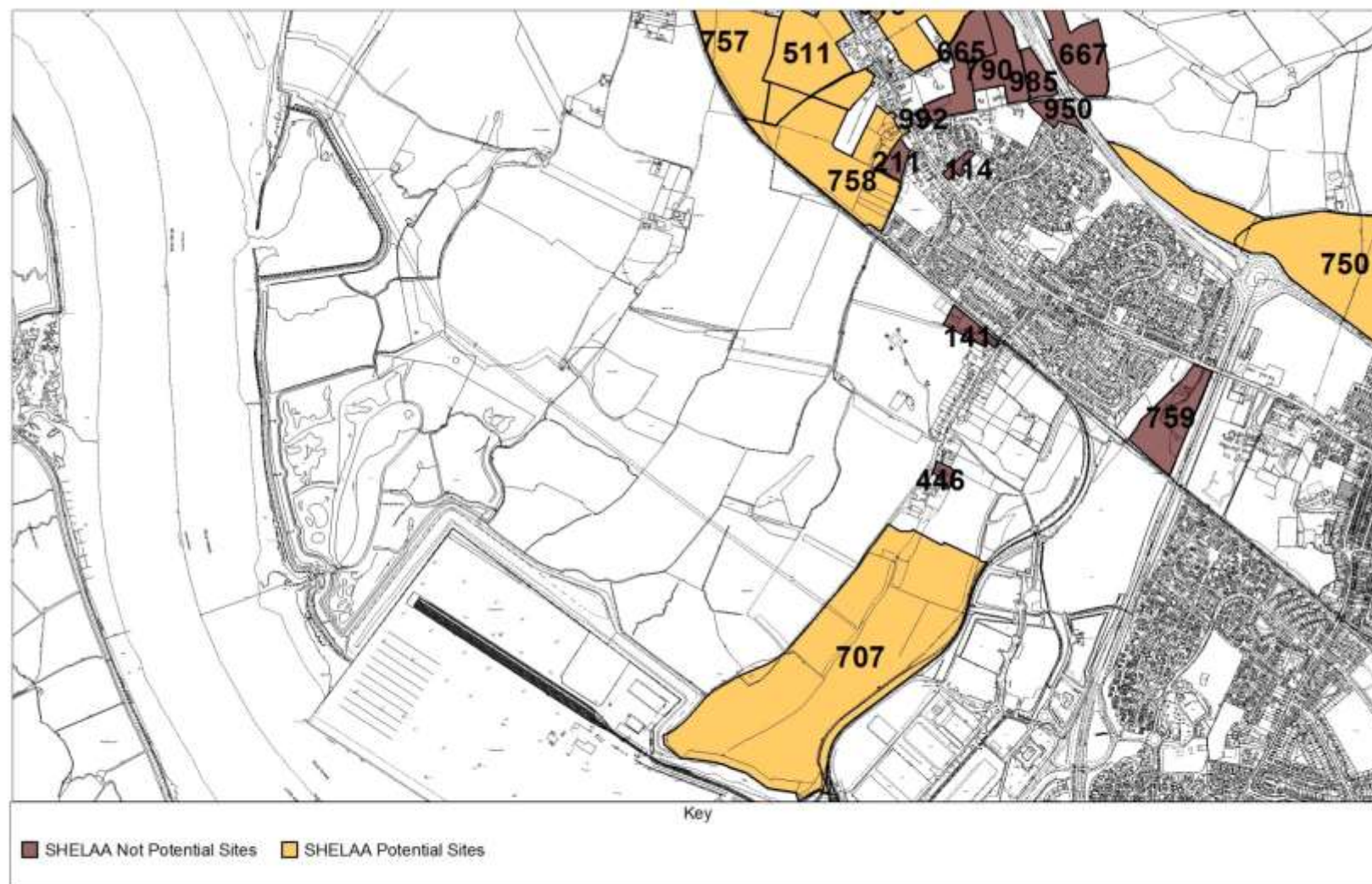




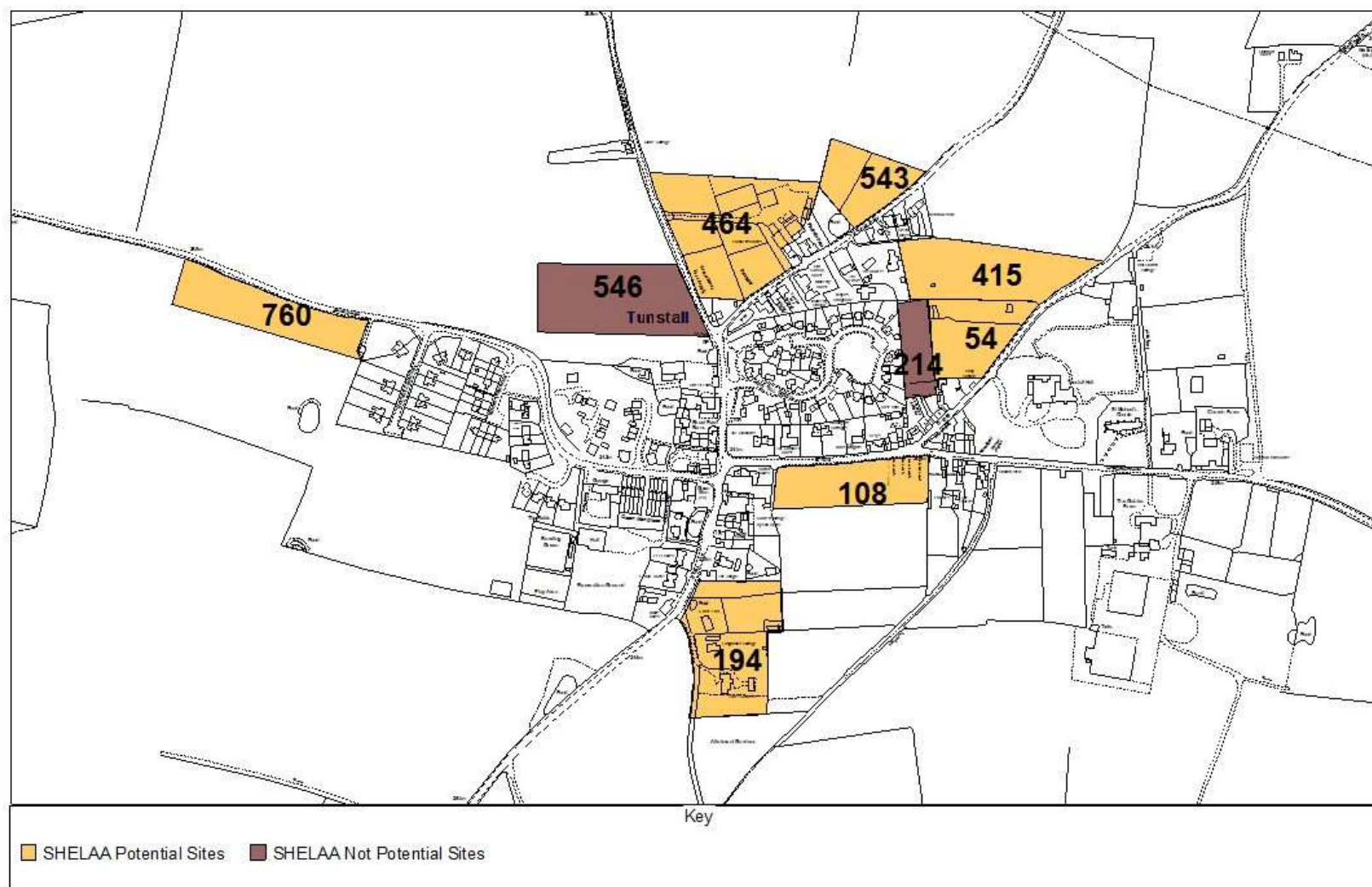
Trimley St Martin (inc. parts of Trimley St Mary & Kirton)
Suffolk Coastal District Council

Scale 1:15000
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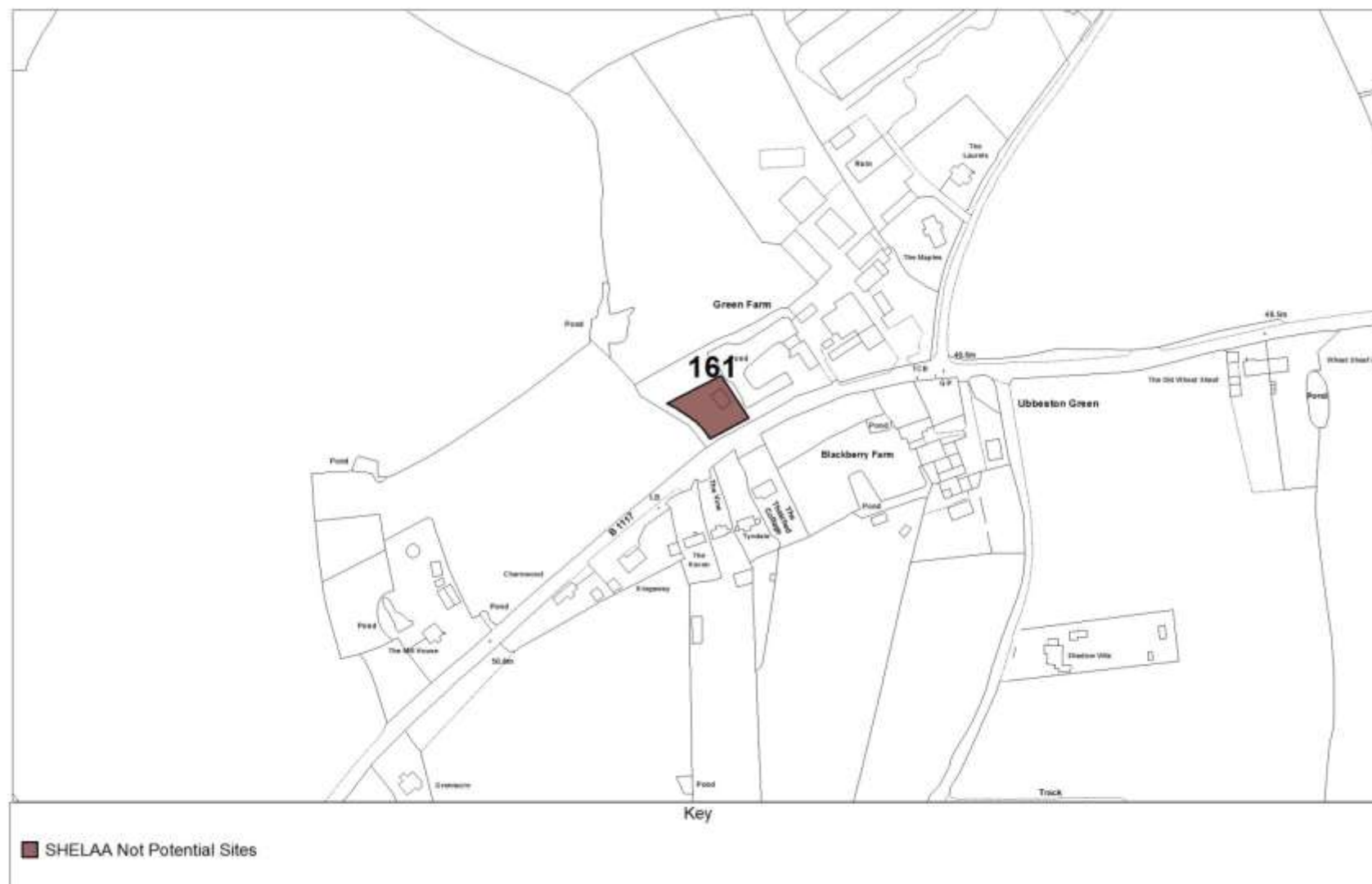




Tunstall Suffolk Coastal District Council

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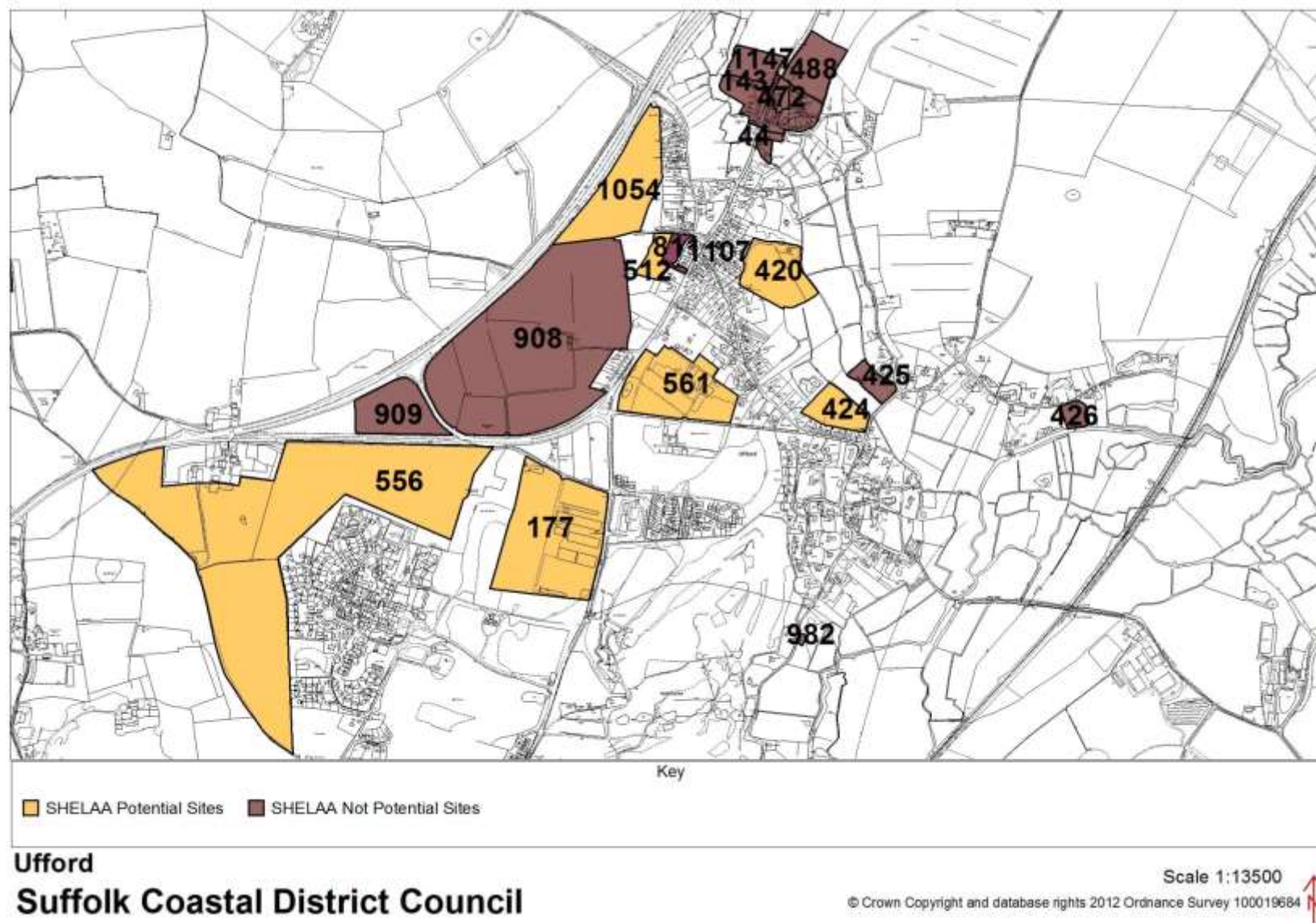


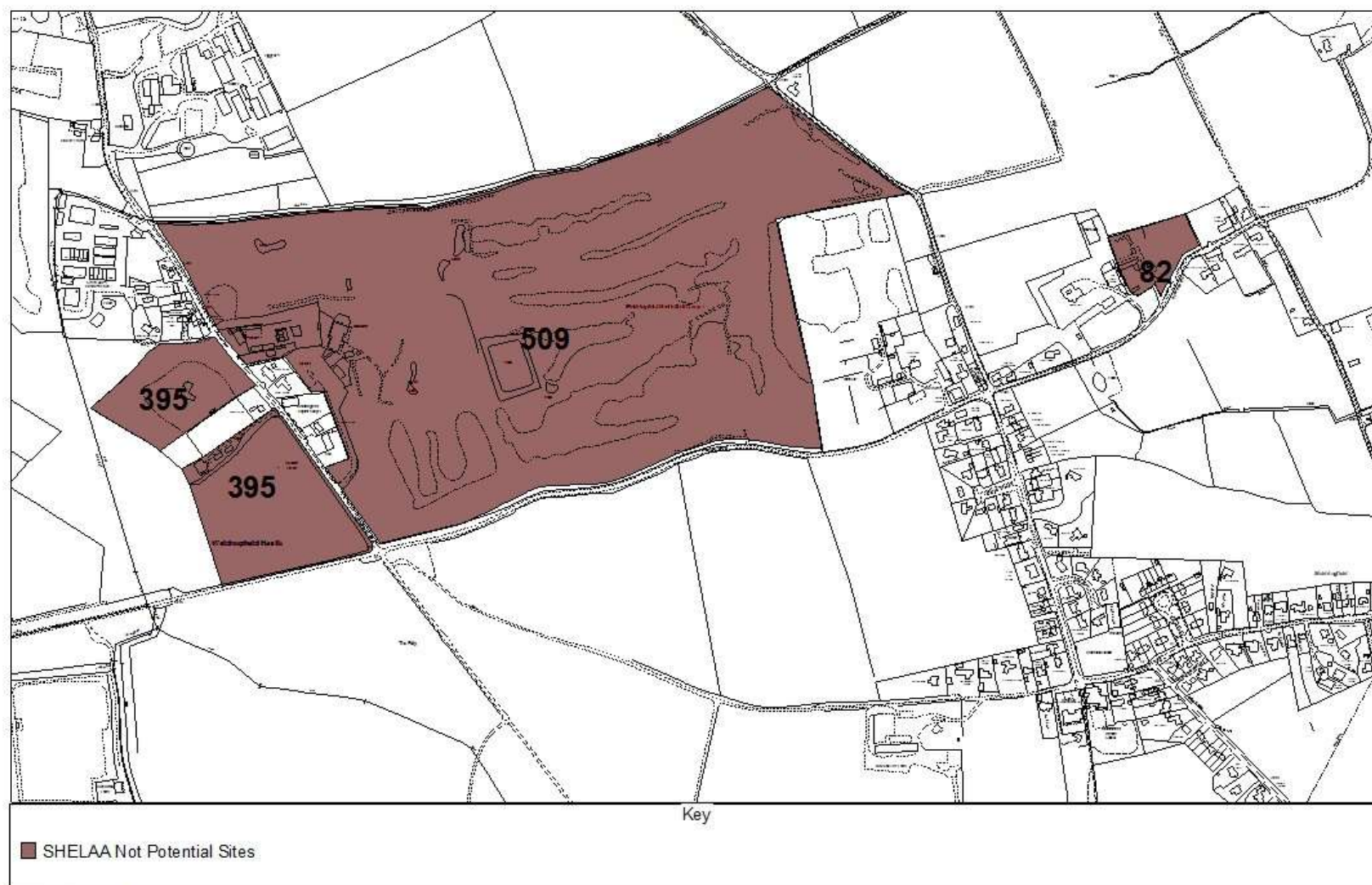


Ubbeston
Suffolk Coastal District Council

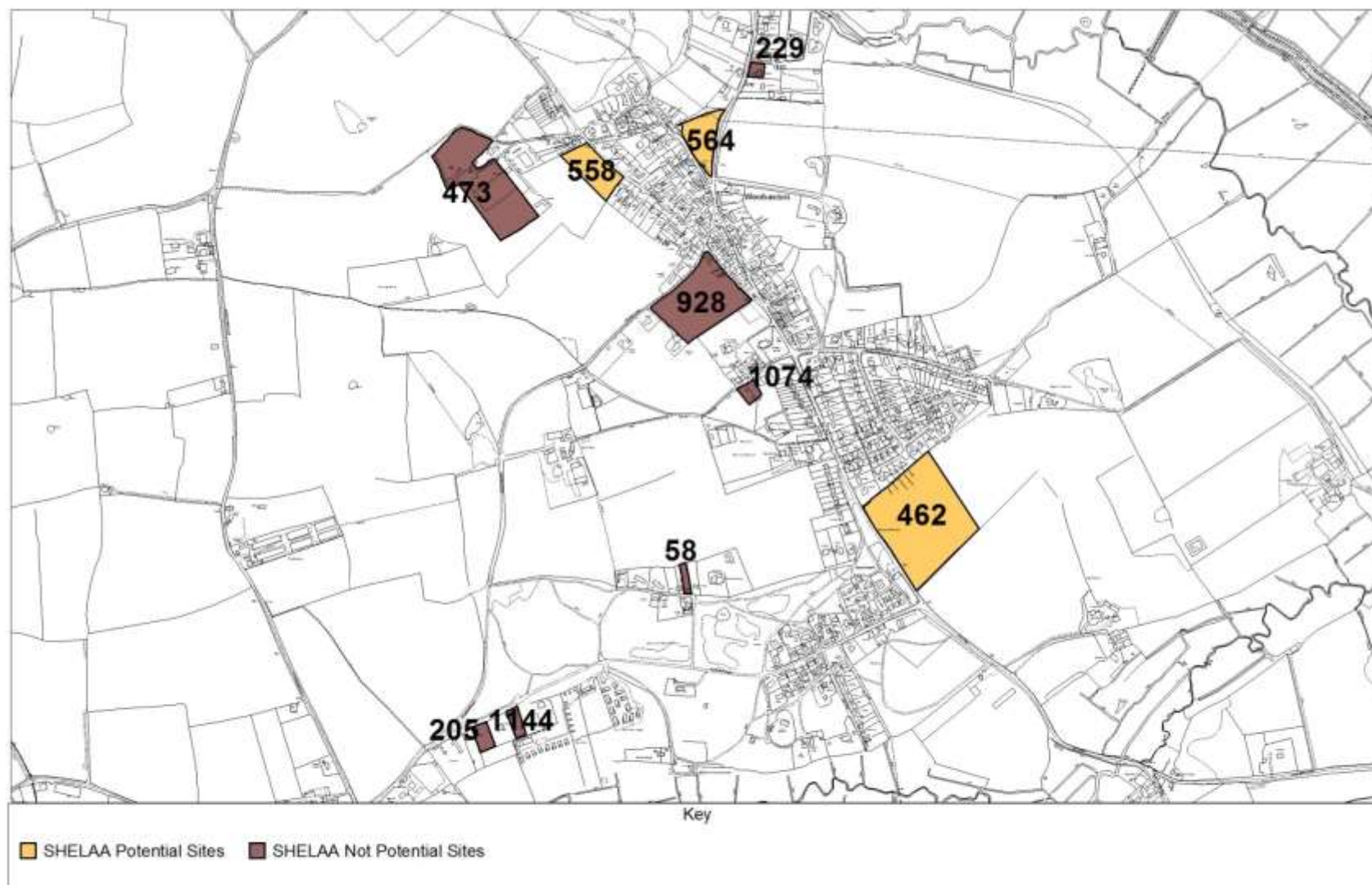
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Waldringfield
Suffolk Coastal District Council



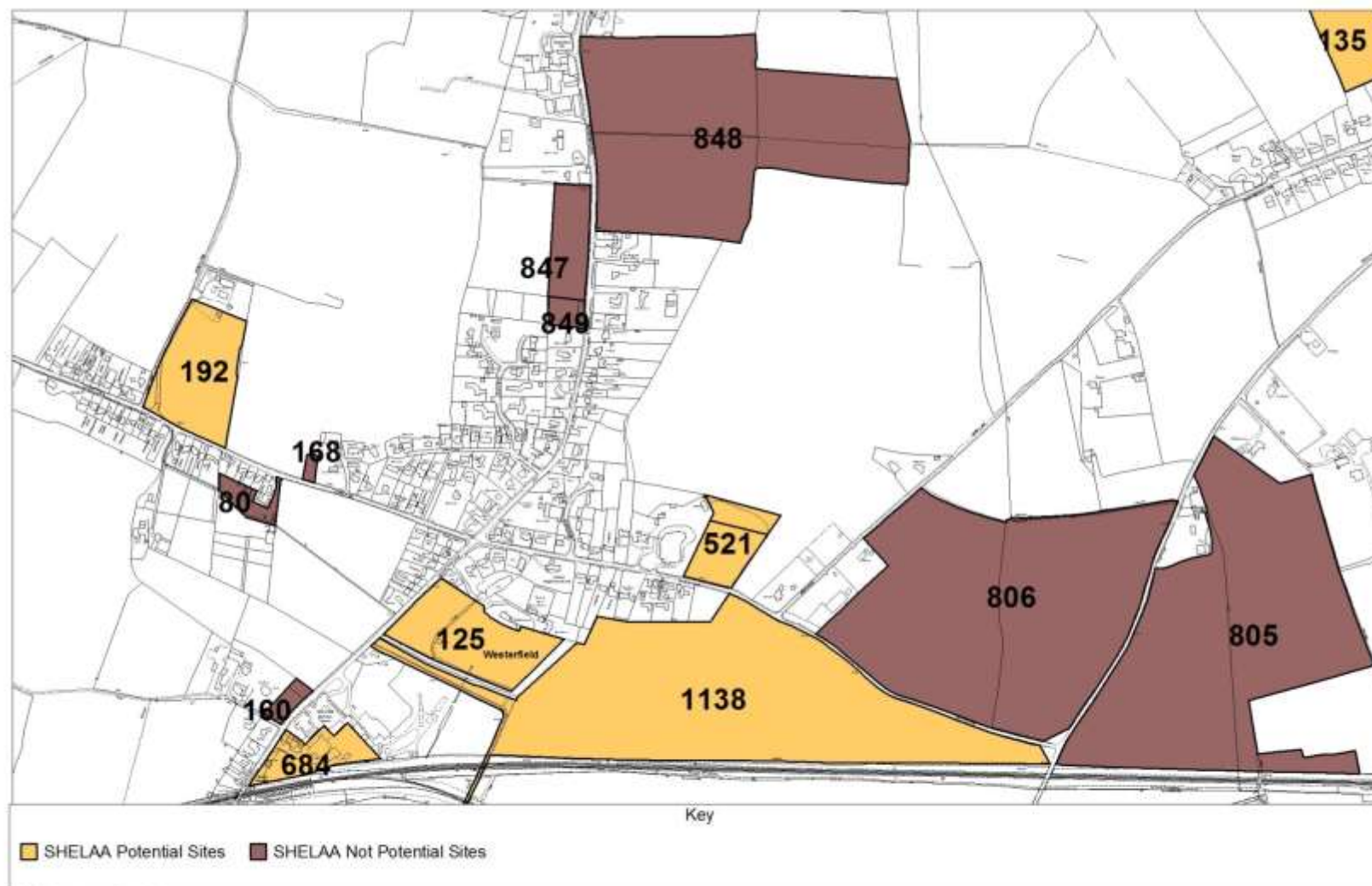
Wenhaston
Suffolk Coastal District Council



Wenhaston / Bramfield (outskirts)
Suffolk Coastal District Council

Scale 1:10000
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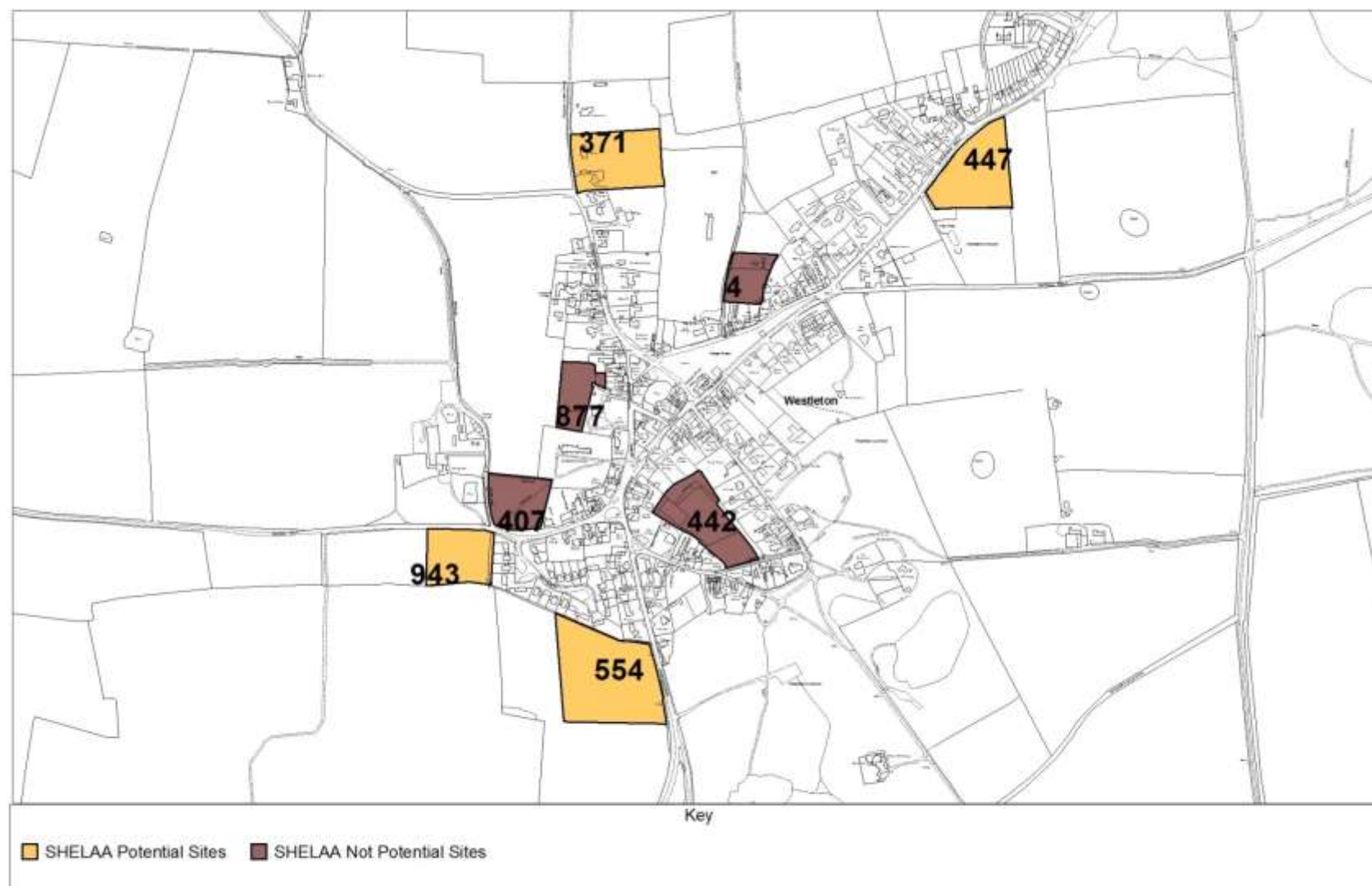


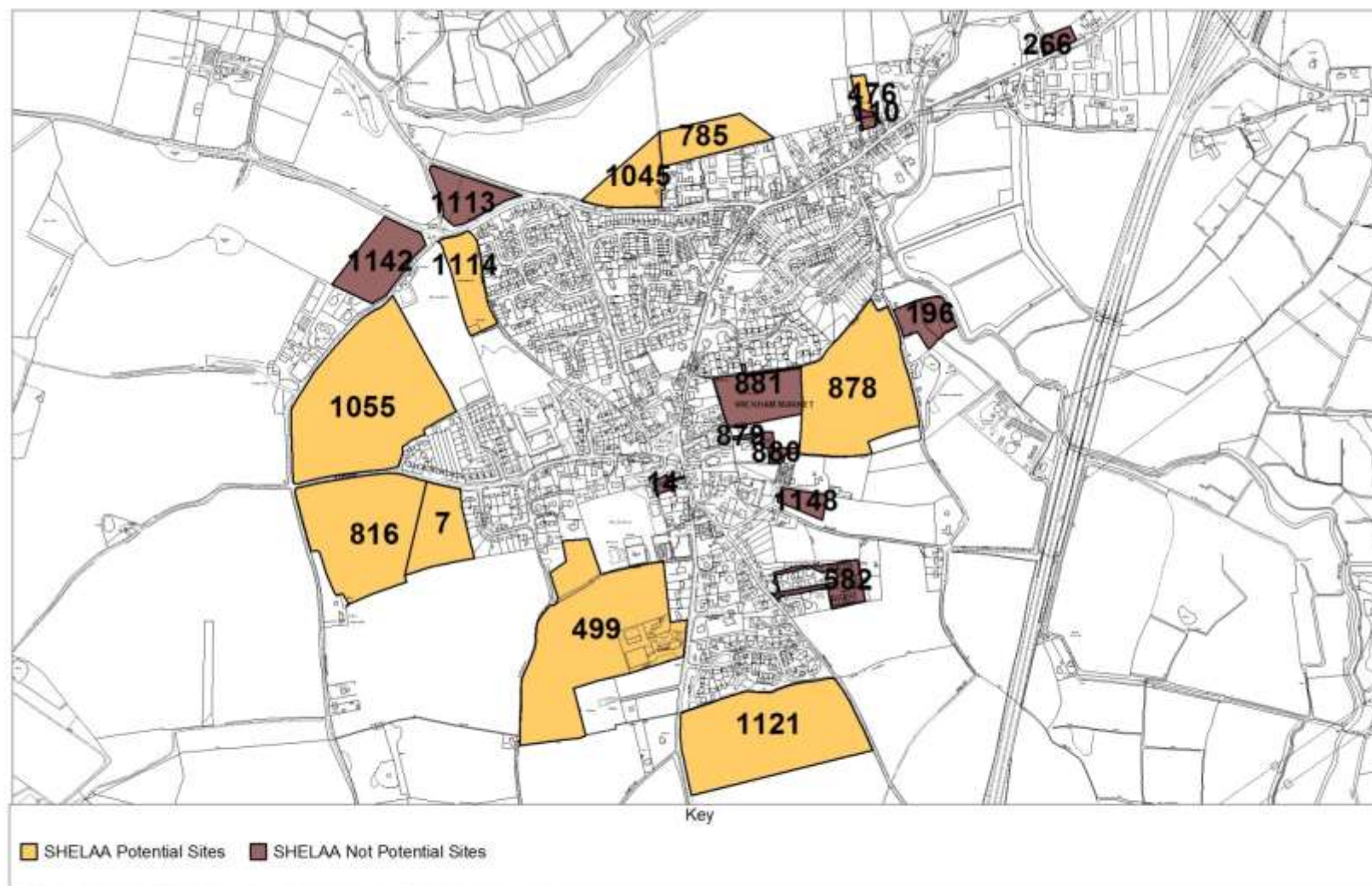


Westerfield
Suffolk Coastal District Council

Scale 1:8000
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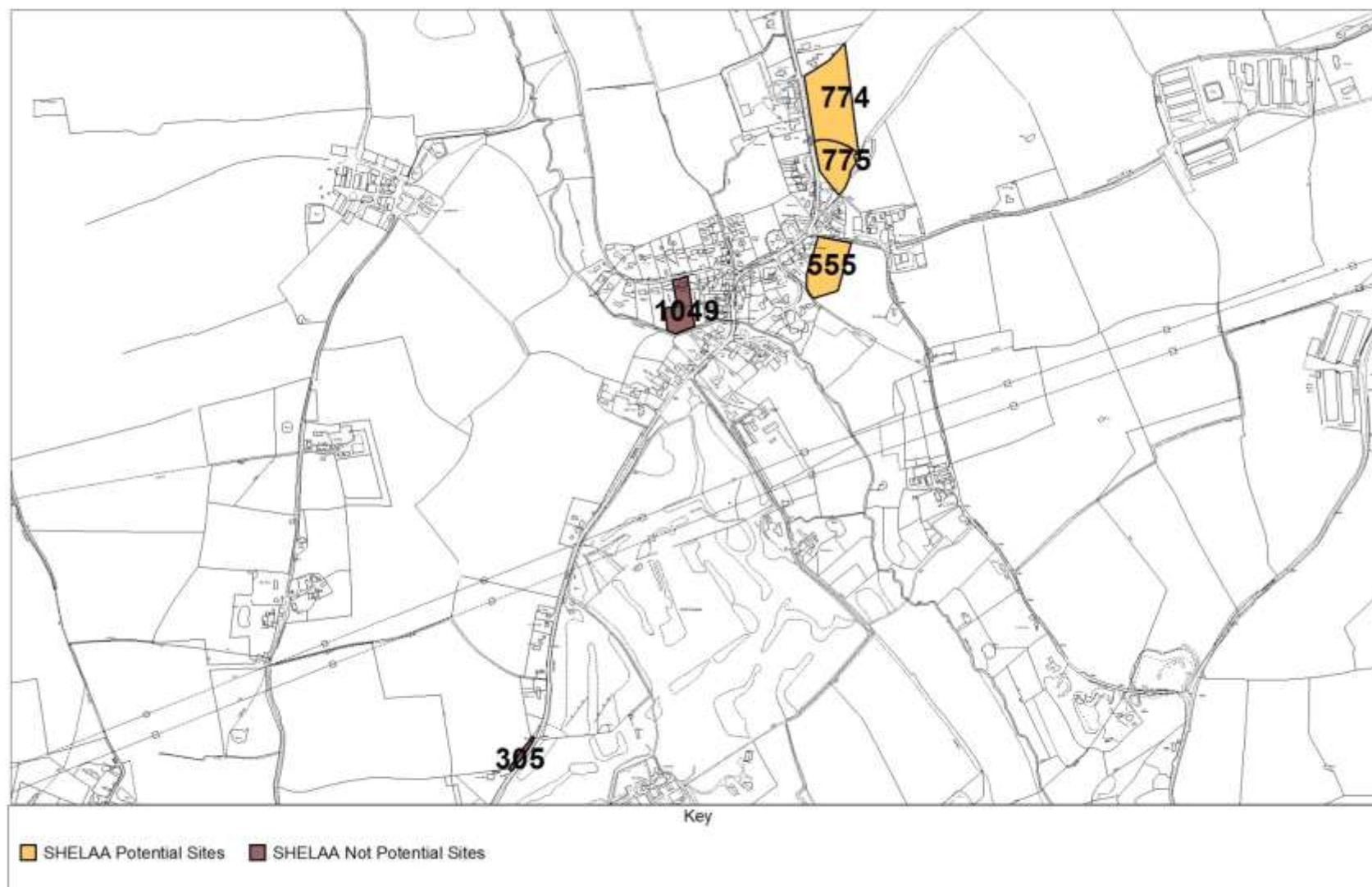
Wickham Market (with part of Hacheston)
Suffolk Coastal District Council

Scale 1:10000 
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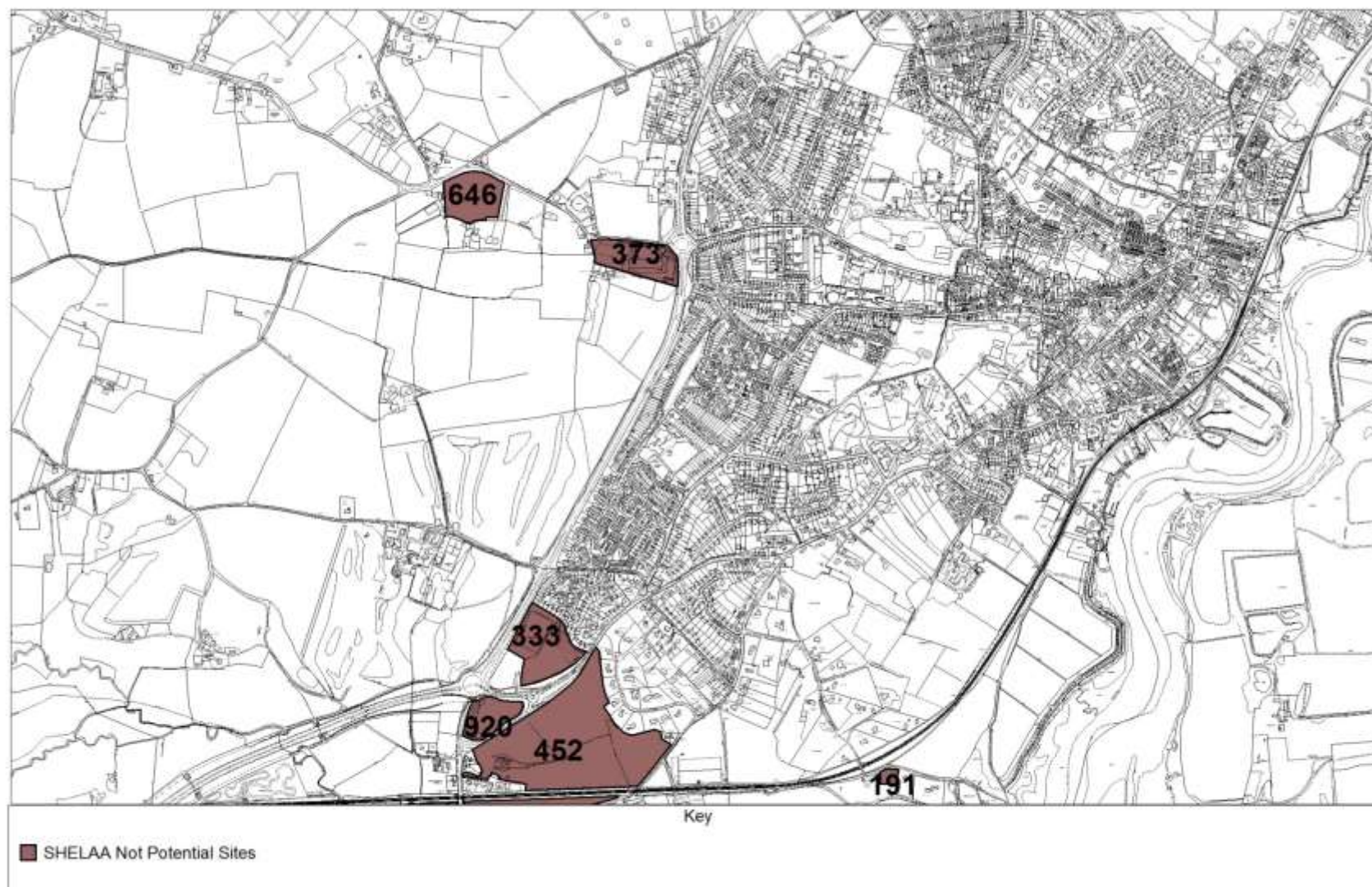
Witnesham (North)
Suffolk Coastal District Council

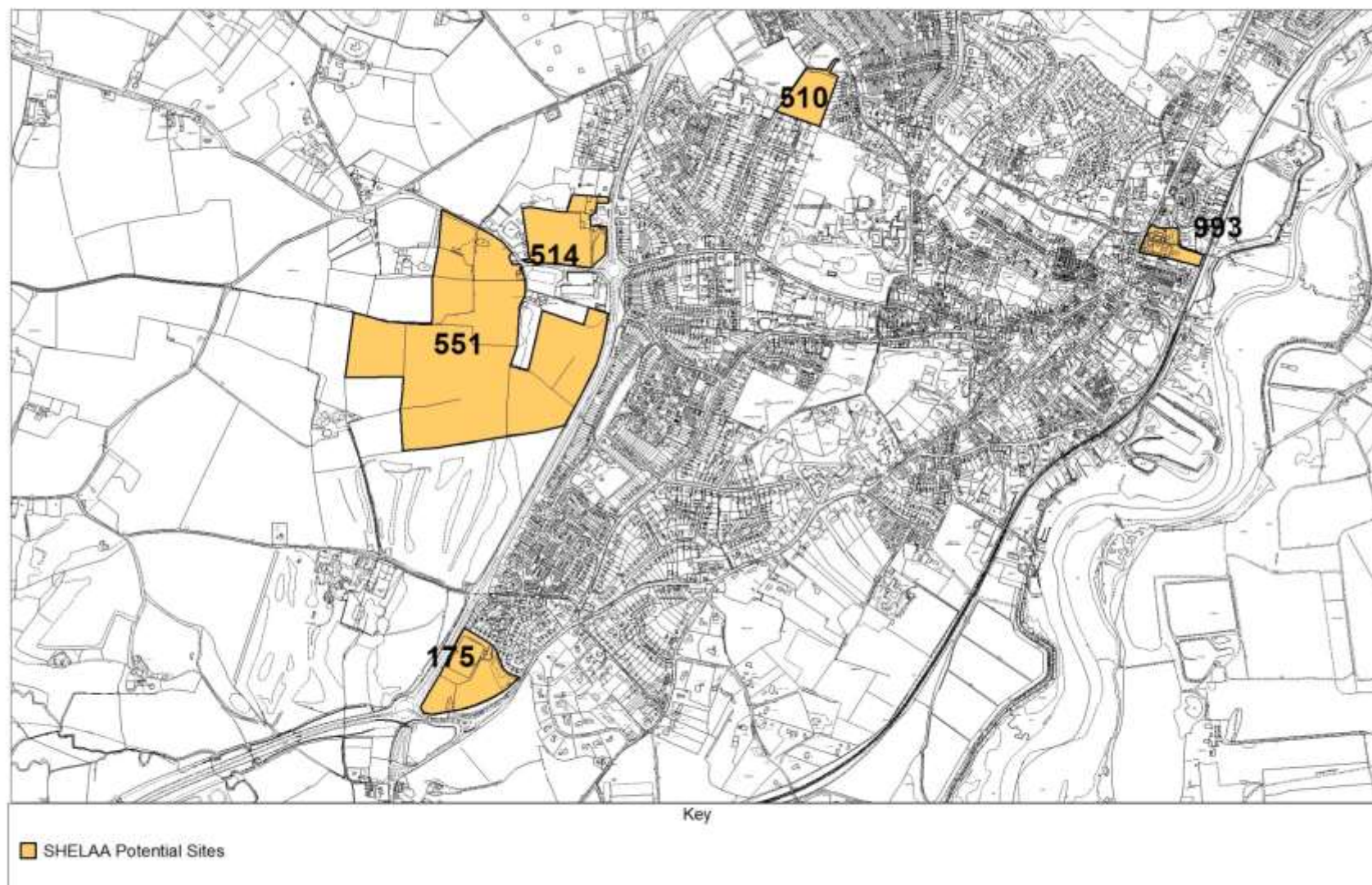
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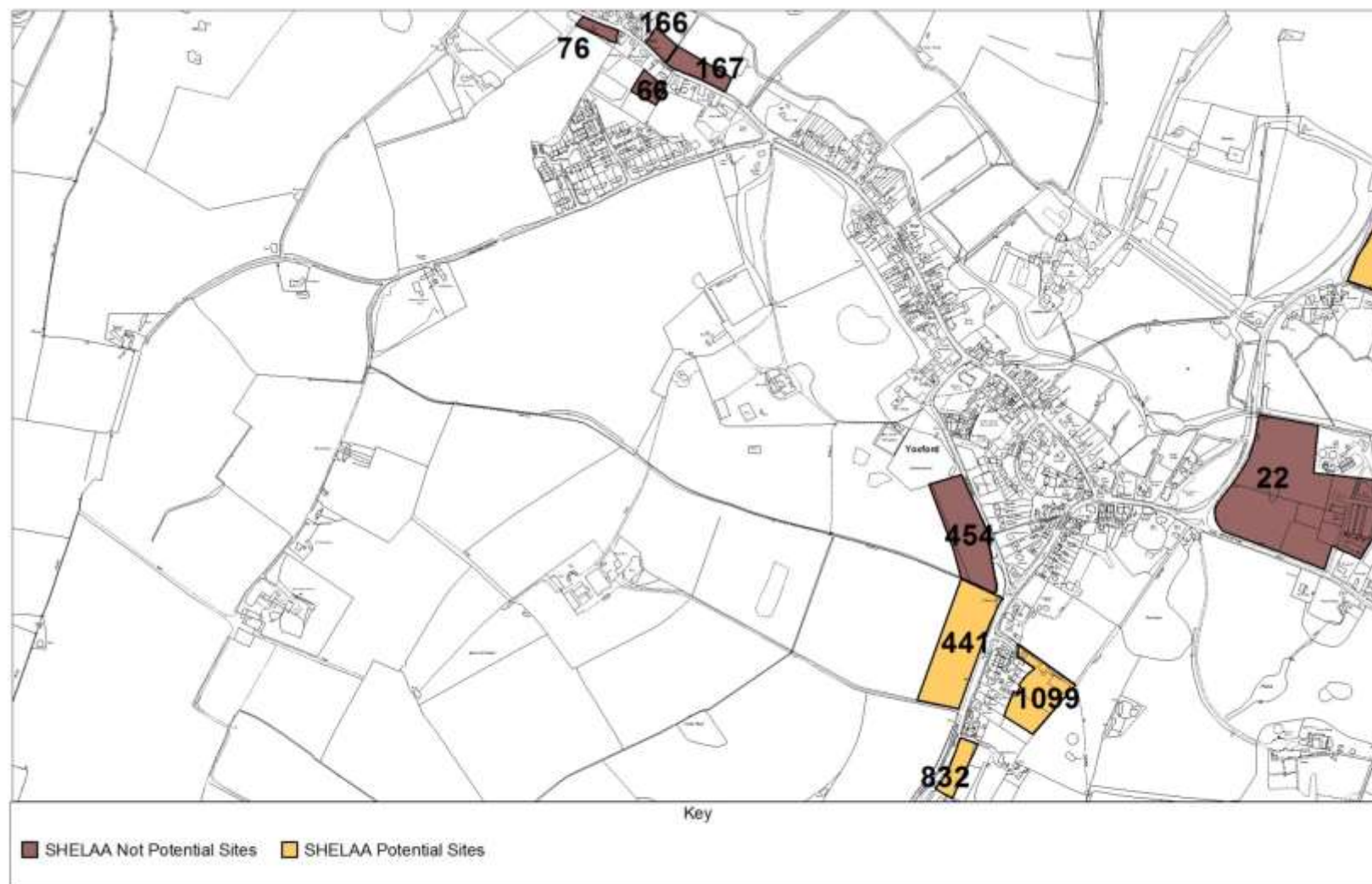


Witnesham (South) **Suffolk Coastal District Council**

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Yoxford
Suffolk Coastal District Council

Scale 1:9000
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