

Help plan our future  
Options for the new  
Waveney Local Plan

# Summary of responses to the consultation

## Part 2 Responses to Sites

August 2016







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# Introduction

This document provides a summary of the responses received to each site consulted upon as part of the consultation on the 'Options for the new Waveney Local Plan'.

The consultation marked the first stage of consultation on the new Local Plan and invited comments from statutory local plan consultees, Parish and Town Councils, other local and national organisations with an interest in planning and development, local and national landowners and developers and Members of the Public.

The consultation took place between 22<sup>nd</sup> April and the 17<sup>th</sup> June 2016. In total 523 individuals and organisations responded to the consultation. Between them they made 3,428 comments. 2,205 of these comments were made on the questions in consultation document. The other 1,217 comments were made on the potential sites for development which were also part of the consultation. A summary of the responses to the questions can be found in Part 1 of this document.

The consultation also invited landowner, developers and others to suggest additional sites with potential for development during the plan period. The sites received are shown in Appendix 4. These sites will be assessed alongside those sites already consulted on and any additional sites that the Council identify as having the potential for development. These additional sites will be consulted on as part of the consultation on the First Draft Plan in Spring 2017.

Full copies of the responses can be viewed by question/site at [www.eastsuffolk.gov.uk/newlocalplan](http://www.eastsuffolk.gov.uk/newlocalplan).



# Lowestoft and the Market Towns

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### **Potential Development Area South of Lowestoft** **37 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, and an 'Amber' impact on the foul sewerage network. Full details are found in Appendix 2

The Environment Agency stated that they would consider this area as generally appropriate for development. They noted that Pakefield landfill within this area is now closed. They also noted that the area does fall within a Drinking Water Protection Area, although the area is also largely underlined by a principle aquifer, but this will not generally restrict the majority of development. The Environment Agency noted that Carlton Colville and the Kirkley Stream in general are known to suffer from flooding from both the Kirkley Stream and surface water sources. They suggested that development of this area could offer the opportunity to reduce the existing flood risk and implement some of the early concepts that have been produced for public consultation as part of the Lowestoft flood risk management strategy.

Suffolk County Council stated that in general the proposed scale of development justifies a new link road although it is not clear if the new road would reduce traffic elsewhere on the network. The County Council is supportive of the link road in principal, assuming that the cost of the link and all other infrastructure, such as schools and open space, is funded through the development.

#### **Parish and Town Councils**

Carlton Colville Town Council stated that they didn't think the whole area was appropriate for development. They stated that LOW11 (Oakes farm on the western part of the area) has already been agreed. They added that development on any of the rest of this area will completely envelop Carlton Colville and remove the semi rural character of the area. They stated that flooding will



increase as the drains are already inadequate and many natural soakaways have already been built on. They stated that Carlton Colville has already grown to a size equivalent of a new settlement and should not be made any bigger. The Town Council suggested that Waveney should look for a new settlement elsewhere near Halesworth for example. They added that Carlton Colville has already outgrown its infrastructure, as there were insufficient doctors, dentists and medical provisions, no post office, no youth club and no provision for adult education classes. They suggested that if some areas have to be built on then housing south of The Dales would be less intrusive.

Gisleham Parish Council stated that rather than concentrate the development in a southern swathe the town should develop with a natural even spread. They raised concern that the land is grade 1 or grade 2 agricultural quality. They noted that the road link will only direct traffic away from Lowestoft town centre which is already struggling. They added that development to the north of the town may likely support the town centre better. The Parish Council argued that green spaces should be provided in accordance with current legislation. They suggested that brownfield sites should be a priority for development and should accommodate flats and sheltered housing. They added that the housing needs associated with the renewable energy industry could be accommodated by caravan style accommodation given the temporary nature of the jobs.

Oulton Parish Council considered that the area was appropriate for development. They suggested that the link road would make the area a possibility for development. They noted that there would be easy access out towards Ipswich on the A12 and Norwich on the A146 which would make this a desirable place to live for people working in these areas. They raised concern that development would add to existing traffic pressure in Lowestoft and Oulton Broad but if any permission for this large scale development was given with a proviso for a major contribution to road infrastructure, i.e. the third crossing, it would be more acceptable.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

Badger Building supported the possibility of development of land south of the town, along with the possibility of improved highway connectivity from the A12 to the A146 which would reduce local congestion. They added that area is particularly well related to the opportunities for employment growth at Ellough. They noted that the area has no especially outstanding characteristics and such a proposal if carefully planned and executed could bring measurable benefits to the town.

Savills on behalf of the landowners of this area stated that the proposal would allow development to take place in an area where there are significant future job opportunities and where there is considerable local service and facilities infrastructure, which can be improved accordingly. They stated that with the provision of the third crossing development to the south of Lowestoft will be more practical and sustainable, as the area will be better connected to Great Yarmouth to the north,



which is seen as a key employment growth area. They added that with the Sizewell C development and the potential duelling of the A12 between Lowestoft and Ipswich a relief road in this location could help improve connections with Norwich and the A12. Savills added that the land currently comprises mostly poor quality arable land and benefits from a relatively level topography. They noted that it would be easily serviceable and would be accessible from various different locations. They concluded that the site offers an opportunity to develop a well landscaped, predominantly residential development within a close vicinity of central Lowestoft and adjacent to the South Lowestoft Enterprise Zone. They added that the development would also involve significant opportunities in relation to leisure and community facilities and infrastructure improvements.

### **Members of the Public**

Members of the Public were split evenly as to whether this would be an appropriate area for development.

Those who considered that the area was not appropriate raised concerns the proposal would lead to urban sprawl and coalescence with the nearby settlements of Gisleham, Kessingland and Mutford. Concern was raised about the loss of high grade farmland and impact on local flooding issues. Concern was also raised about the impact of traffic on the A146 and the possibility of the relief road diverting traffic away from the town centre. More generally, concern was raised about the capacity of local infrastructure such as healthcare and schools to accommodate the scale of development proposed. It was suggested that it would be preferable to build on brownfield sites and on sites to the North of Lowestoft where there were better connections to the town centre and north to Great Yarmouth.

Those who considered the area was suitable for development noted it was a logical area for new development and was of a scale to deliver new community facilities. It was noted that the development would link well to planned leisure provision to the west of the area and other existing facilities in the built up area. It was noted that the relief road would link well to the third crossing and provide good access to Norwich. It was suggested that the area could be developed as a new settlement with a distinct sense of community. It was noted that a strategic gap should be maintained between the development and the villages of Mutford and Barnby. It was suggested that new development should be supported by a firm plan for public transport provision.

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### ***Site 3 - Ashfield Stables, Hall Lane, Oulton***

#### ***4 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2





The Environment Agency stated that the site is within Source Protection Zone 3.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Oulton Parish Council stated that the site was not site suitable for development due to poor access and egress to road infrastructure.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

No comments submitted in response to this site.

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### ***Site 4 - Blundeston Road (west end), Blundeston*** ***5 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.



### **Members of the Public**

Members of the Public who responded objected to this site. Concern was raised about the loss of farmland, flooding and impact on wildlife. It was suggested that this site is planted as a woodland area to make wildlife habitation.

More generally, concern was raised that further development would make Blundeston like Carlton Colville. Concern was raised that The Street in Blundeston was already congested with parked cars and further development would make it worse. It was suggested that the development of the former prison site was sufficient for Blundeston. It was suggested that if development does go ahead only with materials in keeping with the local area should be used. Concern was also raised on the impact on local infrastructure.

### **Site 7 - Burnt Hill Lane to Marsh Lane, Carlton Colville /Lowestoft 15 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They noted that a sewer pipe crossed part of the site. Full details are found in Appendix 2.

The Broads Authority stated that the site lies along the Broads boundary albeit separated by the railway line. They raised concern that development on this site would extend the urban boundary of Lowestoft towards the Broads area and could impact upon the landscape and visual amenity. They also raised concern about additional recreational pressures as a result of housing development on Carlton Marshes.

The Environment Agency noted that the site is partly in flood zone 3.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Carlton Colville Parish Council stated that the site should be kept clear of additional development in order to preserve the wildlife of the marshes.

North Cove Parish Council stated that the development of the site would have a severe impact on Carlton Nature Reserve, green infrastructure and an important landscape area. They also raised concern about visual impact effect on the nature reserve including run-off and light pollution.



### **Other Organisations**

Suffolk Wildlife Trust stated that the site is adjacent to parts of the Broadland Special Protection Area (SPA); The Broads Special Area of Conservation (SAC); the Broadland Ramsar site and Sprat's Water & Marshes, Carlton Coleville Site of Special Scientific Interest (SSSI). They stated that large part of these sites is owned and managed by Suffolk Wildlife Trust as part of our Carlton and Oulton Marshes reserve. They raised concern that development in this location appears likely to risk an adverse impact on these sites and therefore object to an allocation.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the public opposed the development of this site. They raised concerns about the impact on wildlife on the adjacent Carlton Marshes, including the impact of recreation and dog-walking. It was noted that drainage water could cause pollution in the marshes further down the hill and also adversely affect septic tank drainage of properties.

Concern was also raised about the landscape impact on the setting of the Broads. It was noted that the site currently provides an open vista across to Oulton Broad.

Concern was also raised about the impact on the surrounding road system including the A146 which was considered to be already at capacity with frequent queues stretching from Oulton Broad to Hollow Grove Way.

More generally concern was raised about the impact on health and education services. It was also suggested that brownfield sites should be considered first. One respondent considered that Lowestoft was large enough already and development should be located within its existing borders.

## **Site 17 - Former Lothingland Hospital Site, Union Lane, Oulton**

### **5 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England noted that the site was in close proximity of The Lodge and The Hall, both grade II listed to the east and ruins of Church of St Andrew also grade II to the west. They stated that development could have a potential impact on the setting of the listed buildings.



Suffolk County Council Archaeology noted that the development of this site would have a 'Red' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Oulton Parish Council stated that the site was not suitable for development due to poor access and egress to road infrastructure.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

One respondent stated that housing on the site would require additional medical facilities.

### ***Site 18 - Glebe Farm plus adjoining land, Church Avenue, Oulton*** ***8 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Broads Authority stated that there are existing pressures on Oulton Broad marshes relating to land use. They added that additional housing may add to these pressures as well on the marshes as a recreational resource.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /'Green' impact. Full details are found in Appendix 3.

The Environment Agency stated that the site is within Source Protection Zone 3.

Historic England stated that the site is in close proximity to the Church of St Michael, a grade I listed building. They stated there may be potential for impact on the setting of the high grade listed building although it maybe screened by The Spinney.





### **Parish and Town Councils**

Oulton Parish Council stated that the site was not site suitable for development due to poor access and egress to road infrastructure.

### **Other Organisations**

Suffolk Wildlife Trust commented that the site is in close proximity of areas of sensitive wetland habitat including Oulton Marshes CWS and Dairy Farm Marshes CWS. They considered that the site should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact nearby sensitive areas.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

A member of the public stated that any development on the site would have to be carefully landscaped. They stated the area has certain charm and it could easily be spoilt. More generally they added that development would probably add to the strain on services such as local health facilities.

## **Site 21 - Hall Road, Carlton Colville**

### **7 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

Historic England note there could be potential impact on the setting of a moated site schedule ancient monument to the east.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Other Organisations**

Suffolk Wildlife Trust stated that based on aerial photographs the site may contain habitats of conservation value. They considered that the site should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value.



### **Developers/Landowners**

The landowner, Warnes & Sons, considered that the site was one of the most suitable sites put forward in the Lowestoft area. They stated that the site was well related to the existing settlement in close proximity to services and facilities. They added that public transport is within walking distance. They stated that information provided by Durrants suggest the land is Grade 2 agricultural land rather than Grade 1 as shown on the national map. They added the site has not been in agricultural use for over 10 years and therefore development would not involve the loss of agricultural production. They consider that the site is both available and achievable as the landowner supports development and Carlton Colville is a highly popular location in terms of the market. They suggest that the site will make a valuable contribution to the Council's housing targets.

### **Members of the Public**

Members of the Public raised concern about surface water drainage. They raised concern that drainage would need to flow into the southern end of the Kirkley Stream which has been subject to regular flooding. They also raised concern about foul drainage and whether the local pumping station would be capable to accepting additional flows. Concern was raised that Hall Road was narrow and congested at school times and extra traffic and extra school children would make the situation worse. More generally it was considered that Carlton Colville had already had too much development.

## **Site 22 - Hammonds Farm, London Road, Lowestoft**

### **8 respondents**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Other Organisations**

Suffolk Wildlife Trust stated that the site, based on aerial photographs, may contain habitats and species of conservation value. They stated that the site should not be allocated unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that the site has.

### **Developers/Landowners**

Martin and Lawrence Tegerdine supported the development of the site and consider that it



represents a sustainable and deliverable site, and in conjunction with site 147 is capable of accommodating a significant quantum of the planned growth for Lowestoft. They stated that the development would represent a logical extension to the town. They stated that the site is well served by public transport from services between Lowestoft and Kessingland and is located close to schools, retail units and employment.

Wellington Construction on behalf of the landowner noted that part of the site is brownfield and there is room to include additional strategic landscaping and open space. They noted that the site was adjacent to both residential and holiday accommodation and could be built out as a stand-alone site without impacting on the landscape of the area. They noted the potential to combine the development with sites 147 and 98. They noted that there are no viability issues with this site and development could be delivered relatively swiftly.

### **Members of the Public**

One member of the public supported the development of this site and stated that it should provide affordable rented 2-3 bed houses. They noted that the site was close to schools, shops, on a main bus route, and close to the beach.

One member of the public stated that it is crucial to keep the buffer between Lowestoft and Kessingland and another stated that there has been too much development in this area already and any more will exceed the ability to provide services and viable communications.

## **Site 23 - Holly Farm, Wood Lane, Oulton**

### **4 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Oulton Parish Council stated that the site was not site suitable for development due to poor access and egress to road infrastructure.

#### **Other Organisations**

Suffolk Wildlife Trust commented that the site is in close proximity of areas of sensitive wetland



habitat including Oulton Marshes CWS and Dairy Farm Marshes CWS. They considered that the site should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact nearby sensitive areas.

**Site 33 - Land adjacent to Travelodge Hotel, Leisure Way, Lowestoft**  
**7 respondents**

**Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /'Green' impact. Full details are found in Appendix 3.

**Other Organisations**

The Gunton Woodland Community Project stated that the site is not suitable for a dense housing development. They stated that the site forms a critical link in the "green belt" surrounding North Lowestoft that stretches from the beach all the way through the Denes, Dip Farm golf course, Gunton Wood, Pleasurewood Hills meadow, Gunton Meadow Nature Reserve to Foxburrow Wood and thence to the West of the A12. They added that immediately adjacent to Site 33, there is a large natural pond which is well known as a great- crested newt habitat. They noted that Gunton Meadow Nature Reserve is an important asset to the area with its wide variation of habitat, two ponds, interesting ground flora and a great deal of bird life. They stated that the outcome for Site 33 would be to incorporate it as a part of the Reserve. They suggested one way forward could be to create an "adventure playground" attraction for children based on outdoor activities with parking and a small café with the possibility of planting a significant number of trees to preserve its green credentials.

Suffolk Wildlife Trust noted that a number of ecological issues have arisen as the result of site clearance that has previously occurred in relation to now expired planning consent for a care home. They added that Gunton Meadow is part of a network of small wildlife rich habitats in north Lowestoft which form an important ecological network in the area. They stated that whilst it is understood that some form of development has previously been considered acceptable on this site, they do not consider that residential development of the density identified in the Local Plan consultation is appropriate. They stated that preferably the site should not be allocated for any built development. However, if it is determined that some form residential development is deliverable it must be ensured that it is of low density and includes substantial buffers of both the nature reserve to the east and the green space to the south.





### **Developers/Landowners**

The landowner, Frostdrive commented that the site is conveniently located in north Lowestoft, 2 miles from the town centre and close bus stops and cycle routes providing access to services and facilities. They stated that the site is within 2.4 miles of a railway station. They added that the principle of development has already been established through the previous care home consent on the site. They noted the site is within flood zone 1 and not considered at risk from surface water flooding. They noted that the site contains no known heritage assets, ecological designations or other physical constraints that would prevent development. They added there is an existing gas main on the site and a Tree Preservation Order (TPO). They stated that any development on the site could be adequately designed around the gas main and TPO. Frostdrive also provided more detailed comments on the initial Sustainability Appraisal and raised concern about the Council's conclusions on landscape and townscape impact, natural resources impact, climate change impact and efficient movement impact.

### **Members of the Public**

One member of the public objected to the development of the site for houses. They stated that the site adjoins the Gunton Meadow Nature Reserve and a pond which has been a breeding ground for great crested newts. They added that the site has an oak tree on it which should be protected.

## **Site 34 - Land at Bell Farm (primary area), Carlton Colville**

**10 respondents**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

The Environment Agency stated that Carlton Colville and the Kirkley Stream in general are known to suffer from flooding from both the Kirkley Stream and surface water sources. They stated that the development of this site could offer the opportunity to reduce the existing flood risk and implement some of the early concepts that have been produced for public consultation as part of the Lowestoft flood risk management strategy. They added that the management of surface water from any future developments in this area will need to be strictly controlled, and ideally consider opportunities to reduce flood risk to existing communities.

Historic England commented that there is potential for the development of the site to impact on the setting of a nearby Moated Site Scheduled Monument to west.



Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

No comments submitted in response to this site.

### **Other Organisations**

Suffolk Wildlife Trust stated that based on aerial photographs the site may contain habitats of conservation value. They considered that the site should not be allocated unless for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value.

### **Developers/Landowners**

The landowner, Meadows, stated that the site is considered to be suitable, available and deliverable in the next 1-5 years. They suggested the site is accessible via Low Farm Drive, and there is also potential to create an access from The Street, through Site 35 to Site 34. They stated that development would represent a logical extension to the south of Carlton Colville being abutted by development to the north and the east. They stated that the site is within cycling and walking distance from Lowestoft, a key area for prospective employment growth over the coming plan period.

### **Members of the Public**

The majority of members of public who responded opposed development of the site. Concern was raised that development could create flooding problems from the Kirkley Stream. Concern was also raised about access on to The Street where parking is already a problem. Apprehension was raised about the loss of agricultural land. More generally anxiety was raised that there had already been too much development in Carlton Colville and it was questioned whether the local schools and other services and facilities could cope.

One member of the public stated they thought the site was suitable land for development.

## ***Site 35 - Land at Bell Farm (secondary area), Carlton Colville***

### ***6 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They noted that a sewer pipe crosses the site. Full details are found in Appendix 2



The Environment Agency stated that Carlton Colville and the Kirkley Stream in general are known to suffer from flooding from both the Kirkley Stream and surface water sources. They stated that the development of this site could offer the opportunity to reduce the existing flood risk and implement some of the early concepts that have been produced for public consultation as part of the Lowestoft flood risk management strategy. They added that the management of surface water from any future developments in this area will need to be strictly controlled, and ideally consider opportunities to reduce flood risk to existing communities.

Historic England commented that there is potential for the development of the site to impact on the setting of a nearby Moated Site Scheduled Monument to west.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Members of public who responded opposed development of the site. Concern was raised that development could create flooding problems from the Kirkley Stream. Concern was raised about the loss of agricultural land. More generally concern was raised that there had already been too much development in Carlton Colville and it was questioned whether the local schools and other services and facilities could cope.

### **Site 40 - Land at Laurel Farm, Hall Lane, Oulton** **5 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

The Environment Agency stated that the site is within Source Protection Zone 3.



Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Oulton Parish Council stated that the site was not suitable for development due to poor access and egress to road infrastructure.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

Badger Building stated that the site could be brought forward for development within the early years of the plan. They stated that the site is well located in relation to existing built development and can proceed without reliance on others. They stated that the site relates well to the development to the south, presently under construction by Persimmon.

#### **Members of the Public**

No comments submitted in response to this site.

### ***Site 51 - Land at The Old Rectory, Church Lane, Oulton*** ***9 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They noted that a sewer pipe runs through the site. Full details are found in Appendix 2

The Broads Authority stated that there are existing pressures on Oulton Broad marshes relating to land use. They added that additional housing may add to these pressures as well on the marshes as a recreational resource.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red' impact based on historic landscape grounds. Full details are found in Appendix 3.

The Environment Agency stated that the site is within Source Protection Zone 3.





Historic England stated that the site is in close proximity to the Church of St Michael, grade I listed building. They stated there may be potential for impact on the setting of the high grade listed building although it maybe screened by The Spinney.

### **Parish and Town Councils**

Oulton Parish Council stated that the site was not site suitable for development due to poor access and egress to road infrastructure.

### **Other Organisations**

Suffolk Wildlife Trust commented that the site is in close proximity of areas of sensitive wetland habitat including Oulton Marshes CWS and Dairy Farm Marshes CWS. They considered that the site should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact nearby sensitive areas.

### **Developers/Landowners**

The landowner, Ms Collen raised a number of points in support of development on the site. The landowner stated that the site had good access to services and facilities and employment, including the Mobbs Way Enterprise Zone which would help contribute to healthy communities. They stated that the site would help meet the District's housing needs and was available, suitable and achievable in line with the National Planning Policy Framework. They stated the site would contribute towards air quality and would minimise impacts on climate change as it is an accessible site which would discourage travel by car. They also mentioned there would be no impact on water quality as there is capacity in the sewerage network. They suggested that the impact on the landscape would be limited as the existing trees would screen the development. In terms of natural resources it was stated that the land is low quality grassland which is too small to be economically viable for use as a small holding. It was stated that there was no flood risk on the site. They stated that the intention was to develop the site without loss or removal of any significant trees or woodland. It was stated that a local developer has already committed to the early development of the site and that the development will create jobs in the construction phase.

### **Members of the Public**

A member of the public commented that the land is suitable for development and has pretty good transport links and facilities. They noted that the local school should take more pupils from local area rather than half way across town.

**Site 53 - Land between Church Lane and Church Avenue, Oulton**  
**8 respondents**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water



recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They noted that a sewer pipe runs through the site. Full details are found in Appendix 2.

The Broads Authority stated that there are existing pressures on Oulton Broad marshes relating to land use. They added that additional housing may add to these pressures as well on the marshes as a recreational resource.

The Environment Agency stated that the site is within Source Protection Zone 3.

Historic England stated that the site is in close proximity to the Church of St Michael, grade I listed building. They stated there may be potential for impact on the setting of the high grade listed building although it may be screened by The Spinney.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Oulton Parish Council stated that the site was not suitable for development due to poor access and egress to road infrastructure.

#### **Other Organisations**

Suffolk Wildlife Trust commented that the site is in close proximity of areas of sensitive wetland habitat including Oulton Marshes CWS and Dairy Farm Marshes CWS. They considered that the site should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact nearby sensitive areas.

#### **Developers/Landowners**

The landowner, Messrs Munnings and Jermy stated that the site is adjacent the built up area in walking distance of a primary school, a shop and public transport facilities. They noted that once the Woods Meadow site is established Site 53 will be reasonably close to additional retail facilities, a community hall, medical centre, primary school, play areas and a country park; together with further public transport facilities. The landowner raised concern about the initial Sustainability Appraisal conducted by the Council and argued that the western boundary of the Whiting estate does not perform a natural edge to the built for. In support of this they argued that there was development to the north and south of the area. However, they acknowledged that the surroundings to the immediate west are semi-rural and therefore a lower density development may be more appropriate. The landowners outlined the potential for the site to deliver highway improvements to a concealed junction where Church Lane and Sands Lane converge. The landowners stated that the



site could help meet the District's housing need and there are no viability issues and therefore development could be delivered swiftly.

#### **Members of the Public**

No comments submitted in response to this site.

### **Site 54 - Land between Harbour Road and the west end of the old Shell site, Lowestoft** **4 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

Suffolk Wildlife Trust stated that, based on aerial photographs, the site may contain habitats and species of conservation value. They considered that the site should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value.

#### **Developers/Landowners**

Landowner has submitted the site for mixed use including employment and residential linked in with a marina on the frontage.

#### **Members of the Public**

One respondent stated that the site includes a public footpath along the shore of Lake Lothing and a well-established but informal cycle track along the top of the bank, beside the railway line, from the footbridge over the railway to Harbour Road. They stated that in any development the route must be included as a formal cycle route.

### **Site 56 - Land between Rushmere Road and Fairhead Loke, Gisleham** **5 respondents**



### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Gisleham Parish Council raised a number of concerns about development on this site as summarised below.

- The road which the site accesses from is a busy rural road with a blind bend. They noted that the road could be widened, however, this would increase traffic speeds.
- There is no footpath to the site and the difficulty of providing one.
- Rushmere Road regularly floods at times of heavy rains, close to where the site entrance might be. They noted they were not aware of any sewerage constraints.
- Carlton Colville Primary School would not cope with what could be an extra 150 or more pupils and that if it was to be extended, parking problems would increase around the school. Concern was also raised about people driving to shops on Famona Road where there is limited parking.
- The local roads would not be able to cope with the construction traffic
- An area of 'set aside' is located along the eastern boundary which is potentially an area for small mammals and birds and various varieties of flowering plant. They also noted bats in the locality.
- The site is some distance from development and would cause excessive light pollution.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

The landowner, Mr Winter, stated the site is considered suitable, available and deliverable in the next 1-5 years. They noted that landscape issues could be addressed by the implementation of strategic landscaping in association with any future development, as well as the inclusion of attractive open space. They noted that the site could be accessed from the north via Fairhead Loke, subject to some highways improvement works, and is currently accessible via Rushmere Road to the south. They stated the site is adjacent to Carlton Colville Primary School and is situated within cycling and walking distance from Lowestoft. They added that there may be some potential synergies between the development of the site and a possible solution to the existing traffic congestion issues associated with Carlton Colville Primary School, which could involve some of our client's further land holding to the south of the school.





### **Members of the Public**

One member of the public responded to this site option and raised concerns about access to the site from a narrow country road which has poor visibility and subject to parking associated with the school. They also raised concern about surface water discharging into the Kirkley Stream causing flooding. They added that the development of the site would encroach into open countryside. They also questioned whether the school could accommodate the additional children.

### **Site 70 - Land north of Hall Lane, Oulton**

#### **6 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Environment Agency stated that the site is within Source Protection Zone 3.

Historic England noted that the site was in close proximity to Blue Boar Inn, grade II to the east and the Manor House grade II \* listed to the south east. They noted potential on the setting of high grade and other listed buildings.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /Red' impact on historic building/landscape grounds. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Oulton Parish Council stated that the site was not site suitable for development due to poor access and egress to road infrastructure.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

Badger Building stated that in the event of allocation, they are in a position to bring the site forward for development within the early years of the plan. They noted that additional land to the north has been promoted but is constrained by access from Union Lane. They added that there is merit in looking at a comprehensive proposal for development in this area which can embrace the re-use of the Lothingland hospital site with a compressive scheme for access and new housing, served off



Somerleyton Road

### **Members of the Public**

No comments submitted in response to this site.

## **Site 80 - Land off Church Lane, Carlton Colville**

### **8 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated that there could be a potential impact on the setting of the grade II\* Church of St Peter to the north east.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Carlton Colville Town Council stated that the site should be left undeveloped as it provides a green corridor and views of the church. They noted that the site is one of the highest points in Carlton Colville and housing there would have a detrimental affect on drains and sewers. They also noted that the church also needs a parking area and extra burial area.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

Badger Building stated that in the event of allocation, they are in a position to bring each forward for development within the early years of the plan. They added that the site is well located in relation to existing built development and can proceed without reliance on others. They stated that the site provides an opportunity to draw traffic away from the tight corner by the church and provide a more direct link from Chapel Road to Church Lane. They stated that the site rounds off the extent of development of Carlton Colville, to the west and does not extend in to open countryside.

#### **Members of the Public**

Members of the Public who responded to this site option objected to the development of the site. Concern was raised that the site is surrounded by dangerous blind corners including from Carlton



Manor where there is a blind left hand bend and a blind corner at the church which has regular accidents. The access road from Carlton Hall Residential Home was noted as another hazard along with other junctions and roads in the locality. Additionally it was suggested that development would create traffic problems.

Concern was also raised about flooding. It was suggested that if the site is developed there would be a huge flooding problem as the water would run downhill from Waters Ave and Beaumont Road towards The Mardle where it was noted there had already been serious flooding problems.

Concern was raised that the development would cut off light and privacy for existing homes opposite the site. Concern was also raised that the development would lock views of the 14th Century St Peter's Church.

It was suggested that development of this site would result in a loss of habitat for buzzards, sparrow hawks and owls which nest locally.

It was considered that the small number of houses proposed would do little to solve the housing problem.

More generally it was considered there had been too much development in Carlton Colville and the development would impact upon local infrastructure such as the school. It was suggested that if Carlton Colville needed further development, the old school could be sympathetically developed for first time buyers and or retirement bungalows.

It was suggested that small area of the site could be used for church parking.

#### ***Site 84 - Land off Parkhill, Oulton***

#### ***5 respondents***

##### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

Suffolk County Council Archaeology noted that the development of this site would have a 'Green/Amber' impact. Full details are found in Appendix 3.



### **Parish and Town Councils**

Oulton Parish Council stated that the site was not site suitable for development due to poor access and egress to road infrastructure.

### **Other Organisations**

Suffolk Wildlife Trust stated that, based on aerial photographs, the site may contain habitats and species of conservation value. They considered that the site should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value.

### **Developers/Landowners**

Oldman Homes stated the site has no viability issues and therefore development could be delivered swiftly. They stated the site is adjacent to existing housing to the south and also the north east and south east on the opposite side of Parkhill. They stated the site could be developed as a standalone site or with other sites also promoted in the locality. They noted that such an approach could facilitate an improved access onto Parkhill via Site 84, thus avoiding what they regard is at present a most unsatisfactory cross road arrangement at the intersection of Union Lane, Parkhill and Oulton Rd North. Oldman Homes state that the development of the site could create an attractive entrance to the town when arriving from the north.

### **Members of the Public**

No comments submitted in response to this site.

## ***Site 96 - Land opposite St Michael's Church, Church Lane, Oulton***

### ***6 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

Historic England stated that the site is in opposite to the Church of St Michael, grade I listed building. They stated there may be potential for impact on the setting of the high grade listed building.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /Red' impact on historic building/landscape grounds. Full details are found in Appendix 3.



### **Parish and Town Councils**

Oulton Parish Council stated that the site was not site suitable for development due to poor access and egress to road infrastructure.

### **Other Organisations**

Suffolk Wildlife Trust commented that the site is in close proximity of areas of sensitive wetland habitat including Oulton Marshes CWS and Dairy Farm Marshes CWS. They considered that the site should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact nearby sensitive areas.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

A member of the public stated that the land is suitable for housing development.

## ***Site 98 - Land rear of Elizabeth Terrace, A12 London Road, Gisleham***

### ***6 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They noted that a sewer pipe runs through the site. Full details are found in Appendix 2

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /'Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

Suffolk Wildlife Trust stated that the site, based on aerial photographs, may contain habitats and species of conservation value. They stated that the site should not be allocated unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that the site has.

#### **Developers/Landowners**

The landowner, Mr Cook stated the site is considered suitable, available and deliverable in the next



1-5 years. They stated the site is potentially accessible from the A12 London Road, and benefits from a road frontage of approximately 50 meters, and given its situation and proximity to existing dwellings it would be easily serviceable. They stated that landscape issues could be addressed by the implementation of strategic landscaping in association with any future development, as well as the inclusion of attractive open space. They noted that the site is within cycling distance of Lowestoft. They also noted that historically, seven residential properties were situated on the site, and that the associated footings are still in situ. They acknowledged that the site could be developed alongside sites 22 and 147 allowing for a larger and carefully considered strategic development which may perhaps involve a more substantial road network leading from the A12 London Road.

### **Members of the Public**

One member of the public supported the development of this site and stated that it should provide affordable rented 2-3 bed houses. They noted that the site was close to schools, shops, on a main bus route, and close to the beach.

One member of the public stated that it is crucial to keep the buffer between Lowestoft and Kessingland

## ***Site 111 - Land to the north of the A146 Beccles Road, Lowestoft***

### ***11 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They noted that a sewer pipe runs through the site. Full details are found in Appendix 2

The Broads Authority stated that the site lies along the Broads boundary albeit separated by the railway line. They raised concern that development on this site would extend the urban boundary of Lowestoft towards the Broads area and could impact upon the landscape and visual amenity. They also raised concern about additional recreational pressures as a result of housing development on Carlton Marshes.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /'Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Carlton Colville Parish Council stated that the site should be kept clear of additional development in order to preserve the wildlife of the marshes.





### **Other Organisations**

Suffolk Wildlife Trust stated that the site is adjacent to parts of the Broadland Special Protection Area (SPA); The Broads Special Area of Conservation (SAC); the Broadland Ramsar site and Sprat's Water & Marshes, Carlton Coleville Site of Special Scientific Interest (SSSI). They stated that large part of these sites is owned and managed by Suffolk Wildlife Trust as part of Carlton and Oulton Marshes reserve. They raised concern that development in this location appears likely to risk an adverse impact on these sites and therefore object to an allocation.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the public opposed the development of this site. They raised concerns about the impact on wildlife on the adjacent Carlton Marshes, including the impact of recreation and dog-walking. It was noted that drainage water could cause pollution in the marshes further down the hill and also adversely affect septic tank drainage of properties.

Concern was also raised about the landscape impact on the setting of the Broads. It was noted that the site currently provides an open vista across to Oulton Broad.

Concern was also raised about the impact on the surrounding road system including the A146 which was considered to be already at capacity with frequent queues stretching from Oulton Broad to Hollow Grove Way.

More generally concern was raised about the impact on heath and education services. It was also suggested that brownfield sites should be considered first.

## **Site 112 - Land to the north of the A146 Beccles Road (2), Lowestoft**

### **10 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They noted a sewer pipe runs through the site. Full details are found in Appendix 2

The Broads Authority stated that the site lies along the Broads boundary albeit separated by the railway line. They raised concern that development on this site would extend the urban boundary of Lowestoft towards the Broads area and could impact upon the landscape and visual amenity. They



also raised concern about additional recreational pressures as a result of housing development on Carlton Marshes.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Carlton Colville Parish Council stated that the site should be kept clear of additional development in order to preserve the wildlife of the marshes.

### **Other Organisations**

Suffolk Wildlife Trust stated that the site is adjacent to parts of the Broadland Special Protection Area (SPA); The Broads Special Area of Conservation (SAC); the Broadland Ramsar site and Sprat's Water & Marshes, Carlton Coleville Site of Special Scientific Interest (SSSI). They stated that a large part of these sites is owned and managed by Suffolk Wildlife Trust as part of its Carlton and Oulton Marshes reserve. They raised concern that development in this location appears likely to risk an adverse impact on these sites and therefore object to an allocation.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public opposed the development of this site. They raised concerns about the impact on wildlife on the adjacent Carlton Marshes, including the impact of recreation and dog-walking. It was noted that drainage water could cause pollution in the marshes further down the hill and also adversely affect septic tank drainage of properties.

Concern was also raised about the landscape impact on the setting of the Broads. It was noted that the site currently provides an open vista across to Oulton Broad.

Concern was also raised about the impact on the surrounding road system including the A146 which was considered to be already at capacity with frequent queues stretching from Oulton Broad to Hollow Grove Way.

**Site 136 - Rear of 11, 15, 17, 19 & 21 Birds Lane, Lowestoft**  
**4 respondent**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Green' impact on



their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They noted that a sewer pipe runs through the site. Full details are found in Appendix 2

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

One member of the public supported the development of this site. They suggested that development should be focussed within the town as it will create less traffic problems than development on the outskirts. They stated it would also encourage healthy transport such as walking and cycling. They noted that plans to address flood risk issues in the town meant that sites within the town could be brought forward for development.

### ***Site 137 - Rear of Nos 485 & 487 London Road South, Lowestoft***

#### ***5 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England noted that development on this site could have a potential impact on the setting of listed buildings (Two Chapels and Lychgate at Kirkley Cemetery) and the conservation area.

Suffolk County Council Archaeology noted that the development of this site would have a 'Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.



### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

One member of the public supported the development of this site. They suggested that development should be focussed within the town as it will create less traffic problems than development on the outskirts. They stated it would also encourage healthy transport such as walking and cycling. They noted that with plans to address flood risk issues in the town more sites within the town could be brought forward for development.

One member of the public felt the site should be left in its current use.

## ***Site 147 - The Old Rifle Range, A12 London Road, Gisleham***

### ***8 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

The Environment Agency noted that the site was partly within Flood Zone 2 and 3.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

Suffolk Wildlife Trust stated that the site partly includes Pakefield Cliffs County Wildlife Site (CWS) and, based on aerial photographs, may also contain habitats and species of conservation value. They states that the site should not be allocated unless it can be demonstrated that this would not result in an adverse impact on either the CWS or any existing ecological value that the site has.



### **Developers/Landowners**

The landowners of the site, Martin and Lawrence Tegerdine, support the development of Site 147 and consider that it represents a sustainable and deliverable site, capable of accommodating a significant quantum of the planned growth for Lowestoft. They stated that the development would represent a logical extension creating a natural defensible southern boundary to the town. They stated that the existing southern boundary of the town is poorly defined and unattractive. They suggested that if built development is concentrated at the northern end of the site, the southern and western parts could provide a significant area of open space, which would not only provide a community asset, but also an opportunity to enhance the appearance of the town and create an attractive entrance to Lowestoft from the south when travelling along the A12. In terms of impact on the strategic gap they suggested the triangular section of the site to the south be retained as open space resulting in a loss of 300-400m of Strategic Gap. They suggested that development could be kept away from the cliffs and the County Wildlife Site. They stated that the site is well served by public transport from services between Lowestoft and Kessingland and is located close to schools, retail units and employment. The landowners also stated that the site has not been in agricultural use since 1912 when it was used by the Ministry of Defence as a military rifle range and development for housing represents an opportunity to bring the site into productive use, which is not likely to occur otherwise.

### **Members of the Public**

One member of the public supported the development of this site and stated that it should provide affordable rented 2-3 bed houses. They noted that the site was close to schools, shops, on a main bus route, and close to the beach.

One member of the public stated that it is crucial to keep the buffer between Lowestoft and Kessingland and another stated that the site is in an open coastal area and adjacent to the Heritage Coast. They stated that it would be totally inappropriate to build on this land and should be left open for wildlife. They also suggested it was a vital gap between Pakefield and Kessingland.

### **Site 164 - Land west of Northern Spine Road/north of Pleasurewood Farm, Oulton / Corton 9 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They noted that a sewer pipe crosses the site. Full details are found in Appendix 2

Historic England stated that the site is adjacent to Parkhill Hotel which is a grade II listed building. They stated there could be a potential impact on the setting of this listed building.



Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Oulton Parish Council stated that the site was not site suitable for development due to poor access and egress to road infrastructure.

#### **Other Organisations**

The Lowestoft & Yarmouth Regional Astronomers stated that agricultural land on the boundary of North Lowestoft should be retained and included in a Green Belt Policy.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Members of the Public objected to the development of this site. They raised concern about development of green areas and the loss of farmland. Concern was raised about the impact on wildlife and flooding.

More generally, concern was raised about impact on local schools and doctors surgeries.

### ***Site 165 - Land west of A12 Yarmouth Road, Corton***

#### ***14 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They noted that a sewer pipe crosses the site. Full details are found in Appendix 2

Historic England stated that the site is close to White House Farm which is a grade II listed building. They stated there could be a potential impact on the setting of this listed building.

National Grid noted that an intermediate pressure gas mains runs through the site.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.





### **Parish and Town Councils**

Corton Parish Council stated that access to the area is difficult as the A12 is a very fast busy stretch of road. They stated that the proposal would double the size of the village which would be a bad thing. They questioned how access, infrastructure, water, power, drainage, etc. be dealt with and raised concern that the water system is already struggling with low power throughout the village.

Oulton Parish Council stated that the site was not site suitable for development due to poor access and egress to road infrastructure.

### **Other Organisations**

The Lowestoft & Yarmouth Regional Astronomers stated that agricultural land on the boundary of North Lowestoft should be retained and included in a Green Belt Policy.

### **Developers/Landowners**

M J Edwards & Partners objected to the site due to it being well outside the building envelop of Corton village and too far into the strategic gap.

### **Members of the Public**

Most Members of the Public objected to the development of this site. They raised concern about development of green areas and the loss of farmland. Concern was raised about the impact on wildlife and flooding. Concern was raised about Blundeston being subsumed into Lowestoft through the development of this site. It was suggested developments should be built away from surrounding villages as it detracts from the appeal of such.

More generally, concern was raised about impact on local schools and doctors surgeries and what employment would support the development.

One member of the public supported development on land on both sides of the A12.

## **Site 166 – Land east of A12 Yarmouth Road, Corton**

### **13 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and an 'Amber' impact on their assets. They noted a medium encroachment risk on to the water recycling centre and a sewer pipe crossing through the site. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated that the site is close to White House Farm which is a grade II listed building. They stated there could be a potential impact on the setting of this listed building.



National Grid noted that an intermediate pressure gas mains runs through the site.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3

### **Parish and Town Councils**

Corton Parish Council stated that access to the area is difficult as the A12 is a very fast busy stretch of road. They stated that the proposal would double the size of the village which would be a bad thing. They questioned how access, infrastructure, water, power, drainage, etc. be dealt with and raised concern that the water system is already struggling with low power throughout the village.

Oulton Parish Council stated that the site was site suitable for development

### **Other Organisations**

The Lowestoft & Yarmouth Regional Astronomers stated that agricultural land on the boundary of North Lowestoft should be retained and included in a Green Belt Policy.

### **Developers/Landowners**

M J Edwards & Partners objected to the site due to its location in the Strategic Gap between Lowestoft and Great Yarmouth. They stated the development of the site would make Corton village a sprawled out habitat which would have a negative effect on the centre of the village where there are currently shops and businesses. They also raised concern that the option takes away a large portion of grade two arable land to the north of Corton and also affects an established livery yard business situated on Corton Long Lane which in turn gives employment to several people and companies in the Waveney area.

### **Members of the Public**

Most Members of the Public objected to the development of this site. They raised concern about development of green areas and the loss of farmland and would close the essential gap between Lowestoft and Gorleston.

One member of the public supported the development of the site as it has immediate access to A12 and could support housing and industry.

**Site 168 - Land south of Union Lane, Oulton**  
**5 respondents**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water



recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

The Environment Agency stated that the site is within Source Protection Zone 3.

Historic England noted that the site was in close proximity to Blue Boar Inn, grade II to the east and the Manor House grade II \* listed to the south east. They noted potential on the setting of high grade and other listed buildings.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Oulton Parish Council stated that the site was not site suitable for development due to poor access and egress to road infrastructure.

## ***Site 169 - Land south of Union Lane and west of Red House Close, Oulton*** **6 respondents**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

The Environment Agency stated that the site is within Source Protection Zone 3.

Historic England noted that the site was in close proximity to Blue Boar Inn, grade II to the east and the Manor House grade II \* listed to the south east. They noted potential on the setting of high grade and other listed buildings.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Oulton Parish Council stated that the site was not site suitable for development due to poor access and egress to road infrastructure.



### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

One respondent raised concern that the village infrastructure not capable of sustain a development of this size. They raised concern about drainage which is already a problem, roads which are too narrow and unpaved for pedestrians.

## **Site 170 - Land south west of Union Lane, Oulton**

### **7 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Environment Agency stated that the site is within Source Protection Zone 3.

Historic England noted that the site was in close proximity to ruins of Church of St Andrew grade II to the north- west. They noted potential on the setting of high grade and other listed buildings.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact due to potential impacts on scheduled ancient monument. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Oulton Parish Council stated that the site was not site suitable for development due to poor access and egress to road infrastructure.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.



### **Members of the Public**

One respondent raised concern that the village infrastructure not capable of sustain a development of this size. They raised concern about drainage which is already a problem, roads which are too narrow and unpaved for pedestrians.

#### ***Site 171 - Land west of Flixton View, Oulton***

##### ***5 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

Historic England noted that the site was in close proximity to ruins of Church of St Andrew, which is grade II listed, to the west. They noted potential on the setting of high grade and other listed buildings.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact due to possible impacts on scheduled ancient monument. Full details are found in Appendix 3.

### **Parish and Town Councils**

Oulton Parish Council stated that the site was not site suitable for development due to poor access and egress to road infrastructure.

### **Members of the Public**

One respondent raised concern about the impact of traffic from either Union Lane or Hall Lane and loss of farmland. It was suggested that using brownfield sites would have a better impact.

#### ***Site 172 - Land to west of Parkhill (south of Spinney Farm), Flixton (East)***

##### ***3 respondent***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2



Historic England note that the site is in close proximity of The Lodge and The Hall, both grade II listed to the east. They noted potential on the setting of high grade and other listed buildings.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

**Parish and Town Councils**

No comments submitted in response to this site.

**Other Organisations**

No comments submitted in response to this site.

**Developers/Landowners**

No comments submitted in response to this site.

**Members of the Public**

No comments submitted in response to this site.





## Beccles and Worlingham

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### **Site 1 - 19-21 Ravensmere, Beccles**

**3 respondents**



### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there is a potential impact on the Conservation Area and setting of the Grade II Listed 18 Northgate to the West.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

No comments submitted in response to this site.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

No comments submitted in response to this site.

## ***Site 8 - Chenery's Land (East), Cucumber Lane, Beccles / Land at Chenery's Farm, Beccles*** ***6 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

No comments submitted in response to this site.



### **Other Organisations**

The Beccles Society stated that housing adjacent to the Beccles Relief Road should be of a limited scale and not all sites should be for housing.

Suffolk Wildlife Trust stated that careful consideration of this and adjoining sites will be required to avoid adverse impacts on the wildlife value of the area.

### **Developers/Landowners**

The Landowner made representations in support of this site. They stated that walking and cycling would be encouraged with links to existing and future cycle and pedestrian networks, including routes to employment areas. They highlighted that schools, services and the railway station are within walking and cycling distance. They stated the site is deliverable, developable, and achievable and is not prone to flooding. It was contended that air quality would be maintained by development of this site. It was stated there is capacity available in water supply and sewerage systems and surface water could be disposed of. They asserted that development could be designed to blend in the landscape and surroundings, low carbon processes would be used in construction, the land is low grade agricultural land and biodiversity and geodiversity would be supported by development of the site. It was stated that development of the site would help to support Beccles town centre, create construction jobs and help Waveney District Council to achieve their housing targets.

### **Members of the Public**

A member of the public is supportive of this site provided that vehicular access is from the Southern Relief Road and the nearby smaller residential roads are used for pedestrian and cycle access only. Infrastructure should be provided if this site is developed along with neighbouring sites.

## **Site 9 - Chenery's Land (West), Cucumber Lane, Beccles / Land at Chenery's Farm, Beccles** **6 respondents**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

No comments submitted in response to this site.



### **Other Organisations**

The Beccles Society stated that housing adjacent to the Beccles Relief Road should be of a limited scale and not all sites should be for housing.

Suffolk Wildlife Trust stated that careful consideration of this and adjoining sites will be required to avoid adverse impacts on the wildlife value of the area.

### **Developers/Landowners**

The landowner has provided a response in support of development of this site. They stated that the site is well located in relation to the town centre and existing employment sites, and links to the walking and cycling network would be built, including access to new networks forming part of the Southern Relief Road. They highlighted that schools, services and the railway station are within walking and cycling distance and access to the site will benefit from the Southern Relief Road. They stated that the site is deliverable, developable, and achievable and there are no known abnormal constraints on the site and it is not prone to flooding. There are a lack of brownfield sites on the edge of Beccles making this greenfield site more suitable. It was contended that air quality would be maintained by development of this site. There is capacity available in water supply and sewerage systems and surface water could be disposed of. They stated that development could be designed to blend in the landscape and surroundings and low carbon processes would be used in construction. The land is low grade agricultural land and biodiversity and geodiversity would be supported by development of the site. It was asserted that a proposal would help to support Beccles town centre, create construction jobs and help Waveney District Council to achieve their housing targets.

### **Members of the Public**

A member of the public was supportive of this site provided vehicular access is from the Southern Relief Road and the nearby smaller residential roads are used for pedestrian and cycle access only. Infrastructure should be provided if this site is developed along with neighbouring sites.

## **Site 16 - Former Beccles Heat Treatment, Gosford Road, Beccles**

### **6 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England highlighted the proximity of Grade II Listed Buildings on Blyburgate and the potential impact on the Conservation Area.



Suffolk County Council Archaeology noted that the development of this site would have a 'Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

A member of the public would like to see this site re-developed as a mixed use development along with some other adjacent sites. One member of the public expressed a preference for indoor sports facilities to be located here. Another member of the public supported a manageable sized development on this brownfield site.

### ***Site 24 - Homestead Farm, Ringsfield Road, Beccles***

#### ***8 respondents***

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Broads Authority highlighted the need to assess impact in the landscape due to rising ground.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Beccles Town Council identified the need for development in the area but infrastructure in Beccles is at breaking point, especially the health centre. Housing development should be restricted to the area to the southwest of the town. Site 24 makes good use of existing and planned road infrastructure. This area would require a new primary school, convenience store and other infrastructure.



### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public objected due to traffic congestion, highway safety, impact on the National Cycle Network, pressure on local services and infrastructure and encroachment into the countryside. One member of the public would like to see it used as a campsite or nature reserve.

## ***Site 36 - Land at Cromwell Road and London Road, Weston***

### ***3 respondents***

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

One member of the public objected as the site is remote from the town, not well located to services and facilities and is exposed in the landscape.

## ***Site 43 - Land at Montrose Garage, London Road, Beccles***

### ***9 respondents***



### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Broads Authority highlighted the need to assess impact in the landscape due to rising ground.

Historic England highlighted the potential impact on the nearby Conservation Area.

Suffolk County Council Archaeology noted that the development of this site would have a 'Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Beccles Town Council identified the need for development in the area but infrastructure in Beccles is at breaking point, especially the health centre. Housing development should be restricted to the area to the southwest of the town. Site 43 makes good use of existing and planned road infrastructure. This area would require a new primary school, convenience store and other infrastructure.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

Badger Building commented they are in a position to bring the site forward in the early years of the plan without reliance on other sites and that the site is well related to existing development.

### **Members of the Public**

One member of the public objected on the grounds of traffic congestion and pressure on the medical centre. Two Members of the Public were supportive and stated the road links were good, it is a brownfield site (although density seems high) and traffic hot spot of Ingate/Lowestoft Rd is avoided.

## **Site 44 - Land at Sandpit Lane, Worlingham**

### **11 respondents**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable





drainage system. They also commented that there is a low risk to encroachment on the Water Recycling Centre. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Worlingham Parish Council stated that this site ranked as the second choice preferred site due to its proximity to the Southern Relief Road.

### **Other Organisations**

Suffolk Wildlife Trust stated that careful consideration of this and adjoining sites will be required to avoid adverse impacts on the wildlife value of the area.

### **Developers/Landowners**

Badger Building commented they are in a position to bring the site forward in the early years of the plan without reliance on other sites and that the site is well related to existing development.

### **Members of the Public**

Members of the Public objected due to pressure on infrastructure and facilities, excessive housing numbers in combination with nearby sites, loss of wildlife habitat, increased traffic, inadequate highway, school traffic issues, loss of a greenfield site, surface water drainage issues and lack of capacity in the sewerage system.

## ***Site 50 - Land at the junction of Copland Way and the A146, North Cove*** ***8 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They also commented that a sewer pipe crosses the site. Full details are found in Appendix 2.

Historic England highlighted the proximity of Grade I and II Listed Buildings and potential impact upon their settings (Church of St Botolph to the north and Three Horseshoes Public House).

Suffolk County Council commented this site is one of the further sites from the town centre and less likely to encourage sustainable travel.



Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Members of the Public objected due to large distance to existing facilities and development increasing the reliance on cars for transport, characterless development along the roadside, pressure on the A146 and close proximity to industrial areas.

### ***Site 60 - Land east of College Lane, Worlingham***

#### ***11 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They also commented that a sewer pipe crossed the site. Full details are found in Appendix 2.

Historic England highlighted the potential impact on the setting of the grade II Listed Building (Worlingham Manor to the west).

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Worlingham Parish Council voted this site as their preferred site for development due to the proximity to the proposed Southern Relief Road.

#### **Other Organisations**

Suffolk Wildlife Trust stated that careful consideration of this and adjoining sites will be required to avoid adverse impacts on the wildlife value of the area.



### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public objected due to strain on infrastructure and facilities, loss of wildlife habitat, increased traffic, inadequate highways, school traffic issues, lack of capacity in the sewerage system, surface water drainage issues, uncharacteristically high density of development, excessive housing numbers alongside nearby proposed sites and loss of a greenfield site.

## **Site 61 - Land east of Copland Way, Worlingham / Ellough / North Cove** **5 respondents**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Beccles Town Council support this site for employment use but highlighted the inadequate highway infrastructure including roads, buses and pedestrian and cycle access.

### **Other Organisations**

Suffolk Wildlife Trust objected to development of this site unless it can be demonstrated there would be no adverse impact on the County Wildlife Site which makes up part of the site.

### **Developers/Landowners**

The landowner's agent responded to the consultation to promote this site. The representation provides a description of the site, its history, and relevant local and national planning policies. It highlighted recent largescale planning permissions. The representation also amended the outline of the submitted site to exclude a County Wildlife Site. They consider the site to be suitable, available, achievable and viable (provided utilities capacity issues are overcome).

### **Members of the Public**

0 comments submitted in response to this site.



## **Site 62 - Land east of Ellough Road, Worlingham**

### **12 responses**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They also commented that a sewer pipe crosses the site. Full details are found in Appendix 2.

Historic England highlighted the potential impact on the grade II Listed Building (Worlingham Manor to the north east).

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

Suffolk Wildlife Trust stated that careful consideration of this and adjoining sites will be required to avoid adverse impacts on the wildlife value of the area.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Members of the Public objected due to lack of facilities and infrastructure, loss of wildlife habitat, excessive housing numbers, increase in traffic with particular reference to school traffic, lack of capacity in the sewerage system, surface water flooding, higher numbers of non-locals and retirees may put a strain on facilities and loss of a greenfield site. Concerns were also raised regarding the nearby industrial areas and problems arising from noises and smells. It was suggested that open space, leisure facilities and a pub/restaurant could be incorporated in to a development. One person supported the site as it has road, cycle and footpath links.

## **Site 69 - Land north of Church Lane, Ellough**

### **3 respondents**



### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They also commented that substantial off-site infrastructure would be required to connect foul water which may not be economically viable. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

No comments submitted in response to this site.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

One member of the public objected due to inadequate roads and loss of wildlife habitat.

**Site 72 - Land north of Lowestoft Road, Beccles RUFC Common Lane (land north west and south east of Common Lane), Beccles**

**42 respondents**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They also commented that a sewer pipe crosses the site. Full details are found in Appendix 2.

Historic England highlighted the potential impact on the Beccles Conservation Area and its setting.

National Grid stated that the site is crossed by or within close proximity to intermediate/high pressure apparatus.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3.



### **Parish and Town Councils**

Beccles Town Council stated that the site should remain as an open break and a park created.

### **Other Organisations**

The Beccles Society strongly opposed this site for development and its development would be highly damaging. They identified that development of the site would conflict with the Council's Green Infrastructure Strategy. The site is valuable in assisting flood mitigation. They commented that Beccles Town Council (who control part of this site) have not authorised its inclusion as part of the new Local Plan.

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not have an adverse ecological impact.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

There were strong objections from Members of the Public or a number of reasons. The loss of the open break between Beccles and Worlingham and resultant harm to the character and setting of the settlements was a key reason for objecting. Loss of wildlife habitat, flora and fauna was another key reason as was development in an area prone to flooding which could exacerbation of flooding problems. Many people have cited increased traffic congestion, poor access, inadequate roads, parking issues, lack of capacity in the sewerage system, low water pressure and strain on local facilities and infrastructure as reasons for objection. Loss of views across the common, noise generated from a nearby dog boarding kennel, loss of sports facilities and development of the site conflicting with the Council's Green Infrastructure Strategy are also reasons for objection. Many Members of the Public commented that the site (or part of the site) belongs to the people of Beccles and is controlled by Beccles Town Council and they do not wish to see this land developed.

## ***Site 77 - Land off Benacre Road (Site 1), Ellough***

### ***4 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.



Suffolk County Council commented this site is one of the furthest sites from the town centre and less likely to encourage sustainable travel.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

Beccles Town Council supported this site for employment use but highlighted inadequate highway infrastructure including roads, buses and pedestrian and cycle access.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

No comments submitted in response to this site.

### ***Site 78 - Land off Benacre Road (Site 2), Ellough*** ***3 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

Beccles Town Council supported this site for employment use, but highlighted inadequate highway infrastructure including roads, buses and pedestrian and cycle access.



### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

No comments submitted in response to this site.

## **Site 81 - Land off Darby Road, Chenery's Farm, Beccles / Weston** **9 respondents**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

No comments submitted in response to this site.

### **Other Organisations**

The Beccles Society stated that housing adjacent to the Beccles Relief Road should be of a limited scale and not all sites should be for housing.

Suffolk Wildlife Trust stated that careful consideration of this and adjoining sites will be required to avoid adverse impacts on the wildlife value of the area.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public objected on the grounds of over development, surface water flooding, strain on sewerage system, increased congestion, parking issues, pollution issues, harm to the character of Beccles and lack of local jobs.

Members of the public were supportive of development of this site, provided good cycle and pedestrian links are provided and vehicular access is from the Southern Relief Road. Smaller residential roads nearby should be used for cycle and pedestrian access only. Development of this





site along with neighbouring proposed sites could deliver infrastructure such as a community centre, shops, school, health centre and a pub.

### **Site 82 - Land off Ellough Road, Worlingham / Beccles**

#### **27 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They also commented that a sewer pipe crosses the site. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Beccles Town Council opposed development of this site due to proximity to industrial areas, noise and air pollution, increased traffic along Ellough Road connecting into a bottleneck at Ingate. Infrastructure would not cover the needs of residents who would still need to travel in to the town centre.

#### **Other Organisations**

The Beccles Society stated that housing adjacent to the Beccles Relief Road should be of a limited scale and not all sites should be for housing.

Suffolk Wildlife Trust stated that careful consideration of this and adjoining sites will be required to avoid adverse impacts on the wildlife value of the area.

Worlingham Neighbourhood Planning Team viewed the site as unacceptable due to the impact on infrastructure, drainage, roads, schools, medical facilities and lack of local jobs.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Members of the Public objected on the grounds of surface water drainage issues, loss of privacy, lack of jobs locally, over development and loss of wildlife habitat. Increased traffic and vehicle pollution, the site not being well related to supermarkets and secondary schools and generation of school traffic problems were also raised. Fumes, noise and pollution from the nearby industrial sites and



loss of a greenfield site were given as reasons for objections. One person stated that the land is unstable and munitions have been dumped on the site. Pressure on infrastructure such as the medical centre, schools and dentists was commonly highlighted. Another person stated that development of the site would result in Worlingham would become a suburb of Beccles. One person commented that the quality of life for existing and future residents should not be put at risk to meet the demands of landowners and developers.

A nearby business was concerned about the proximity of site 82 to existing industrial operations and the noise nuisance for future occupiers that may result if the site is developed. They highlighted it would be difficult for them to re-locate and jobs and business rates may be lost if they cannot operate with the housing development nearby.

A number of people supported development of this site due to its good vehicular access to the Southern Relief Road and major road links and potential for good cycle and pedestrian links. Low existing landscape value and the ability to provide a significant numbers of homes, along with infrastructure including schools, shops, medical provision and recreation were given as reasons of support to develop site 82. One member of the public stated that development of the site would have little environmental or visual impact and could be a significant benefit to the town.

There were suggestions of providing a pub and overnight accommodation, green space, health services, dentists, schools, community centres and town centre parking improvements as part of a development. A park and ride facility to the centre of Beccles was also suggested. One person has commented that the mix of homes should reflect the needs of the community and include smaller starter homes and retirement properties along with larger family homes.

### ***Site 107 - Land to the east of London Road, Weston***

#### ***3 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They also commented that substantial off-site infrastructure is required to connect to the foul water which may not be economically viable. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.



### **Other Organisations**

The Beccles Society stated that housing adjacent to the Beccles Relief Road should be of a limited scale and not all sites should be for housing.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

No comments submitted in response to this site.

## ***Site 108 - Land to the east of London Road (south of John Lawrence Close), Beccles*** ***4 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They also commented that a sewer pipe crosses through. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Beccles Town Council identified the need for development in the area but infrastructure in Beccles is at breaking point, especially the health centre. Housing development should be restricted to the area to the southwest of the town. Site 108 makes good use of existing and planned road infrastructure. This area would require a new primary school, convenience store and other infrastructure.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

A member of the public did not oppose affordable homes and bungalows where they are built in



manageable sizes around the periphery of the town. Site 108 is on a main road where there is currently little development and does not feed into busy traffic areas such as Ingate/Lowestoft Rd.

### **Site 124 - London Road, Weston, Weston**

**6 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They also commented that substantial off-site infrastructure is required to connect foul water, which may not be economically viable. Full details are found in Appendix 2.

Suffolk County Council welcomed reference to the Southern Relief Road and stated the proposed level of growth around Beccles is generally acceptable subject to further assessments and the exception of sites further from the town centre which would not encourage sustainable travel.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

Beccles Society stated that development of site 124 would result in urban sprawl beyond the Southern Relief Road and that housing on land adjacent to the road should be limited in scale.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Members of the Public have commented that development of this site would result development creep into the countryside and over reliance on cars. This would generate issues with parking, congestion and pollution.

### **Site 126 - Marsh Lane, Worlingham**

**3 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water



recycling centre capacity, an 'Amber' impact on the foul sewerage network and an 'Amber' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They also commented that there is a high risk to encroachment of the Water Recycling Centre. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have a 'Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

A member of the public objected due to the site being too close to the sewage works and that they have limited capacity. The high density of development would be out of character with the area and there would be an increase in traffic using a narrow lane.

### ***Site 133 - Owls Cottage, Marsh Lane, Worlingham*** ***3 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and an 'Amber' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They also commented that there is a high risk to encroachment of the Water Recycling Centre. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.



### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

A member of the public objected due to the site being too close to the sewage works and that they have limited capacity. The high density of development would be out of character with the area and there would be an increase in traffic using a narrow lane.

## **Site 145 - The Bull Field, Ringsfield Road, Beccles**

### **12 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England has commented that there is a potential impact on the setting of a grade II\* Listed Building (Ashman's Hall to the north west) and Conservation Area.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Beccles Town Council recognised the need for development but highlighted that care is required due to the strain on infrastructure. They comment that housing development should be located to the southwest of Beccles, including site 145, as this would make best use of road infrastructure. New infrastructure would be required including a primary school and convenience store.

#### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public have objected due to highway safety concerns on Ringsfield Road related to traffic congestion, sharp bends in the road, school traffic, parking problems, the narrow width of the road and impact on the National Cycle Network. There were objections to access from Meadow



Gardens although one person has no objection if the access was onto an alternative road. The strain on infrastructure such as the medical centre and schools was highlighted. Objections were raised to the loss of mature trees on the site, harm to biodiversity habitats, and disruption to a quiet area. Concerns are also raised with reference to drainage issues, surface water flooding, water pressure, sewerage capacity and the lack of public transport.

### **Site 156 - West of A145 London Road, Beccles**

**12 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They also commented that a sewer pipe crosses the site. Full details are found in Appendix 2.

The Broads Authority highlighted the need to assess impact in the landscape due to rising ground.

Historic England highlighted the proximity of the site to Beccles Conservation Area.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Beccles Town Council identified the need for development in the area but infrastructure in Beccles is at breaking point, especially the health centre. Housing development should be restricted to the area to the southwest of the town. Site 156 makes good use of existing and planned road infrastructure. This area would require a new primary school, convenience store and other infrastructure.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Members of the Public objected due to traffic congestion, pressure on infrastructure and facilities, harm to peace and privacy, impact on property values and encroachment into the countryside. One



member of the public supported this site as it will not cause worsen traffic problems at Ingate/Lowestoft Rd.





## Bungay

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### **Site 37 - Land at Dukes Bridge, Beccles Road, Bungay**

#### **8 respondents**

##### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and an 'Amber' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They commented that there is a high encroachment risk to the Water Recycling Centre and a Sewer Pipe crosses the site. Full details are found in Appendix 2

The Environment Agency commented the site as being partly in Flood Zone 3 with a flood plain the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

Historic England highlighted Dukes Bridge House, Barn and wall all Grade II to the north. There is potential impact on setting of a Listed Building.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /Green' impact. Full details are found in Appendix 3.

##### **Parish and Town Councils**

No comments submitted in response to this site.

##### **Other Organisations**

Suffolk Wildlife Trust commented that based on aerial photographs, site 37 may contain habitats and species of conservation value. They therefore consider that these sites should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.



### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public highlighted issues with the lack of infrastructure, drainage and the site being low-lying land with a water course.

## **Site 39 - Land at Grove Farm, Bungay**

### **10 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2

The Broads Authority stated that housing development at this location has the potential to impact adversely on both the landscape character and the visual amenity. Any scheme at this location would need to be sensitively designed to ensure that potential impacts are assessed and mitigated through a suitable layout and the provision of adequate vegetation buffers both on the northern boundary and within the site as it is located on rising ground. Street lighting and other above ground utilities may be an issue.

The Environment Agency commented that site lies partly within Source Protection Zones 1 and 3.

Suffolk County Council commented that subject to further assessments through the planning process, the proposed level of development is acceptable in principle. However, access constraints are likely to be identified on site 39. Any proposed access onto Annis Hill would require widening of the road due to its narrow width and this site should provide its main access from B1062.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.



## Members of the Public

Members of the Public objected due to:

- Annis Hill is not wide enough for two-way traffic. The brow of the hill restricts visibility. Recently built properties have worsened traffic problems. Annis Hill is well used by runners, cyclists and dog walkers. Traffic on Beccles Road is fast and busy and accesses and junctions can be dangerous;
- lack of mains sewerage, gas and electricity supply;
- sandy ground may be unsuitable for building on;
- development may generate surface water flooding issues for properties downhill;
- current infrastructure such as doctors, dentists, schools and car parks could not sustain an increased population;
- development would be harmful to the landscape viewed in the approach from Beccles. The skyline would be too high for this side of Bungay;
- loss of residential amenity through loss of views, tranquillity and privacy;
- harmful to house prices;
- loss of greenfield site.

### **Site 45 - Land at St Johns Road, Bungay**

**11 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /Red' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

St John's Hall Farms confirmed the site is available for development, suitable and deliverable. If required, the landowner will discuss the potential for additional land to the southeast of the site (up towards Dukes Farm) to be included as a comprehensive proposal for the area.



## Members of the Public

Members of the Public objected due to:

- lack of local infrastructure such as a railway station;
- strain on existing infrastructure such as schools, doctors surgery and sewerage system;
- risk of flooding;
- loss of greenfield land which forms a natural boundary to Bungay;
- loss of wildlife habitat;
- nearby roads are too narrow;
- increased traffic congestion;
- proximity to a Listed Building;
- lack of local employment;
- harm to property prices;
- loss of views;
- people have walked along the edge of the field for over 20 years and it should be a designated public right of way.

One person supported development of this site for housing and other leisure facilities.

### *Site 55 - Land between Pilgrim's Way and Wingfield Street, Bungay*

#### **9 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. They commented that there is a low risk to encroachment of the Water Recycling Centre and a Sewer Pipe crosses through. Full details are found in Appendix 2.

Historic England commented that the site is adjacent to Bungay Conservation Area, 14 Wingfield Street which is a Grade II Listed Building and is close to 5-11 Wingfield Street which is also a Grade II Listed Building. Therefore there is a potential impact on Conservation Area and setting of Listed Buildings.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.



### **Other Organisations**

Suffolk Wildlife Trust stated that Based on aerial photographs, site 55 may contain habitats and species of conservation value. They therefore consider that these sites should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.

### **Developers/Landowners**

Halsbury Homes Ltd commented that the site is presently allocated under Policy BUN5 for Allotments/Open Space in the Waveney Site Allocations Development Plan Document. They noted from the supporting text that the land "has been protected for allotment use and an important open space in the built up area for many years." The supporting text also notes that "most of the site falls within an area of medium flood risk (flood zone 2), taking into account climate change."

The Local Planning Authority's has aspirations to provide allotments on this site, however, the site has stood derelict for many years since the site was last used and efforts to realise these ambitions since the Waveney Site Allocations Development Plan Document was adopted in 2011 have been unsuccessful. Halsbury Homes has the controlling interest in the land at St. Johns Road and there is no realistic long-term prospect of the site being returned to allotment use.

The Environment Agency's Flood Map shows clearly that the whole site is in flood zone 1 (less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year). The Local Planning Authority's concerns about Site 55 are therefore without foundation.

The site is approximately 400m to the south east of town centre, which has a good range of shops and other services and facilities. Site 55 is therefore in a sustainable location within a sustainable settlement and it is considered that there are no sound planning reasons why the site could not come forward during the Local Plan period.

### **Members of the Public**

Members of the Public have objected due to:

- lack of infrastructure;
- one of the last remaining open spaces in the town and should not be considered for housing. It should be reserved for recreational/amenity use for future generations;
- flooding issues;
- lack of access suggesting Wingfield Street and Pilgrims Way are unsuitable. Dangerous junctions nearby;
- designated as land for allotments and there is unmet local demand for allotments;
- currently provides a green lung and habitat for wildlife.



### ***Land to the rear of the High School***

#### ***1 response***

This site was submitted as part of the consultation exercise and therefore did not make up part of the consultation and has not yet been numbered.

The Slater Family considered that sustainable modes of transport can be encouraged by making it safe, convenient and affordable. The development of land to the rear of the High School enables a better solution for bus access to the High School. The roads around the school, particularly Kings Road and Queens Road currently suffer from congestion and traffic conflicts during school opening and closing times. The new access will alleviate the problems caused by school coaches and buses.



## Halesworth and Holton

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### **Site 13 Fairview Farm, Norwich Road**

#### **8 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Environment Agency has identified that this site is located within source protection zone 1.

Historic England cautioned that development on this site could impact upon the setting of Archers Cottage, which is a grade II listed building.

National Grid advised the Council that an intermediate high pressure gas main runs under the site.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Halesworth Town Council stated that this site is important for wildlife habitat.

#### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that this site is an important habitat for diverse flora and fauna. A previous attempt to convert this land for use as a playing field was resisted by Members of the Public and had the support of the then Member of Parliament. Wildlife on this site is still active and must be preserved.

Suffolk Wildlife Trust noted that this site is located next to a county wildlife site and may also contain species and habitats of conservation value. Therefore this site should not be allocated unless it can be demonstrated that species and habitats will not be harmed.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

No comments submitted in response to this site.





### **Site 14 - Field, Saxon Way**

#### **6 respondents**

##### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a sewer pipe crossing the site. Full details are found in Appendix 2.

Historic England cautioned that development on this site would impact upon the setting of the Gothic House, a grade II listed building.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

##### **Parish and Town Councils**

No comments submitted in response to this site.

##### **Other Organisations**

Halesworth and Blyth Valley Partnership was concerned that this site has access issues and that development of a care home would increase the age imbalance in the town.

Suffolk Wildlife Trust stated that this site may contain species and habitats of conservation value. Development should not be permitted unless it can be demonstrated that ecological development will not be harmed.

##### **Developers/Landowners**

No comments submitted in response to this site.

##### **Members of the Public**

Members of the Public stated that the site should not be developed because of flood risk and access issues. The neighbouring site at Dairy Farm was considered more appropriate.

### **Site 32 Adjacent to the Oaks, Beccles Road, Holton**

#### **5 respondents**

##### **Statutory Consultees**

Historic England cautioned that development on this site would impact upon the setting of grade II listed Pastures Farm.



Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial infrastructure needed to connect to the Foul Water network, which may not be economically viable. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have a 'Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Halesworth Town Council noted that this site is located in Holton.

### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that development states that this site is located on a fast, narrow road outside of the village and with no close links to any other settlement.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

No comments submitted in response to this site.

## ***Site 65 Land North and East of Hill Farm Road*** ***40 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Environment Agency identified this site as being located within source protection zone 2.

Historic England cautioned that development on this site would impact upon the setting of two grade II listed buildings: Town Farmhouse to the north and Hill Farmhouse to the south.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact with high potential significance and a large allocation. Full details are found in Appendix 3.



### **Parish and Town Councils**

Halesworth Town Council states that site 65 forms part of the strategic gap and is important to both settlements. There are two springs that drain into the main field on this site, which is only served by one road. Proposed development of 150 houses would require major upgrades to local infrastructures: educational facilities; healthcare; drainage and sewerage. Open land behind this site has enabled it to be used by owls and deer and this would be harmed by development.

### **Other Organisations**

Halesworth and Blyth Valley Partnership states that the Waveney Green Infrastructure Strategy identifies site 65 as part of the strategic gap between Halesworth and Holton. This makes it an important for the character of both communities and so should be protected. However limited development in the north-west corner may be possible.

### **Developers/Landowners**

Hopkins Homes reiterated the representation it made to the 'Call for sites' consultation, where it stated that site 65 would provide a sustainable housing development incorporating open space and an extension to the cemetery. The site is situated within walking distance of the town centre and railway station and is adjacent to existing modern housing developments. The proposed layout includes space to accommodate 150 homes in the south west of the site with significant open space and east, which would ensure the continued desired separation between Halesworth and Holton.

### **Members of the Public**

Members of the Public

were concerned that development on this site for the following reasons:

- erosion of the strategic gap and the loss of a site that was important to the local landscape;
- loss of the quiet setting of Halesworth cemetery;
- loss of a valuable local wildlife habitat;
- inadequate road access and no cycle lanes would create congestion;
- surface water flooding risk would be exacerbated by further development;
- the sewage pipe running under Holton Road is already inadequate and this has led to flooding on Millennium Green;
- excessive pressure on local educational and healthcare providers;
- pressure on town centre shops;
- overuse of buses and trains;
- sites to the northwest of Halesworth were regarded as preferable locations for development;
- failure to inform neighbours of the consultation should invalidate any future allocation on the site.



### **Site 73 Land north of Moores Cottages, Holton**

#### **5 respondents**

##### **Statutory Consultees**

Historic England cautioned that development on this site will impact upon Moat Farmhouse, which is a grade II listed building.

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Significant infrastructure needed to connect to the foul water network, which may not be economically viable. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have a 'Green' impact. Full details are found in Appendix 3.

##### **Parish and Town Councils**

Halesworth Town Council noted that this site is located in Holton but that Halesworth Town Council and Holton Parish Council should consider development together.

##### **Other Organisations**

Halesworth and Blyth Valley Partnership noted that this site is located outside of the village but that there is an established community in the area. An innovative and environmentally friendly scheme could be considered.

##### **Developers/Landowners**

No comments submitted in response to this site.

##### **Members of the Public**

No comments submitted in response to this site.

### **Site 76 Land north of Sparrowhawk Road, Holton**

#### **7 respondents**

##### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.



The Environment Agency has identified this site as being located in source protection zone 1.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Halesworth Town Council stated that this site is located on the border between Halesworth and Holton. Halesworth Town Council and Holton Parish Council would need to look jointly at the implications of development on infrastructure.

### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that this site would be suitable for industrial development because of its close proximity to Sparrowhawk Road. It would be a good location for a household recycling centre and is located close to site 102.

Suffolk Wildlife Trust stated that this site may contain species and habitats of conservation value. Development should not be permitted on this site unless it can be demonstrated that it will not harm ecological value.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public stated that this would be a good site for office or industrial use and that a development of this sort was necessary to the town.

## **Site 86 Land off Saxons Way**

### **8 respondents**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and an 'Amber' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a high encroachment risk to a water recycling centre; a sewer pipe crosses the site. Full details are found in Appendix 2.

Historic England cautioned that development on this site could impact upon the setting of Gothic House, which is a grade II listed building.



Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Halesworth Town Council stated that this site is of an unusual shape and so careful and original design would be needed to ensure that development is in keeping with the surrounding areas.

### **Other Organisations**

Halesworth and Blyth Valley Partnership noted that this site was part of the proposed route for the phase 2 of Halesworth Relief Road. It borders the London Road estate and Millennium Green and a carefully designed scheme could work very well with access via Bigod Close / Lansbury Road.

Suffolk Wildlife Trust stated that this site may contain species and habitats of ecological value. Development should therefore not be permitted unless it can be demonstrated that it will not impact upon ecological value.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public stated that this site would be an appropriate location for development (provided it is not at risk from flooding) following the completion of development of Dairy Farm and Dairy Hill.

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### ***Site 87 Land on Bungay Road, Holton***

#### ***8 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England cautioned that development on this site may impact upon the setting of Gavelcroft, which is a grade II listed building.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.



### **Parish and Town Councils**

Halesworth Town Council stated that this site is vulnerable to flooding, which requires thorough investigation.

### **Other Organisations**

Halesworth and Blyth Valley Partnership cautioned the scale of development may be too great (together with site 89) given previous issues with flooding.

### **Developers/Landowners**

Wellington Construction discussed scores given to the site in the sustainability appraisal. It stated that negative scores were attributed to:

- A) conserving and enhancing the quality and distinctiveness of landscapes and townscapes;
- B) conserving natural resources;
- C) reducing contributions to climate change and mitigating the effects.

Meanwhile the following categories were attributed positive scores: health and well-being; Improving access to key services and facilities; Meeting housing requirements for the whole community; Encouraging efficient patterns of movement in support of economic growth.

With regard to A) the site is infill between Valley Farm to the north-west and suburban development to the south east. A large residential property is situated on the opposite side to the north east. With regard to A), B) and C) it is likely that there will be negative scores because of its rural location but this will be the case for most sites submitted. There is the potential for strategic planting to minimise landscape impact and enhance future development. This site has no viability issues and could be delivered fairly quickly and this is important at a time when doubts about the deliverability of sites in Lake Lothing raised questions about the ability of the Council to meet its housing targets.

### **Members of the Public**

Members of the Public

were concerned about the impact of flooding on the site, particularly after rain or snow.

## ***Site 89 Land on Lodge Road, Holton***

***10 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.



Historic England cautioned that development on this site will impact upon Gavelcroft, which is a grade II listed building.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Halesworth Town Council stated that this site is located on Holton and suffers from flooding problems which will require thorough investigation.

### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that the scale of development (together with site 87) may be too great given past problems with flooding in the area.

Suffolk Wildlife Trust states that this site, together with sites 8, 9, 44, 62, 81, and 82 forms a large block of land that may be of some value, especially for farmland species. Careful consideration of residential development on these sites is needed to ensure that it does not impact upon wildlife value on these sites.

### **Developers/Landowners**

Wellington Construction discusses scores given to the site in the sustainability appraisal. It states that negative scores were attributed to:

- A) conserving and enhancing the quality and distinctiveness of landscapes and townscapes;
- B) conserving natural resources;
- C) reducing contributions to climate change and mitigating the effects.

Meanwhile the following categories were attributed positive scores: health and well-being; Improving access to key services and facilities; Meeting housing requirements for the whole community; Encouraging efficient patterns of movement in support of economic growth. Development in this allocation would complement the 11 dwellings that are currently under construction and access could be gained via a y junction granted as part of the last planning permission. The previous permission underlines the fact that landscape impact will be minimal. Negative issues with regard to sustainability scores A), B) and C) will affect most rural allocations and strategic planting could be used to minimise landscape impact. This site offers the potential for 35 dwellings in a sustainable location. The LPA recognises that greenfield development is inevitable as it tries to meet its housing targets. This is particularly the case given the stalled development of sites in Lowestoft. Site 89 and those like it are important because they are available and deliverable.

### **Members of the Public**

Members of the Public





ere concerned that development on this site would increase creeping suburbanisation and there was concern about the risk of surface water flooding on the site.

### **Site 102 Land south of Sparrowhawk Road, Holton**

#### **11 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Environment Agency has undertaken a high level analysis which shows that this site is located within source protection zone 1.

Historic England cautioned that development on site 102 could have an impact on Archers Cottage, which is a grade II listed building to the east of the site.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Halesworth Town Council stated that this site is potentially a good location for industrial development. However its location on the edge of Halesworth and Holton means that Halesworth Town Council and Holton Parish Council must look at the two sites together.

#### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that employment land is needed in Halesworth but cautions that development included measures to control traffic movement and protect from flood risk.

National Grid has informed the Council that an intermediate high pressure gas main runs under the site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Members of the Public

ere concerned that without knowing the details of the proposed building works and their duration,



the number of people accessing the site during construction and once in use and the hours of operation it would not be possible to form an accurate judgement. One respondent felt that the nearby Holton airfield, which is already used for employment uses, would be a more suitable location for further development. However another thought that the location would be suitable because of its proximity to the main road and the provision of employment opportunities that would reduce the need for people to commute. Careful design (including leaving space near the housing) would be needed to minimise impact on residents and the right of way of the edge of the site must be left intact.

**Site 103 Land south of The Street (adjacent to 36 Holton Road), Holton**  
**9 respondents**

**Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a sewage pipe crossing the site. Full details are found in Appendix 2.

The Environment Agency undertaken a high level review of site 103 and has identified that it is located in source protection zone 2.

Historic England cautions that the location of this site could impact upon both listed buildings and a conservation area. This site could impact upon the Holton Conservation area as well as The Homestead, Myrtle Cottage and Millside Cottage, which are grade II listed buildings.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

**Parish and Town Councils**

Halesworth Town Council notes that this site is located in Holton and the town council would need to consider development on this site in tandem with Holton Parish Council.

**Other Organisations**

Halesworth and Blyth Valley Partnership states that housing on this site should only be considered if it is accompanied by improvements to the corner of the B1123 and junction with the B1124.

**Developers/Landowners**

No comments submitted in response to this site.



### **Members of the Public**

#### Members of the Public

ere concerned that the site suffered from surface water flooding and that there was no way of removing excess water from the site. It was also thought that the site was too dangerous for housing (no reason was given but it was probably because of the blind bend and nearby road junction to the east).

### **Site 106 – Land to north of 34-48 Old Station Road, Halesworth**

#### **5 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England cautioned that development on this site will have an impact upon the setting of grade II listed Wissett Hall.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that sites 106, 140 and 141 will deliver a total of 87 houses which will increase traffic on Wissett Road, particularly at the junction with Norwich Road. This is the narrowest junction in Halesworth and raises safety issues for the Edgar Sewter Primary School.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Members of the Public felt that this site is remote from the town centre but could provide extra housing without harming the character of the town. Development on this site would remove the need to develop in the strategic gap and would provide housing that would help to support the town centre.



## **Site 115 Land to the west of Halesworth (Block 1)**

### **33 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England cautioned that the proposed development will impact upon the setting of listed buildings: grade II listed Cookley White House to the south and grade II listed The Grange to the south east.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Halesworth Town Council stated that sites 115 and 116 extend beyond the natural edge of the town. Walpole Road is could not support a development of this size. Together these sites would deliver 980 new dwellings and education and healthcare facilities are inadequate to support this. Such a development would be very unpopular with local people and the town council.

#### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that sites 115 and 116 together will deliver 980 houses, which is too much for existing infrastructure. These two sites are situated outside of the town envelope, which should end at Duke's Drive.

#### **Developers/Landowners**

The landowner referred to the sustainability appraisal noting that the only negative points relate to:

- A) conserving and enhancing the quality and distinctiveness of landscapes and townscapes;
- B) reducing Contributions to Climate change and mitigating the effects;
- C) conserving natural resources.

Point A can be resolved through the provision of a strategic landscaping scheme and the inclusion of attractive open space. With regard to B and C the scale of development on this site and its neighbour (site 116) means that infrastructure can be designed into the scheme to mitigate any impacts. The site is in sole ownership and could be delivered within the next five years. Development on this site would form a natural extension to the town and it is only 14.8 miles from Sizewell, which is expected to see significant employment growth in the near future. It may not be preferable for the whole site to be developed but nonetheless it could accommodate considerable development being both accessible and serviceable.



## Members of the Public

Members of the Public

were opposed to development on this site and raised the following issues:

- major impact upon the landscape to the south west of Halesworth;
- loss of agricultural land;
- increased flood risk;
- sewage network is already at capacity and so cannot support further development
- increased traffic congestion;
- pressure on already stretched healthcare and educational services;
- site is remote from schools, shops, employment and other services and this will increase private car use;
- Halesworth is a 45 minute drive from the nearest hospital in Gorleston;
- town centre shops would be unable to cope with development on this scale;
- the site is a valuable wildlife habitat which could be harmed by the proposed development;
- Halesworth lacks employment opportunities to support an increase in the working age population;
- without jobs to support the additional population many of these houses will be bought by retired people, which will place further strain on local services.

### **Site 116 Land to the west of Halesworth (Block 2)**

**33 respondents**

#### **Statutory Organisations**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a sewer pipe crossing the site. Full details are found in Appendix 2.

The Environment Agency has carried out a preliminary desktop study and has identified that this site is located within source protection zone 2.

Historic England cautioned that development on this site will impact upon the setting of two grade II listed buildings: Cookley White House to the south west and The Grange to the south east.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red/Amber' impact with high potential significance and a large allocation. Full details are found in Appendix 3.



### **Parish and Town Councils**

Halesworth Town Council stated that sites 115 and 116 extend beyond the natural end of the town. Walpole Road could not support a development of 980 houses and medical and educational facilities cannot support the proposed scale of development. Development of this site would be very unpopular with local residents and the town centre.

### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that sites 115 and 116 extend beyond the envelope of the town, which should end at Duke's Drive. Existing infrastructure will not be able to support development of this scale.

### **Developers/Landowners**

The landowner noted that the sustainability appraisal exercise gave the same results for sites 115 and 116 and so their response to each was the same. Given the scale of the site it was accepted that developing the entire site might not be preferable but its availability and access meant that it would be important to the future growth of south west Halesworth.

Development on this site would form a natural extension to Halesworth. It is noted that the southern edge of the site is prone to flooding but this area need not be developed. Instead it could be used for landscaping or open space.

### **Members of the Public**

Members of the Public

were concerned that development on this site would place excessive strain on local services:

- an influx of younger families would place pressure on local schools;
- the site is located at some distance from health facilities in the north of the town;
- the town is remote from the nearest major hospital;
- shops would struggle cope to the additional demand;
- there are inadequate job opportunities to support new development;
- lack of facilities for teenagers will lead to antisocial behaviour.

More generally there was concern that development on this site would:

- pose a threat to local wildlife and that it would increase the risk of flooding;
- result in the loss of productive agricultural land;
- have a major impact upon the character and landscape of the area.

**Site 121** Land west of Moores Cottages, Holton

**5 respondents**



### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial infrastructure is needed to connect to the foul water network, which may not be economically viable. Full details are found in Appendix 2.

Historic England cautioned that development on this site would potentially impact upon the setting of Moat Farm House, which is a grade II listed building.

Suffolk County Council Archaeology noted that the development of this site would have a 'Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Halesworth Town Council stated that this site is located in Holton and that it would need to consider any future development proposals in conjunction with Holton Parish Council.

### **Other Organisations**

Halesworth and Blyth Valley Partnership noted that this site is outside of the settlement limit but that the area contains a local community. A well designed, environmentally friendly development to meet local need could be considered.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

No comments submitted in response to this site.

## ***Site 122 Land to the west of Norwich Road, north of Old Station Road***

### ***8 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England cautioned that development will impact upon the setting of Wissett Place, which is a grade II listed building.



Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Halesworth Town Council was concerned that this site, together with sites 106, 140 and 141 will deliver a total of 237 houses and that drainage would be inadequate. Wissett Road is already heavily used and could not adequately serve the resulting additional traffic. This would increase safety concerns for the pupils of the Edgar Sewter School. Healthcare, educational and sewerage network would also all need considerable improvement.

### **Other Organisations**

Halesworth and Blyth Valley partnership cautioned that development on this site would encroach into the gap between industrial and residential development and there are also major drainage issues on the site.

### **Developers/Landowners**

Hopkins Homes reiterated its claim in the Call for Sites about the suitability of the site for housing and open space. The site is sustainably located, within walking distance of the town centre and railway station and is surrounded by the built environment. The site is 4.9 ha in size and can accommodate 150 dwellings. Access is via the A144 and pedestrian access is possible via the public open space on Old Station Road.

### **Members of the Public**

Members of the Public considered this site to be in a reasonably sustainable location that was close to the town centre. Development here would also reduce the need to develop land in the strategic gap or on large sites to the south west of the town. Housing development here would make the town more compact and sustain the town centre.

## ***Site 140 Site to rear of 51 Old Station Road (1)***

### ***5 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England cautioned that development on this site will impact upon the setting of Wissett Hall, which is a grade II listed building.





Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that sites 140, 141 and 106 will together place too much pressure on Wissett Road. The junction between Wissett Road and Norwich Road is the narrowest in Halesworth and this will increase traffic dangers for pupils at the Edgar Sewter Primary School.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Members of the Public stated that development on this site would remove the need to develop land in the strategic gap or on the large sites on the south west edge of the town. Development in this location would make the town more compact and also support the town centre.

### ***Site 141 Site to rear of 51 Old Station Road (2)***

#### ***5 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.



## Members of the Public

Members of the Public stated that development on this site would remove the need to develop land in the strategic gap or on the large sites on the south west edge of the town. Development in this location would make the town more compact and also support the town centre.

### **Site 148** *The sawmill, Sandy Lane, Holton*

**11 respondents**

#### Statutory Consultees

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Environment Agency identified this site as being located within source protection zone 2.

Historic England cautioned that development on this site could impact upon the setting of the conservation area and the following grade II listed buildings: Montagu Cottage; K6 telephone kiosk; Holton Mill; Millside and Myrtle Cottage.

Suffolk County Council Archaeology noted that the development of this site would have a 'Green' impact. Full details are found in Appendix 3.

#### Parish and Town Councils

Halesworth Town Council noted that this site is located in Holton and that Halesworth Town Council and Holton Parish Council should look together at proposals on this site.

#### Other Organisations

Halesworth and Blyth Valley Partnership stated that this site will be difficult to develop because of the restrictions on it. This site is part of an area of natural open space in Holton.

#### Developers/Landowners

The landowner stated that the number of houses suggested for the site (5) is too low and that 45 – 55 houses would be more appropriate for a house of this size. However the landowner is open to discussion about the final use of the site and would welcome any feedback from the Council.

The landowner's agent stated that this site is located just outside the settlement boundary of a larger village. Development on this site would be in a sustainable location and would help to support the village and local services. Historically the site has been used as a sawmill, but more recently for



storage and distribution with ancillary retail use (ref. DC/10/1572/FUL). Development of this site would therefore be in line with local and national policies, which seek to redevelop previously developed land in preference to greenfield sites. It would also protect more sensitive parts of the landscape from development.

Point 11 of the sustainability appraisal matrix identifies the site as agricultural land but contradicts point 14, which states that development of this site would result in the loss of an employment site. This site has not been in agricultural use for more than 200 years – a point recognised by the Council in the committee report in application DC/15/0871/FUL. Although the site has permission for employment uses these have never been implemented and so its development would not result in the loss of employment land.

This site is well screened and contained in the landscape and so would not impact upon the landscape and it would also not erode the strategic gap. Sites 65 and 87 are both located within the strategic gap, which was identified in the Green Infrastructure Strategy as important to the character of both communities and so should be protected. While this site is located adjacent to the Holton conservation area sensitive development would not harm the conservation area or views into or out of it. Sensitive development would not impact upon either the Holton Pit Site of Special Scientific Interest or the nearby County Wildlife Site.

The site is available immediately and could be developed within 3-5 years. The landowner wishes to release the site without delay. Development of the site for residential uses would be viable taking into account requirements for CIL payments and affordable housing.

In conclusion the site is deliverable, viable and available. Development of the site for approximately 20 dwellings would constitute sustainable development. Environmentally it is the least sensitive site put forward on the fringes of Holton, being located on brownfield land outside of the strategic gap, which is well enclosed in landscape terms. Local services are easily accessible on foot and there are good transport links. Development would bring underused brownfield land back into use and would support local services and facilities. It would deliver much needed housing for local people and a policy-compliant level of affordable housing.

### **Members of the Public**

Members of the Public stated that it should continue to be used for its existing light industrial use. There was also concern that the site and Holton village were vulnerable to flooding.

### ***Site 151 Town Farm 1, off Harrisons Lane***

***10 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water



recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England cautioned that development on this site will impact upon the setting of grade II listed Town Farm.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Halesworth Town Council stated that this site, along with sites 152, 153 and 161, should be allocated for sports and recreational facilities.

### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that this site should be designated for sport and recreational facilities.

### **Developers/Landowners**

### **Members of the Public**

Members of the Public were concerned that development on this site would increase pressure on roads, shops, schools and healthcare facilities. It will also increase the risk of flooding. The site was too far from shops and services in the town centre, which will increase traffic on the roads. Development would lead to the erosion of the strategic gap and the creation of urban sprawl. This site is currently productive farmland and so should not be developed. There were preferable sites for development on the northern and western edges of the town.

## ***Site 152 Town Farm 2, Off Harrisons Lane***

### ***10 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England cautioned that development on this site will impact upon the setting of grade II listed Town Farm.



Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Halesworth Town Council believed that too many houses have been proposed on this site and that it would encroach upon the strategic gap.

### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that the western part of the site should be developed for sport and recreational uses; the eastern part should be used to retain the strategic gap between Halesworth and Holton, as detailed in the Green Infrastructure Strategy.

### **Developers/Landowners**

#### **Members of the Public**

Members of the Public drew attention to drainage problems on the site and were concerned about the increased risk of surface water flooding. There was also concern that the location was remote from the town centre, which would encourage increased car use. Development of the site would reduce the size of the strategic gap and create urban sprawl. This site is part of a network of fields and hedges that separates Halesworth from Holton and is important to the character of the area. The site is bordered by a green lane, or 'loke', which is a distinctive landscape feature. In addition the site was identified as productive agricultural land and so should not be developed.

## ***Site 153 Town Farm 3, Land off Harrisons Lane***

### ***11 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Environment Agency identifies this site as being located in source protection zone 2.

Historic England cautioned that development on this site would impact upon the setting of Town Farmhouse, which is a grade II listed building.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.



### **Parish and Town Councils**

Halesworth Town Council believes that sites 151, 152, 153 and 161 should be used for new sports facilities.

### **Other Organisations**

Halesworth and Blyth Valley Partnership believed that sites 153 and 155 could both be linked to developments on site 161.

### **Developers/Landowners**

An owner of part of this site expressed concern that the road network could not support further development. This site is currently only accessible via the neighbouring chicken farm and the nearest roads serving the area are quite narrow. Development on this site would be quite prominent and would harm the appearance of the town. The sloping countryside is an important part of the approach to the town and the site is part of an area of fields and ancient hedgerows which are an important part of the landscape character. Development would impact upon the setting of a listed building. This site is productive agricultural land which is not suitable for development.

### **Members of the Public**

Members of the Public supported the redevelopment of these sites with new health facilities. However there was concern that development on this site would lead to erosion of the strategic gap. There was a feeling that not enough had been done to inform local residents about the consultation and that this should invalidate any land use allocations on the site.

## ***Site 154 Town Farm 4, Land off Harrison's Lane***

### ***10 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England cautioned that development on this site could impact upon the setting of grade II listed buildings: Town Farmhouse to the west and Hill Farmhouse to the south.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.



### **Parish and Town Councils**

Halesworth Town Council stated that this is an isolated site but could be considered for development as part of proposed sports facilities on a neighbouring site.

### **Other Organisations**

Halesworth and Blyth Valley Partnership states that site 154 will suffer from access problems unless part of site 65 is developed as well.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public

ere concerned that development on this site would lead to the creation of urban sprawl between Halesworth and Holton. This site is part of a network of fields and hedges that forms an important part of the local landscape. A nearby 'loke', or green lane, is also an important landscape feature which must be preserved. This site also suffers from inadequate drainage and is prone to surface water flooding. The site is poorly linked to the existing road network and is distant from the town centre, which will increase car use and cause congestion. Sites to the north and west of the town were identified as preferable locations for development. Development of this site will result in the loss of productive agricultural land.

## ***Site 155 Town Farm (5) Off Harrisons Lane Halesworth*** ***8 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Environment Agency has identified this site as being located in source protection zone 2.

Historic England cautioned that development on this site could impact upon the setting of grade II listed buildings: Town Farmhouse to the north and Hill Farmhouse to the south.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.



### **Parish and Town Councils**

No comments submitted in response to this site.

### **Other Organisations**

Halesworth and Blyth Valley partnership states that development on this site could be linked to development on site 161.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public

ere concerned that development on this site would erode the strategic gap and lead to coalescence between Halesworth and Holton. This site is a rare example of an enclosed paddock and so is considerable landscape value. The site is part of the peaceful setting of Halesworth cemetery. It should also be conserved because of its wildlife value. Access to the site would be via Loam Pit Lane which is narrow and already experiences congestion. Sites to the north and west of the town were identified as being preferable for development. Not enough was done to inform Members of the Public consultation and this should invalidate any allocation on the site.

## ***Site 159 West of A144 opposite Triple Plea, Spexhall***

### ***4 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Halesworth Town Council stated that this is a very small site on the boundary with Spexhall. Halesworth Town Council and Spexhall Parish Council therefore need to look at development on this site together.

### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that this site could be allocated for a small housing development, possibly in conjunction with any industrial development to the north of Halesworth.





### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

No comments submitted in response to this site.

## **Site 160 Basley Field, Bramfield Road**

### **5 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and an 'Amber' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a medium encroachment risk to a water recycling centre and a sewer pipe runs across the site. Full details are found in Appendix 2.

Historic England cautioned that development on this site could impact of the setting of grade II listed South Lodge.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

Halesworth and Blyth Valley Partnership drew attention to successful recent development on a neighbouring site. Limited development on site 160 might be possible, which would provide funding for new sports facilities on the site of the former middle school.

Suffolk wildlife Trust noted that there is the potential for species and habitats of conservation value. No development should be permitted unless it can be proven that these species and habitats will not be harmed.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

No comments submitted in response to this site.



## **Site 161 Dairy Hill**

**9 respondents**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Environment Agency has identified this site as being located in source protection zone 2.

Historic England cautioned that development on this site could impact upon the setting of grade II listed Town Farm House to the east.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Halesworth Town Council strongly supported development of this site and the neighbouring site for sport and health facilities. New sports facilities are greatly needed by Halesworth and surrounding parishes, particularly those to the south of the town.

### **Other Organisations**

Halesworth and Blyth Valley Partnership strongly supported the allocation of this site for health, welfare and independent living.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public were supportive of development of a health centre to replace the existing facilities at Patrick Stead.

### Developers/Landowner

No comments submitted in response to this site.

## **Site 162 South of Wissett Road**

**5 respondents**



### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England cautioned that development on this site could impact upon the setting of numbers 15, 16, 17 and 18 Rectory Street, all of which are grade II listed.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Halesworth Town Council stated that development on this site would provide a few extra houses and improve the area with minimal impact upon Wissett Road.

### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that development would tidy up this site with minimal impact upon the surrounding area.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

No comments submitted in response to this site.

## ***Site 163 West of Roman Way***

### ***5 respondents***

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a sewer pipe crossing the site. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have a 'Red' impact. There is a possible Roman structure that may require preservation in situ. Full details are found in Appendix 3.



### **Parish and Town Councils**

Halesworth Town Council stated that development on this site would have good access to the major road network and the town centre and would enhance the area as it is not too big.

### **Other Organisations**

Halesworth and Blyth Valley Partnership stated that development on this site has access to good infrastructure along Roman Way and would form a natural extension to the well planned development to the east of the town.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

One member of the public commented on this site, drawing attention to a large piece of land directly to the west and arguing that it would be a good location for future housing development. This is because it would be inconspicuous in the landscape and would enjoy good access to the town centre and Market Place via Chediston Street.



## Southwold and Reydon

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### **Site 5 Brambles Drift, Green Lane**

**13 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a sewer pipe crossing the site. Full details are found in Appendix 2.

The Environment Agency identified this site as being located in source protection zone 3.

Historic England cautioned that development on this site would potentially impact upon the setting of the Church of St. Margaret, which is a grade II\* listed building.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Reydon Parish Council stated that this site is not needed and should not be included in the Local Plan. Residents opposed the expansion of the village envelope in responses to the Village Plan consultation (2014) and the planning application at St. Felix School. There is no need for a major housing or business allocation given the housing needs analysis provided or the availability of space at Reydon Business Park.



### **Other Organisations**

Southwold and Reydon Society stated that this site is unsuitable for development. It is located outside of Reydon in the open countryside and in the Area of Outstanding Natural Beauty. This site is not needed if growth is concentrated in Lowestoft. Local infrastructure, particularly the sewerage network, will not be able to cope with this scale of development.

Suffolk Wildlife Trust stated that this site is located in close proximity to the Benacre to Easton Bavents Special Protection Area and the Pakefield to Easton Bavents Site of Special Scientific Interest. This site should not be allocated unless it can be demonstrated that it will not impact upon either the Special Protection Area or the Site of Special Scientific Interest.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public were concerned about landscape impact and felt that development should be directed to sites outside areas of high landscape value. Residents feared the loss of the rural character of Reydon, which had first attracted them to the area. There was a fear that any houses would be used as second homes. The sewage network and road network were considered inadequate to support new development. It was feared that new development would place too much strain on healthcare, shops and educational services. The road network is inadequate for supporting further development. In particular the site is close to the junction between Wangford Road and Green Lane, which is dangerous because traffic cannot see round the tight corners. Adding 75 houses would only exacerbate this problem. It was felt that development should be located outside of this area with its high landscape value. A new settlement was suggested in an area outside of the Area of Outstanding Natural Beauty.

## ***Site 6 Broadside Park Farm***

### ***12 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.



### **Parish and Parish and Town Councils**

Reydon Parish Council stated that development on this site is not necessary and should not be included in the Local Plan. Residents oppose the expansion of the village envelope as evidenced in responses to the Village Plan consultation (2014) and the planning application at St. Felix School. There is no need for major housing or business allocations given the housing need assessment provided and the availability of unused employment land at Reydon Business Park.

Southwold Town Council stated that this site is not suitable for development because it lacks infrastructure, is in a prominent location in the Area of Outstanding Natural Beauty and Suffolk Heritage Coast, and is at risk from coastal erosion. Coastal erosion is progressing more quickly than expected and new surveys should be undertaken to revise estimates of the rate of erosion for Easton Bavents.

### **Other Organisations**

Southwold and Reydon Society stated that this site is wholly unsuitable for development because it is remote from the existing settlement and is located in the open countryside within the Area of Outstanding Natural Beauty and close to a site of reed beds which are of national significance. Access of traffic from this site onto Lowestoft Road would be dangerous. If this site was allocated for development then traffic would increase still further. The society believes that Lowestoft is the best location for development and that means that development on this site would be unnecessary.

Suffolk Wildlife Trust stated that this site partly includes the Pakefield to Easton Bavents Site of Special Scientific Interest. This site should not be allocated for development unless it can be demonstrated that it will not harm the site of special scientific interest.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public were mostly opposed to development on this site because of its location in an area of high landscape value, which is also vulnerable to coastal erosion. Development of this land as a traveller or holiday site would harm the appearance of the landscape and would create issues with noise. The site is remote from Reydon, the road network only has limited capacity to support future development and access onto Lowestoft Road would be dangerous. The sewage network only has limited capacity to support future development.

However there was some support for development on the site. Some Members of the Public thought that a temporary use might be appropriate and the site could also be developed for a nursing home or holiday homes.



### **Site 26 Jubilee, Green Lane**

**13 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England cautioned that development on this site has limited potential for impact upon the Church of St. Margaret to the west, which is a grade II\* listed building.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Reydon Parish Council believe this site is suitable for a mixed development of affordable and low cost housing.

#### **Other Organisations**

Southwold and Reydon Society notes that this site is located next to the existing settlement and adjacent to the site agreed for housing under the exceptions policy in DM22. There are also three houses on the corner of Green Lane / Rissemere Lane, which this site surrounds. The site is in the countryside and the Area of Outstanding Natural Beauty. Despite this there is the possibility that the site could accommodate small scale development of affordable housing or small low cost commercial development. If growth is concentrated in Lowestoft then small scale developments such as on this site will be adequate to meet housing targets in Southwold and Reydon.

Development here must be carefully planned to minimise landscape impact on visual amenity and the environment of the Area of Outstanding Natural Beauty. Infrastructure will need to be improved, in particularly the sewerage network, which is already operating at or above capacity. A footpath will need to be provided along the part of Rissemere Lane which will be developed under this proposal.

Suffolk Wildlife Trust notes that this site is situated in close proximity to the Benacre to Easton Bavents Special Protection Area and the Pakefield to Easton Bavents Site of Special Scientific Interest. This site should therefore not be allocated for development unless it can be demonstrated that it will not harm the Special Protection Area of the Site of Special Scientific Interest.

#### **Developers/Landowners**

No comments submitted in response to this site.





## **Members of the Public**

Members of the Public were concerned that development on this site would form a prominent incursion into countryside to the north of Reydon. It could set a precedent for further development elsewhere. This would also threaten local areas of conservation value and would change the character of the village. Residents feared that the character of Reydon would change and become more urban. There was concern that the road network would not be able to cope with additional housing and that Green Lane and Rissemere Lane east were too narrow. In addition the sewerage network would struggle to cope with additional development. Local services, in particular schools and healthcare, will not have the capacity to cope with new housing and there are not enough jobs for new residents. If new development was allocated on this site then it should be reserved for local people.

### ***Site 38 Land at Green Lane***

***12 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Environment Agency states that this site is located on a former landfill site.

Historic England cautions that development on this site would potentially impact upon the Church of St. Margaret to the west, which is a grade II\* listed building.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish Council**

Reydon Parish Council believed that this site and the others around Reydon are not needed for development and should not be included in the Local Plan. Local residents were strongly opposed to large scale development, as evidenced in the responses made to the Village Plan Consultation (2014) and the planning application at St. Felix School. Given the analysis of housing market need provided and the vacancies at Reydon Business park there is no justification for further large scale housing or industrial allocations.

#### **Other Organisations**

The Southwold and Reydon Society stated that this site is not suitable for development. It is situated



outside of the development limits in the Area of Outstanding Natural Beauty. The local road network would not be able to cope with additional traffic created by business uses and the sewerage network is already operating at or above capacity. This site is not needed if development is to be focused in Lowestoft, which the society considers to be the preferable option. Other smaller sites could accommodate additional development without impacting upon the countryside or infrastructure. There is unused land at Reydon Business Park which could be used for light industrial development.

Suffolk Wildlife Trust states that this site is in close proximity to the Benacre to Easton Bavents Special Protection Area and the Pakefield to Easton Bavents Site of Special Scientific Interest. This site should not be allocated unless it can be demonstrated that neither the Special Protection Area nor the Site of Special Scientific Interest will be affected.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public were concerned that allocating this site for development would harm valuable protected landscapes and wildlife habitats. Respondents were concerned that the character of Reydon would change. The road network would not be able to cope, in particular because there are a number of junctions nearby which have poor visibility: Green Lane / Wangford Road; Green Lane / Rissemere Lane East / Cox's Lane / Covert Road. This is a particular problem because Cox's Lane is used as a rat run during rush hour times. Allocated development on this site would potentially place considerable strain on local healthcare services. The sewage network would also be unable to cope with the proposed allocation. Reydon also does not have adequate schools or shops to support the proposed development allocation. It was also felt that development would be better located Lowestoft or in a purpose built settlement located outside areas of landscape value, which would make allocated sites in Reydon surplus to requirements.

## ***Site 117 Land to the west of Laurel Farm Reydon***

### ***30 respondents***

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Environment Agency has identified this site as being located in source protection zone 1. Historic England cautioned that development on this site will impact upon Gorse Lodge Farmhouse, which is a grade II listed building.



Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Reydon Parish Council stated that none of the sites proposed in the village will be needed and so should not be designated in the local plan. Public responses to the Village Plan consultation in 2014 and to the planning application at St. Felix School indicated strong opposition to expansion of the village envelope. There is no case for major housing or industrial allocations in Reydon given the spare capacity at Reydon Business Park and analysis of housing needs.

### **Other Organisations**

Southwold and Reydon Society stated that this site is remote from the settlement and forms an incursion into the Area of Outstanding Natural Beauty. Development would only make sense if the neighbouring site to the east was also developed. This would create a development of 700 houses which is extremely large for a settlement of this size. Road and sewerage infrastructure are inadequate to support development on this scale. There is no need for development on anything like this scale if most development is to be focused in Lowestoft. The needs for housing can be met by small scale development within the settlement boundaries or along the edge of the settlement in line with the exceptions policy detailed in DM22.

### **Developers/Landowners**

The landowner (AR Hall) noted that the same sustainability appraisal issues have been identified for this site as the neighbouring site 118. Site 117 is 19.80 hectares in size and could accommodate 600 houses at a density of 30 dwellings per hectare. The landowner accepts that it would not be appropriate to develop a site of this size in its entirety. However the availability of this site is important in facilitating future development to the north of the Halesworth Road. The site is in the landowner's sole ownership and is considered available, suitable and deliverable in the next five years.

### **Members of the Public**

Members of the Public were opposed to development on this site for the following reasons:

- development of the whole site would form a major incursion into the open countryside;
- scale of development is inappropriate for a village of this size and would make it feel like a town;
- there is a range of wildlife in the area which would be threatened by development.
- impact upon local infrastructure and services;
- the sewerage system is already at capacity and frequently backs up, which causes flooding;
- drains will also not be able to cope;



- the junction between Keen's Lane and Halesworth Road is dangerous, being close to a blind bend and a dip in the road. This is a safety issue that would be exacerbated by further development;
- health services and schools would not be able to cope with the extra demands placed on them;
- new houses would be used by second homeowners or rented out to tourists, rather than providing accommodation to local people;
- Southwold already accommodates a lot of tourists, particularly during the summer months, which leads to congestion and parking problems.

**Site 118 Land to the west of Laurel Farm (primary area) Reydon**  
**24 respondents**

**Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England cautioned that development on this site could impact upon the setting of Gorse Lodge Farmhouse, which is a grade II listed building.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

**Parish and Town Councils**

Reydon Parish Council believed that none of the sites submitted for Reydon are necessary and should not be included in the local plan. Responses to the 2014 Village Plan consultation and the planning application at St. Felix School indicated strong opposition to expansion of the village envelope. There is no case for housing or business development given the existing capacity at Reydon Business Park and the housing needs analysis.

**Other Organisations**

Southwold and Reydon Society noted that this site is located on one side of an unmade road which forms part of the Area of Outstanding Natural Beauty. For this reason, together with safety concerns about traffic access, this site is not suitable for development. It is also noted that the sewerage capacity is already operating at or above capacity. Moreover no development on this scale is needed if the option of concentrating most growth in Lowestoft is pursued, which the Southwold and Reydon Society considers the most suitable option.



### **Developers/Landowners**

The Landowner (AR Hall) discussed the sustainability appraisal for site, noting that the only negative points related to:

- A) “conserving and enhancing the distinctiveness and quality of landscapes and townscapes”;
- B) “reducing contributions to climate change and mitigating effects”;
- C) “conserving natural resources”.

It was thought that A) could be overcome through landscaping and the provision of open space; development could also be designed so as to overcome the negative points in B) and C). This site could deliver up to 90 dwellings and is available and deliverable. The site is bordered by development to the east, public highway to the south and would form a natural extension to the existing settlement. Site access and services could be easily provided and the site’s location on the western edge of the village would minimise congestion. In addition the site is close to local employment opportunities, notably at Sizewell.

### **Members of the Public**

Members of the Public were opposed to development on this site for the following reasons:

- it would form a significant incursion into the countryside and would harm the appearance of the local landscape;
- development of sites 117 and 118 would be out of proportion with the scale of Reydon and would change the character of the village;
- the water supply and sewerage networks are already overstretched;
- the junction between Keen’s Lane and Halesworth Road is close to a blind bend and a dip in the road;
- congestion is an issue, particularly during the summer months;
- healthcare services and schools would not have the capacity to deal with population growth;
- there is a lack of employment opportunities to support new housing, in particular, there are not enough jobs for young people;
- housing development would be best focused in Lowestoft, which would mean that development on this site is surplus to requirements.

### **Site 138 St Felix School (land between St George’s Square and Lakeside Park Drive)**

**26 respondents**

### **Statutory Consultees**

Anglian Water stated that the development of the site would have a ‘Green’ impact on the water recycling centre capacity, an ‘Amber’ impact on the foul sewerage network and a ‘Green’ impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a sewer pipe crossing the site. Full details are found in Appendix 2.



Historic England cautioned that development on this site could impact upon the setting of Gorse Lodge Farm, which is a grade II listed building.

Suffolk County Council Archaeology noted that the development of this site would have an 'Amber' /Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Reydon Parish Council stated that Members of the Public are strongly opposed to large scale development, as evidenced in response to the 2014 Village Plan consultation and the planning application at St. Felix School. There is no need for a major housing or employment allocation given housing needs analysis and the available capacity at Reydon Business Park.

### **Other Organisations**

The Southwold and Reydon Society believed that this site is unsuitable for development. The site is a playing field in a prominent location in the Area of Outstanding Natural Beauty. Road access would be problematic, the sewerage network is already operating at or beyond capacity and there is no replacement for the lost sports facilities. No development on this scale is required in Southwold and Reydon if most development is to be located in Lowestoft, which the society regards as the preferable option.

Suffolk Wildlife Trust noted that this site is adjacent to the St. Felix School County Wildlife Site and may also contain species and habitats of conservation value of its own. This site should not be allocated for development unless it can be demonstrated that it will not harm any existing ecological value the site has.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public were opposed to development for the following reasons:

- incursion into the Area of Outstanding Natural Beauty and urban sprawl;
- development would set a precedent enabling the development of other sites in the area;
- potential harm to the appearance of the entrance into Southwold and Reydon, which could impact upon the tourist trade, which is supported by the setting of Southwold;
- there was opposition to the loss of a school sports field;
- there was concern about the threat to local wildlife habitats;
- site is designated as open space and so any development would be inappropriate;
- increased light pollution would also result;
- pressure on sewerage infrastructure, which is already at capacity;
- increased pressure on road infrastructure;
- site entrance is a dangerous junction with the Halesworth Road;



- local schools and healthcare facilities would be unable to cope with the additional demands placed upon them;
- new houses will be used as second homes and it is unclear how many will be starter homes;
- it is not clear where the jobs to support new residents would come from.
- given recent affordable housing developments it is not clear that any more are needed;
- the planning application on this site was made by St. Felix School for financial reasons and the School's proceeds from the sale will not be spent on this site;
- brownfield alternatives are available in Southwold.

### **Site 142 Southwold Police Station and Former Fire Station Site, Blyth Road**

#### **11 respondents**

#### **Statutory Consultees**

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a sewer pipe crossing the site. Full details are found in Appendix 2.

Historic England cautioned that development could impact upon view into and out of the conservation area.

Suffolk County Council Archaeology noted that the development of this site would have a 'Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Oulton Parish Council identifies this site as being suitable for development.

Reydon Parish Council stated that housing requirements for Southwold and Reydon could be met on site 142, together with some infill developments in Reydon and modest expansion of the village envelope as specified by the rural exceptions policy (DM22).

Southwold Town Council stated that the number of dwellings on this site is a gross over estimation and will not be included in the Southwold Neighbourhood Plan. This would result in a density of 137.9 dwellings per hectare, not the 77.7 dwellings per hectare which is the current average density of new build in Southwold. Housing without gardens is attractive to second home owners and buy to let. Southwold is seeking to limit these purchasers and to rebuild its population. This involves creating houses for families and older retired people who prefer houses with gardens. The town wants to provide a range of houses for a more varied demographic, in line with the NPPF.



### **Other Organisations**

Southwold and Reydon Society stated that this is a key site on the entrance to Southwold, which should be developed for housing. Development will need to be of a high quality given its prominent location and address the following issues: mitigating flood risk on the lower part of the site; providing off street parking; sewerage infrastructure (the whole sewerage network is at or beyond capacity).

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Members of the Public were supportive of development on this site because it is located on brownfield land within the development limits. Two respondents sought to draw attention to other brownfield sites within the town. However there was concern that development on the site should include high standards of design because of its prominent location on the edge of Southwold. Development should also include an off road parking scheme. There was concern that this site would be at risk of flooding because of its low lying location and so housing on the site will require flood protection. It was also stated that the capacity of the sewage network has already been exceeded.





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## All Saints and St Nicholas South Elmham

### **Site 66** - Land south of 1-4 North End, St James Road

#### **3 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site. Full details are found in Appendix 2.

Historic England stated there could be potential impact on listed buildings:

- The Willows and barn to the north are grade II listed;
- Moat Farmhouse to the east is grade II listed;
- All Saints cottage to the south is grade II listed;
- Whaleys to west is grade II\* listed;
- The Elms to the west is grade II\* listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

##### **Parish and Town Councils**

No comments submitted in response to this site.

##### **Other Organisations**

No comments submitted in response to this site.

##### **Developers/Landowners**

No comments submitted in response to this site.

##### **Members of the Public**

No comments submitted in response to this site.

### **Site 100** - Land south of 1-4 North End, St James Road

#### **3 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their



assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site. Full details are found in Appendix 2.

Historic England stated there could be potential impact upon setting of high grade and other listed buildings:

- The Willows and Barn to the north is grade II listed;
- Moat Farmhouse to the east is grade II listed;
- All Saints cottage to the south is grade II listed;
- Whaleys to west is grade II\* listed;
- The Elms to the west is grade II\* listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Red' impact (historic buildings and landscape). Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

No comments submitted in response to this site.



## Ashby

### **Site 79 - Land off Blocka Road, Ashby Dell**

#### **6 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable. Full details are found in Appendix 2.

Historic England stated there could be potential impact upon the setting of listed buildings:

- numbers 6, 7, 8 and 9 The Dell to the south west are grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (very high potential significance). Full details are found in Appendix 3.

##### **Parish and Town Councils**

Ashby, Herringfleet and Somerleyton Parish Council stated the site was not suitable for development because it is in an unsustainable location with no facilities or infrastructure. It would overwhelm the existing settlement.

##### **Other Organisations**

No comments submitted in response to this site.

##### **Developers/Landowners**

Somerleyton Estate said the site is suitable, available, achievable and viable. The site benefits from being located near villages that have facilities and services. The site could deliver a mix of housing types and tenures. The NPPF recognises the importance rural housing can have to the wider provision of new housing and the Waveney Plan should reflect this.

##### **Members of the Public**

One member of the public responded suggesting a small number of dwellings could be suitable but the infrastructure and access to the site is poor.



## Barnby

### **Site 46 – Land at Swan Lane**

#### **17 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Broads Authority stated the number of development sites considered in the village could increase recreational pressure on the Broads and have adverse effects on the landscape character and visual amenity of the area.

Historic England stated there could be potential impact upon the setting of a listed building:

- Church of John the Baptist is grade II\* listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Barnby Parish Council stated the site has been refused planning permission in the past as development would overwhelm the village.

North Cove Parish Council suggested a small number of starter homes could be appropriate on the western end of the site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

Badger Building stated the site could be brought forward for development in the early part of the plan period. The site is well located in relation to existing built development and can proceed without relying on other sites coming forward.

#### **Members of the Public**

Nine Members of the Public objected to the site with six of these having objected to the principle of large-scale development in the village as a whole. Issues raised included:





- The site is located in the open countryside, outside the village envelope and there would be a loss of greenfield and agricultural land;
- concerns were raised about the increase of traffic and the poor road network will not be able to cope. The lane is narrow and access to the A146 is difficult. Conflict will be created between pedestrians, cyclists, horse riders and vehicles;
- there is limited infrastructure in the area including no connection to the gas or sewerage network, poor drainage and flooding and the school is over subscribed;
- there is no local employment available;
- over development will adversely affect the rural character and the dynamics of the village with executive dwellings attracting people that have no connection with the settlement;
- the site is located close to the Barnby Nature Reserve and a Site of Special Scientific Interest. Development will adversely affect the environment and wildlife with increased noise and light pollution;
- development would set an unacceptable precedent.

#### **Site 48 - Land at The Green**

#### **14 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Broads Authority stated the number of development sites considered in the village could increase recreational pressure on the Broads and have adverse effects on the landscape character and visual amenity of the area.

Historic England stated there could be potential impact upon the setting of a listed building:

- Church of John the Baptist is grade II\* listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

##### **Parish and Town Councils**

Barnby Parish Council state the proposed development is too large for the size of the village, Swan Lane is too narrow for additional traffic and the site is currently used for agriculture.

North Cove Parish Council stated the site is visually intrusive, extends into the open countryside and has poor access.



### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

Badger Building stated the site can be brought forward for development in the early part of the plan period. The site is well located in relation to existing built development and can proceed without relying on other sites coming forward.

### **Members of the Public**

One member of the public supported the site suggesting site would be improved by removing the old agricultural building and provide land for housing and public open space that could be designed as a village green to create a focal point in the village. New development would support businesses in the village and increase the viability of the school.

There were five Members of the Public who objected to the proposed site citing the following issues:

- located in the open countryside, outside the village envelope and there would be a loss of greenfield and agricultural land;
- concerns were raised about the increase of traffic and the poor road network will not be able to cope. The lane is narrow and access to the A146 is difficult. Conflict will be created between pedestrians, cyclists, horse riders and vehicles;
- there is limited infrastructure in the area including no connection to the gas or sewerage network, poor drainage and flooding and the school is over subscribed;
- there is no local employment available;
- the scale of proposed development will adversely affect the rural character of the village;
- the site is located close to the Barnby Nature Reserve and a Site of Special Scientific Interest. Development will adversely affect the environment and wildlife with increased noise and light pollution;
- such development would set an unacceptable precedent.

### **Site 57 - Land between The Street and A146**

**10 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.



The Broads Authority stated the number of development sites being considered in the village could increase recreational pressure on the Broads and have adverse effects on the landscape character and visual amenity of the area.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Barnby Parish Council stated the proposed site is the best of the sites put forward but is too large and if considered further should only be developed in part. Traffic will not be required to travel through the village to access the site. Site is currently used for agriculture. This would address housing need and be suffice to demonstrate Barnby's contribution towards the housing needs of the District.

North Cove Parish Council stated the site provides visual amenity and the development would dominate the landscape. Sewerage facilities in the area are inadequate.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

One member of the public commented that a limited amount of development on the site may be appropriate if it was small in scale.

There were two objections by Members of the Public  
o the proposed site citing the following issues:

- located in the open countryside, outside the village envelope and there would be a loss of greenfield and agricultural land;
- concerns were raised about the increase of traffic and the poor road network will not be able to cope. The lane is narrow and access to the A146 is difficult. Conflict will be created between pedestrians, cyclists, horse riders and vehicles;
- there is limited infrastructure in the area including no connection to the gas or sewerage network, poor drainage and flooding and the school is over subscribed;
- the scale of proposed development will adversely affect the rural character of the village;
- the site is located close to the Barnby Nature Reserve and a Site of Special Scientific Interest. Development will adversely affect the environment and wildlife with increased noise and light pollution;
- such development would set an unacceptable precedent.



### **Site 83 - Land off Mill Lane**

**12 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Broads Authority stated the number of development sites being considered in the village could increase recreational pressure on the Broads and have adverse effects on the landscape character and visual amenity of the area.

Historic England stated there was potential impact upon the setting of a Listed Building and Scheduled Monument:

- Wade Hall to the north is grade II listed;
- Wade Hall Moated Site is a Scheduled Monument.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Barnby Parish Council stated that the site is located at the end of a single track lane and is difficult to access. Currently used for agriculture.

North Cove Parish Council stated the access was poor and there is a risk of increasing flooding around The Drain.

#### **Other Organisations**

The Suffolk Wildlife Trust stated the site might support habitats and species of conservation value. The site should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that it may have.

#### **Developers/Landowners**

The landowner has withdrawn this site from further consideration.

#### **Members of the Public**

Five Members of the Public commented and objected to the site raising the following issues:

- located in the open countryside, outside the village envelope;



- concerns were raised about the increase of traffic and the poor road network will not be able to cope and access to the A146 is difficult;
- there are few services and facilities in the village and new development over stretch these;
- the scale of proposed development will adversely affect the rural character of the village;
- the site is located close to the Barnby Nature Reserve and a Site of Special Scientific Interest. Development will adversely affect the environment and wildlife with increased noise and light pollution;
- such development would set an unacceptable precedent.

### **Site 90 - Land on The Hill**

#### **11 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Broads Authority stated the number of development sites being considered in the village could increase recreational pressure on the Broads and have adverse effects on the landscape character and visual amenity of the area.

Historic England stated there was potential impact upon the setting of the Listed Building:

- Garden House to the west is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Barnby Parish Council stated that part of the site is already subject to a proposal for affordable housing. The Parish Council has supported this application.

North Cove Parish Council stated the site proposes development in the open countryside. Development of the site will cause flooding. Site contributes towards green infrastructure in the area.

#### **Other Organisations**

No comments submitted in response to this site.



### **Developers/Landowners**

Wellington Construction Limited has stated the site could support a development of 25-45 dwellings, is viable and could be brought forward in the early part of the plan period. The site could consolidate the current proposal for affordable dwellings on the northern part of the site and potentially be considered as a scheme in conjunction with proposed site 57 to the east. The precedent of the previous application indicates development of this site should not significantly impact on the rural setting of the village. The site is categorised as grade 2 agricultural land but is currently fallow and used for grazing. The need to consider greenfield sites is essential given the slow progress to date of the Lake Lothing area in Lowestoft. The site can contribute towards the Council's five year housing supply and housing strategy.

### **Members of the Public**

Four Members of the Public commented on the site. Two people suggested the site was proportionate to the size of the village, however, an environmental impact assessment should be carried out. Two people objected to the site based on the following issues:

- there is no mains drainage and flooding will occur;
- a Site of Special Scientific Interest is located nearby;
- the site is poorly located, the road network is limited and access to the A146 is difficult.

## **Site 132 - Orchard Farm, New Road**

### **6 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building:

- Ash Farmhouse to the east is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Barnby Parish Council stated the site has been subject to failed planning applications and holiday lets and currently has a farm shed on site which is disproportionately large for the scale of the farm.

#### **Other Organisations**

No comments submitted in response to this site.



### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Two Members of the Public objected to the proposed site citing the following reasons:

- the site is greenfield, is located outside of the village envelope and extends into the open countryside;
- the development is too large and would adversely affect the rural character of the village including increased noise and sound pollution;
- there are few services and facilities available;
- the lane is narrow and there is difficulty joining the A146;
- it would set an unacceptable precedent.



## Blundeston

**Site 129 - Old horticultural nursery to the north of Oakleigh, Market Lane**  
**18 respondents**

### Statutory Consultees

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site. Full details are found in Appendix 2.

Suffolk County Council stated the site was not desirable because of the limited facilities and services within reasonable distance and the limited capacity of the road network. If significant development was to take place along with the former Blundeston prison site a comprehensive review of transport issues would need to be undertaken which could include enhancement of transport infrastructure and services.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### Parish and Town Councils

No comments submitted in response to this site.

### Other Organisations

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.

### Developers/Landowners

No comments submitted in response to this site.

### Members of the Public

Twelve Members of the Public objected to the site with eight of these having objected to the principle of large-scale development in the village as a whole. Issues raised included:

- redevelopment of the former Blundeston prison site should be suffice to meet the housing needs of the village;
- the development is on greenfield land, extends into the open countryside and will have an adverse impact on the environment and wildlife. It was suggested the site should be planted as woodland to improve the environment for wildlife;





- the road network in the area is poor and will not be able to cope with additional traffic. On-road parking is a particular issue and additional conflict will be created between pedestrians, cyclists and vehicles;
- the site has issues related to safe and easy access;
- there is a lack of infrastructure (sewerage, gas, doctor surgeries, shop, schools, public transport, broadband; drainage and flooding);
- most of the employment in the area is located in South Lowestoft and development should be located in that area;
- small sites that could fit in with the village character have potential but the scale of this development is too large and will adversely affect the rural and built character of the area.

### **Site 20 - Hall Road**

#### **5 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a Listed Building:

- Blundeston House to the north west is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

One member of the public commented the site could have advantages should development take place on the land between the former prison site and Church Road if the road network could be addressed but as submitted the site is unrelated to the village envelope.



One member of the public objected to the site and large-scale development in Blundeston as a whole based on the following issues:

- redevelopment of the former Blundeston prison site should be suffice to meet the housing needs of the village;
- poor parking provision and overdevelopment has created a maze of on-road parked vehicles
- adverse impact on the character of the village;
- the site could be planted as woodland to improve the environment for wildlife.

### **Site 27 - Land (off) The Loke**

**8 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Five Members of the Public objected to the proposed site with three of these having objected to the principle of large-scale development in the village as a whole citing the following reasons:

- redevelopment of the former Blundeston prison site should be suffice to meet the housing needs of the village;
- road network in the area is poor and will not be able to cope with additional traffic particularly with existing issues related to on-road parking and school traffic;
- Market Lane is narrow with on-street parking and visibility being an issue;
- there is a lack of infrastructure to support new development (shop, doctors surgery, schools);
- development of the site will have an adverse impact on the rural character of the village;



- the site is greenfield land, development will extend into the open countryside and would have an adverse impact on wildlife. It was suggested the site could be planted as woodland to improve the environment for wildlife.

**Site 29 - Land adjacent Millennium Green, Church Road**  
**18 respondents**

**Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Mary is grade I listed;
- The Pound is grade II listed;
- The Rookery is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

**Parish and Town Councils**

No comments submitted in response to this site.

**Other Organisations**

No comments submitted in response to this site.

**Developers/Landowners**

No comments submitted in response to this site.

**Members of the Public**

Thirteen Members of the Public have objected to the proposed site with nine of these having objected to the principle of large-scale development in the village as a whole. The following issues were raised:

- redevelopment of the former Blundeston prison site should be suffice to meet the housing needs of the village;
- adverse impact on heritage assets;
- the development is on greenfield land, extends into the open countryside and will have an adverse impact on the environment and wildlife. It was suggested the site should be planted as woodland to improve the environment for wildlife;



- the road network in the area is poor and will not be able to cope with additional traffic with on-road parking and school traffic being particular issues along with additional conflict being created between pedestrians, cyclists and vehicles. The site has issues related to safe and easy access;
- there is a lack of infrastructure (sewerage, gas, doctor surgeries, shop, schools, public transport, broadband; drainage and flooding);
- most of the employment in the area is located in South Lowestoft and development should be located in that area;
- Waveney District Council's comments provided as part of the Site Specific Allocations stated the site was unsuitable and nothing has changed;
- two people commented that smaller developments (less than 10 dwellings) may be acceptable but not developments of this scale which will adversely affect the character of the village.

#### **Site 42 - Land at Market Lane**

##### **31 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a Listed Building:

- The Plough nearby is grade II listed.

Suffolk County Council stated the site was not desirable because of the limited facilities and services with reasonable distance and the limited capacity of the road network. If significant development was to take place along with the prison site a comprehensive review of transport issues will need to be undertaken which could include enhancement of transport infrastructure and services.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Red' impact (very high potential significance). Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.



### **Developers/Landowners**

Badger Building stated the site can be brought forward for development in the early part of the plan period. The site is well located in relation to existing built development and can proceed without relying on other sites coming forward.

### **Members of the Public**

Twenty three Members of the Public have objected to the proposed site with eleven of these having objected to the principle of large-scale development in the village as a whole. The following issues were raised:

- redevelopment of the former Blundeston prison site should suffice to meet the housing needs of the village;
- the development is on greenfield land, extends into the open countryside and will have an adverse impact on the environment and wildlife. It was added the site should be planted as woodland to improve the environment for wildlife;
- the road network in the area is poor and will not be able to cope with additional traffic. On-road parking and school traffic are particular issues along with additional conflict being created between pedestrians, cyclists and vehicles. The site has issues related to safe and easy access;
- there is a lack of infrastructure (sewerage, gas, doctor surgeries, shop, schools, public transport, broadband; drainage and flooding);
- most of the employment in the area is located in South Lowestoft and development should be located in that area;
- concerns were raised about the impact on existing properties including loss of views, privacy and negative impact on house values;
- small sites could fit in with the village to meet the needs of the village but the scale of this development is too large and will adversely affect the rural and built character of the area including heritage assets and the dynamics of the village.

### ***Site 49 - Land at The Homestead, Lound Road***

#### ***11 respondents***

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact upon the Park and its setting:

- Somerleyton Park is listed as a Historic Park and Garden.



Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

No comments submitted in response to this site.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

Badger Building stated the site could be brought forward for development in the early part of the plan period. The site is well located in relation to existing built development and can proceed without relying on other sites coming forward.

### **Members of the Public**

Seven Members of the Public have objected to the proposed site with three of these having objected to the principle of large-scale development in the village as a whole. Issues raised included:

- redevelopment of the former Blundeston prison site should be suffice to meet the housing needs of the village;
- the development is on greenfield land, extends into the open countryside and will have an adverse impact on the environment and wildlife. It was suggested the site could be planted as woodland to improve the environment for wildlife;
- the road network in the area is poor and will not be able to cope with additional traffic. On-road parking and school traffic are particular issues along with additional conflict being created between pedestrians, cyclists and vehicles. The site has issues related to safe and easy access;
- there is a lack of infrastructure (sewerage, gas, doctor surgeries, shop, schools, public transport, broadband; drainage and flooding);
- most of the employment in the area is located in South Lowestoft and development should be located in that area;
- small sites that could fit in with the village could have potential but the scale of this development is too large and will adversely affect the rural and built character of the area.

## ***Site 63 - Land east of Flixton Road***

***24 respondents***

### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on



their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site. Full details are found in Appendix 2.

Suffolk County Council stated the site was not desirable because of the limited facilities and services with reasonable distance and the limited capacity of the road network. If significant development was to take place along with the prison site a comprehensive review of transport issues would need to be undertaken which could include enhancement of transport infrastructure and services.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (high potential significance and large allocation). Full details are found in Appendix 3.

### **Parish and Town Councils**

Oulton Broad Parish Council does not support the proposed site citing poor access and road infrastructure.

### **Other Organisations**

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.

### **Developers/Landowners**

The landowner, Somerleyton Estate, said the site was suitable, available, achievable and viable. There a number of facilities within the village or can be accessed in Lowestoft that contribute towards the village being a sustainable location. The site could deliver affordable dwellings needed in the area.

### **Members of the Public**

Fifteen Members of the Public have objected to the proposed site with eleven of these having objected to the principle of large-scale development in the village as a whole. Issues raised included:

- redevelopment of the former Blundeston prison site should be suffice to meet the housing needs of the village;
- the development is on greenfield land, extends into the open countryside and will have an adverse impact on the environment and wildlife. It was suggested the site should be planted as woodland to improve the environment for wildlife;
- the road network in the area is poor and will not be able to cope with additional traffic. On-road parking and school traffic are particular issues along with additional conflict being created between pedestrians, cyclists and vehicles. The site has issues related to safe and easy access;
- there is a lack of infrastructure (sewerage, gas, doctor surgeries, shop, schools, public transport, broadband; drainage and flooding);



- most of the employment in the area is located in South Lowestoft and development should be located in that area;
- small sites that could fit in with the village could have potential but the scale of this development is too large and will adversely affect the rural and built character of the area including additional noise pollution and potential merging with North Lowestoft.





## Brampton with Stoven

### **Site 52 - Land at Toodley Farm, Station Road**

#### **3 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of listed buildings:

- Shingle Hall is grade II listed;
- Brampton Old Hall is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact. Full details are found in Appendix 3.

##### **Parish and Town Councils**

No comments submitted in response to this site.

##### **Other Organisations**

No comments submitted in response to this site.

##### **Developers/Landowners**

No comments submitted in response to this site.

##### **Members of the Public**

No comments submitted in response to this site.

### **Site 92 - Land on the south side of Southwold Road**

#### **3 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site. Full details are found in Appendix 2.



Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Peter to the south is grade I listed;
- Brampton Hall to the south is grade II listed;
- The Old Rectory to the south west is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

No comments submitted in response to this site.

### ***Site 93 - Land on the south side of Southwold Road***

#### ***3 respondents***

#### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Peter to the south is grade I listed;
- Brampton Hall to the south is grade II listed;
- The Old Rectory to the south west is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.



### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

No comments submitted in response to this site.

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## ***Site 95 – Land opposite 1-8 Woods End Cottages, Southwold Road*** ***2 respondents***

### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that development of this site would have a 'Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

No comments submitted in response to this site.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

No comments submitted in response to this site.

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## ***Site 97 - Land opposite Stoven Row Southwold Road*** ***3 respondents***



### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre and a sewer pipe traverses the site. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Margaret is grade II\* listed and on the Heritage Register;
- Church Farmhouse to the east is grade II listed;
- Cherry Tree Public House to the east is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Red' impact (historic building and landscape). Full details are found in Appendix 3.

### **Parish and Town Councils**

No comments submitted in response to this site.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

No comments submitted in response to this site.

## ***Site 144 - Station Road and Molls Lane***

### ***12 respondents***

### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling works and a pipe traverses the site. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building:

- Manor Farmhouse to the east is grade II listed.



Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

No comments submitted in response to this site.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Nine Members of the Public objected to the proposed site citing the following reasons:

- being a dispersed settlement this type of development will have an adverse impact on the character of the area;
- the site is greenfield and would lead to the loss of agricultural land;
- development will be executive style housing which is inappropriate;
- poor provision of services and facilities in the area with no shop, no pub, a doctor's surgery is difficult to access, public transport is poor and the train station is two miles away;
- the road network is poor with particular issues at the junction where visibility is particularly poor. Access to the school is dangerous for school children with no footway along narrow roads to access the bus stop and new development will add to this issue. It was suggested that a crossing should be provided over the A145 to improve access to the school;
- existing infrastructure requires improvement (sewerage, gas, water, telephone, drainage, broadband);
- subsidence is an issue in the area for existing buildings;
- there is no employment available in the local area.

## **Site 157 - West of Redisham Road**

**6 respondents**

### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling works. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building:



- Shingle Hall to the south west is grade II listed.

The Environment Agency stated the site is classified as Source Protection Zone 3 (at risk of contamination from activities that may cause pollution in the area).

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Redisham Parish Meeting stated the increased traffic through Redisham could be considerable. The routes to local schools (Halesworth Road and Beccles Road) would need significant improvement. The site should only come forward if infrastructure is provided simultaneously. Currently there are issues with the sewerage system.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

One member of the public objected to the proposed site citing the following reasons:

- the site is greenfield land and would lead to the loss of agricultural land;
- poor provision of services and facilities in the area with no shop, no pub, a doctor's surgery is difficult to access, public transport is poor and the train is two miles away;
- the road network is poor with particular issues at the junction where visibility is particularly poor. Access to the school is dangerous for school children as there is no footway along narrow roads to access the bus stop and new development will add to this issue. It was suggested that a crossing should be provided over the A145 to improve access to the school;
- existing infrastructure (sewerage, gas, water, telephone, drainage, broadband) requires improvement;
- there is no employment available in the local area.

## **Site 158 - Wood Cottage, London Road**

**4 respondents**

### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their



assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on a listed building:

- Manor Farmhouse to the south west is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

Suffolk Wildlife Trust stated the site is adjacent to Stoven Wood CWS and should not be allocated for development unless it can be demonstrated that it would not result in an adverse impact on the CWS.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

No comments submitted in response to this site.



## Corton

### **Site 114 - Land to the south of Church Lane**

#### **6 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling works. Full details are found in Appendix 2.

Historic England stated there could be potential impact on a listed building:

- Church of St Bartholomew to the north is grade II\* listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (high potential significance). Full details are found in Appendix 3.

#### **Parish and Town Councils**

Corton Parish Council stated the land is within 100m of the erosion area identified in the SMP. Improvements to utilities such as water mains are required.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

The landowner, MJ Edwards & Partners stated that Corton has a good range of facilities including a shop, primary school, pubs and restaurants and the village and is well related to larger centres of Lowestoft, Gorleston and Great Yarmouth. There is good public transport to these areas. This indicates Corton to be a sustainable location. The site represents a logical extension of the existing built up area and is accessible off Church Lane. The site is not considered a significant encroachment on the Strategic Gap, could address the issue of 'roll back' for properties located in the erosion zone. The site is located in Flood Zone 1. The site is capable of accommodating 120 dwellings with additional open space with approximately 40 affordable dwellings (subject to viability).

#### **Members of the Public**

No comments submitted in response to this site.





## Ellough

### **Site 69 - Land north of Church Lane**

#### **3 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

##### **Parish and Town Councils**

No comments submitted in response to this site.

##### **Other Organisations**

No comments submitted in response to this site.

##### **Developers/Landowners**

No comments submitted in response to this site.

##### **Members of the Public**

Concern was raised about the inability of the road network to support additional traffic and the adverse impact that new development would have on wildlife habitats.



## Gisleham

### **Site 110 - Land to the north of Black Street**

**41 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site. Full details are found in Appendix 2.

Historic England stated there could be potential impact on a listed building:

- Rookery farm farmhouse to the west is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Gisleham Parish Council objected to the allocation of the site for 70 dwellings. The Parish Council stated a development of this size would double the population adversely affecting the character of the village. Concerns were raised about the ability for existing infrastructure to cope with new development citing the narrow roads, no footways, surface water drainage issues, limit sewerage capacity and light pollution in an area that is of rural character. Additionally, there are no facilities in the village. The nearest school is located in Carlton Colville (and another in Kessingland) but there is no public transport (or footways to the nearest bus stop) therefore parents will drive their children to school creating more traffic problems.

#### **Other Organisations**

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated this would not result in an adverse impact on any existing ecological value it may have.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.



### **Members of the Public**

There were thirty five Members of the Public who commented on the site and all objected. The following issues were raised:

- over development will adversely affect the rural character and dynamics of the village and its location near the AONB. A few dwellings may be acceptable if in keeping with the existing settlement. Concerns were raised the development would be executive style dwellings that is not affordable for people with no connections with the community;
- the site is greenfield and would be a loss of agricultural land;
- development will adversely the environment and wildlife with the oak trees and sand pit providing important habitats;
- concerns were raised about the increase of traffic, the poor road network and access to the site, particularly if there is on-road parking. The lane is narrow and there are no footways or street lighting. This will increase school traffic to Carlton Colville Primary School which already has traffic problems;
- there are no services or facilities, public transport is poor and there is limited internet.
- the area experiences flooding and the site being located on a higher level relative to existing dwellings will make this worse;
- limited infrastructure and there are already existing issues with sewerage, power outages are a common occurrence and there are no gas mains;
- existing residents suffer from shadow flicker associated with the Kessingland wind turbines;
- concerns were raised regarding the adverse impact on visual amenity, loss of privacy and views over the countryside and the lowering of property values.



## Hulver with Henstead

### **Site 25 - Hulver Street**

#### **6 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

##### **Parish and Town Councils**

Hulver with Henstead Parish Council stated the number of dwellings proposed on the site was unsuitable.

##### **Other Organisations**

No comments submitted in response to this site.

##### **Developers/Landowners**

No comments submitted in response to this site.

##### **Members of the Public**

Two responses objected to the site. It was commented the proposal would lead to significant over development of the settlement which has no services, facilities, issues with drainage and no public transport. The development would have an adverse impact on the rural character of the settlement. It was added that the site was located in the AONB and development would result in the loss of agricultural land.

### **Site 71 - Land north of Hulver Street**

#### **7 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.



Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable. Full details are found in Appendix 2.

Suffolk County Council stated the site was some distance from services and facilities and would encourage unsustainable travel choices.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact (possibly 'Red' on topographic sensitivity). Full details are found in Appendix 3.

### **Parish and Town Councils**

Hulver with Henstead Parish Council stated the number of dwellings proposed on the site was unsuitable.

### **Other Organisations**

The Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that it may have.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Two responses objected to the site. It was commented the proposal would lead to significant over development of the settlement which has no services, facilities, issues with drainage and no public transport. The development would have an adverse impact on the rural character of the settlement. It was added that the site was located in the AONB and development would result in the loss of agricultural land.

It was suggested the site could be used for community use to support the village.

## **Site 130 - Old Rectory Poultry Unit, Benacre Road**

### **6 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building:



- The Old Rectory to the east is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Hulver with Henstead Parish Council stated the number of dwellings proposed on the site was unsuitable.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

It was commented that the site is well located with respect to other features in the village including good access.

It was commented the proposal would lead to significant over development of the settlement which has no services, facilities or public transport and that the development would have an adverse impact on the rural character of the settlement.



## Herringfleet

### **Site 91 - Land on the junction of St Olaves Road & Slugs Lane**

#### **8 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Broads Authority stated the site lies within their administrative area.

Historic England stated there could be potential impact on the setting of a listed building:

- Manor House Farmhouse, barn and garden walls are grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Red' impact (historic building and landscape). Full details are found in Appendix 3.

##### **Parish and Town Councils**

Ashby, Herringfleet and Somerleyton Parish Council stated the site was located within the Broads Authority administrative area. Some development could be considered here in the future but not at the density indicated.

##### **Other Organisations**

No comments submitted in response to this site.

##### **Developers/Landowners**

Wellington Construction Limited stated the site is currently used as paddocks and is close to services and facilities in Somerleyton. To meet the housing need to 2036 some greenfield development will be required. The site is viable and can contribute towards the five year supply and the housing strategy.

##### **Members of the Public**

Members of the Public objected to the site raising concerns about access, the site being too isolated from the village and it is an inappropriate location for development.



## Ilketshall St Margaret

### **Site 139 - Shoe Devil Lane**

#### **4 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Margaret to the south west is grade I listed;
- Church Farmhouse, Ropers Farmhouse, Shoe Dell Farmhouse (and barn) and School Farmhouse all located in the village are grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Ilketshall St Margaret Parish Meeting objected to the site because there is a lack of infrastructure including electricity, water and broadband. The narrow lane required to access the site would require improvements to support additional traffic.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

No comments submitted in response to this site.





## Kessingland

### **Site 41 - Land at London Road (former Ashley Nurseries site)**

#### **7 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

##### **Parish and Town Councils**

No comments submitted in response to this site.

##### **Other Organisations**

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.

##### **Developers/Landowners**

Badger Building stated the site could be brought forward in the early part of the plan period and is not reliant on other sites coming forward. The site is well located in relation to existing development. It was suggested that site 41 is allocated in the Neighbourhood Plan for mixed use but the site is not large enough to accommodate the scale of development proposed.

##### **Members of the Public**

Two members responded and cited the following issues:

- the site is greenfield and located in the Strategic Gap;
- existing drainage issues on site;
- issues such as traffic, parking, traffic speed would need to be addressed to support existing and new development.

### **Site 85 - Land off Rider Haggard Lane**

#### **5 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water



recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Kessingland Parish Council stated that none of the landowners came forward when the Kessingland Parish Plan was being prepared. The Neighbourhood Plan has allocated land for 100 homes and this site should be considered surplus to requirements.

### **Other Organisations**

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.

### **Developers/Landowners**

Wellington Construction Limited stated the site is close to services and facilities in the village and reiterated that approximately 60 dwellings could be provided on the site as stated in the consultation document. A lower density development could be considered with some affordable dwellings and starter homes. The site is in a sustainable location near services and facilities in the village. To mitigate impact on the surrounding area and Strategic Gap there is sufficient space to support strategic planting. Impact on the Strategic Gap would be less than the Laurel Farm site proposed in the Kessingland Neighbourhood Plan. The loss of woodland considered as part of the Sustainability Appraisal could be offset by landscaping and planting. . It was noted that some greenfield sites such as this will be needed to accommodate the development needed during the plan period and the site could contribute towards the five year housing supply and housing strategy.

### **Members of the Public**

No comments submitted in response to this site.

## ***Site 109 - Land to the North of 109 London Road*** ***9 respondents***

### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site. Full details are found in Appendix 2.



Historic England stated there could be potential impact on the setting of a listed building:

- Pond Farmhouse to the north is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Kessingland Parish Council stated that none of the landowners came forward when the Kessingland Parish Plan was being prepared. The Neighbourhood Plan has allocated land for 100 homes and therefore this site should be considered surplus to requirements.

### **Other Organisations**

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Two Members of the Public responded and raised concerns the site was put forward for development. Issues raised included:

- adverse impact on Pond Cottage, a listed building;
- the land is greenfield, forms part of the Strategic Gap and there would be an adverse impact on wildlife;
- there would be a loss of views and privacy;
- no affordable dwellings would be provided in the development which are required in the village;
- the site is not part of the Neighbourhood Plan that has been prepared.

## ***Site 119 - Land to the west of St Edmunds Church***

### ***6 respondents***

### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.



Historic England stated the site could impact on the setting of a listed building:

- Church of St Edmund adjacent is grade I listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (historic building and landscape). Full details are found in Appendix 3.

### **Parish and Town Councils**

Kessingland Parish Council stated the landowner did not wish their land to be considered as part of the Neighbourhood Plan area when the Neighbourhood Plan was being prepared. The site is within the AONB bordering the Kessingland Levels and in part is used as allotments. The Neighbourhood Plan has allocated land for 100 homes and this site should be considered surplus to requirements.

### **Other Organisations**

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

One member of the public objected and raised concern this would result in the unnecessary loss of greenfield land when the Ashley nursery site was available.

## ***Site 125 - Manor Farm Barns, Church Road***

### ***4 respondents***

### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated the site could impact on the setting of a listed building:

- Church of St Edmund adjacent is grade I listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact. Full details are found in Appendix 3.



### **Parish and Town Councils**

Kessingland Parish Council stated the landowner did not wish their land to be considered as part of the Neighbourhood Plan area when the Neighbourhood Plan was being prepared. The site is within the AONB bordering the Kessingland Levels and in part is used as allotments. The Neighbourhood Plan has allocated land for 100 homes and this site should be considered surplus to requirements.

### **Parish and Town Councils**

No comments submitted in response to this site.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

No comments submitted in response to this site.

## **Site 173 – Laurel Farm**

### **2 respondents**

### **Statutory Consultees**

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Kessingland Parish Council stated the site is identified in the Neighbourhood Plan and development will help deliver new and improved facilities on the site to support greater use of the playing field and equipped play areas which is located adjacent.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

No comments submitted in response to this site.



## Lound

### **Site 75 - Land north of Snakes Lane**

#### **25 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building:

- Mardle House to the north is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

##### **Parish and Town Councils**

Lound Parish Council objected to the site and the number of dwellings proposed. The site (in conjunction with site 167) would double the size of the village. Development in the village should be small in scale and be in keeping with the character of the settlement. Concerns raised at a Parish meeting which was attended by the public included adverse impact on the character of the village, damage to the environment and wildlife, increased flooding and remove the opportunity to extend the church yard in the future.

##### **Other Organisations**

No comments submitted in response to this site.

##### **Developers/Landowners**

The landowner, Somerleyton Estate stated the site is suitable, available, achievable and viable. There are a number of local services and facilities (public house, meeting place, café and bakery) available which contribute towards its sustainability including the connections with nearby villages and settlements. The housing that could be delivered on the site could be a mix of types and tenures to meet local housing need including affordable dwellings and smaller homes for first time buyers. At 30 dwellings per hectare the site could accommodate a maximum 12 dwellings of which 4 of these could be affordable units. The submission does not agree the site is classified as grade 1 agricultural land as it has not been farmed since at least 1999 and the Sustainability Appraisal should be amended to reflect this.

##### **Members of the Public**

One member of the public commented the site is of a more appropriate scale for the size of the



village [compared to site 167] and could be used for affordable housing or shared ownership but 12 dwellings could still be too many for the site.

Twenty people objected to the site raising concerns which included:

- proposed site is in a prominent location in the village and it would have an adverse impact on the quality of life within the village and its rural character;
- new development would spoil the views of the village when approaching from Snake's Lane;
- impact on the landscape, wildlife, visual amenity and it would have an adverse impact on the rural character of the village;
- infill development is more appropriate;
- green field site, loss of agricultural land and impact on the bridleway would have adverse impact on wildlife;
- the site is located outside of the village envelope;
- the road is narrow, visibility poor and some traffic passes through the village above the 30mph speed limit which is exacerbated by on-road parking;
- improvements will be required to the existing infrastructure network (sewerage, roads, parking);
- the village has no amenities (school, shop, doctor's surgery), has limited public transport, no local employment and access to schools will be required;
- the site is prone to flooding and poor drainage in the area is an ongoing issue.

### **Site 167 - Land north of Church Lane**

**38 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A pipe traverses the site. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St John Margaret adjacent to the site is grade II listed;
- Mardle House nearby is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (high potential significance). Full details are found in Appendix 3.

#### **Parish and Town Councils**

Lound Parish Council objected to the site and the number of dwellings proposed. The site (in conjunction with site 75) would double the size of the Lound. Development in the village should be



small in scale and be in keeping with the character of settlement. Concerns raised at a Parish meeting which was attended by the public included damage to the environment and wildlife, increased flooding, have an adverse impact on the village character and remove the opportunity to extend the church yard in the future.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Thirty three Members of the Public objected to this site based on the following issues:

- proposed scale of development is not in keeping with size the village as it would double its size and have an adverse impact on the quality of life within the village and its rural character;
- combined with the growth proposed in Blundeston this could result in the villages become merged;
- impact on the landscape, wildlife, visual amenity, additional light/noise pollution and it would have an adverse impact on the rural character of the village. It was added the four villages of Ashby, Herringfleet, Somerleyton and Lound should remain unspoilt villages for residents and visitors;
- infill development and use of brownfield land is more appropriate;
- green field site, loss of agricultural land and development would have adverse impact on wildlife;
- a footpath traverses the site and this is well used by walkers;
- Blacksmith's Loke is an unadopted bridleway and is too narrow for additional traffic, Church Road will need to be improved for safety;
- some traffic passes through the village above the 30mph speed limit and this is exacerbated by on-road parking;
- improvements will be required to the existing infrastructure network (sewerage, electricity, roads, parking);
- the village has no amenities (school, shop, doctor's surgery), has limited public transport, no local employment and access to schools will be required;
- lowland area which is known to flood as evident after the building of the houses opposite the Village Maid public house and existing properties are prone to subsistence;
- surface water drains traverse the site east to west and development would impact on the flow of water;
- the potential to extend the churchyard in the future would be lost.





## Mutford

### **Site 88 - Land on Hulver Road**

#### **6 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building:

- Kiers Cottage is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

##### **Parish and Town Councils**

Mutford Parish Council said the site is unsuitable for development as it is greenfield land and would extend the curtilage of the village.

##### **Other Organisations**

No comments submitted in response to this site.

##### **Developer/Landowner**

Wellington Construction Limited stated the site will provide market, affordable and starter homes. The site is greenfield land but this is a characteristic of a majority of sites put forward and is inevitable given the housing needs of the District during the plan period. There is significant potential to mitigate potential impact on the surrounding countryside using hedgerows and strategic planting. The site offers up to 140 dwellings and could be part of a new settlement as suggested in option 4 of the growth strategies. Given the limitations of sites available to meet housing demand there is greater need to promote sites that are available viable and deliverable in accordance with paragraph 47 of the NPPF. There should be no viability issues with this site and it could be brought forward early in the plan period and contribute towards the five year housing supply and housing strategy.

##### **Members of the Public**

One member of the public objected to the site commenting that such a development would adversely affect the rural character of the area and occupants would be reliant on private vehicles to access services and facilities.



### **Site 131 - Orchard Farm Rear Field, New Road**

#### **6 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building:

- Ash Farmhouse to the east is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Mutford Parish Council said the site is unsuitable for development as it is greenfield land and would extend the curtilage of the village.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Two Members of the Public objected to the proposed site citing the following reasons:

- the site is greenfield, is located outside of the village envelope, extends into the open countryside and is not a location that would meet local housing demand;
- the development is too large and would adversely affect the rural character of the village including increased noise and sound pollution;
- there are few services and facilities available;
- the lane is narrow and there is difficulty joining the A146 while New Road is well used by cyclists, pedestrians and horse riders;
- it would set an unacceptable precedent.



## Redisham

### **Site 19 - Halesworth Road**

#### **5 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building:

- Church of St Peter to the north is grade I listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Redisham Parish Meeting suggested there is potential to build on the site but six dwellings are too many on a small plot of land. Halesworth Road adjacent the site floods regularly and drainage works would be required.

#### **Other Organisations**

The Suffolk Wildlife Trust suggested the site could potentially contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that it may have.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

No comments submitted in response to this site.



## Ringsfield

### **Site 10 – Cromwell Road**

#### **2 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (historic landscape). Full details are found in Appendix 3.

##### **Parish and Town Councils**

No comments submitted in response to this site.

##### **Other Organisations**

No comments submitted in response to this site.

##### **Developers/Landowners**

No comments submitted in response to this site.

##### **Members of the Public**

No comments submitted in response to this site.

### **Site 11 - Cromwell Road (opposite 1 Rose Villa)**

#### **2 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (historic landscape). Full details are found in Appendix 3.



**Parish and Town Councils**

No comments submitted in response to this site.

**Other Organisations**

No comments submitted in response to this site.

**Developers/Landowners**

No comments submitted in response to this site.

**Members of the Public**

No comments submitted in response to this site.



## Shadingfield

### **Site 94 - Land on the West Side of London Road**

#### **4 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of listed buildings:

- Park Farmhouse to the west is grade II listed;
- Shadingfield House to the south is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

##### **Parish and Town Councils**

No comments submitted in response to this site.

##### **Other Organisations**

No comments submitted in response to this site.

##### **Developers/Landowners**

Sotterley Estate (landowner of alternative sites in the area but not site 94) suggested the site is located in an exposed location between Shadingfield and Willingham and would result in the coalescence of the two villages. It was commented that site 94 does not offer the opportunities to improve community facilities that sites 38 and 134 offer.

##### **Members of the Public**

No comments submitted in response to this site.

### **Site 101 - Land south of Hill Cottages**

#### **4 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on



their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of listed buildings:

- Turnpike Farm to the west is grade II\* listed;
- The Service Range to the north is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

No comments submitted in response to this site.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

The landowner, Sotterley Estate stated the site is suitable, available, achievable and viable. The village of Shadingfield shares services and facilities with Willingham (public house, meeting place, playing field, bus stop) which contribute towards its sustainability and it is important to consider the village as part of a wider network of settlements within the rural area. The village is located on the bus route between Beccles and Southwold and has good links to the A145. While it is suggested the site could accommodate 12 dwellings it is considered that 5 dwellings would be more appropriate with one of these being an affordable unit with the layout likely to be along the road.

### **Members of the Public**

No comments submitted in response to this site.

## ***Site 134 - Playing Field, off A145 London Road***

### ***6 respondents***

### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling works and a pipe traverses the site. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building:



- Fox Farmhouse to the north is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

Sotterley Estate recognised that development of the playing field and equipped play area would require replacement facilities to be provided. Sotterley Estate own adjoining land which could facilitate this along with improving parking and road safety on the main road. The consultation document suggested the site could accommodate 36 dwellings but it is thought 20 dwellings including 6 affordable units would be more appropriate with a route through to the playing field and parking area. The Sustainability Appraisal states there would be a negative effect due to the loss of open space, however, the proposal is to replace the facility and is therefore incorrect. The combined assessment for site 134 with site 68 is correct and it is suggested that some open space along the A145 combined with improved pedestrian facilities would mitigate the loss of open space.

#### **Members of the Public**

One member of the public commented that development of this scale would adversely affect the character of the village and infrastructure would need to be improved. The area is pleasant to live in but requires access to a private vehicle.





## Shipmeadow

### **Site 146 - The Hill**

**12 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

The Broads Authority commented the site is located on rising ground and there is potential for adverse impacts on visual amenity and landscape character. The area, while outside the Broads, contributes towards its character. Any scheme would need to mitigate likely impacts.

The Environment Agency stated the site is located within a Source Protection Zone 1 area.

Historic England stated there could be potential impact on the setting of listed buildings:

- former Wangford Hundred Workhouse and the Chapel to the south are grade II listed;
- Manor Farmhouse and barn to the north are grade II listed;
- Church of St Bartholomew to the east is grade II\* listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Barsham and Shipmeadow Parish Council objected to the proposed site as the scale of the development would double the size of the hamlet, there would be an adverse impact on the landscape, a proposal of 60 dwellings would be too dense and the infrastructure will not be able to cope. There are no local facilities or employment opportunities. It was added people living in the development would be reliant on the car as there are no footways, cycle paths or public transport along a busy road.

#### **Other Organisations**

Comments put forward by Barsham and Shipmeadow Village Hall reflected concerns raised by the Parish Council. The proposal would not be in keeping with the character of the parish, the scale of development is too large, no services or facilities are available, there is no local employment and traffic along the B1062 is a concern.



### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Five Members of the Public objected to the site raising the following concerns:

- adverse impact on a heritage asset, the landscape and wildlife;
- scale of the proposal is not reflective of existing development;
- there are no services or facilities available and there is limited infrastructure with a comment stating drainage and sewerage pipes traverse the site;
- it is difficult to access the B1062 safely;
- adverse impact on the setting and views from existing properties which would affect property prices and detract from living in the workhouse development.



## Somerleyton

### **Site 2 - Allotment land**

**12 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated the proposal could impact upon the Conservation Area, Historic Parks and Gardens and the setting of listed buildings:

- Somerleyton Park Historic Parks and Gardens;
- The Rosary;
- The Green and the village pump;
- The Old Farmhouse;
- County Primary School;
- number of dwellings nearby that are grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red' impact (historic landscape). Full details are found in Appendix 3.

#### **Parish and Town Councils**

Ashby, Herringfleet and Somerleyton Parish Council stated the site is not suitable for housing development because would result in an adverse impact on local amenity. The site is located in the Conservation Area and a special landscape area. The proposal would conflict with national planning guidance.

#### **Other Organisations**

The Suffolk Wildlife Trust suggested the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that it may have.

#### **Developers/Landowners**

The landowner, the Somerleyton Estate, suggested the site could accommodate 20-25 dwellings (including 7 affordable units) to reflect local character. The site is currently used for allotments, which would be relocated on land owned by the Estate, but is otherwise unconstrained. The respondent highlights several issues with the Sustainability Appraisal which do not take into account the proposed replacement facilities, the full suite of facilities in the village, potential provision of



affordable units and that the hedgerows will buffer the development. As such the Sustainability scores should be higher than indicated.

### **Members of the Public**

One comment suggested the site was appropriate as it was in a central location with respect to the village but the allotments should be relocated and the site should be brought forward in conjunction with site 47 to provide access.

Five Members of the Public objected to the site raising concerns about potential development on this site which included:

- issues with vehicle access down an unadopted narrow lane and parking would be an issue;
- adversely affect the character of the cottages on The Green and the village;
- this is the best location for allotments in the village and these are well used;
- water pressure is low in the village and development will make this worse;
- lack of access to services and facilities such as doctors and schools and there is a need to provide infrastructure to support new development;
- brownfield sites within larger settlements should be prioritised for development before the countryside.

### **Site 47 - Land at the Former Garage**

**9 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated the site is in the Conservation Area and could impact upon the Conservation Area, Historic Parks and Gardens and the setting of listed buildings:

- Somerleyton Park Historic Parks and Gardens;
- The Rosary;
- The Green and the village pump;
- The Old Farmhouse;
- County Primary School;
- number of dwellings nearby that are grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact) historic building and landscape). Full details are found in Appendix 3.



### **Parish and Town Councils**

Ashby, Herringfleet and Somerleyton Parish Council stated that some parts of the site are leased by third parties. Access to the site shown is unsuitable and a large part of the garage site and oil storage yard is likely to be contaminated. However, the site is not completely rejected and it might be considered for a smaller number of houses than the indicative number and if the problems can be overcome.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

The landowner, the Somerleyton Estate suggested the site could accommodate 12-15 dwellings. It was suggested the Sustainability Appraisal score should be higher to reflect the good provision of services in the village.

### **Members of the Public**

Two people supported the site being brought forward while two others objected. It was suggested the site could accommodate 6-8 dwellings on a partially brownfield site including the potential for affordable units in an area that is not affordable for many people. Development of this site would not result in the encroachment on existing green space in the village. It was noted the site is within walking distance of the school and has good access to the A1074 to Lowestoft.

It was commented the site is in the Conservation Area and new development would increase the amount of traffic, on-road parking and risk of accidents. Access to the site would be close to existing properties and new dwellings would be overlooking those already there affecting amenity. It was added the site will be contaminated as there have been several spillages from the oil tanks over the years. It was added that there is limited infrastructure in the village (sewerage, utilities, roads), result in the loss of agricultural and adversely affect the character of the village.

## ***Site 74 - Land north of Morton Peto Close***

### ***7 respondents***

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated the site was located in the Conservation Area and could impact upon the Conservation Area the setting of a listed building:



- Widows Cottage located opposite is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Ashby, Herringfleet and Somerleyton Parish Council stated the site is not suitable for housing development because it is open space and would result in the whole Morton Peto Close area being overdeveloped and out of character with the rest of the village. The site is within the Conservation Area and is landscaped with trees.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

The landowner, the Somerleyton Estate suggested the site could accommodate at least 5 dwellings to reflect the surrounding area. The site is an irregular shape but provides opportunities to minimise potential impact on local amenity. The site could have direct access onto The Street. The loss of amenity green space could be compensated by alternatives nearby. It was suggested the Sustainability Appraisal incorrectly identifies the proposal resulting in the loss of open space as this would be compensated by development on other proposed sites. It was also suggested the site should be identified as being more sustainable as there is good access to facilities in the village.

### **Members of the Public**

The two responses objected to the proposal suggesting the area would be overdeveloped.

## ***Site 99 - Land south east of Brickfields***

### ***9 respondents***

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated the site could impact upon the Conservation Area the setting of listed buildings:

- White House to the north east is grade II listed;
- Pond Cottages to the north east are grade II listed.



Suffolk County Council Archaeology noted that development of this site would have a 'Green' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Ashby, Herringfleet and Somerleyton Parish Council stated the site is not suitable for housing development because it is located in the open countryside and has little connection with the centre of the village. Access to the site would be via a dangerous corner where The Street meets Slugs Lane.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

The landowner, the Somerleyton Estate suggested the site could accommodate at 8-12 dwellings including 2-4 affordable units. Access to the site would be via a short stretch of private road owned by the Estate and there is good visibility at the junction with the Street. The site is currently used for agriculture and is classified as grade 3. The respondent suggested the site relates to the existing built area satisfactorily and the village has a full suite of facilities and therefore the score in the Sustainability Appraisal should be higher than indicated.

### **Members of the Public**

One person commented that the site could accommodate 5-6 dwellings but this would result facilitate encroachment into the open countryside and is not well located with respect to the centre of the village. This is the former site of the brick kilns and is an important historical area of the village. The site supports a variety of flora and fauna which would be adversely affected by light pollution. The development would increase the traffic in the village and access to the site is poor. Three people objected to the site.

## **Site 127 Mill Farm Field**

### **8 respondents**

### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the Conservation Area, Historic Park and Garden and the setting of a listed building:

- adjacent to the Conservation Area;
- adjacent to Somerleyton Park and Gardens;
- Widows Cottage nearby is grade II listed;



- The Rosary nearby is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (known monuments). Full details are found in Appendix 3.

### **Parish and Town Councils**

Ashby, Herringfleet and Somerleyton Parish Council stated the site is not suitable for development as the proposal is too large and out of keeping with the character of the village. Less dense development on the site would also be unacceptable. The landowner has not reached any agreement with the owner of the existing village hall.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

Somerleyton Estate suggested that housing (20-25 dwellings including 7 affordable units to reflect local character) would be appropriately located on the western part of the site, leaving the eastern part of the site free of development. The site is currently used for agriculture and classified as grade 3. The Sustainability Appraisal showing the site developed in conjunction with site 135 is correct while the Sustainability Appraisal looking at the site independently is incorrect and provides a lower sustainability score than expected. They reiterated the site has a good array services and facilities and this should be reflected in the Sustainability Appraisal.

### **Members of the Public**

It was commented the site is not desirable but could accommodate 10-12 affordable and starter dwellings with open space on less than half of the site. It was added that the land consists of two distinct fields with the west having potential of a limited amount of housing (which will be considered during the preparation of the Neighbourhood Plan) but the eastern field is important for flora and fauna. If any development comes forward it should be supported with adequate infrastructure.

Concerns were raised about development on the site included:

- no bus service and the train provides one service every two hours;
- access to the train station is down a steep, narrow lane with no footway making it unsafe for many people;
- roads around the village are narrow;
- little employment in the village;
- the school is at capacity;
- adverse impact on wildlife;
- potential drainage issues.





## **Site 128 – Mill Farm**

### **10 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site. Full details are found in Appendix 2.

Historic England stated the site was located within the Conservation Area and could impact on the Conservation Area and the setting of a listed building:

- Widows Cottage nearby and is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (historic building). Full details are found in Appendix 3.

#### **Parish and Town Councils**

Ashby, Herringfleet and Somerleyton Parish Council stated the site is not suitable for inclusion in the new Local Plan because it is a working farm held on a lifetime tenancy by the farmer.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

The landowner, the Somerleyton Estate stated the site is well related to the surrounding built up area and none of the agricultural buildings are statutory listed although the site is located within the Conservation Area. The existing buildings would remain as part of any future development. It was thought that 15 dwellings (including 5 affordable units) would be in keeping with local character. The site has significant frontage onto The Street and existing access with good visibility. The respondent suggests that the amenity land proposed as part of the plan should be considered as part of the scheme and there are a full suite of services and facilities therefore the site should be given a strong positive score in the Sustainability Appraisal. Additionally, the buildings are only locally listed therefore the Sustainability Appraisal score should be neutral rather than negative. The site is currently used for farming and arrangements have been made to move the tenant farmer to more modern buildings locally.

The tenant farmer provided comments about the site and the proposals submitted. It was stated the plans show Mill Farmhouse (residence) to be redundant which is incorrect as it is used all year round and refurbished in 2014. The farm buildings are integral to the farm and its operation as a successful business (financial accounts can be provided). The farmer is the second generation of a three



generation full agricultural tenancy. It was stated the farm has long been a feature of the character of Somerleyton and its loss would adversely affect the Conservation Area and residential amenity. The conflict between the new development and the working farm is unlikely to be mitigated satisfactorily.

### **Members of the Public**

It was commented that while the farm was viable it should not be developed. However, potentially the site could accommodate 8-12 dwellings and open space. Primary concerns raised were the value the farm has to the character and setting of the village.

## **Site 135 - Playing Field**

### **10 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated the proposal could impact upon the Conservation Area and the setting of listed buildings:

- White House to the north is grade II listed;
- Pond Cottages to the north is grade II listed;
- Widows Cottage to the north is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Ashby, Herringfleet and Somerleyton Parish Council stated the site is not suitable for inclusion in the new Local Plan because would result in the loss of the playing field and is contrary to the NPPF. This is one of the few large green spaces accessible to the public and is used for league cricket. New housing will create traffic problems on Station Road. A large part of the site is on a long-term lease to the Somerleyton Community Association (who also own a small part of the site) and no agreement has been reached about any alternative use of the site.

#### **Other Organisations**

No comments submitted in response to this site.



### **Developers/Landowners**

The landowner, the Somerleyton Estate recognised that development of the site and loss of community facilities would need to be compensated. The total site is 3.2ha and the total development area could be less than with 1.6ha. This would be dependent on the degree of retention of existing playing field and play facilities which may be surplus to requirements. The Estate is currently investigating if there is support for the proposal and replacement facilities within the village. It is suggested that 20-25 (with 7 affordable units) would be in keeping with the character of the village. It is suggested the Sustainability Appraisal score for the site should be raised to reflect the good provision of services and facilities in the village.

### **Members of the Public**

Five people objected to the site commenting that it was a local green space and a valuable asset for the community. The cricket pitch is used for County matches by the Blundeston and Somerleyton Cricket Club. The tennis courts are used twice weekly by the local club and individual players. The play equipment is well used particularly by small children when grown ups are playing sport. The field is also used for general recreation purposes.



## Sotherton

### **Site 58 - Land east of 17-25 Sotherton Corner**

#### **7 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre. Full details are found in Appendix 2.

Historic England stated the site could impact on the setting of listed buildings:

- Sotherton Hall and barn to the north are grade II listed;
- Valley Farmhouse, two barns and the Service Range are grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Four Members of the Public objected to the site. Several concerns about the site put forward for development were raised. These included:

- lack of services and facilities (school, shop, church, public house, play area, broadband) and there is no public transport;
- the roads are narrow and well used by agricultural machinery;
- the scale of the proposed development is too large for the settlement and would adversely affect the rural character of the area;
- the existing settlement supports tourism through holiday lets and this could be adversely affected.



## St James South Elmham

### **Site 143 - St James Lane**

#### **7 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated the site could impact on the setting of listed buildings and a Scheduled Monument:

- Elm Farmhouse to the east is grade I listed;
- Church of St James to the north east is grade I listed;
- Moated site to the north east is a Scheduled Monument.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

St James South Elmham Parish Meeting stated the scale of the development is inappropriate for the size of the village, would adversely affect the settlement's rural character and is inconsistent with the growth options set out in the consultation document. The infrastructure in the village needs to be improved and the population growth would overwhelm current provision. There are no local employment opportunities in the area. It was suggested a limited amount of development in the village that reflected its rural character could be considered (1-2 dwellings per year).

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

Concerns were raised over the number of dwellings indicated on the site and suggested the site was not submitted with this scale of development intended which could have an adverse impact of the village.

#### **Members of the Public**

Two Members of the Public raised concerns that the amount of development proposed was inappropriate and would have an adverse impact on the village. It was commented there was a lack of infrastructure to support development and no services or facilities (school, shop, and public house) were available and there are issues with power supply and low water pressure. With no



public transport, people are reliant on private vehicles and the road network consists of narrow lanes which are widely used by agricultural traffic.

### **Site 150 - The Street**

#### **7 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated the site could impact on the setting of listed buildings:

- Abbey Farmhouse and barn are grade II listed;
- The Thatched Cottage is grade II listed;
- Brook Cottages are grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

St James South Elmham Parish Meeting stated the suggested scale of the development is inappropriate for the size of the village, adversely affect the rural character of the village and is inconsistent with the growth options set out in the consultation document. The increase of population could not be supported by the lack of infrastructure in the village. There are no local employment opportunities in the area. A limited amount of development in the village that reflected its rural character could be considered (1-2 dwellings per year).

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

Concerns were raised over the number of dwellings indicated on the site and suggested the site was not submitted with this scale of development intended which could have an adverse impact of the village. A care home was not suggested as a potential use on the site.

#### **Members of the Public**

Two Members of the Public raised concerns that the amount of development proposed was inappropriate and would have an adverse impact on the village. Comments stated there was a lack of infrastructure to support development and no services or facilities (school, shop, public house).



There are issues with power supply and low water pressure. With no public transport people are reliant on private vehicles. The road network consisted of narrow lanes and these are well used by agricultural traffic.



## St Margaret South Elmham

### **Site 149 - The Street**

#### **9 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling works. Full details are found in Appendix 2.

Historic England stated the site could impact on the setting of listed buildings and a Scheduled Monument:

- Greenside Farmhouse to the south west is grade II listed;
- Post Office Stores Thimble Cottage to the north west is grade II listed;
- Moated site to the east is a Scheduled Monument.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Flixton, South Elmham St Cross & St Margaret Parish Council provided a response based on a parish meeting attended by local residents. The Parish Council and community objected to the site and amount of housing proposed, however, it was suggested that a limited amount of development may be acceptable provided it was in keeping with the character of the area. This was caveated by stating the community should be consulted at all stages when any schemes are considered. Affordable housing could benefit the village. New development should be on infill sites and alternative sites could be considered rather than site 149.

Issues that make large development unsuitable in the village include the lack of local employment, remoteness from services and facilities, no public transport, poor utilities. It was considered that development could adversely affect the character of the village and there was no evidence of demand for housing and new development could create second homes. Access to the site would be across Common Land which would involve issues related to permissions. Some residents do not want any development citing that several years ago WDC designated the village as a 'dead village' meaning no new development would take place.

Regarding the consultation process, the proposed figure of 57 dwellings gives no regard to the thoughts of the landowner, community or the environment and has created significant discord that could be detrimental to WDC looking for suitable development sites in the future.





### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

Four Members of the Public objected to the amount of development proposed. Comments and concerns reflected those set out in the response submitted by the Parish Council.



## Uggeshall

### **Site 15 - Firs Garage**

#### **3 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Mary nearby is grade I listed;
- Church Farmhouse nearby is grade II listed;
- Uggeshall House nearby is grade II listed;
- Churchyard walling nearby is grade II listed;
- Whitehouse Farm and barn nearby are grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

One member of the public objected to the site stating the proposal would have an adverse impact on the rural character of the village, there is a lack of infrastructure and new development would be a dormitory housing area.

### **Site 113 - Land to the north west of 1-4 Wangford Road**

#### **4 respondents**



### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Mary nearby is grade I listed;
- Church Farmhouse nearby is grade II listed;
- Uggeshall House nearby is grade II listed;
- Churchyard walling nearby is grade II listed;
- Whitehouse Farm and barn nearby are grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

No comments submitted in response to this site.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

No comments submitted in response to this site.

### **Members of the Public**

One member of the public responded and objected to the site stating the proposal would have an adverse impact on the rural character of the village, there is a lack of infrastructure and new development would be a dormitory housing area.



## Wangford with Henham

### **Site 30 - Land adjacent to Elms Lane**

#### **7 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building:

- Elm Farmhouse and malting to the south are grade II listed.

National Grid stated the site is traversed by intermediate and high pressure gas apparatus and proposals should take note of guidance when considering bringing this site forward.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

The three representations objected to the site being used for housing development citing the following issues:

- the site is outside the village envelope, located in the AONB and would have an adverse impact on the aesthetics of the village and existing properties;
- scale of development is inappropriate for the size of the village;
- development would result in the loss of greenfield land and brownfield sites should be prioritised;
- there is poor access off of the A12 increasing risk to safety and access to the site is along minor roads that are inadequate;
- recently installed water mains cross the site;
- there is a risk of new dwellings being used as second homes.



### **Site 31 - Land adjacent to Little Priory**

#### **3 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre. Full details are found in Appendix 2.

Historic England stated the site was located in the Conservation Area and could potentially impact on the Conservation Area and listed buildings:

- Church of St Peter and St Paul adjacent and is grade I listed;
- Little Priory to the north is grade II listed;
- former Coach House to the north is grade II listed;
- The Vicarage to the north is grade II listed;
- Well Cottage to the north is grade II listed;
- Baxter House to the north is grade II listed;
- A number of properties to the north are grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (visual impact assessment required). Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

No comments submitted in response to this site.



## Westhall

### **Site 123 - Lock's Road**

**32 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building and a Scheduled Monument:

- St Georges House nearby is grade II listed.
- Moatyards nearby is a Scheduled Monument.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Westhall Parish Council has serious concerns over the suitability of the site for housing development. The village is centred around Wangford Road and this road is narrow with few passing places but is frequently used by large vehicles and agricultural machinery. The Nollers Lane junction and single track road from the village to the A143 is narrow with poor visibility. There is poor infrastructure with a lack of mains drainage, no gas mains, unreliable phone coverage and BT considers fibre optic replacement to be uneconomic. Significant infrastructure improvements would be required which would discourage developers. A 2008 opinion poll suggested most parishioners did not want to see change in the village and the view has not changed.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

Of the 28 responses from Members of the Public one expressed support for the site with a couple respondents suggesting a few dwellings on site could be accommodated or small scale developments around the village would be more appropriate.

Objections and concerns were raised citing the following issues:



- the scale of proposed development is inappropriate for the size of the village and will have an adverse impact on the character of the village and surrounding rural area including wildlife;
- the village is characterised by ribbon development and the site would alter this characteristic suggesting infill type development is more appropriate;
- the road network is poor and is frequently used by farm related traffic and machinery and there is a risk to pedestrians, cyclists and horse riders;
- infrastructure in the village is poor (sewerage, drainage, gas, electricity, broadband);
- the shop will likely close when existing owner who is in his 90's retires, the pub is frequently closing and reopening, the school is at capacity and there are no medical facilities;
- there is no public transport and no local employment so commuting traffic would increase;
- other sites are located closer to main roads and better infrastructure;
- a similar proposal was refused planning permission in the past citing lack of infrastructure;
- adverse impact on existing properties including loss of views over the countryside and privacy.



## Weston

### **Site 12 – Low Meadows, Cucumber Lane**

#### **2 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable. Full details are found in Appendix 2.

Suffolk County Council Archaeology noted the development of this site would have a 'Green' impact. Full details are found in Appendix 3.

##### **Parish and Town Councils**

No comments submitted in response to this site.

##### **Other Organisations**

No comments submitted in response to this site.

##### **Developers/Landowners**

No comments submitted in response to this site.

##### **Members of the Public**

No comments submitted in response to this site.





## Willingham

### **Site 59 - Land east of Charters Piece**

#### **4 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building:

- Fox Farmhouse to the north is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact. Full details are found in Appendix 3.

##### **Developers/Landowners**

The landowner, Sotterley Estate stated the site relates well to the existing built form of the village and could accommodate 20 dwellings (including 6 affordable units) to be in keeping with local character.

##### **Parish and Town Councils**

##### **Other Organisations**

##### **Members of the Public**

No comments submitted in response this site.

### **Site 64 - Land east of Woodfield Close**

#### **3 respondents**

##### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre and a sewer pipe traverses the site. Full details are found in Appendix 2.



Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

The landowner, Sotterley Estate stated the site is used for agriculture and recently been used as a paddock. The site relates well to existing built form of the village and could accommodate 10 dwellings (including 3 affordable units) to be in keeping with local character. Development would be linear to reflect the form of Woodfield Close. The site can be accessed from Woodfield Close and Sotterley Road. It was commented the site has not been used for agriculture to twenty years and the Sustainability score should be raised to reflect this.

#### **Members of the Public**

No comments submitted in response to this site.

### ***Site 68 - Land North of Charters Piece***

#### ***6 respondents***

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre and a sewer pipe traverses the site. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building:

- Fox Farmhouse to the north is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.



### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

The landowner, Sotterley Estate stated the site is used for agriculture (grade 3) and is northeast of the playing field. As an alternative to site 134, this site could be allocated for housing with access via land in the north of the playing field. There is good visibility to access the site from the London Road. The site could include dedicated parking which could reduce the need for parking on the A145 for village events. The site relates well to existing built form of the village and could accommodate 10-15 dwellings (including 3-5 affordable units) to be in keeping with local character. Play equipment on site would need to be relocated.

### **Members of the Public**

Two Members of the Public raised objections and concerns including:

- development would have an impact on the character of the village;
- site has no access;
- the land is water logged during the winter;
- there is limited public transport, few amenities in the village with nearest school and hospital located in Beccles;
- adverse impact on wildlife;
- impact of construction on grade II listed building;
- odour from the sewerage treatment plant could affect new residents.

It was suggested the land on the north side of London Road to the rear of the Fox Public House which has permission for static caravans.



## Wissett

### **Site 104 - Land south of The Street** **10 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site. Full details are found in Appendix 2.

The Environment Agency stated that part of the site is located in flood zone 3.

Historic England stated the site is located in the Conservation Area and there could be significant impact on the Conservation Area and potential impact on the setting of listed buildings:

- Church of St Andrew to the west is grade I listed;
- Whitehouse Farmhouse and barn located adjacent the site is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Wissett Parish Council commented there was a need for new housing in the village but have concerns about the potential size of the development proposed. The scale development proposed is inappropriate and the increased population and traffic would adversely affect the village. There are listed buildings located on site. The only facility in the village is a public house. There is no public transport, few safe footpaths, limited lighting and no on-road parking. Halesworth provides local services and facilities (although the hospital is to be closed and there is no secondary school) but there are no footways to get there so a car is essential. Any new development should be small in scale and have adequate off-road parking, a play area and access to the site will need to be considered along with major road and footway improvements.

#### **Other Organisations**

The Halesworth & Blyth Valley Partnership suggested that development of this scale would increase problems for sites 106, 140 and 141.

#### **Developers/Landowners**

No comments submitted in response to this site.



### **Members of the Public**

Three representations were made by Members of the Public with none supporting for the site.

Objections and concerns were raised citing the following issues:

- the road through Wissett is narrow and requires improvement to accommodate additional development along with the provision of footways for the safety of children;
- there is no public transport;
- there will be an adverse impact on the character of the village.

### **Site 141 - Site to the rear of 51 Old Station Road, Halesworth**

#### **5 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of a listed building:

- Wissett Hall to the north west is grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

No comments submitted in response to this site.

#### **Other Organisations**

The Halesworth & Blyth Valley Partnership stated there is a lack of road infrastructure between Wissett Road and Norwich Road to accommodate new development.

#### **Developers/Landowners**

No comments submitted in response to this site.

#### **Members of the Public**

One person commented that housing development in the site could be accommodated with any harmful effects on Halesworth.



## Wrentham

### **Site 67 - Land north of Chapel Road**

**6 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on a listed building:

- United Reform Church nearby is grade II\* listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact. Full details are found in Appendix 3.

#### **Parish and Town Councils**

Wrentham Parish Council raised concerns about density, infrastructure, recreation space, traffic and parking. These should be taken into account as part of any planning application.

#### **Other Organisations**

No comments submitted in response to this site.

#### **Developers/Landowners**

The landowner, Benacre Estates Company stated the site could accommodate approximately 30 dwellings at 30 dwellings per hectare. The site is available and could be delivered in the next five years. The site is a logical extension to the village being located next to existing residential development. The site is not subject or any landscape or flood risk constraints.

#### **Members of the Public**

One member of the public supported the site.

### **Site 120 - Land west of London Road**

**6 respondents**

#### **Statutory Consultees**

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on



their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are found in Appendix 2.

Historic England stated there could be potential impact on the setting of listed buildings:

- County Primary School and walling nearby are grade II listed;
- Clyfton House nearby is grade II listed;
- numbers 30-32 London road are grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact. Full details are found in Appendix 3.

### **Parish and Town Councils**

Wrentham Parish Council raised concerns about density, infrastructure, recreation space, traffic and parking. These should be taken into account as part of any planning application.

### **Other Organisations**

No comments submitted in response to this site.

### **Developers/Landowners**

The landowner, Benacre Estates Company stated the site is enclosed by residential development and is not constrained by any landscape or flood risk designations. Access would come from the A12. The site is available and could be delivered in the next five years.

### **Members of the Public**

One member of the public supported the site.



# Appendix 1 – Glossary of Technical Terms

Some of the respondents have used technical terms in their responses. These are defined below.

## **Area of Outstanding Natural Beauty**

Land designated under the National Parks and Access to the Countryside Act 1949 for its special landscape value. The Suffolk Coast and Heaths AONB was confirmed in 1970 by the Countryside Commission to protect the high landscape quality of the area. Suffolk Coast and Heaths is one of the 41 AONBs which cover 15% of England and Wales.

## **Coastal Change Management Area**

This is the area at risk from coastal erosion over the next 100 years. It is based on the findings of the Shoreline Management Plans.

## **County Wildlife Site**

Local wildlife designations. County Wildlife Site designation is non-statutory, but it recognises the high value of a site for wildlife. Many sites are of county, and often regional or national, importance. They are often designated because they support characteristic or threatened species or habitats included in Local or National Biodiversity Action Plans.

## **Flood Zone**

Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea), available on the Environment Agency's web site, as indicated below

*Zone 1:* Low Probability Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

*Zone 2:* Medium Probability Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

*Zone 3a:* High Probability Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)

*Zone 3b:* The Functional Floodplain This zone comprises land where water has to flow or be stored in times of flood.

## **Green infrastructure**

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.





### **Heritage Coast**

An area of coastline protected and promoted by Natural England in association with local authorities for the enjoyment of the undeveloped coast whilst protecting its natural beauty, nationally important wildlife and landscape features and improving the quality of inshore waters and beaches.

### **Listed Building**

Listing marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system, so that it can be protected for future generations.

Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I

Grade II\* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II\*

Grade II buildings are of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

### **Site of Specific Scientific Interest**

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

### **Special Area for Conservation**

Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

### **Special Protection Area**

Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

### **Source Protection Zone**

These zones show the risk of contamination to groundwater from any activities that might cause pollution in the area. The closer the activity, the greater the risk. There are three main zones (inner (Zone 1), outer (Zone 2) and total catchment (Zone 3)) and a fourth zone of special interest (zone 4).



## Appendix 2 – Detailed Anglian Water Comments





135	TM4825296848	Somerlevton	Playing Field	3.18	53	Residential	N/A	N/A	SOMERLEYTON-MARSH LA STW	SOLYSC	Amber	Amber	Red		Green		AMBER
136	TM5343091869	Lowestoft	Rear of 11, 15, 17, 19 & 21 Birds Lane	0.23	7	Residential	N/A	N/A	LOWESTOFT STW	LOWESC	Green	Green	Red		Green	Sewer Pipe crossing through	GREEN
137	TM5385291185	Lowestoft	Rear of Nos 485 & 487 London Road South	0.66	14	Residential	N/A	N/A	LOWESTOFT STW	LOWESC	Green	Amber	Red		Green		AMBER
138	TM4944177035	Reydon	Saint Felix School (land between St Georges Square and Lakeside Park Drive), Halesworth Road	3.21	71	Residential	N/A	N/A	SOUTHWOLD-COMMON THE STW	SWOLSC	Green	Amber	Red		Green	Sewer Pipe crossing through	AMBER
139	TM3511085491	Ilketshall St Margaret	Shoe Devil Lane	1.82	5	Residential	N/A	N/A	ILKETSHALL ST MARGARET STW	ILKMSC	Amber	Green	Red		Green		GREEN
140	TM3858478309	Halesworth	Site to the rear of 51 Old Station Road (1)	0.51	30	Residential	N/A	N/A	HALESWORTH STW	HALESC	Green	Amber	Red		Green		AMBER
141	TM3860278445	Wissett	Site to the rear of 51 Old Station Road, Halesworth (2)	1.18	30	Residential	N/A	N/A	HALESWORTH STW	HALESC	Green	Amber	Red		Green		AMBER
142	TM5046376662	Southwold	Southwold Police Station and former Fire Station site, Blyth	0.29	40	Residential	N/A	N/A	SOUTHWOLD-COMMON THE STW	SWOLSC	Green	Amber	Red		Green	Sewer Pipe crossing through	AMBER
143	TM3203580817	St James South Elmham	St James Lane	1.08	33	Residential	N/A	N/A	S ELMHAM ST JAMES STW	SEJSC	Red	Amber	Red		Green		AMBER
144	TM4280682127	Brampton with Stoven	Station Road and Molls Lane	2.04	15	Residential	N/A	N/A	BRAMPTON-THE STREET STW (SUFK)	BRAMSC	Amber	Amber	Red		Green	Encroachment risk to WRC - Low; Sewer Pipe crossing through	AMBER
145	TM44171889243	Beccles	The Bull Field, Ringsfield Road	3.13	94	Residential	N/A	N/A	BECCLES-MARSH LANE STW	BECCSC	Amber	Amber	Red		Green		AMBER
146	TM3792089911	Shipmeadow	The Hill	2.02	60	Residential	N/A	N/A	LOWESTOFT STW	LOWESC	Green	Amber	Red		Green		AMBER
147	TM5352989207	Gisleham	The Old Rifle Range, A12 London Road	19.69	473	Residential	N/A	N/A	LOWESTOFT STW	LOWESC	Green	Amber	Red		Green		AMBER
148	TM4030677485	Holton	The Sawmill, Sandy Lane	1.39	5	Residential	N/A	N/A	HALESWORTH STW	HALESC	Green	Green	Red		Green		GREEN
149	TM3200983641	St Margaret South Elmham	The Street	3.3	57	Residential	N/A	N/A	S ELMHAM ST MARGARET-HSW	SEMSC	Red	Amber	Red		Green	Encroachment risk to WRC - Low	AMBER
150	TM3171281010	St James South Elmham	The Street	1.92	93	Residential	N/A	N/A	S ELMHAM ST JAMES STW	SEJSC	Red	Amber	Red		Green		AMBER
151	TM3932178167	Halesworth	Town Farm 1, Land off Harrison's Lane	1.54	45	Residential	N/A	N/A	HALESWORTH STW	HALESC	Green	Amber	Red		Green		AMBER
152	TM3952478125	Halesworth / Holton	Town Farm 2, Land off Harrison's Lane	5.45	165	Residential	N/A	N/A	HALESWORTH STW	HALESC	Green	Amber	Red		Green		AMBER
153	TM3924377898	Halesworth	Town Farm 3, Land off Harrison's Lane	2.92	90	Residential	N/A	N/A	HALESWORTH STW	HALESC	Green	Amber	Red		Green		AMBER
154	TM3950477992	Holton	Town Farm 4, Land off Harrison's Lane	0.69	30	Residential	N/A	N/A	HALESWORTH STW	HALESC	Green	Amber	Red		Green		AMBER
155	TM3932377861	Halesworth	Town Farm 5, Land off Harrison's Lane	0.53	15	Residential	N/A	N/A	HALESWORTH STW	HALESC	Green	Amber	Red		Green		AMBER
156	TM4198388935	Beccles	West of A145 London Road	9.67	260	Residential	N/A	N/A	BECCLES-MARSH LANE STW	BECCSC	Amber	Amber	Red		Green	Sewer Pipe crossing through	AMBER
157	TM4081283955	Brampton with Stoven	West of Redisham Road	3.12	90	Residential	N/A	N/A	REDISHAM-STATION RD STW	REDISC	Red	Amber	Red		Green	Encroachment risk to WRC - Low	AMBER
158	TM4367682328	Brampton with Stoven	Wood Cottage, London Road	0.29	4	Residential	N/A	N/A	STOVEN-WANGFORD RD STW	STOVSC	Green	Green	Red		Green		GREEN
159	TM3920279146	Halesworth / Spexhall	West of A144 opposite Triple Plea	0.99	n/a	not specified	N/A	N/A	HALESWORTH STW	HALESC	Amber	Amber	Red		Green		AMBER
160	TM3890676488	Halesworth	Basley Ground, Bramfield Road	0.87	30	Residential	N/A	N/A	HALESWORTH STW	HALESC	Green	Amber	Red		Amber	Encroachment risk to WRC - Medium; sewer pipe crossing through	AMBER
161	TM3911577912	Halesworth	Dairy Hill	3.12	50	Residential	N/A	N/A	HALESWORTH STW	HALESC	Green	Amber	Red		Green		AMBER
162	TM3855077820	Halesworth	South of Wissett Road	0.2	5	Residential	N/A	N/A	HALESWORTH STW	HALESC	Green	Green	Red		Green		GREEN
163	TM3818977177	Halesworth	West of Roman Way	1.91	60	Residential	N/A	N/A	HALESWORTH STW	HALESC	Green	Amber	Red		Green	Sewer Pipe crossing through	AMBER
164	TM5298596061	Oulton / Corton	Land west of Northern Spine Road/north of Pleasurewood F	18.7	270	Residential	N/A	N/A	LOWESTOFT STW	LOWESC	Green	Amber	Red		Green	Sewer Pipe crossing through	AMBER
165	TM5290097033	Corton	Land west of A12 Yarmouth Road	22.1	530	Residential	N/A	N/A	LOWESTOFT STW	LOWESC	Green	Amber	Red		Green	Sewer Pipe crossing through	AMBER
166	TM5335197202	Corton	Land east of A12 Yarmouth Road	50.6	550	Residential	N/A	N/A	LOWESTOFT STW	LOWESC	Green	Amber	Red		Amber	Encroachment risk to WRC - Medium; Sewer Pipe crossing through	AMBER
167	TM5064799188	Lownd	Land north of Church Lane	6.9	138	Residential	N/A	N/A	LOWESTOFT STW	LOWESC	Green	Amber	Red		Green	Sewer Pipe crossing through	AMBER
168	TM5245695197	Oulton	Land south of Union Lane	0.18	5	Residential	N/A	N/A	LOWESTOFT STW	LOWESC	Green	Green	Red		Green		GREEN
169	TM5243095096	Oulton	Land south west of Union Lane and west of Red House Close	5.4	162	Residential	N/A	N/A	LOWESTOFT STW	LOWESC	Green	Amber	Red		Green		AMBER
170	TM5217895123	Oulton	Land south west of Union Lane	4.1	82	Residential	N/A	N/A	LOWESTOFT STW	LOWESC	Green	Amber	Red		Green		AMBER
171	TM5221495387	Oulton	Land west of Flixton View	5.3	106	Residential	N/A	N/A	LOWESTOFT STW	LOWESC	Green	Amber	Red		Green		AMBER
172	TM5268095503	Flixton (East)	Land to west of Parkhill (south of Spinney Farm)	1.2	36	Residential	N/A	N/A	LOWESTOFT STW	LOWESC	Green	Amber	Red		Green		AMBER



## Appendix 3 – Detailed Suffolk County Council Archaeology Comments

Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
1	19-21 Ravensmere, Beccles, Suffolk	Beccles	0.1	This site lies in the historic core of Beccles, as outlined in the County Historic Environment Record (BCC 018). Medieval and later archaeological features were recorded immediately to the north (BCC 025 and Misc.). Urban archaeological deposits have the potential to be relatively complex. No objection in principle but the site will require a planning condition under the NPPF to secure a programme of archaeological investigation. Evaluation at as early a stage as possible is recommended so that costs and timescales for archaeological work can be factored in to project designs.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
2	Allotment land, Somerleyton	Somerleyton	1.6	This site lies in an area that is topographically favourable for early occupation, with high archaeological potential. It lies immediately to the south of linear cropmark features showing in aerial photographs, likely to represent field systems (SOL 051); objects of multi-period date are recorded in the area, suggesting long activity. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. The site is also close to the green and associated Victorian "model" housing of the Somerleyton estate, created by Sir Samuel Morton Peto. Development has the potential to cause at least harm and perhaps significant harm on the very special character of the settlement. Design will need to consider impacts on landscape and on the 19th century	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts. Assessment must also be presented of the impacts on built heritage.	Red (Historic Landscape grounds)



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				model dwellings around the green, which are listed buildings.		
3	Ashfield Stables, Hall Lane, Oulton, Lowestoft	Oulton	0.93	This site is on the site of a WW2 heavy anti-aircraft battery and a WW2 military camp (OUL 035, OUL 020). Some buildings which show on the 1940s aerial photograph appear to survive on the site. The site is in the vicinity of recorded cropmarks thought to represent medieval and later boundaries (OUL 027). Historic maps show some evidence of quarrying in the southern part of the site. For below-ground remains, there would be no objection in principle but the site will require a planning condition under the NPPF to secure a programme of archaeological investigation. A heritage-asset assessment is needed of the significance of buildings on the site to inform decisions.	Any planning application must be supported by the results of a Heritage Asset Assessment and must demonstrate the impacts of development on historic structures and proposals for managing those impacts. For below-ground remains, a programme of archaeological work will be required, secured through a planning condition.	Red/Amber to allow for potential localised preservation of built heritage, if appropriate.
4	Blundeston Road (west end), Corton, Lowestoft	Blundeston	1.59	This site lies within an area of cropmarks visible on aerial photographs, thought to be mainly medieval and later in date (COR 057). Prehistoric features were excavated to the east (LWT 270). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green





Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
5	Brambles Drift, Green Lane, Reydon, Southwold, Suffolk	Reydon	2.53	This option lies in an area of archaeological importance, recorded in the County Historic Environment Record. There is a multi-period archaeological complex, recorded as cropmarks by aerial photography, immediately to the east (HER no. REY 056). There are cropmarks to the north (REY 088) and west (REY 083). However, this option has not been the subject of systematic archaeological investigation. There is high potential for important archaeological remains to be defined in this location, given proximity to known remains, the landscape setting above the Smear Marshes that is a favourable topographic location for early occupation, and also given the large size of the proposed area. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
6	Broadside Park Farm, Reydon, Southwold	Reydon	2.95	This site includes part of a WW2 military strongpoint (EBV 037), with trench, pill box and gun emplacement. There are undated cropmarks to the west (REY 089). This large option has not been the subject of systematic archaeological investigation. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber





Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
7	Burnt Hill Lane to Marsh Lane, Carlton Colville	Carlton Colville/Lowestoft	31.81	This very large options lies in an area that is topographically favourable for early occupation, overlooking Share Marsh. The site lies within an area of multi-period undated cropmarks (CAC 072). Prehistoric pottery was recovered to the east (LWT 033). Scatters of Neolithic and Bronze Age objects are recorded from the site (CAC 002, CAC 003). Prehistoric remains were recorded to the south (CAC 017, CAC 020). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber - large allocation in a highly sensitive area with high potential significance
9	Chenery's Land (East), Cucumber Lane, Beccles / Land at Chenery's Farm, Beccles	Beccles	3.1	The site lies in an area that is topographically favourable for early occupation, and is a large area that has not been subject to systematic archaeological work. Trial trenching to the north did not reveal archaeological remains (BCC 086). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
8	Chenery's Land (West), Cucumber Lane, Beccles / Land at Chenery's Farm, Beccles	Beccles	10	The site spans a small valley, and is a large area that is topographically favourable for early occupation. A scattering of prehistoric implements were found on the southern edge of the site (BCC 089). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
10	Cromwell Road, Ringsfield and Weston	Ringsfield/Weston	1.16	Infill of Ringsfield Common (RDG 009) would not respect the historic pattern of green edge settlement, as typified by Woodland Farm. The current field system is largely intact late enclosure field system, within a wider anciently enclosed landscape. There is high potential for archaeological remains relating to activity and settlement along the green edge and routes across the green. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation. However, on historic landscape grounds, development would not be favourable.	Subject to historic landscape considerations, a programme of archaeological work will be required, secured through a planning condition.	Red/Amber, on historic landscape grounds
11	Cromwell Road, Ringsfield, Beccles Opposite 1 Rose Villa	Ringsfield	2.23	Infill of Ringsfield Common (RDG 009) would not respect the historic pattern of green edge settlement, as typified by Woodland Farm. The current field system is largely intact late enclosure field system, within a wider anciently enclosed landscape. There is high potential for archaeological remains relating to activity and settlement along the green edge and routes across the green. No objection in principle, but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation. However, on historic landscape grounds, development might not be favourable.	Subject to historic landscape considerations, a programme of archaeological work will be required, secured through a planning condition.	Red/Amber, on historic landscape grounds
12	Cucumber Lane, Weston	Weston	1.13	This site lies in an area of archaeological potential, on a south facing slope. However, as a consequence of previous land uses there would be no requirement relating to archaeological work.	N/A	Green
13	Fairview Farm, Norwich Road, Halesworth	Halesworth / Holton	6.77	This large site area has not been subject to systematic archaeological assessment. An Iron Age and Roman settlement has been partially excavated to the north west (HLN 009), and a Roman road leads north-westwards, north west of the site (ISL 007). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				strategies to be designed.		
14	Field, Saxon Way, Halesworth	Halesworth	0.95	This site lies above the floodplain of the River Blyth and has topographic potential for early occupation, as well as for waterlogged deposits. It lies on the edge of the Saxon town of Halesworth, and features were identified in an evaluation to the west (HWT 029), including human and animal remains. There is potential risk of un-known Anglo-Saxon settlement. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
15	Firs Garage, Church Road, Uggeshall	Uggeshall	0.5	No formal requirement for archaeological investigation.	N/A	Green
16	Former Beccles Heat Treatment, Gosford Road, Beccles	Beccles	0.48	No formal requirement for archaeological investigation.	N/A	Green



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
17	Former Lothingland Hospital Site, Union Lane, Oulton	Oulton	6.02	This site is part of the complex of the Mutland and Lothingland Warehouse (OUL 006). The northern part of this allocation is a burial ground, shown on the 1905 OS Map, and is recorded from 1857 onwards. Careful consideration should be given to the allocation of the entirety of this site for development for construction so as to avoid exhuming burials of the workhouse/hospital population (unless the cemetery has been cleared), which is subject to legislation. Part of the site was formerly sewage filter beds. There are cropmarks to the north (OUL 015) and the west and south west (FTN 017, FTN 019). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. Desk-based Assessment and Historical Research would also be required in the first instance, to inform any field evaluation.	Any planning application must be supported by the results of a programme of archaeological evaluation, including desk-based assessment, heritage asset assessment, visual impact assessment and appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts. We would advise a smaller allocation which does not impact on the burial ground or which makes provision for open space over it.	Red - burial ground associated with the workhouse in the northern part of the site is a constraint on available land.
18	Glebe Farm plus adjoining land, Church Avenue, Oulton NR32 5DP	Oulton	1.08	This site is topographically favourable for early occupation, overlooking Oulton Marshes. Cropmarks are recorded to the east (OUL 024). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
19	Halesworth Road, Redisham	Redisham	0.21	This site is opposite Redisham Church (RSM 006), in an area of archaeological significance, with potential for archaeological remains relating to early occupation focussed around the church. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
20	Hall Road, Blundeston, Suffolk	Blundeston	0.34	This site lies within an area of cropmarks visible on aerial photographs, most likely prehistoric and Roman onwards in date (BLN 054). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
21	Hall Road, Carlton Colville	Carlton Colville	3.99	This site lies in an area that is topographically favourable for early occupation, overlooking a watercourse. Multi-period finds are recorded in the vicinity of the site. A moated site, a scheduled monument (DSF 15268) lies 150m east of the site, and Historic England should be consulted on any planning proposal. Cropmarks probably relating to the medieval period and later are recorded to the north, west and south (CAC 065, CAC 076, MUD 029). There is extensive Roman and Anglo-Saxon settlement to the southwest at Bloodmoor Hill. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
22	Hammonds Farm, London Road, Gisleham, Lowestoft	Lowestoft	4.09	Part of the farm complex appears on the 1st edition OS map. A heritage asset assessment will be required. There are extensive World War 2 archaeological sites on the Historic Environment Record all around the site, and brickworks to the north of the site. There is an undated cropmark of an oval enclosure to the southwest (GSE 027). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
23	Holly Farm, Wood Lane, Oulton, Lowestoft, Suffolk NR32 5DN	Oulton	1.65	This site is on the site of WW2 defences, gun pits and structures. A historic asset assessment would be required to assess the date of standing buildings on the site. The site is topographically favourable for early occupation, on the edge of Oulton Marsh. For below-ground remains, there would be no objection in principle but the site will require a planning condition under the NPPF to secure a programme of archaeological investigation. A heritage-asset assessment is needed of the significance of buildings on the site to inform decisions.	Any planning application must be supported by the results of a Heritage Asset Assessment and must demonstrate the impacts of development on historic structures and proposals for managing those impacts. For below-ground remains, a programme of archaeological work will be required, secured through a planning condition.	Red/Amber, on potential built heritage grounds
24	Homestead Farm, Ringsfield Road, Beccles	Beccles	14.48	The site lies on the edge of Ringsfield Common (RGD 009), and there is potential for archaeological remains relating to early settlement along the frontage. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
25	Hulver Street, Hulver, Beccles	Henstead With Hulver Street	1.04	This site lies in an area that is topographically favourable for early occupation, overlooking the Hundred River. A ring ditch is recorded to the west (HHS 005). No objection in principle but the site will require a planning condition under the NPPF to secure a programme of archaeological investigation. Evaluation at as early a stage as possible is recommended so that costs and timescales for archaeological work can be factored in to project designs.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
26	Jubilee, Green Lane, Reydon	Reydon	1.22	Cropmarks likely to relate to prehistoric settlement are recorded to the east and northeast (REY 056). This wooded site has not been systematically assessed. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				archaeological investigation.		
27	Land (off) The Loke, Blundeston, Lowestoft, Suffolk	Blundeston	0.43	This sites lies adjacent to an area of multi-period cropmarks (BLN 047), most likely predominantly late prehistoric to Roman in date. It has not been subject to systematic assessment. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
28	Land adjacent 19 Union Lane, Oulton	Oulton	0.06	This site lies adjacent to major WW2 defensive ditches (LWT 045, 309). However, there would be no formal requirement for a programme of archaeological work secured through the planning process.	N/A	Green
29	Land adjacent Millennium Green, Church Road, Blundeston	Blundeston	1.67	This site lies close to the church, with road frontages in the area of historic settlement. It has high potential for archaeological remains relating to medieval occupation. Multi-period cropmarks of prehistoric and later date are recorded to the west (BLN 054). No objection in principle but the site will require a planning condition under the NPPF to secure a programme of archaeological investigation. Evaluation at as early a stage as possible is recommended so that costs and timescales for archaeological work can be factored in to project designs.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
30	Land adjacent to Elms Lane, Wangford	Wangford with Henham	10	Cropmarks are recorded to the west (UGG 021) and there is evidence of Roman settlement in the form of finds and cropmarks to the south of the site (WNF 061). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				timing of trial trenching.		
31	Land adjacent to Little Priory, Church Street, Wangford	Wangford	0.25	The site is adjacent to the Grade I listed St Peter and Paul's Church, and Historic England should be consulted on the impact of the application on the setting of the monument. This site has been subject to archaeological evaluation, and late Neolithic/Bronze Age features were recorded. To the west, medieval archaeological remains were excavated prior to development or preserved in situ. For below ground archaeological remains, No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	Subject to assessment of visual impacts, for below-ground remains a programme of archaeological work will be required, secured through a planning condition.	Red/Amber - visual impact assessment required
32	Land adjacent to The Oaks, Beccles Road, Upper Holton	Holton	0.55	No formal requirement for archaeological investigation.	N/A	Green
33	Land adjacent to Travelodge Hotel, Leisure Way, Lowestoft NR32 4TZ	Lowestoft	0.71	The area has good potential for the discovery of important hitherto unknown archaeological sites and features in view of its topographic location within a valley location and because of the proximity to an extensive Middle and Late Saxon, and also medieval, finds scatters (HER nos. LWT 159 and LWT 144). There is high potential for early occupation deposits to be located in this area. It lies within the extent of a WW2 military camp at Gunton Hall (LWT 201). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green





Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
34	Land at Bell Farm, Carlton Colville NR33 8JS (primary area)	Carlton Colville	5	<p>A scatter of medieval/post-medieval objects is recorded from the area (CAC 086). The site lies within an area of extensive multi-period cropmarks, representing settlement and activity from the prehistoric period onwards (CAC 079). Roman and Anglo-Saxon occupation is extensive around Bloodmoor Hill (CAC 007) and remains of multi-periods have been found in archaeological work (CAC 014, CAC 042), including an Anglo-Saxon settlement (CAC 016). A Saxon burial is recorded to the southeast (GSE 003), with further finds indicative of burial to the south (GSE 010). Cropmarks (Roman) are recorded to the south (GSE 087). The site, overlooking a watercourse, is topographically favourable for early occupation. Archaeological field evaluation (geophysical survey, metal detecting to assess the potential for Saxon burials or settlement and trial trenched evaluation) will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.</p>	<p>Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.</p>	Red/Amber - very high potential significance



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
35	Land at Bell Farm, Carlton Colville NR33 8JS (secondary area)	Carlton Colville	13.38	The site, overlooking a watercourse, is topographically favourable for early occupation and this is a large site which has not been subject to systematic archaeological investigation. A scatter of medieval/post-medieval objects is recorded from the area (CAC 086). The site lies within an area of extensive multi-period cropmarks, representing settlement and activity from the prehistoric period onwards (CAC 079). Roman and Anglo-Saxon occupation is extensive around Bloodmoor Hill (CAC 007) and remains of multi-periods have been found in archaeological work (CAC 014, CAC 042), including an Anglo-Saxon settlement (CAC 016). A Saxon burial is recorded to the southeast (GSE 003), with further finds indicative of burial to the south (GSE 010). Cropmarks (Roman) are recorded to the south (GSE 087). The site is close to a moat which is a scheduled monument (SF15268) and Historic England should be consulted on any proposals. Archaeological field evaluation (geophysical survey, metal detecting to assess the potential for Saxon burials or settlement and trial trenched evaluation) will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber - very high potential significance
36	Land at Cromwell Road and London Road, Weston	Weston	10.83	Finds of prehistoric flints are recorded to the east (BCC 025, WSN 006). This is a large site which has not been subject to systematic assessment. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
37	Land at Dukes Bridge, Beccles Road, Bungay	Bungay	1.58	This site is low lying, below the 5m contour, and the peat soils have the potential for waterlogged deposits and palaeo-environmental evidence relating to occupation in the Bungay area. Part of the site may have evidence relating to Duke's Bridge, which is likely to be an early crossing point. Palaeo-environmental assessment would be required and if waterlogged structural remains are present, mitigation could be complex. Early evaluation is recommended. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
38	Land at Green Lane, Reydon	Reydon	6.11	This option lies in an area of archaeological importance, recorded in the County Historic Environment Record. There is a multi-period archaeological complex, recorded as cropmarks by aerial photography, immediately to the east (HER no. REY 056). However, this large option has not been the subject of systematic archaeological investigation. There is high potential for important archaeological remains to be defined in this location, given proximity to known remains, the landscape setting above the Smear Marshes that is a favourable topographic location for early occupation, and also given the large size of the proposed area. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
39	Land at Grove Farm, Mettingham	Bungay	6.89	This site is topographically highly favourable for early occupation, overlooking the Waveney valley and Benstead Marshes. A Roman road line is recorded north of the site (MTT 014). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				archaeological preservation or mitigation strategies to be designed.	impacts.	
40	Land at Laurel Farm, Hall Lane, Oulton	Oulton	2.74	This site is within an area of cropmarks, most likely predominantly medieval and later in date (OUL 023). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
41	Land at London Road, Kessingland (former Ashleigh Nurseries site)	Kessingland	1.42	Cropmarks are recorded to the west of the site, of unknown and likely medieval and later date (KSS 104). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
42	Land at Market Lane, Blundeston	Blundeston	7.02	This site is part of a cropmark site consisting of multi-period field systems, enclosures and trackways, is visible on aerial photographs. It is thought that the vast majority of cropmarks relate to later prehistoric to Roman date activity (BLN 047). Finds from the site include an Anglo-Saxon Mount and a medieval pottery scatter (BLN 010). Ring ditches are recorded to the south east (BLN 029). The site, above a watercourse, is topographically favourable for early occupation. The site has not been subject to systematic assessment. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber/Red - very high potential significance



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
43	Land at Montrose Garage, London Road, Beccles NR34 9YU	Beccles	1.32	No formal requirement for archaeological investigation.	N/A	Green
44	Land at Sandpit Lane, Worlingham	Worlingham	1.31	Roman, medieval and Bronze Age archaeological remains were recorded to the northwest of the site (WGM 006). The site is on south facing slope. This large area has not been systematically assessed for archaeological remains. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
45	Land at St Johns Road, Bungay, Suffolk	Bungay	4.64	This site is topographically favourable for early occupation, overlooking a tributary of the Waveney. A narrow undated trackway is visible as a cropmark (BUN 081). Anglo-Saxon burials were recorded on the opposite side of the watercourse (BUN 003) in the 1950s, from a similar topographic setting. A Bronze-Age ring ditch lies to the southeast, on the same contour (BUN 024). A scattering of medieval and prehistoric objects was recorded to the southwest (BUN 113). There is particular potential for Anglo-Saxon settlement/burial. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber/Red - very high potential significance



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
46	Land at Swan Lane, Barnby	Barnby	4.68	This site is topographically favourable for early occupation, overlooking the River Waveney and Castle Marsh. A medieval scatter was recorded to the north west (BNB 006). The site is in the historic core of settlement, close to the church (BNB 001). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
47	Land at the Former Garage, Somerleyton	Somerleyton	0.65	. This site lies in an area that is topographically favourable for early occupation, with high archaeological potential. It lies to the south of linear cropmark features showing in aerial photographs, likely to represent field systems (SOL 051); objects of multi-period date are recorded in the area, suggesting long activity. For below ground archaeological remains, there would be no objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation. However, historic maps show the forge on the site, and standing buildings would need to be subject to a heritage asset assessment. Development here would also require thoughtful design to make a positive contribution to the street scene of the conservation area. The site is close to the green and associated Victorian "model" housing of the Somerleyton estate, created by Sir Samuel Morton Peto.	Any planning application must be supported by the results of a Heritage Asset Assessment and must demonstrate the impacts of development on historic structures and proposals for managing those impacts. For below-ground remains, a programme of archaeological work will be required, secured through a planning condition.	Red/Amber on historic building and landscape grounds
48	Land at The Green, Barnby	Barnby	4.07	This site is topographically favourable for early occupation, overlooking the River Waveney and Castle Marsh. A medieval scatter is recorded from the site (BNB 006). The site is in the historic core of settlement, close to the church (BNB 001). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				be designed.		
49	Land at The Homestead, Lound Road, Blundeston, Suffolk	Blundeston	0.88	A cropmark of a rectilinear enclosure is recorded to the north, possibly a Roman farmstead (LUD 006). Cropmarks of field systems of likely prehistoric/Roman date are also recorded to the north (SOL 010) and to the southwest (SOL 002). No objection in principle but the site will require a planning condition under the NPPF to secure a programme of archaeological investigation. Evaluation at as early a stage as possible is recommended so that costs and timescales for archaeological work can be factored in to project designs.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
50	Land at the junction of Copland Way and the A146 Beccles / Lowestoft Road	North Cove	7.73	This site lies in an area that is topographically favourable for early occupation. A Roman scatter of finds was recorded in the northern part of the site, during the construction of the road (NHC 007), and a cremation is recorded to the north east (NHC 006). The site of the church of St Peter, Little Worlingham, is in the vicinity of the northern part of the site, and may be a Domesday church (NHC 004). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, desk-based assessment and geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
51	Land at The Old Rectory, Church Lane, Oulton	Oulton	2.09	This area is a late 19th century (or earlier) planned garden or park associated with the Rectory. It is a significant and well-preserved feature of the historic landscape. We would not favour development at this location on historic landscape grounds. For below ground archaeological remains, the site is to the north-east of the medieval church and churchyard (OUL 004) recorded in the HER. However, the area has not been the subject of systematic archaeological investigation. There is high potential for archaeological remains to be defined at this location, given the proximity to known remains and the landscape setting overlooking Oulton Marsh (valley-side location), and also the large size of the proposed area. Archaeological field evaluation would be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	On historic landscape grounds, development at this location would not be favourable.	Red, on historic landscape grounds
52	Land at Toodley Farm, Station Road, Brampton	Brampton with Stoven	0.55	This site is topographically favourable for early occupation, on a south facing slope over a tributary of the Hundred River. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber
53	Land between Church Lane and Church Avenue, Oulton	Oulton	2.38	It is also to the north-east of the medieval church and churchyard (OUL 004) recorded in the HER. However, the area has not been the subject of systematic archaeological investigation. Cropmarks are recorded to the north east (OUL 024). There is high potential for archaeological remains to be defined at this location, given the proximity to known remains and the landscape setting overlooking Oulton Marsh (valley-side location), and also the large size of the proposed area. No objection in principle but the site will require a planning condition under the NPPF to secure a programme of archaeological investigation. Evaluation at as early a stage as possible is recommended so that costs and timescales for archaeological work can be	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green





Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				factored in to project designs.		
54	Land between Harbour Road and the west end of the old Shell site, Lowestoft	Lowestoft	1.03	This site, on the foreshore of Lake Lothing, has potential for waterlogged and palaeo-environmental remains. It is within a WW2 strongpoint (LWT 252). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	Depending on the nature of development, a programme of archaeological work may be required, secured through a planning condition.	Amber/Green
55	Land between Pilgrim's Way and Wingfield Street, Bungay	Bungay	1.04	This site is within the area of the early post-medieval town, defined in the HER and has high archaeological potential. There is high potential for archaeological remains to be defined at this location. It overlooks the lower lying floodplain. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
56	Land between Rushmere Road and Fairhead Loke, Carlton Colville	Gisleham	5.58	Anglo-Saxon finds have been recorded within the site. Cropmarks of trackways and boundaries extend into the site (MUD 029), as well as features of probable Roman date (GSE 077). A prehistoric ring ditch is recorded to the south (GSE 090). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
57	Land between The Street and A146, Barnby	Barnby	2.8	This large area has not been systematically investigated for archaeological remains. No objection in principle but, given the large size of the area, consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
58	Land east of 17-25 Sotherton Corner, Sotherton and Wangford with Henham	Sotherton / Wangford with Henham	1.82	This site spans the edge of Sotherton Moor, which was former common land enclosed in the early 19th century. Development would further infill the common land. There is high potential for archaeological remains particularly relating to medieval and later occupation along the green edge, which is spanned by the development. Development should retain historic boundary features within the development (parish and green edge boundary).	A programme of archaeological work will be required, secured through a planning condition. Design should seek to preserve historic boundary features (parish/green edge boundary).	Amber
59	Land east of Charters Piece, Willingham	Willingham	1	This large area has not been systematically investigated for archaeological remains. No objection in principle but, given the large size of the area, consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber
60	Land east of College Lane, Worlingham	Worlingham	5.08	Roman, medieval and Bronze Age archaeological remains were recorded to the northwest of the site (WGM 006). The site is on south facing slope. This large area has not been systematically assessed for archaeological remains. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
61	Land east of Copland Way, Ellough Industrial Estate NR34 7TJ	Worlingham/Ellough/North Cove	16.63	This site is within the area of Ellough Airfield, a USAF base (ELO 009). Parts of the site have been subject to archaeological evaluation (WGM 014, 017). This revealed Bronze Age pits and undated features. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, desk-based assessment and geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
62	Land east of Ellough Road, Worlingham	Worlingham	12	Roman, medieval and Bronze Age archaeological remains were recorded to the northwest of the site (WGM 006). The site is on south facing slope, which is topographically favourable for early occupation. This large area has not been systematically assessed for archaeological remains. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
63	Land east of Flixton Road, Blundeston	Blundeston	12.1	This is the site of cropmarks of a group of multi-phase ditches, trackways and field boundaries of unknown date are visible on aerial photographs. It is likely that these boundaries predominantly relate to activity of later prehistoric to Roman date (BLN 054). World War 2 defences or shelters are also present within the site (BLN 055). This site is close to the church, and Anglo-Saxon finds have also been made in the area. Roman and prehistoric field systems and a settlement site are evident in cropmarks to the west (SOL 002, SOL 035). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown)	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber - high potential significance and large allocation



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				and to allow archaeological preservation or mitigation strategies to be designed.		
64	Land east of Woodfield Close, Willingham	Willingham	0.57	This site lies on the edge of Shadingfield Common (SDG 012). There is potential for archaeological remains relating to medieval settlement in particular to survive on the site. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
65	Land north and east of Hill Farm Road, Halesworth	Halesworth	16.47	This large site allocation has not been systematically assessed for archaeological remains. It is topographically favourable for early occupation, on a south facing slope overlooking the River Blyth. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber - high potential significance and large allocation
66	Land north of 1-4 East View, St James Road, All Saints South Elmham	South Elmham All Saints and St Nicholas	0.17	This site lies on the edge of All Saints Common (SEN 052), and has high potential for archaeological remains relating to medieval occupation on the edge of common land. A scatter of medieval finds is recorded from the site (SEN 032). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
67	Land north of Chapel Road, Wrentham	Wrentham	1.13	This site is topographically favourable for early occupation, with valley slopes to the north and east. Middle and Late Saxon pottery was recovered during a watching brief to the east (WRE 018), and an undated cropmark of a trackway is recorded to the west (WRE 042). There are WW2 archaeological features in the vicinity. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
68	Land North of Charters Piece, Willingham	Willingham	0.64	This site lies on the edge of Shadingfield Common (SDG 012). There is potential for archaeological remains relating to medieval settlement in particular to survive on the site. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
69	Land north of Church Lane, Ellough	Ellough	1.31	This site lies in an area of archaeological potential, on a south facing slope which is topographically favourable for early occupation. However, previous land uses have had an impact on the site. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation to record any surviving archaeological remains.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
70	Land north of Hall Lane, Oulton	Oulton	2.3	The proposed development site lies immediately to the west of the Grade II* listed 16th century Manor House, and as such constitutes an area in which there is high potential for encountering medieval settlement occupation, which may be damaged by any groundworks associated with the present application. Earthworks representing medieval and post-medieval settlement are recorded in the site (OUL 028). There are WW2 features on the site (LWT 045, 309). Historic England should be consulted on visual impacts on the Manor House and on design. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts. The application should consider impacts on the Manor House.	Amber/Red on historic building/landscape grounds



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.		
71	Land north of Hulver Street, Henstead	Henstead With Hulver Street	3.86	This site lies in an area that is highly topographically favourable for early occupation, on a spur of land overlooking the Hundred River. A ring ditch is recorded to the south west (HHS 005). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. The site has not been systematically assessed, but there is high potential for early settlement or burials.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber, possibly red on topographic sensitivity.
72	Land north of Lowestoft Road, Beccles RUFC Common Lane (land north west and south east of Common Lane)	Beccles	18.01	A significant portion of this site lies below the 5m contour, in the floodplain. Waterlogged deposits have the potential to contain preserved organic remains, including structural remains, as well as environmental evidence. It is adjacent to the estate of Worlingham Hall (WGM 005). The floodplain edge is of high potential, topographically. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. The site has not been systematically assessed, but there is high potential for early settlement or burials. The site in its entirety would represent inappropriate development in terms of the	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts. Visual and landscape assessments should be presented with the application.	Red/Amber on historic landscape grounds, high potential.



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				historic landscape and may compromise the setting of the adjacent parkland to the east.		
73	Land north of Moores Cottages, Upper Holton	Holton	0.69	No formal requirement for archaeological investigation.	N/A	Green
74	Land north of Morton Peto Close, Somerleyton	Somerleyton	0.24	This site lies in an area of archaeological potential, on higher ground over Somerleyton marshes. Possible ring ditches are recorded to the east (County Historic Environment Record SOL 020, SOL 021). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber
75	Land north of Snakes Lane, The Street, Lound	Lound	0.41	This site lies within an area of cropmarks of field systems, which may represent Roman settlement (LUD 016), and prehistoric enclosures (SOL 010). It is within the historic settlement core of Lound (LUD 037), and there is potential for remains relating to medieval occupation along frontage of The Street. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation. Evaluation at as early a stage as possible is recommended so that costs and timescales for archaeological work can be factored in to project designs.	A programme of archaeological work will be required, secured through a planning condition.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
76	Land north of Sparrowhawk Road, Halesworth	Holton	27.27 3 ha?	This site lies within the extent of Holton airfield (HLN 007). It is directly to the north of an Iron Age and Roman settlement (HLN 009). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, desk-based assessment and geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
77	Land off Benacre Road, Ellough NR34 7XD (Site 1)	Ellough	36.98	This very large option is of high archaeological potential. The allocation includes Ellough Wood. An undated cropmark is in the centre of the site (ELO 002). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber/Red - (known cropmark site and large size)
78	Land off Benacre Road, Ellough NR34 7XD (Site 2)	Ellough	1.24	This area has not been systematically investigated for archaeological remains. It lies within the extent of Ellough Airfield (ELO 009) and close to medieval activity recorded at Ellough Moor. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber





Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
79	Land off Blocka Road, Ashby Dell	Somerleyton	0.55	This site lies within Ashby Warren (ASY 011) and lies within an area of multi-period cropmarks (ASY 002) of likely prehistoric, Roman, medieval and later date. The site lies within a designed landscape on the edge of Fritton Lake. The visual impact on the two listed estate cottages would need to be considered in an application. This would be an inappropriate location for development on historic landscape grounds. Archaeological field evaluation would be required at an appropriate design stage prior to the granting of any planning permission, with desk-based assessment and geophysical survey in the first instance to understand the history of the landscape. Evaluation will allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and built heritage assets, and proposals for managing those impacts.	Red/Amber on historic landscape grounds
80	Land off Church Lane, Carlton Colville	Carlton Colville	3.51	This site is of extremely high archaeological potential, to the south of late Saxon and medieval settlement remains (CAC 048, 049, 067, 088) excavated west of the church (CAC 011). Iron Age features were excavated to the north (CAC 025). A scatter of prehistoric features was recovered from within the site (CAC 034). Cropmarks are recorded to the west (CAC 076). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber - very high potential significance



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
81	Land off Darby Road, Chenery's Farm, Beccles	Beccles / Weston	20.53	The very large allocation is in an area that is topographically favourable for early occupation, and is a large area that has not been subject to systematic archaeological work. The site spans a small valley. A scattering of prehistoric implements was found on the southern edge of the site (BCC 089), and prehistoric flints were recorded to the west (BCC 006, BCC 025). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
82	Land off Ellough Road, Beccles	Worlingham/Beccles	59.19	This site has high potential for the discovery of important hitherto unknown heritage assets of archaeological interest in view of its large size, lack of previous systematic investigation and location close to a number of sites recorded in the County Historic Environment Record. Medieval remains were located on the edge of the former Ellough Moor during recent archaeological investigations for a solar farm in the area (ELO 013) and an Iron Age or Saxon pit was detected at an adjacent solar farm site (ELO 012). A Bronze Age urn was located to the north of the site, along with Roman pottery (BCC 008) and other prehistoric and Roman finds have also been found in the vicinity (BCC 002, 007, 021, WGM 002). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
83	Land off Mill Lane, Barnby	Barnby	0.92	This site is in a location that is topographically favourable for early occupation, overlooking floodplains to the west. No objection in principle but consent will require a planning condition under the NPPF to secure	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				a programme of archaeological investigation.		
84	Land off Parkhill, Oulton, Lowestoft, Suffolk	Oulton	2.12	Cropmarks are recorded to the north, interpreted as medieval or later in date (OUL 015). The site lies within the sites of WW2 features (BCC 025, BCC 006). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber
85	Land off Rider Haggard Lane, Kessingland	Kessingland	2.66	A scatter of medieval finds was recorded in the vicinity of the site (KSS 024) and there is potential for further archaeological remains relating to activity of that date in particular. The site has not been subject to systematic archaeological assessment. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
86	Land off Saxons Way, Halesworth	Halesworth	2.6	This site lies above the floodplain of the River Blyth and has topographic potential for early occupation, as well as for waterlogged deposits. It lies on the edge of the Saxon town of Halesworth, and features were identified in an evaluation to the west (HWT 029), including human and animal remains. There is potential risk of Anglo-Saxon settlement. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
87	Land on Bungay Road, Holton, Halesworth, Suffolk IP19 8PL	Holton	1.13	This large area has not been systematically investigated for archaeological remains. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber
88	Land on Hulver Road, Mutford	Mutford	4.93	This site lies over cropmarks which are interpreted as relating to Iron Age and Roman settlement and activity. An Iron Age enamelled terret comb was found on the site (MUD 021, MUD 012). There is therefore potential for significant prehistoric activity on the site. Immediately to the west of the site are earthworks and cropmarks of what appears to be medieval settlement (MUD 028). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
89	Land on Lodge Road, Holton, Halesworth IP19 8NE	Holton	1.42	This large area has not been systematically investigated for archaeological remains and is close to the medieval church of St Peter; there is potential for archaeological remains relating to early settlement to exist on the site. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
90	Land on The Hill, Barnby, Beccles	Barnby / Mutford	1.4	The proposed development site is located close to a scatter of Roman pottery and metalwork, recorded in the County Historic Environment Record as NHC 012. Finds of prehistoric and medieval date have also been located close to the proposed development site. As a result, there is high potential for encountering early occupation deposits at this location. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposit that exists. This area has not been systematically investigated for archaeological remains. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
91	Land on the junction of St Olaves Road & Slugg Lane, Herringfleet	Somerleyton, Ashby and Herringfleet	0.8	This site lies in an area that is topographically favourable for archaeological remains, on the slope overlooking Somerleyton marshes. It lies opposite the 17th century Herringfleet Manor House, which was a manorial site from at least the 1300s (HRF 014). Prehistoric and medieval artefacts have been recovered to the north of the site (HRF 009). Development on this location appears to lie in an area of historic sensitivity, and would require the highest level of design to maintain the local historic character in terms of designed landscape. For below ground remains, no objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	Subject to suitability of design, a programme of archaeological work will be required, secured through a planning condition.	Amber/Red on historic building/landscape grounds
92	Land on the south side of Southwold Road, Brampton	Brampton with Stoven	0.96	This site lies close to a Medieval moat (BRP 007) and ancient woods (SVN 003). There is potential for activity in the wider landscape. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
93	Land on the south side of Southwold Road, Brampton (2)	Brampton with Stoven	1.23	This site lies close to a Medieval moat (BRP 007) and ancient woods (SVN 003). There is potential for activity in the wider landscape. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
94	Land on the West Side of London Road, Willingham - Shadingfield	Shadingfield	1.17	This site lies within the defined extent of Shadingfield Common (SDG 012) and would represent continued erosion of the historic common land. However, there is potential for archaeological remains relating to early settlement along the main road frontage. A cropmark of a possible moated site also indicates that there was activity in the area (SDG 028). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
95	Land opposite 1-8 Wood End Cottages Southwold Road Stoven NR34 8ET	Brampton with Stoven	0.44	No formal requirement for archaeological investigation.	N/A	Green
96	Land opposite St Michael's Church, Church Lane, Oulton	Oulton	0.39	This site lies immediately adjacent to the medieval church of Oulton (OUL 004). There is high potential for archaeological remains relating to early settlement to exist on the site. Visual impacts on the church will need assessment, as would early consultation with Historic England. For below ground archaeological remains, no objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation. Evaluation at as early a stage as possible is recommended so that costs and timescales for archaeological work can be factored in to project designs.	Subject to suitability of design, a programme of archaeological work will be required, secured through a planning condition.	Amber/Red on historic building/landscape grounds



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
97	Land opposite Stoven Row Southwold Road Stoven NR34 8ER	Brampton with Stoven	0.6	This site lies close to the medieval church of Stoven (SVN 002), which is a Grade II* listed building. Visual impacts of development should be assessed, and early consultation with Historic England would be needed. There is potential for archaeological remains relating to early settlement to exist around the church. For below ground archaeological remains, no objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation. Evaluation at as early a stage as possible is recommended so that costs and timescales for archaeological work can be factored in to project designs.	Subject to suitability of design, a programme of archaeological work will be required, secured through a planning condition.	Amber/Red on historic building/landscape grounds
98	Land rear of Elizabeth Terrace, A12 London Road, Gisleham	Gisleham	1.8	A line of anti-tank cubes is recorded along the western site boundary (GSM 046). Features relating to WW2 Heritage should be preserved. An undated cropmark feature is recorded to the east of the site (GSM 027). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
99	Land south east of Brickfields, Somerleyton	Somerleyton	0.47	This site lies within the extent of former workings relating to the brick kilns on the site, as shown most clearly on the 1880s OS map. There would be no formal requirement for a programme of archaeological investigation.	N/A	Green
100	Land south of 1-4 North End, St James Road, All Saints South Elmham	South Elmham All Saints and St Nicholas	0.11	A scatter of medieval pottery is recorded to the north of this site (SEN 036), which may indicate historic settlement along the road frontage. A further scatter is recorded to the west (SEN 032). There is scope for archaeological remains for early settlement to exist on the site. The site is adjacent to Whaley's Farmhouse, which is a Grade II* listed building, and Historic England should be consulted on the impacts of development on the building and its curtilage. For below ground archaeological remains, no objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	Subject to suitability of design, a programme of archaeological work will be required, secured through a planning condition.	Amber/Red on historic building/landscape grounds



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
101	Land south of Hill Cottages, Shadingfield	Shadingfield	0.41	A scatter of medieval pottery is recorded to the immediate northwest of the site (SDG 021). The site as potential for early settlement along a road frontage. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
102	Land south of Sparrowhawk Road, Halesworth	Holton	3.04 ?27ha?	This very large site area has not been subject to systematic archaeological assessment. An Iron Age and Roman settlement has been partially excavated to the north west (HLN 009), and a Roman road leads north-westwards, north west of the site (ISL 007). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
103	Land south of The Street, Holton (adjacent to 36 Holton Road, Halesworth)	Holton	0.85	This site lies on the edge of the historic settlement core of Holton as defined in the County Historic Environment Record (HLN 011). It has a road frontage onto The Street, a historic roadway, where there are potential for archaeological remains relating to early settlement. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
104	Land south of The Street, Wissett	Wissett	1.77	The site lies in an area of topographic potential for archaeological remains, on a south-facing slope. Roman remains are recorded to the northeast (WSS 011 and WSS 008), and prehistoric remains to the west (WSS 003). Applications would need to consider impacts on Whitehouse Farm and Barn. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green





Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
105	Land south of Union Lane, Oulton	Oulton	0.12	This site lies over the line of major WW2 defences (anti-tank) (LWT 045, LWT 309). Depending on the nature of groundworks, a condition to record any features may be appropriate. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
106	Land to north of 34-48 Old Station Road, Halesworth IP19 8JJ	Halesworth	1.36	The proposed development site lies within an area of archaeological potential, on the northern edge of Halesworth, overlooking a tributary of the River Blythe in a location topographically favourable for early occupation. Halesworth is a settlement of Medieval or earlier origins. Several significant archaeological sites are recorded in the vicinity, including cropmarks of pre-modern field systems and enclosures (WSS014) and a scatter of Roman pottery and slag (WSS006) indicative of occupation and industry. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
107	Land to the east of London Road, Beccles	Weston	2.57	This sites in an area that is topographically favourable for early occupation, on a south facing slope. Scatters of prehistoric flints are recorded to the north (BCC 025, WSN 006) and north east (BCC 009), indicating activity in the area. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
108	Land to the east of London Road, Beccles (south of John Lawrence Close)	Beccles	1.63	This site lies on an east facing slope and has not been systematically investigated. The closest recorded features on the historic environment record are a post medieval brick pit, to the south. The site lies adjacent to the railway line. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
109	Land to the North of 109 London Road, Kessingland	Kessingland	0.36	No formal requirement for archaeological investigation.	N/A	Green
110	Land to the north of Black Street, Gisleham	Gisleham	2.32	This site lies in an area that is topographically highly favourable for early occupation, on a south facing slope on a spur of land projecting into Latymere Dam and overlooking an inlet. A Neolithic scatter and roman pottery scatter to the west are indicative of activity in the area (GSE 009, GSE 011), as are Roman and Anglo-Saxon scatters to the east (GSE 020, GSE 022). Cropmarks of prehistoric ring ditches (GSE 079) and Roman field systems (GSE 078), associated with Anglo Saxon finds (GSE 004) on a similar promontory to the west further highlight the potential landscape significance of the site. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber
111	Land to the north of the A146 Beccles Road Lowestoft	Lowestoft	1.37	This options lies in an area that is topographically favourable for early occupation, overlooking Share Marsh. Multi-period and undated cropmarks are recorded to the west (CAC 311, 072). Prehistoric pottery was recovered to the east (LWT 033). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber/Green



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
112	Land to the north of the A146 Beccles Road Lowestoft (2)	Lowestoft	4.23	This large option lies in an area that is topographically favourable for early occupation, overlooking Share Marsh. It lies over undated ditches, which show in cropmarks (CAC 311). Multi-period and undated cropmarks are recorded to the west (CAC 072). Prehistoric pottery was recovered to the east (LWT 033). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
113	Land to the north west of 1-4 Wangford Road, Uggeshall	Uggeshall	2.12	This large allocation, which is on a south facing slope topographically favourable for early occupation, has not been subject to archaeological investigation. A prehistoric ring ditch is recorded to the south west (UGG 004). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber
114	Land to the south of Church Lane, Corton, Suffolk	Corton	4.45	This site lies in an area of high archaeological potential, and cropmarks are recorded from the site that show the presence of enclosures and field systems, likely to be in part medieval date to the south of the church (COR 047). Neolithic, Bronze Age, Iron Age, Roman and Saxon remains are recorded to the immediate west (COR 009, COR 024). There is a WW2 antitank ditch running through the site, and a bombing decoy (COR 035, COR 002). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber - high potential significance



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
115	Land to the west of Halesworth IP19 0PH (Block 1)	Halesworth	14.4	This large site allocation has not been systematically assessed for archaeological remains. It lies to the west of Halesworth. Given the size of the allocation, archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
116	Land to the west of Halesworth IP19 0PH (Block 2)	Halesworth	18.48	This very large site allocation lies in an area that is topographically favourable for early occupation, on a south facing slope overlooking the River Blyth. There has been no systematic investigation of the area, but there are recorded find spots of medieval and Anglo-Saxon finds. Anglo-Saxon settlement or a cemetery is possible (HWT 043, 044, 045). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber - high potential significance and large allocation
117	Land to the west of Laurel Farm, Reydon	Reydon	19.79	This large site area lies in an area of archaeological potential. It has not been systematically investigated for archaeological remains. Undated ditches relating to occupation in the landscape are recorded within the site (REY 087) Undated cropmarks are recorded to the north (REY 083) Anglo-Saxon/Medieval finds are recorded to the west. A WW2 anti-tank ditch crosses the site (REY 034). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				preservation or mitigation strategies to be designed.		
118	Land to the west of Laurel Farm, Reydon (primary area)	Reydon	2.95	This large site area lies in an area of archaeological potential. It has not been systematically investigated for archaeological remains. Undated ditches relating to occupation in the landscape are recorded within the site (REY 087) Undated cropmarks are recorded to the north (REY 083) Anglo-Saxon/Medieval finds are recorded to the west. A WW2 anti-tank ditch crosses the site (REY 034). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
119	Land to the west of St Edmunds Church, Kessingland NR33 7SJ	Kessingland	0.28	This site is immediately adjacent to St Edmunds church. There is high potential for archaeological remains relating to early settlement, focussed on the church (KSS 022). A probably Romano-British field system and enclosure is recorded to the south (KSS 091). The church is a Grade I listed building, and Historic England should be consulted on any impacts on the setting of the church. Former farm buildings are shown on the site on historic OS maps. No objection in principle but the site will require a planning condition under the NPPF to secure a programme of archaeological investigation. Evaluation at as early a stage as possible is recommended so that costs and timescales for archaeological work can be factored in to project designs.	Subject to suitability of design, a programme of archaeological work will be required, secured through a planning condition.	Red/Amber on historic building grounds
120	Land west of London Road, Wrentham	Wrentham	1.11	The site is in an area that is topographically favourable for early occupation, on a south facing slope. It has not been subject to systematic archaeological assessment. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
121	Land west of Moores Cottages, Upper Holton	Holton	0.33	No formal requirement for archaeological investigation.	N/A	Green
122	Land west of Norwich Road, north of Old Station Road Halesworth IP19 8QQ	Halesworth	5.28	This large site appears to span a former valley and is topographically of archaeological potential. Undated cropmarks are recorded to the west (WSS 014). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
123	Lock's Road Westhall	Westhall	1.88	This site lies within the extent of Great Green, a former medieval common (WHL 021). This is flanked by two moated sites, WHL 002 and WHL 003. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
124	London Road, Weston, Beccles	Weston	8.1	This large allocation lies in an area that is topographically favourable for early occupation, on a south facing slope. Scatters of prehistoric flints are recorded to the north (BCC 025, WSN 006) and north east (BCC 009), indicating activity in the area. The site is immediately adjacent to a former empaled Deerpark (WSN 011) and the 17th century Weston Hall lies to the southwest (WSN 009). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
125	Manor Farm Barns, Church Road, Kessingland	Kessingland	0.66	This site is immediately adjacent to St Edmunds church. There is high potential for archaeological remains relating to early settlement, focussed on the church (KSS 022). A probably Romano-British field system is recorded to the south (KSS 091). The church is a Grade I listed building, and Historic England should be consulted on any impacts on the setting of the church. Former farm buildings are shown on the site on historic OS maps. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	Subject to suitability of design, a programme of archaeological work will be required, secured through a planning condition.	Red/Amber on historic building grounds
126	Marsh Lane, Worlingham	Worlingham	0.44	No formal requirement for archaeological investigation.	N/A	Green
127	Mill Farm Field, Somerleyton	Somerleyton	3.03	This site is of high archaeological interest, and at least two possible prehistoric ring ditch monuments are recorded on it from aerial photography (SOL 20 and SOL 21), although they may also be features that are agricultural in origin. It is topographically favourable for early occupation, overlooking Somerleyton marshes. There is potential for satellite burials relating to the monuments, and other activity. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber - known monuments
128	Mill Farm, Somerleyton	Somerleyton	1.19	This site is of high archaeological potential. Two ring ditches, indicative of prehistoric activity, are recorded to the south east (SOL 021, SOL 022). The landscape around Somerleyton is generally rich in multi-period cropmarks. Design should consider the contribution of the farm and buildings to the local special character of the village and Estate. For below ground remains, no objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	Buildings are on a local list, and will require a Heritage Asset Assessment to be submitted with a planning application. Subject to suitability of design, for below grounds remains a programme of archaeological work will be required, secured through a planning condition.	Red/Amber on historic building grounds



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
129	Old horticultural nursery to the north of Oakleigh, Market Lane, Blundeston, Lowestoft, Suffolk	Blundeston	2.29	This sites lies adjacent to an area of multi-period cropmarks (BLN 047), most likely predominantly late prehistoric to Roman in date. Further to the west, Bronze Age barrows are recorded (BLN 066). It has not been subject to systematic assessment. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
130	Old Rectory Poultry Unit, Benacre Road, Hulver Street, Henstead	Henstead With Hulver Street	1.87	This site lies in an area that is topographically favourable for early occupation, overlooking the Hundred River. A Bronze-Age palstave is recorded from the vicinity (HHS 006). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
131	Orchard Farm Rear Field, New Road, Barnby	<b>Mutford</b>	2.12	A multi-period artefact scatter is recorded to the west of this site (MUD 034). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
132	Orchard Farm, New Road, Barnby	Barnby	2.02	A multi-period artefact scatter is recorded to the west of this site (MUD 034). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
133	Owls Cottage, Marsh Lane, Worlingham	Worlingham	0.53	This site lies within the extent of Worlingham Hall Estate (WGM 005). It is wooded. No objection for below ground archaeological remains, but impact on the setting within the estate should be assessed for any application.	Design should consider the setting within the Worlingham Hall Estate.	Amber





Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
134	Playing Field, off A145 London Road, Willingham	Shadingfield	1.21	This site lies within the eastern extent of Shadingfield Common, on a route through (SDG 012). There is potential for archaeological remains relating to early settlement, medieval in particular. If infill is acceptable on landscape grounds there would be no objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber
135	Playing Field, Somerleyton	Somerleyton	3.18	This site is of high archaeological potential, on higher ground overlooking Somerleyton Marshes. Ring ditches are recorded to the northeast and southeast (SOL 020, 021, 022). The site has not been subject to systematic archaeological investigation. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
136	Rear of 11, 15, 17, 19 & 21 Birds Lane, Lowestoft NR33 0NP	Lowestoft	0.23	This site lies in an area that is topographically favourable for occupation, on a south facing slope overlooking Kirkley Fen. Depending on the nature of development, consent may require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work may be required, secured through a planning condition.	Amber/Green
137	Rear of Nos 485 & 487 London Road South, Lowestoft, Suffolk	Kirkley	0.66	No formal requirement for archaeological investigation.	N/A	Green



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
138	Saint Felix School (land between St Georges Square and Lakeside Park Drive), Halesworth Road, Reydon	Reydon	3.21	This site lies in an area of archaeological interest recorded in the Suffolk Historic Environment Record. Specifically, the development site lies in the vicinity of known heritage assets of probable later-prehistoric (REY024), Medieval (REY019) and WWII (REY086, REY034, REY033) date. In addition, an area of undated cropmarks is known from the land immediately north-west of the proposed development site (REY087). The proposed development would cause ground disturbance that has potential to damage any archaeological deposits which exist. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation. Evaluation at as early a stage as possible is recommended so that costs and timescales for archaeological work can be factored in to project designs.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
139	Shoe Devil Lane, Ilketshall St Margaret	Ilketshall St Margaret	1.82	This site is close to the Medieval and possibly Saxon church of Ilketshall St Margaret (ISL 008). There is potential for archaeological remains relating to early settlement and activity around the church. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
140	Site to the rear of 51 Old Station Road, Halesworth (1)	Halesworth	0.51	The site lies within an area of archaeological potential, on the northern edge of Halesworth. Several significant archaeological sites are recorded in the vicinity, including cropmarks of pre-modern field systems and enclosures (WSS014). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
141	Site to the rear of 51 Old Station Road, Halesworth (2)	Wissett	1.18	This site lies in an area that is topographically favourable for archaeological remains. Undated cropmarks are recorded within and to the north west of the site (WSS 014). No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				investigation.		
142	Southwold Police Station and former Fire Station site, Blyth Road, Southwold	Southwold	0.29	No formal requirement for archaeological investigation.	N/A	Green
143	St James Lane St James South Elmham	South Elmham St James	1.08	This site lies close to the church and on the edge of the medieval and historic settlement of South Elmham St James. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
144	Station Road and Molls Lane, Brampton, Halesworth	Brampton with Stoven	2.04	This site has road frontages, one of which spans between two moated sites (BRP 004, BRP 005). There is potential for archaeological remains relating to historic occupation. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
145	The Bull Field, Ringsfield Road, Beccles	Beccles	3.13	This large site allocation lies in an area topographically favourable for early occupation, sloping down to a valley to the east. It has not been subject to systematic archaeological evaluation. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				first instance will inform the extent and timing of trial trenching.		
146	The Hill, Shipmeadow	Shipmeadow	2.02	Development would need to take into account visual impacts on the Grade II listed Workhouse and its chapel. This site lies in the vicinity of the medieval church of St Bartholomew, and multi-period remains are recorded to the immediate east.	Subject to suitability of design, a programme of archaeological work will be required, secured through a planning condition.	Amber
147	The Old Rifle Range, A12 London Road, Pakefield, Lowestoft	Gisleham	19.69	This very large site area includes several known archaeological sites, and Pakefield cliffs are of significance for Palaeolithic deposits. The eastern part of the site, along the cliff edge, may have complex archaeological remains of WW2 date. The site includes an undated oval cropmark (GSE 027) which would need characterisation. Some of the WW2 remains may be extant and will require Heritage Asset assessment. There are Roman finds and archaeological features recorded in the southern part of allocation, indicating a settlement of that date (GSE 031, 034, 037). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork and heritage asset assessment, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber on size and high potential significance.
148	The Sawmill, Sandy Lane, Holton, Halesworth, Suffolk	Holton	1.39	This site lies within the historic settlement core of Holton (HLN 011, and within the military base (HLN 013). However, historic maps show intensive activity in the area in later periods and quarrying on the site. No formal requirement relating to below ground archaeological remains.	N/A	Green



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
150	The Street, St James South Elmham	South Elmham St James	3.3	This site lies close to the church and on the edge of the medieval and historic settlement of South Elmham St James. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
149	The Street, St Margaret South Elmham	St Margaret South Elmham	1.92	This site lies on the edge of St Margaret's Green. Medieval, Roman and Prehistoric sites are recorded all around (SEM 10, 012, 013, 015). No objection in principle but the site will require a planning condition under the NPPF to secure a programme of archaeological investigation. Evaluation at as early a stage as possible is recommended so that costs and timescales for archaeological work can be factored in to project designs.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
151	Town Farm 1, Land off Harrisons Lane, Halesworth, Suffolk	Halesworth	1.54	This site has not been subject to systematic archaeological investigation but is in an area of potential. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber
152	Town Farm 2, Land off Harrisons Lane, Halesworth, Suffolk	Halesworth / Holton	5.45	This large site allocation is in an area of archaeological potential but has not been subject to systematic investigation. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
153	Town Farm 3, Land off Harrisons Lane, Halesworth, Suffolk	Halesworth	2.92	This large site allocation has not been subject to systematic archaeological investigation. It is topographically favourable for archaeological activity, on a high point of land. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
154	Town Farm 4, Land off Harrisons Lane, Halesworth, Suffolk	Holton	0.69	This site allocation has not been subject to systematic archaeological investigation. It is topographically favourable for archaeological activity, on a high point of land. No objection in principle but the site will require a planning condition under the NPPF to secure a programme of archaeological investigation. Evaluation at as early a stage as possible is recommended so that costs and timescales for archaeological work can be factored in to project designs.	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber
155	Town Farm 5, Land off Harrisons Lane, Halesworth, Suffolk	Halesworth	0.53	This site allocation has not been subject to systematic archaeological investigation. It is topographically favourable for archaeological activity, on a high point of land. No objection in principle but the site will require a planning condition under the NPPF to secure a programme of archaeological investigation. Evaluation at as early a stage as possible is recommended so that costs and timescales for archaeological work can be factored in to project designs.	A programme of archaeological work will be required, secured through a planning condition.	Green/Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
156	West of A145 London Road, Beccles	Beccles	9.67	This large site allocation lies in an area that is topographically favourable for early occupation, on land which slopes down to watercourses on the north, west and south. It has not been subject to systematic archaeological evaluation. In particular, there is potential for Anglo-Saxon settlement and burial, as well as remains of multiple other periods. Archaeological field evaluation (including metal detecting, geophysical survey and trial trenched evaluation) will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber based on topographic potential
157	West of Redisham Road, Brampton	Brampton with Stoven	3.12	This site is topographically favourable for early occupation, on a slope overlooking a tributary of the Hundred River, and has not previously been systematically investigated for archaeological remains. It is close to the medieval settlement focus of Redisham. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed. In this case, geophysical survey in the first instance will inform the extent and timing of trial trenching.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
158	Wood Cottage, London Road, Brampton	Brampton with Stoven	0.29	No formal requirement for archaeological investigation.	N/A	Green
159	Wes of A144 opposite Triple Plea	Halesworth		A roman road is projected to run along the west side of this site. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
160	Basley Ground, Bramfield Road	Halesworth		This site spans low lying land, and is close to an early crossing point at Hell's Bridge. An undated earthwork is recorded to the south. There is high potential for organic environmental and structural remains to survive, as well as perhaps early bridge structures. Archaeological desk-based assessment (followed, if necessary, by field evaluation) will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	For development of the entire site allocation, any planning application must be supported by the results of a programme of archaeological desk-based assessment (and any appropriate fieldwork) and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber/Green
161	Dairy Hill	Halesworth		This large site has not been subject to systematic archaeological assessment. In view of the large size of the site, consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
162	South of Wissett Road	Halesworth		This small site is of an area of high archaeological potential, on a spur of land overlooking the confluence of the River Blyth and a tributary. The site is on the edge of the Medieval and Saxon settlement of Halesworth. No objection in principle but consent will require a planning condition under the NPPF to secure a programme of archaeological investigation.	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green
163	West of Roman Way	Halesworth		This site lies over a recorded roman artefact scatter of building material, tiles and pottery, indicating that there is potentially a significant structure on the site (HWT 004). Roman finds are recorded to the south west (HWT 003), and from excavation work to the west Prehistoric, Roman and Anglo Saxon occupation was recorded (HWT 019). Archaeological field evaluation (including metal detecting, geophysical survey and trial trenched evaluation) will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red - possible Roman structure may require preservation in situ





Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
				be designed.		
164	land west of Northern spine road, north of Pleasurewood Farm	Oulton/Corton		This very large allocation is in an area that is highly sensitive, on a south facing slope and overlooking a watercourse. Cropmarks, most likely of medieval and later landscape use, are recorded from within the site (COR 057). Prehistoric features were recorded during construction of the spine road to the east (LWT 270), and in the southern part of the site, there are further cropmarks (LWT 141), and roman and medieval features excavated during the spine road construction .Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber -high potential significance and size
165	Land East of A12, Yarmouth Road	Corton		This is a very large site allocation that is part of a multi-period archaeological complex, including and surrounded by a number of significant cropmark sites (BLN 030, COR 050), which are indicative of a Roman/Prehistoric landscape. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
166	Land East of A12, Yarmouth Road	Corton		This large option lies in an area of archaeological importance, recorded in the County Historic Environment Record. Prehistoric, Roman, Anglo-Saxon and Medieval finds, indicative of further occupation deposits, are recorded from the area (HER no. COR 009 and COR 050). The site spans multi-period cropmarks (COR 003, COR 058), some of which are indicative of a prehistoric/Roman landscape. However, this large option has not been the subject of systematic archaeological investigation. There is high potential for archaeological remains to be defined at this location, given the presence of known remains and also the large size of the proposed area. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber on size and high potential significance.
167	Land North of Church lane	Lound		This site lies immediately to the north of the medieval church (LUD 022) in an area of high archaeological sensitivity and potential. Cropmarks of likely prehistoric and Roman date are recorded within the site (LUD 016, SOL 010), and it is partly within the historic settlement core of the village. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red Amber based on high potential significance



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
168	Land south of Union Lane	Oulton		The site spans major WW2 defensive ditches (LWT 045, LWT 309). It lies immediately northwest of the II* listed Manor House and earthworks associated with medieval settlement (OUL 028). The site has not been subject to systematic archaeological evaluation. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
169	Land south of Union Lane and west of Red House Close	Oulton		The site spans major WW2 defensive ditches (LWT 045, LWT 309). It lies immediately northwest of the II* listed Manor House and earthworks associated with medieval settlement (OUL 028). The site has not been subject to systematic archaeological evaluation. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
170	Land south west of Union Lane	Oulton		This site lies within an archaeological landscape, and cropmarks of field boundaries and past landscape use are recorded to the west and south (OUL 023, FTN 019, FTN 017). St Andrew's Church to the northwest is a scheduled monument, and Historic England would need to be consulted on development impacts. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork and visual impact assessment, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	red/amber for scheduled monument impacts



Site Number	Site Address	Parish	Size	Archaeological Potential	For Site Sheet	Red/Amber/Green
171	Land West of Flixton View	Oulton		This site lies within an archaeological landscape, and cropmarks of field boundaries and past landscape use are recorded to the west and south (OUL 023, FTN 019, FTN 017). A possible circular feature is recorded in the northern part of the site (FTN 009). St Andrew's Church to the northwest is a scheduled monument, and Historic England would need to be consulted on development impacts. Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork and visual impact assessment, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Red/Amber for scheduled monument impacts
172	Land west of Parkhill (south of Spinney Farm)	Lowestoft		This site lies within an archaeological cropmark landscape, and spans former medieval and later landscape features (OUL 015). Multi-period cropmarks (particularly though to be medieval) are recorded to the east and west (FTN 017, LWT 141). Archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.	Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.	Amber
173	Kessingland, west of playing field	Kessingland		This site has not been systematically investigated for archaeological remains. It lies in an area of archaeological potential. Cropmarks, particularly relating to medieval landscape organisation, are recorded to the west (KSS 104).	A programme of archaeological work will be required, secured through a planning condition.	Amber/Green

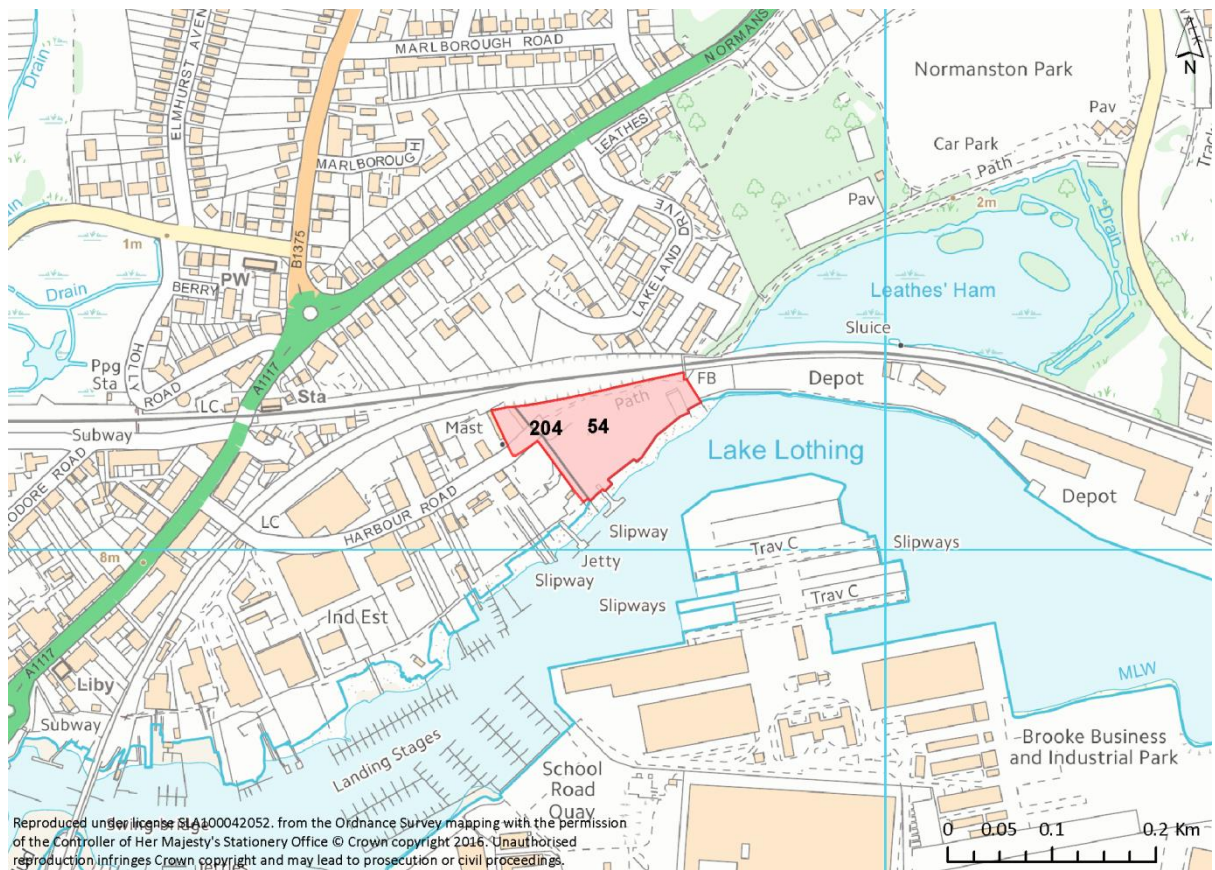


# Appendix 4 – Additional sites submitted

- Sites published as part of Options for the new Waveney Local Plan consultation
- Sites submitted during consultation on Options for the new Waveney Local Plan

## North Lowestoft

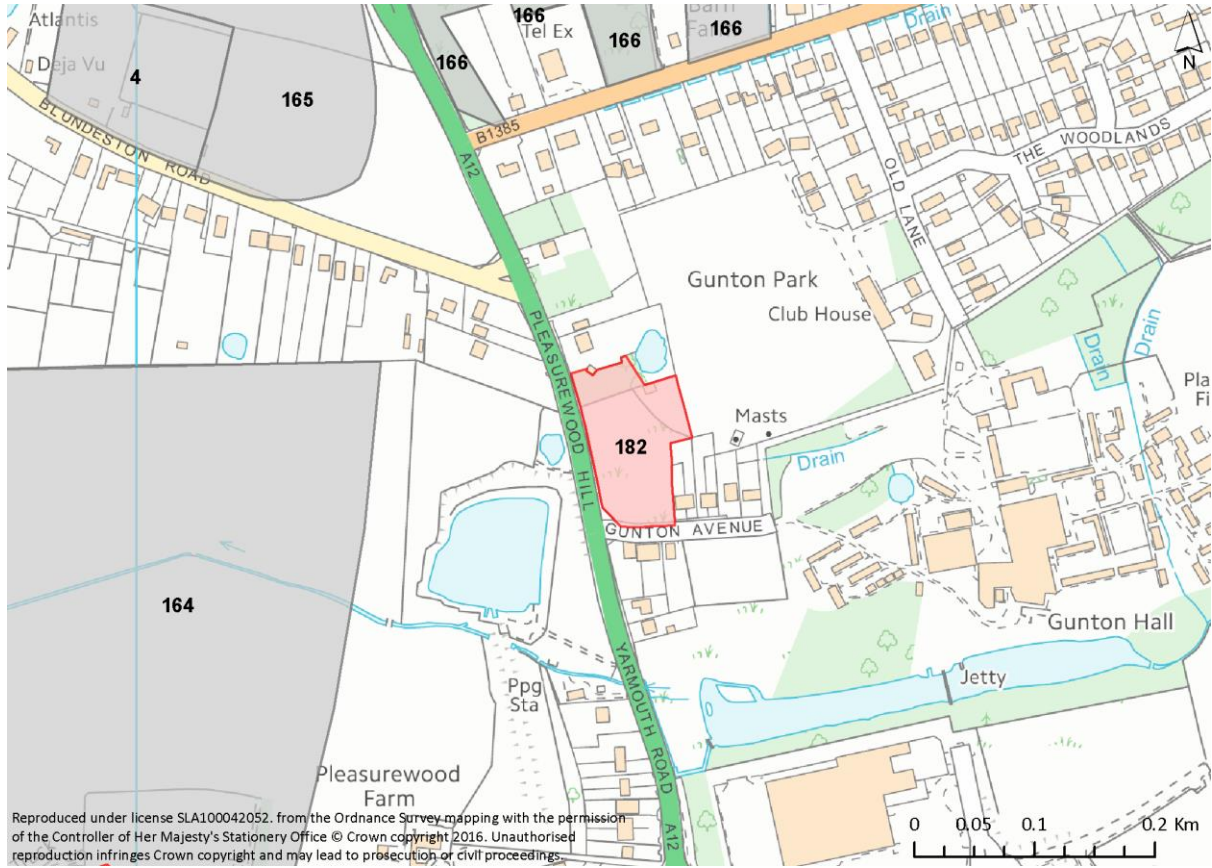
Site No	Site Address	Site area (Hectares)	Primary proposed use
204	Harbour Road, Lowestoft	1.2	Mixed use







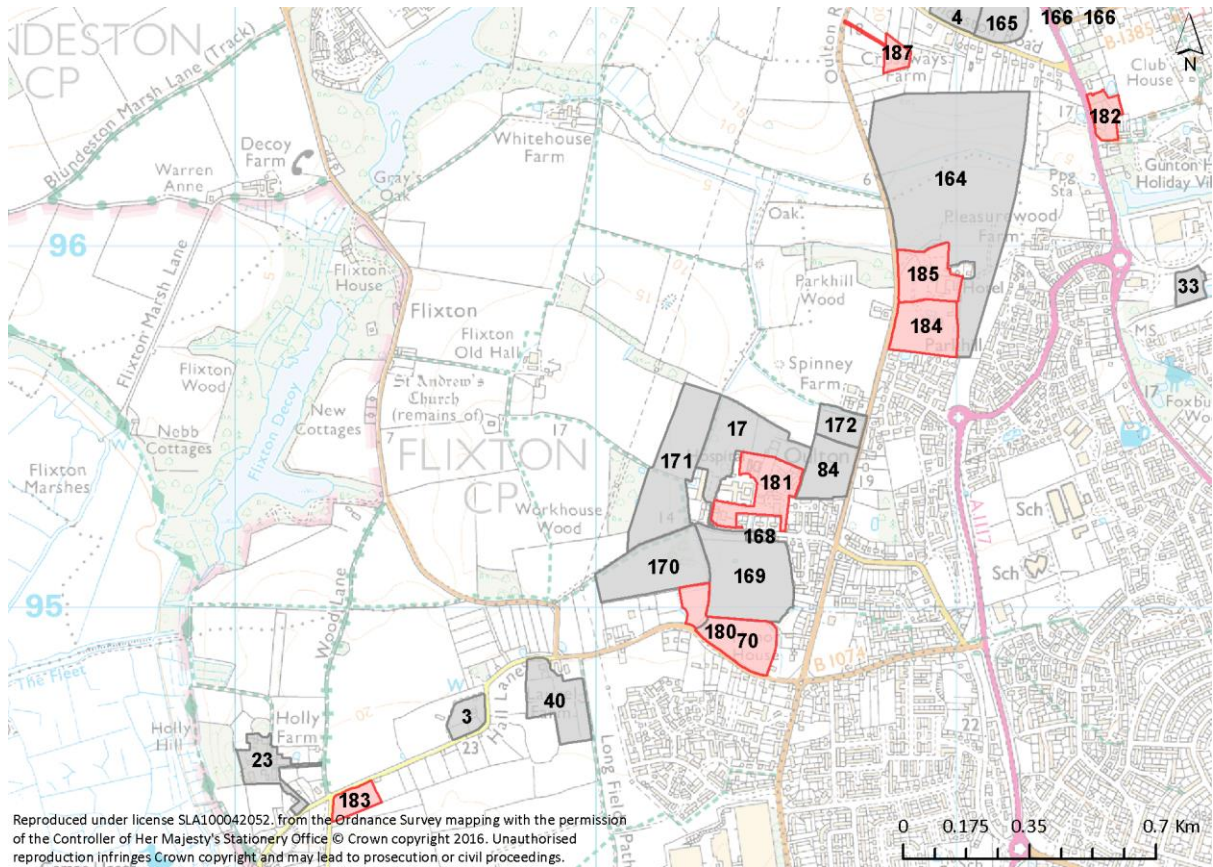
Site No	Site Address	Site area (Hectares)	Primary proposed use
182	Land south of 324 Yarmouth Road and east of Pleasurewood Hill north of Gunton Avenue, Lowestoft NR32 5BD	0.93	Housing





## Oulton

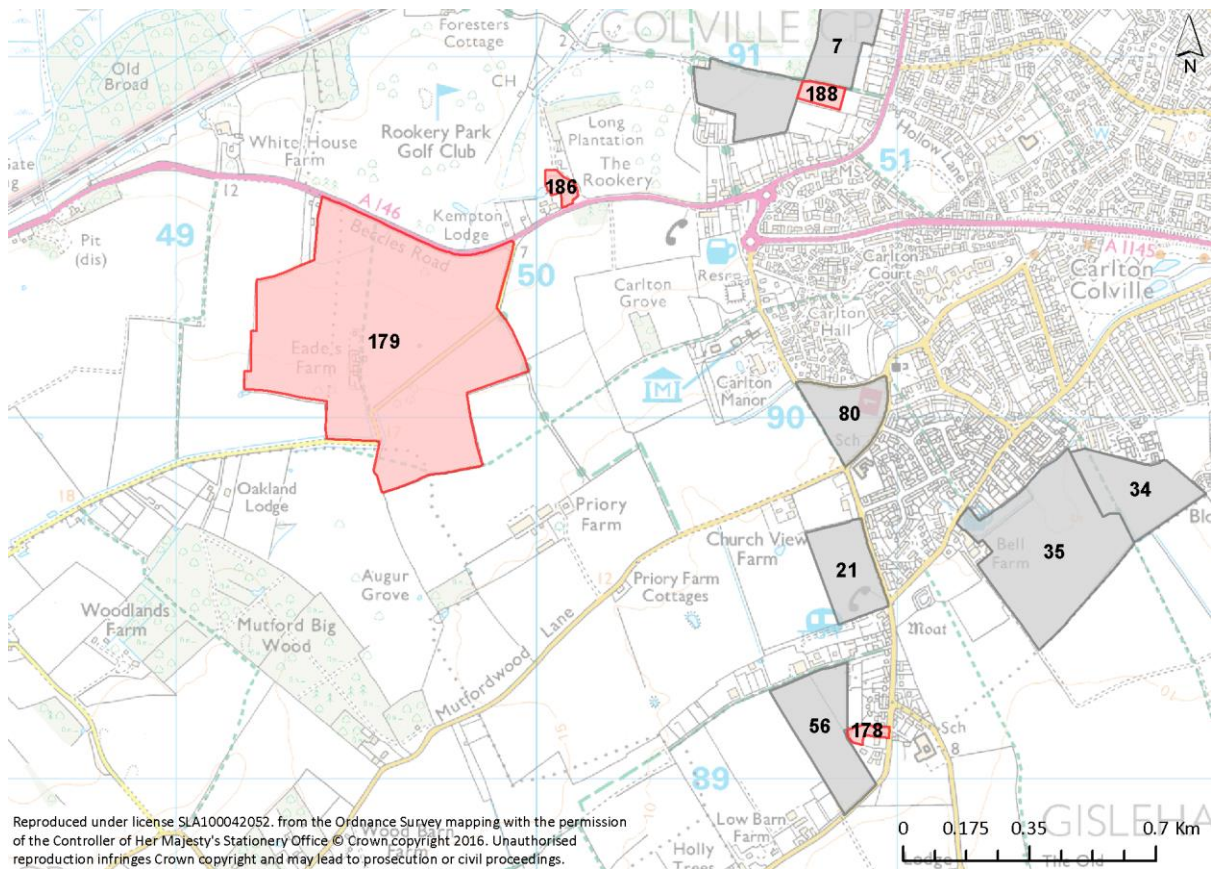
Site No	Site Address	Site area (Hectares)	Primary proposed use
180	Hall Lane, Oulton	3.07	Housing
181	Land at the former Lothingland Hospital site, off Airey Close and Allington-Smith Close, Lowestoft NR32 3JQ	2.59	Housing
183	Land to the south of Hall Lane, Oulton	0.86	Housing
184	Oakenshaw, Parkhill, Oulton NR32 5DQ	2.54	Housing
185	Parkhill, Oulton NR32 5DU	2.27	Housing
187	Plot 'H', Blundeston Road, Oulton	0.61	Housing





## Carlton Colville and Gisleham

Site No	Site Address	Site area (Hectares)	Primary proposed use
178	Carlton Motors, Rushmere Road, Gisleham NR33 8DB	0.39	Housing
179	Eades Farm, Beccles Road, Carlton Colville NR33 8HL	37.96	Housing
186	Part of Rookery Park Golf Club, Carlton Colville NR33 8HJ	0.55	Housing
188	Rear of 334 Beccles Road, Carlton Colville NR33 8HW	0.69	Housing

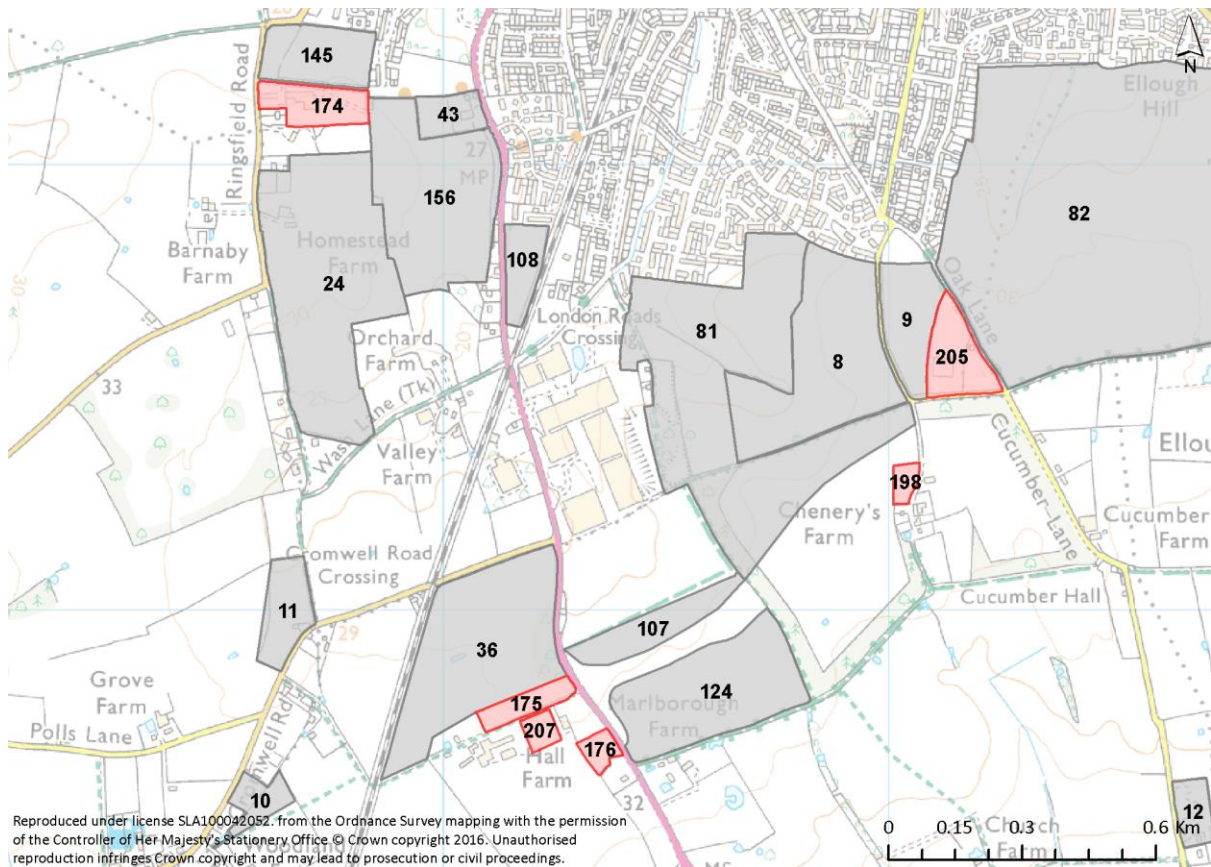






## Beccles and Worlingham (including part of Weston)

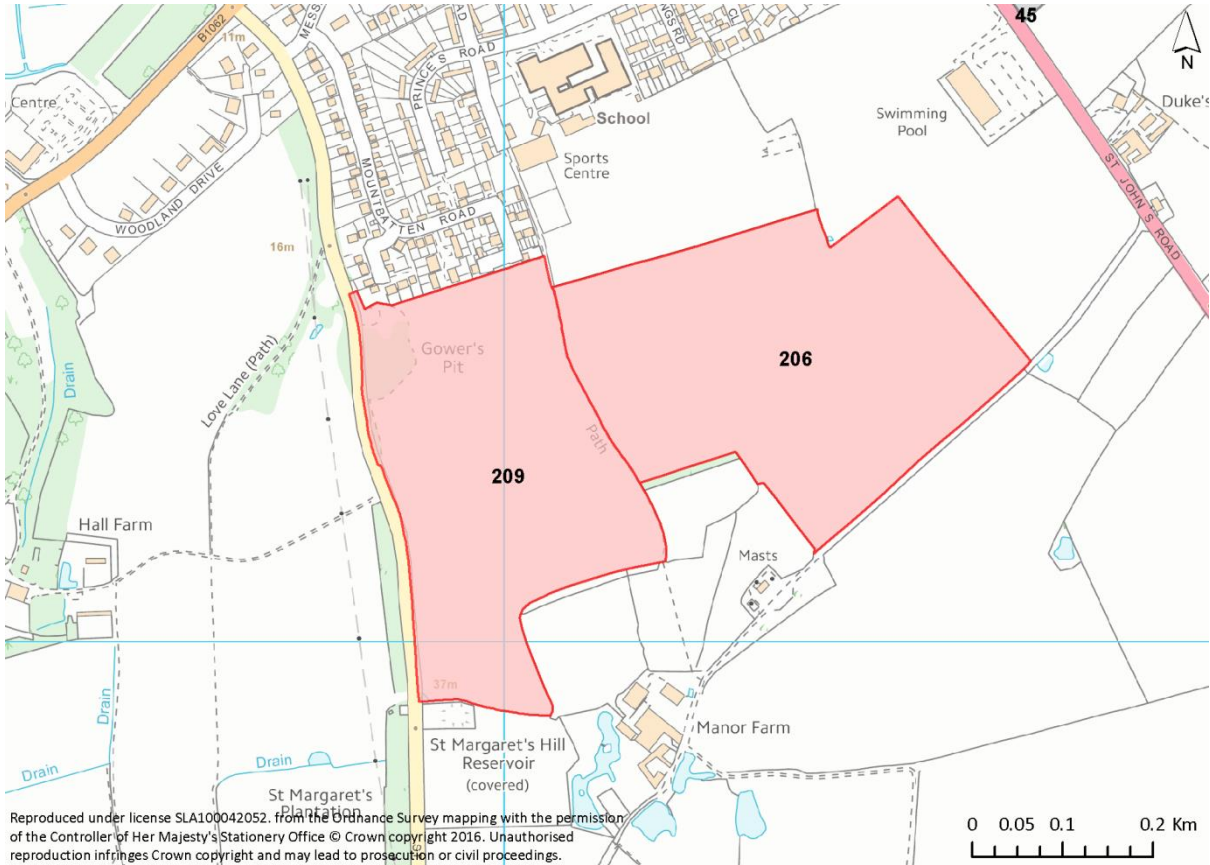
Site No	Site Address	Site area (Hectares)	Primary proposed use
174	West of Ringsfield Road, Beccles	1.96	Housing
175	Land to the north of the Evergreens Garden Centre, Weston NR34 8TT	1.1	Residential, commercial or light industrial
176	Land to the west of the A145	0.57	Commercial or light industrial use
198	Chenery's Loke, Cucumber Lane, Weston NR34 7XH	0.45	Housing
205	Old MJ Hales Scrapyard and Landloc, Cucumber Lane, Weston NR34 7XQ	2.33	Housing
207	Land to the west of Evergreens Garden Centre, Weston NR34 8TT	0.54	Employment





## Bungay

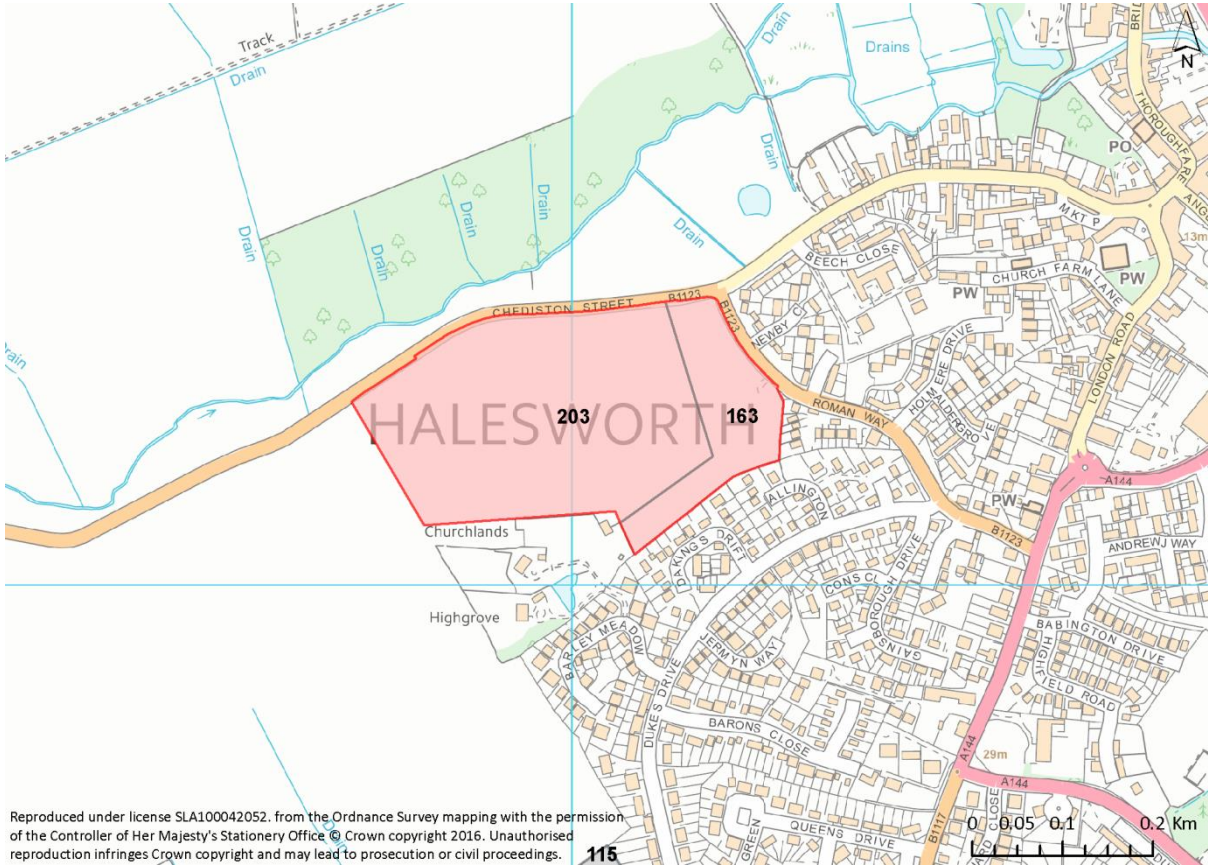
Site No	Site Address	Site area (Hectares)	Primary proposed use
206	Land rear of Bungay High School	12	Housing
209	Land south of Mountbatten Road, Bungay	10.28	Housing





## Halesworth

Site No	Site Address	Site area (Hectares)	Primary proposed use
203	Land adjacent to Chediston Street, Halesworth IP19 8TQ	9.17	Housing

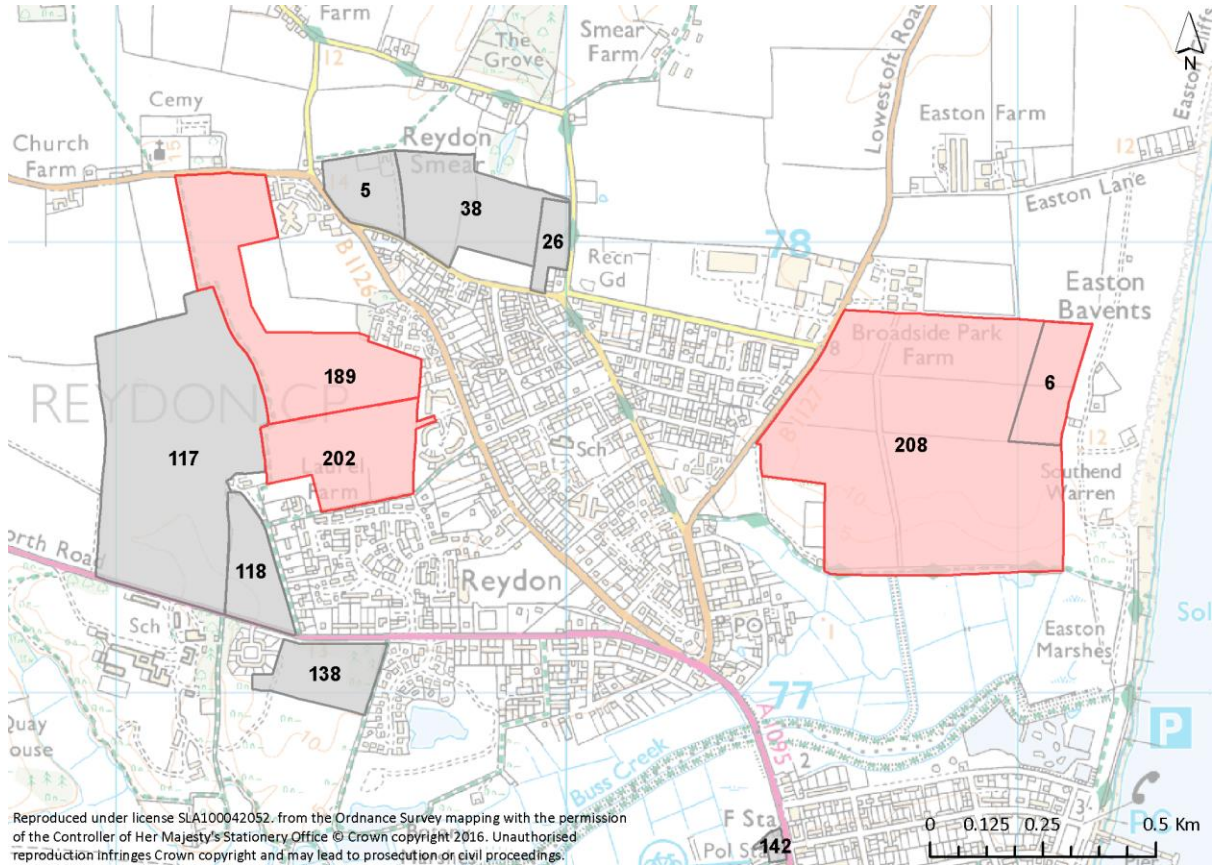






## Reydon

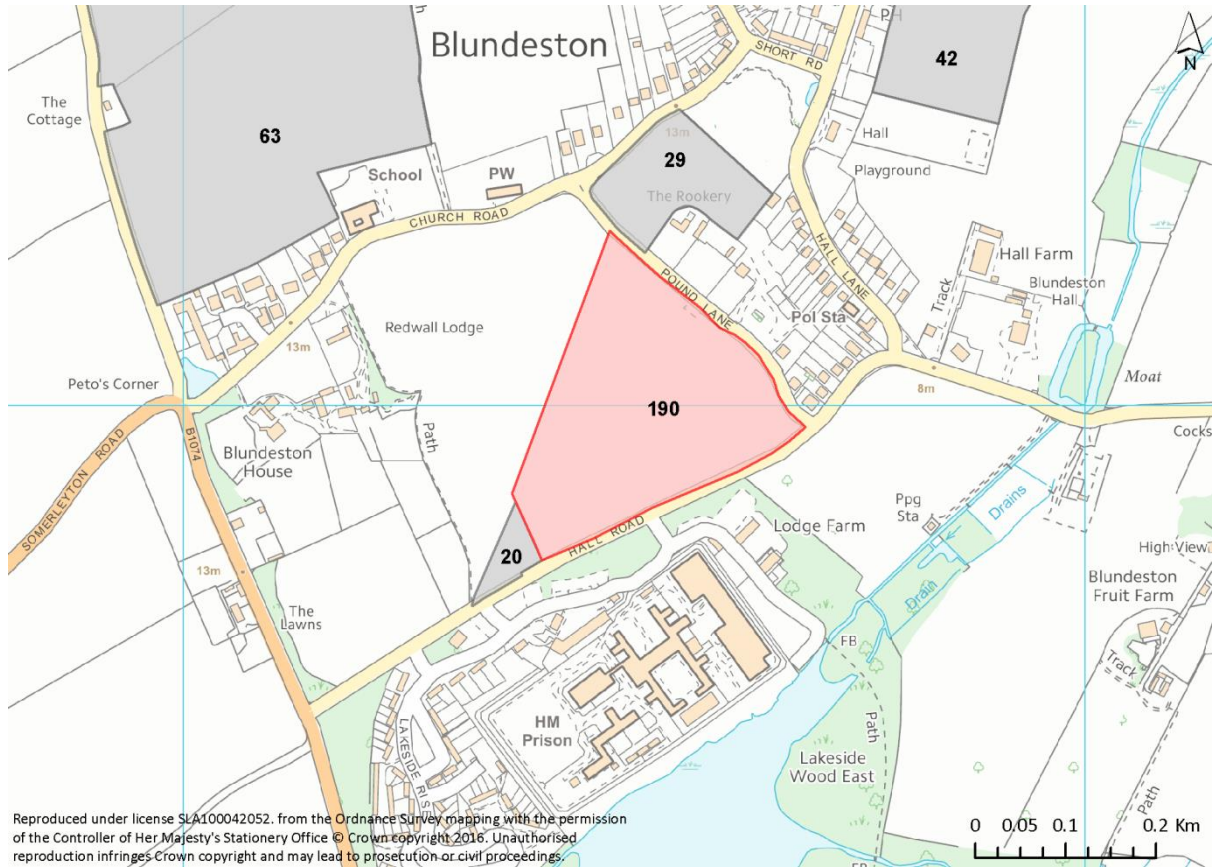
Site No	Site Address	Site area (Hectares)	Primary proposed use
189	Land south of Wangford Road, Reydon	10.87	Housing
202	Land north of Keens Lane, Reydon	6.27	Housing
208	Broadside Park Farm, Reydon	33.57	Housing





## Blundeston

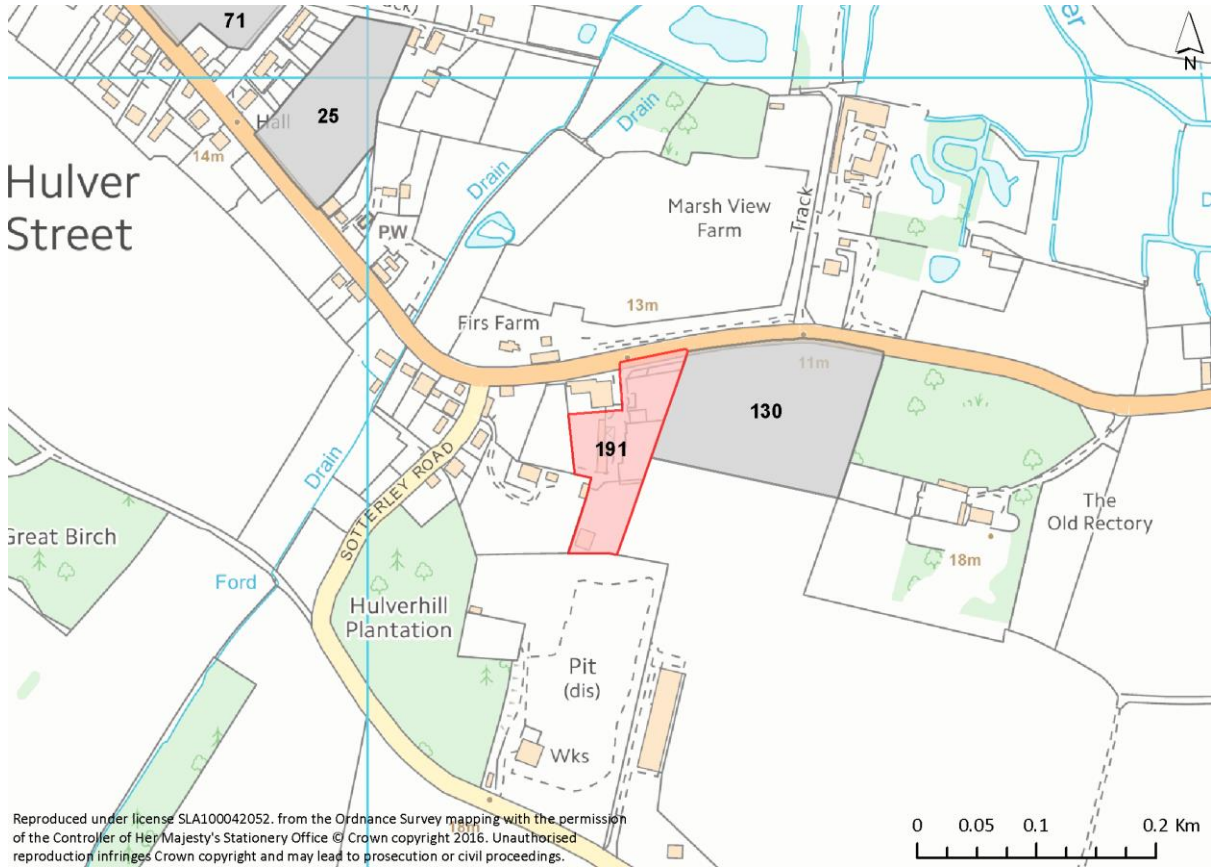
Site No	Site Address	Site area (Hectares)	Primary proposed use
190	Land off Hall Road, Blundeston NR32 5AY	6.08	Housing





## Henstead with Hulver Street

Site No	Site Address	Site area (Hectares)	Primary proposed use
191	The Geranium Pot, Mariawood, Hulver Street	0.88	Housing

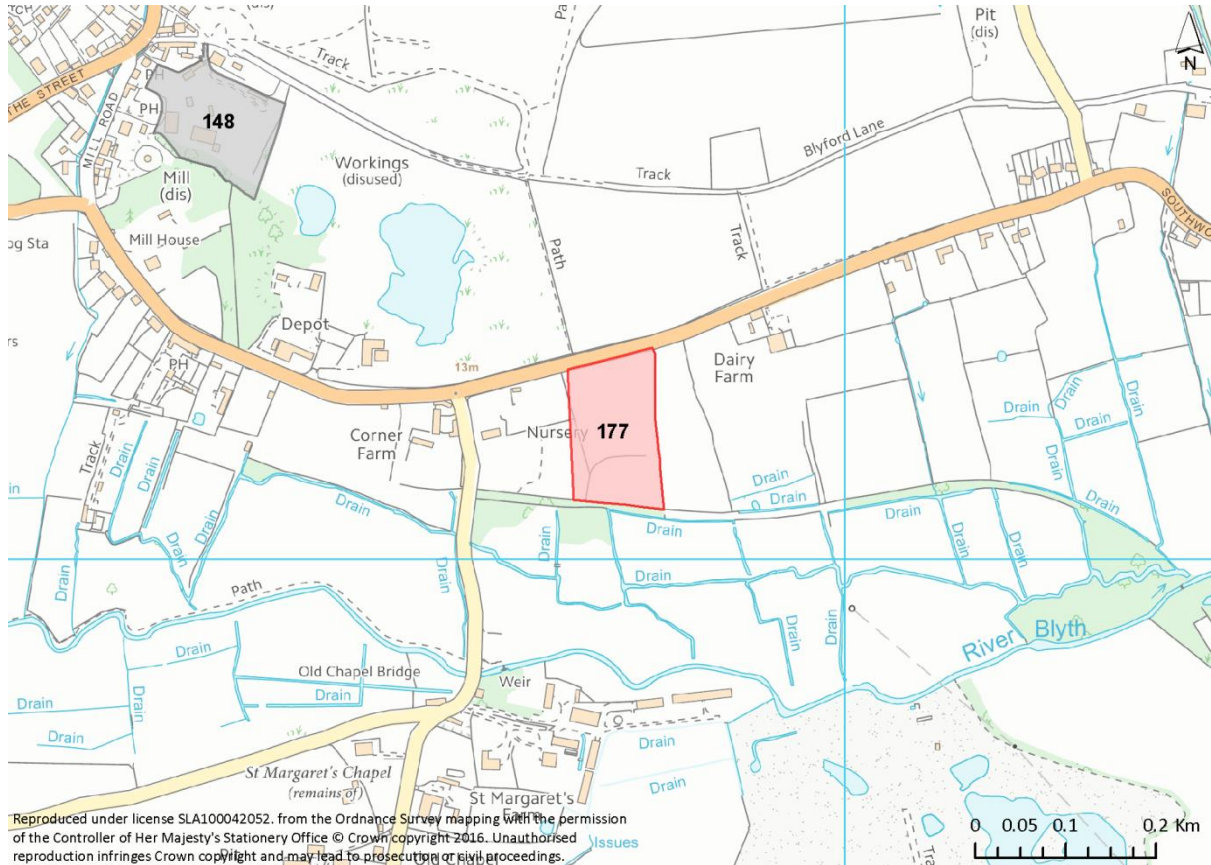






## Holton

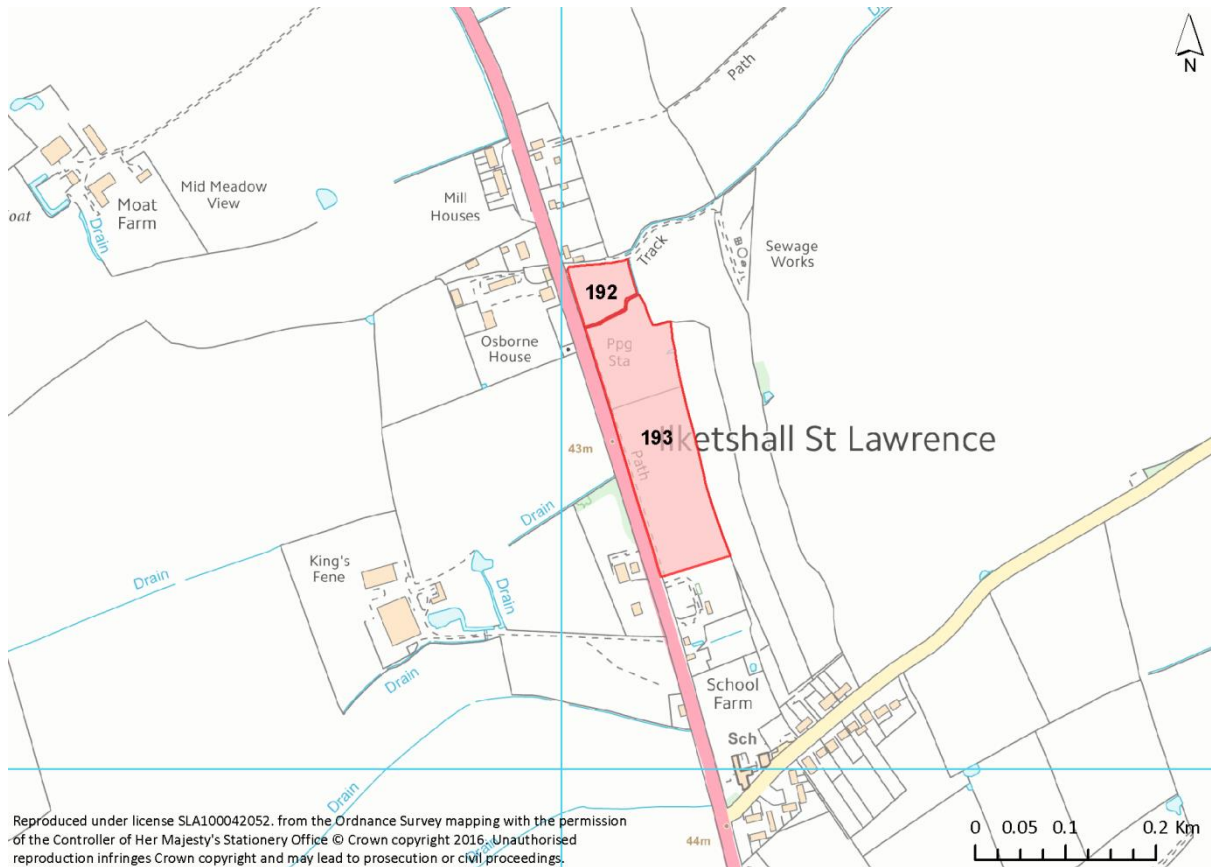
Site No	Site Address	Site area (Hectares)	Primary proposed use
177	Southwold Road / Blyford (B1123), Holton IP19 9JP	1.56	Housing





## Ilketshall St Lawrence

Site No	Site Address	Site area (Hectares)	Primary proposed use
192	Opposite Osborne House Barn, Ilketshall St Lawrence NR34 8NB	0.38	Housing
193	School Farm, Ilketshall St Lawrence NR34 8LB	2.39	Housing

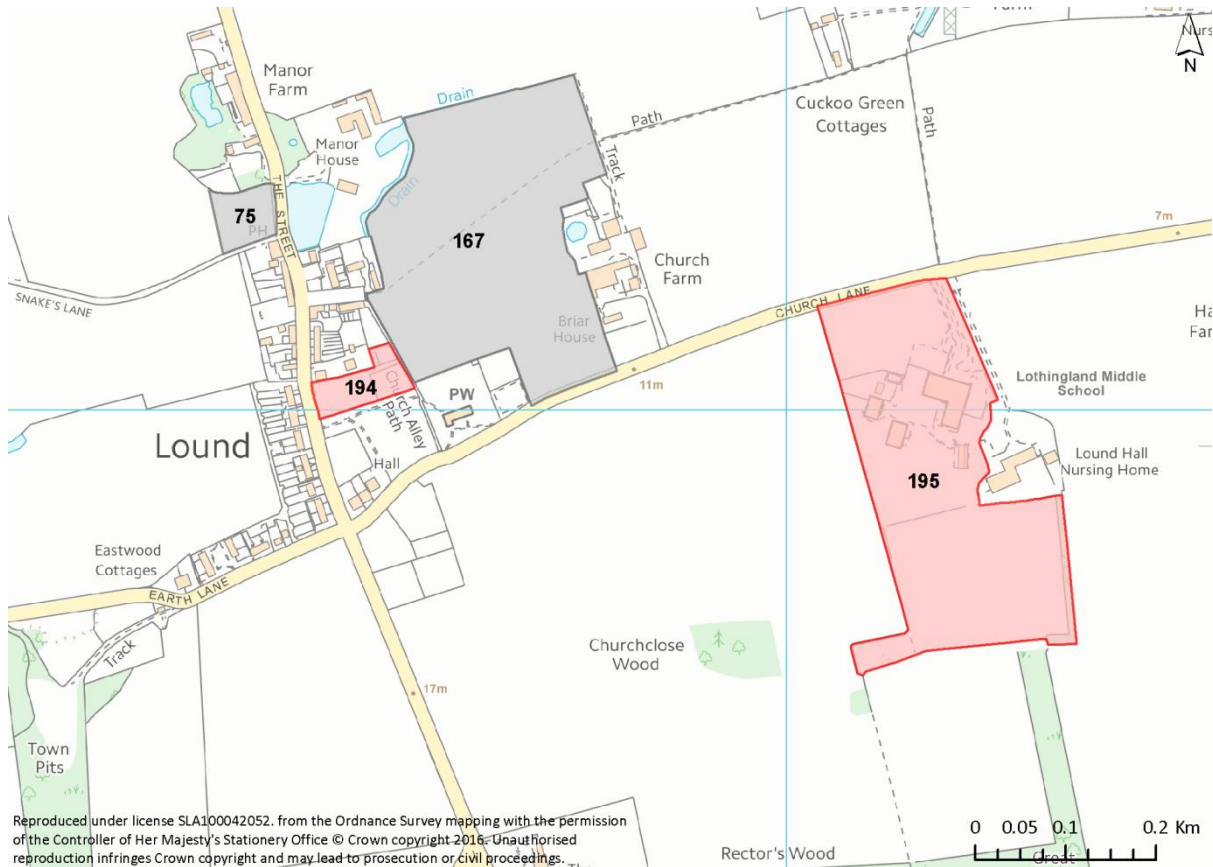






## Lound

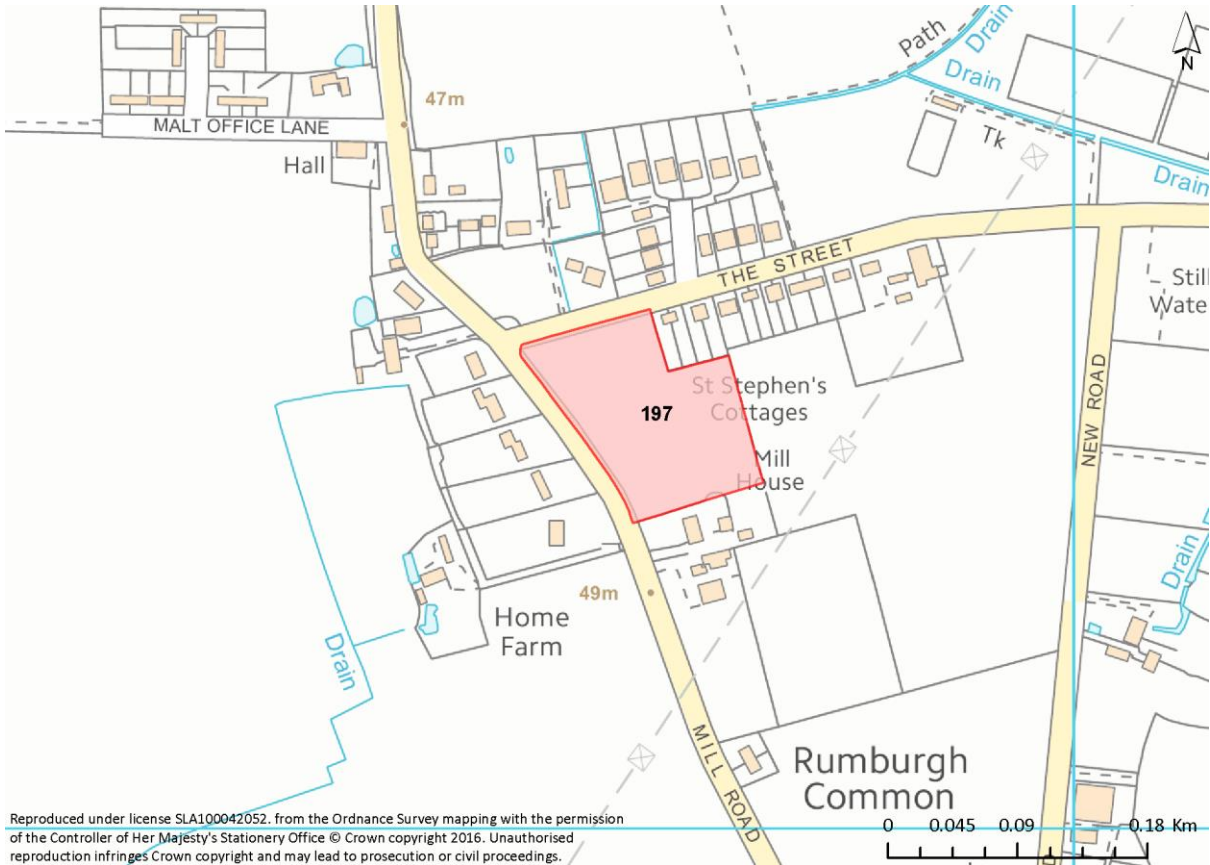
Site No	Site Address	Site area (Hectares)	Primary proposed use
194	Between The Street and The Village Green, Lound NR32 5LR	0.45	Housing
195	Lound Campus, Church Lane, Lound NR32 5LL	6.88	Housing





## Rumburgh

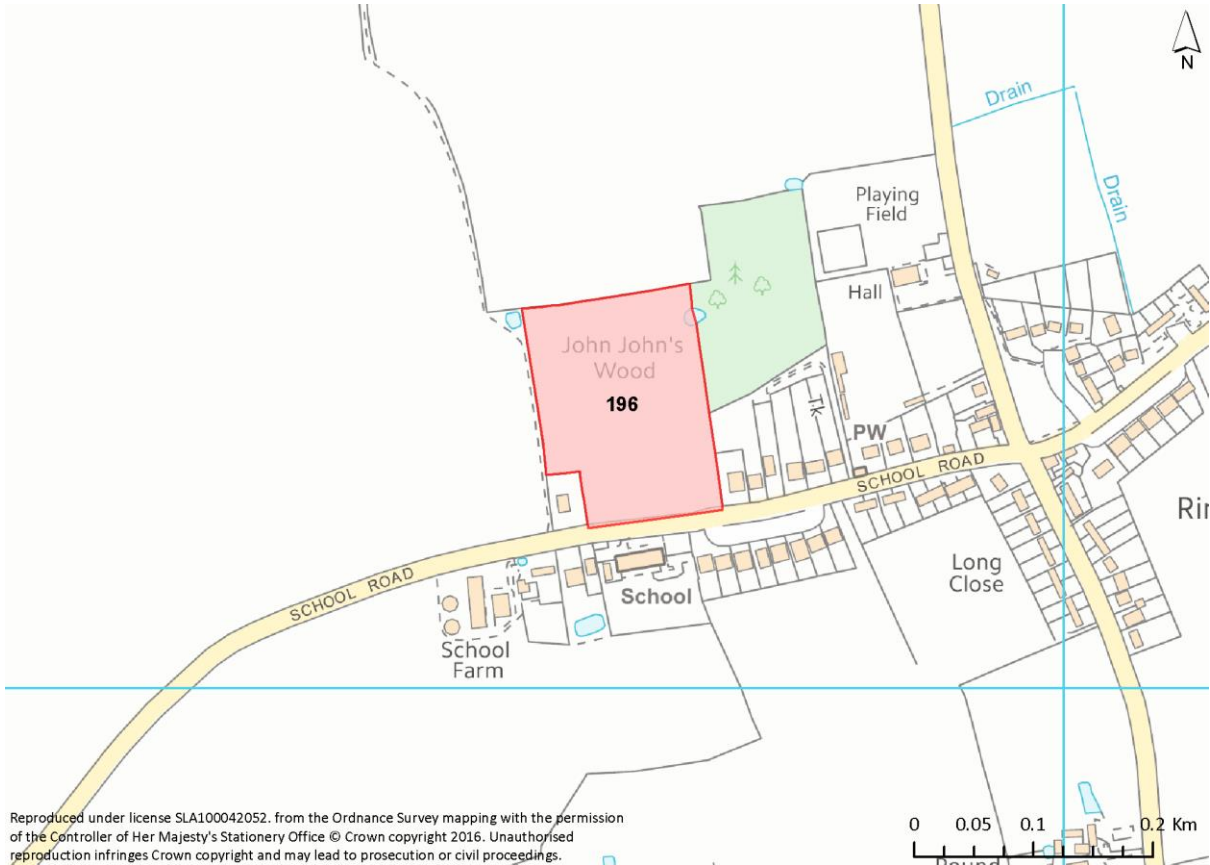
Site No	Site Address	Site area (Hectares)	Primary proposed use
197	Adjacent Mill Bungalow, Rumburgh IP19 0NS	1.4	Housing





## Ringsfield

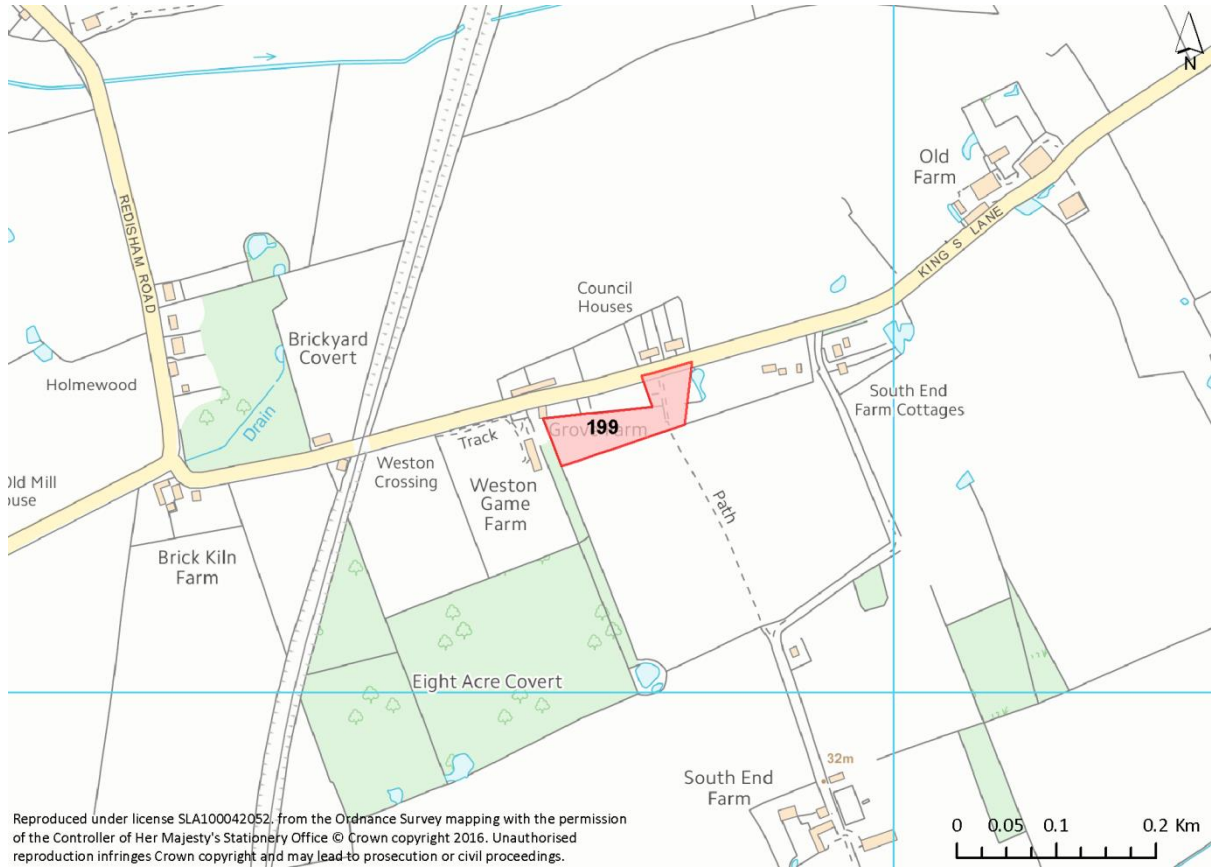
Site No	Site Address	Site area (Hectares)	Primary proposed use
196	School Lane, Ringsfield NR34 8NZ	2.56	Housing





## Weston

Site No	Site Address	Site area (Hectares)	Primary proposed use
199	Land adjacent to Park Farm House, Weston NR34 8TG	0.65	Housing





## Wissett

Site No	Site Address	Site area (Hectares)	Primary proposed use
173	Street Field, Mill Road, Wissett IP19 0JF	1.74	Housing
200	Corner of Rumburgh Road and Chediston Street, Wissett IP19 0ND	0.82	Housing
201	Land opposite Box Farm, Wissett IP19 0JJ	2.21	Housing

