

Babergh and Mid Suffolk Joint Strategic Housing Land Availability Assessment (SHLAA)

May 2016

DRAFT



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Introduction

The Strategic Housing Land Availability Assessment (SHLAA) is an assessment of the amount of land that is available to meet an area's housing needs. As set out in the National Planning Policy Framework (2012) local authorities are required to prepare SHLAAs to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need.

It should be noted that this study is a technical assessment of land availability, and does not allocate land for development, nor does it influence the likelihood of gaining planning permission for a particular site.

This SHLAA covers the period from 2015 to 2031 and identifies potential deliverable and developable sites as defined in the NPPF:

Deliverable sites:

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans (NPPF, footnote 11).

Developable sites:

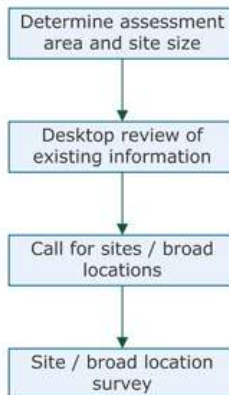
To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (NPPF, footnote 12).

The SHLAA follows the stages of the methodology as set out in the National Planning Practice Guidance (see diagram below). The Guidance suggests that these stages should be followed in order to lead to a robust assessment of land availability. It states that regard should be had to the guidance, however where this is departed from, reasons should be provided to justify the change.

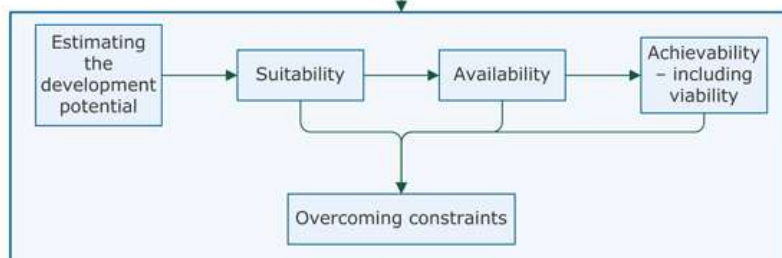
Although the guidance suggests an assessment of employment land should be undertaken concurrently with housing land availability, this document focuses solely upon housing land availability. However, Babergh and Mid Suffolk District Councils have commissioned an Employment Land Review (ELR) due to be completed by the end of 2015. At that stage, with the results of the ELR available, the Councils will consider potential for employment land availability.

SHLAA Process

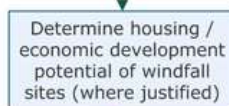
Stage 1- Site / broad location identification



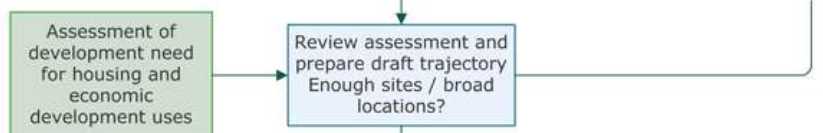
Stage 2 - Site / broad location assessment



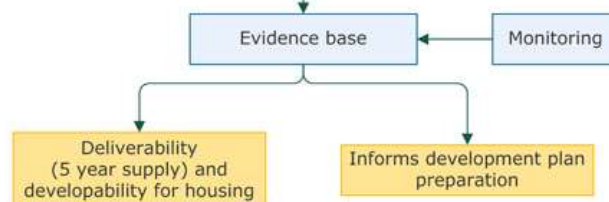
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Source: National Planning Practice Guidance

Methodology

Site and broad location identification

Assessment Area

The assessment identifies potential housing land within the administrative boundary of Babergh District and Mid Suffolk District (see map below). Babergh and Mid Suffolk are preparing a number of joint local planning documents; therefore it is appropriate to align the SHLAA to cover the two district boundaries, which will provide a key piece of evidence for the Joint Strategic Site Allocations Document.

Sites will only be included which are considered of strategic importance and these have potential to be forthcoming in towns and villages. It is considered that strategic sites will not be appropriate for SHLAA purposes in countryside locations. Policy flexibility and exceptions in the NPPF would allow for these to be considered if they are considered sustainable and acceptable in planning terms.



Site threshold

The site size threshold for sites to be considered as part of the SHLAA is approximately 2 hectares.

While this is a higher threshold than the planning practice guidance suggests, in the two rural districts, it is considered to be a suitably proportionate approach. The 2 ha threshold enables assessment of the larger sites in detail which are potential candidates

for allocation and strategic to both districts, rather than assess all small sites (which will form the basis of windfall calculation and/ or delivered through the rural growth and development policy framework). Through the local development plan policy in Babergh and a likely similar approach to be developed for Mid Suffolk, there is flexibility in accommodating rural growth which means that smaller sites can come forward as windfall growth.

Sites of 10 or more dwellings are identified annually through the five year housing land supply assessment. However for the purposes of the SHLAA, only sites at the stated threshold will be assessed as either deliverable or developable.

Desktop Review

Through the desktop review sites have been identified from the following sources:

Sites within the planning process:

- Planning permissions which are not yet started or those that have stalled
- Site Allocations (identified in the Local Plan and Core Strategy)

Sites not yet in the planning process:

- Publically owned sites being promoted for development
- Privately owned sites being promoted for development
- Other sites identified by the Council (not currently being promoted for development).

Call for sites

The Council undertook a call for sites exercise in 2014 in order to allow opportunities for new sites to be submitted. As a number of years have passed since the last call for sites was undertaken, previous sites which meet the criteria were also required to be resubmitted to ensure that information is up to date, and considered for early delivery if there is suitable confirmation that the sites are still available.

Survey of sites

Once collated, all potential sites were recorded in a database, with site information and plotted on GIS. At this initial stage, sites were excluded which:

- Fall beneath the SHLAA site size threshold
- Are located in the open countryside/poorly related to any existing settlement
- Are located in Flood Zone 3a/3b
- Are located on a Natura 2000 site: SSSI, SAC, SPA

- Are located in the Suffolk Coast and Heaths AONB.

All other collated sites have been taken forward and assessed as set out in the following section.

Site and broad location assessment

Development potential

The call for sites provided the opportunity to gather information on site proposals including an indication of the proposed density for the site. In order to estimate development potential, a view has been taken on an appropriate site density based on the information provided, the location of the site and other relevant information available, including past density rates, where applicable.

The calculated density estimates of dwelling capacity is indicative only and based on the potential capacity of the entire site area (as submitted or identified). They are useful for the SHLAA estimations, but should not be relied upon for more detailed site assessments such as consideration of planning applications.

Suitability

Sites that are allocated or have planning permission will generally be considered suitable unless there is evidence to suggest that a constraint renders the site unsuitable.

Each site has been considered against the information provided through the call for sites assessment. While a number of constraints may be identified, these can sometimes be overcome for example a reduction in the practical area for development; therefore the assessment considers each site individually, based upon the best available evidence at the time. Where there is a major constraint and it is considered that this cannot be overcome, the sites will be considered as unsuitable.

The desktop assessment used to assess the suitability of sites is set out in Appendix 1.

Availability

A site will be considered available where the landowner/promoter has expressed an intention to develop or sell the site for development and there are no known legal constraints.

Evidence has been sought on the ownership of the sites, including Land Registry Title Deeds.

Further advice has been taken based on the information set out in the call for sites form, as to when the site could become available for development. For a site to be deliverable there must be confirmation from the landowner/promoter that the site could become available

for development in 0-5 years. Where no indication has been provided in terms of timescale for development, the site will be considered developable in the longer term, subject to satisfactory assessment against the suitability and achievability criteria.

The information on availability will be further informed following consultation and analysis of infrastructure and other capacity.

Achievability including viability

A site is considered achievable when, in line with the NPPG, there is a reasonable prospect that the site can be developed at a particular point in time. There should also be a judgement about the viability of the site and this is considered on a site by site basis, taking into account any known likely abnormal costs associated with the site.

The call for sites has also provided the opportunity to gather information on the likely build out rate of sites. In order to estimate the delivery rate of a particular site, a view is taken based on the information provided, and by using information on past delivery rates, where applicable.

Windfall

As set out in the NPPF local authorities may make allowance for windfall in the five year supply where there is compelling evidence that sites have consistently become available and will continue to provide a reliable source of supply.

The NPPG guidance also states that broad locations can be identified in years 6-15 which could include windfall allowance based on the geographical area, using the same criteria as set out in the NPPF.

This assessment therefore includes a figure for windfall as set out in the housing trajectories for both Babergh and Mid Suffolk (80 dwellings per year for both Mid Suffolk and Babergh districts respectively).

Review of assessment and final evidence base

Following assessment of the development potential of sites an indicative trajectory has been produced. Should insufficient sites be available to meet the identified total housing need, further consideration will be made to reviewing broad locations for housing and reviewing constrained sites.

The outputs includes a trajectory for 2014 – 2031 showing sites which are deliverable and/ or developable in each location. A summary of each site assessment is produced, along with settlement maps.

SHLAA DESKTOP ASSESSMENTS				
Criteria	Criteria Details	Assessment outcome	Further Advice/Consultation required?	Guidance notes for Assessment
ASSESSMENT OF SUITABILITY- INITIAL EXCLUSIONS				
Site Ref				
Site size				under 2 ha with no potential to expand boundary=exclude, over 2h or under but with potential to expand boundary= include
Site has planning permission/allocated?				record if site has planning permission, is allocated or if planning permission has lapsed. Also record any planning history. If site has pp or allocation no need to assess further- the suitability of the site was established at this stage. If the site has lapsed- suitability needs to be reviewed
Flood Zone				whole or majority of site in flood zone 3= exclude. Part of site in flood zone 3=major constraint. Small area in flood zone 3=minor constraint
Relationship to settlement and services?				where site is well related to but not within the functional settlement = minor constraint. Where site is within open countryside, remote from development and not related to any settlement/services = exclude
Is the site located on an area of designated environmental sensitivity? Eg. SSSI, SAC, RAMSAR, SPA, CWS, LNR				yes= exclude
Site located in the Suffolk Coast and Heaths AONB?				yes= exclude
Site Excluded?				state reason for exclusion under Assessment Outcome
FURTHER SUITABILITY ASSESSMENT				
Site within Mineral safeguard area?				No= unconstrained. Part of site within MSA= minor constraint. Full extent of site within MSA= major constraint
Site within designated landscape area?				Yes= minor constraint. No= unconstrained
Site likely to impact upon Natura 2000 sites?				Is the site within 20km of a designated site. Yes= likely to require HRA work. Beyond 20km= potentially ok
Is the site within or adjoining a conservation area?				Yes= minor constraint. No= unconstrained
Is the site on or adjacent to any heritage assets?				If listed building or ancient monument on site= major constraint; adjacent= minor constraint
Can access be achieved to the site?				Yes= unconstrained- state which road access can be achieved from. No= major constraint if access appears unachievable.
Is there a continuous footpath into the existing settlement?				Yes= unconstrained. No= minor constraint
Access to services				No services (including GP surgery, post office or primary school) in settlement= major constraint. Services within 400-800m of site = unconstrained. Services between 800-1200m from site = minor constraint. Use distances quoted in Babergh CS11 SPD for accessibility- 400m- desirable, 800m- acceptable, 1200 metres- preferred maximum (DfT Local Transport Note 1/04)
Agricultural land classification				Grade 3= unconstrained. Grade 2= minor constraint. Grade 1= major constraint
Sewerage capacity				would require consultation?
Site considered suitable for development?				If there are major constraints identified above which cannot be overcome- site is considered unsuitable. State these constraints under assessment outcome

SHLAA estimated supply summary

The following tables set out land supply estimates for the areas where there is identified theoretical potential for development. NB - the following assessment summary tables are indicative only and dwellings per ha (dpha) based upon calculations of the entire site area.

Babergh District

Parish by parish breakdown in Babergh (rounded)

Note: Dwellings with PP refer to the amount of dwellings with approved planning permission, but development has not yet started or is under construction.

Parish	Dwellings with PP (as at 01/04/15)	25 dpha	40 dpha	50 dpha	Estimated yield (dwellings)
Bildeston	17	440	700	880	170
Boxford	23	90	140	180	60
Brantham	9	730	1,170	1,460	600
Bures St Mary	10	110	180	230	50
Capel St Mary	21	1,240	1,990	2,490	820
Chelmondiston	3	50	80	110	20
Copdock/Washbrook	6	1,200	1,930	2,420	1,120
East Bergholt	15	1,320	2,110	2,640	590
Elmsett	5	240	380	470	100
Glemsford	30	910	1,450	1,810	350
Sudbury/Great Cornard	322	2,930	4,690	5,870	1,740
Great Waldingfield	4	850	1,360	1,700	360
Hadleigh	32	1,600	2,560	3,200	980
Hintlesham	-	60	100	120	30
Holbrook	6	150	250	300	90
Lavenham	56	1,230	1,980	2,470	330
Long Melford	19	80	120	160	80
Pinewood	0	140	230	290	220
Shotley	13	80	120	150	80
Sproughton	62	1,250	2,000	2,500	580
Wherstead	-	110	170	210	80
TOTAL	-	14,810	23,710	29,660	8,450

Functional cluster breakdown in Babergh* (rounded)

* Some parishes appear in more than one functional cluster.

Babergh functional cluster	Dwellings with PP (as at 01/04/15)	25 dpha	40 dpha	50 dpha	Estimated yield (dwellings)
Bildeston	47	440	700	880	170
Boxford	71	90	140	180	60
Bures	24	110	180	230	50
Capel St Mary	36	2,440	3,920	4,910	1,940
East Bergholt	44	2,050	3,280	4,100	1,190
Glemsford	37	910	1,450	1,810	350
Hadleigh	76	1,900	3,040	3,790	1110
Holbrook	33	390	620	770	270
Ipswich	82	2,760	4,430	5,540	2,030
Lavenham	73	1,230	1,980	2,470	330
Long Melford	36	930	1,480	1,860	440
Nayland	27	-	-	-	-
Sudbury/Great Cornard	335	3,780	6,050	7,570	2,100

Sites which are existing formal allocations in Babergh include:

SHLAA Ref	Parish	Address	Potential dwellings	Notes
SUD02	Chilton	(Policy CS4) Chilton Woods strategic land allocation	1,050	
HAD02	Hadleigh	(Policy CS6) land north east of Frog Hall Lane	250	
BIF01	Sproughton	(Policy CS7) land at Poplar Lane	350	Current planning app (Ref B/15/00993)
BRAN04	Brantham	(Policy CS10) land at Brantham Industrial Estate	300	Current planning app (Ref B15/00263)

Indicative SHLAA supply trajectory in Babergh

Estimated yield years 0 – 5 (dwellings)	Estimated yield years 6 – 15 (dwellings)
4,230	4,220

As at April 2015, there are approximately 800 dwellings with outstanding planning permission (not started or under construction) across the whole Babergh district. Please see the Annual Monitoring Report available on the Council website for further information.

Mid Suffolk District

The following tables set out land supply estimates for the areas where there is identified theoretical potential for development. NB - the following assessment summary tables are indicative only and dwellings per ha (dpha) based upon calculations of the entire site area.

Parish by parish breakdown in Mid Suffolk (rounded)

Note: Dwellings with PP refer to the amount of dwellings with approved planning permission, but development has not yet started or is under construction.

Parish	Dwellings with PP (as at 01/04/15)	25 dpha	40dpha	50dpha	Estimated yield (dwellings)
Bacton	9	490	780	970	400
Barham	5	1,130	1800	2,250	1,080
Botesdale / Rickingham	11	820	1,380	1,730	320
Debenham	21	100	560	730	250
Elmswell	200	1,730	2,770	3,470	800
Eye	9	1,350	2,160	2,700	560
Fressingfield	7	350	560	700	270
Gislingham	25	80	130	170	50
Haughley	27	200	310	390	100
Laxfield	9	170	280	350	40
Mendlesham	17	130	200	260	120
Needham Market	11	840	1,350	1,690	1,140
Somersham	1	50	80	100	40
Stowmarket	201	2,850	4,570	5,720	2,980
Stowupland	3	340	540	670	210
Stradbroke	14	360	580	720	300
Thurston	17	970	1550	1,940	740
Woolpit	58	700	1,130	1,410	480
Wyverstone	1	110	180	220	60
TOTAL	-	12,770	20,910	26,190	9,940

Functional cluster breakdown in Mid Suffolk (rounded)

Mid Suffolk functional cluster	Dwellings with PP (as at 01/04/15)	25 dpha	40dpha	50dpha	Estimated yield (dwellings)
Stowmarket	256	3,390	5,420	6,780	3,290
Needham Market	51	890	1,430	1,790	1,180
Eye	49	1,350	2,160	2,700	560
Gipping Valley	266	1,130	1,800	2,250	1,080
Debenham	74	100	560	730	250
Thurston	26	970	1550	1,940	740
Bacton and Mendlesham	68	810	1290	1,620	630
Stradbroke and Fressingfield	43	710	1,140	1,420	570
Elmswell	240	1,730	2,770	3,470	800
Woolpit	64	700	1,130	1,410	480
Botesdale and Rickinghall	13	820	1,380	1,730	320
Framlingham	-	170	280	350	40

Sites which are existing formal allocations in Mid Suffolk

SHLAA Ref	Parish	Address	Potential dwellings	Notes
STOW02	Stowmarket	(Policy 6.5) Land at Chilton Leys	1,000	
STOW3a / STOW3b	Stowmarket	(Policy 6.13) land at Ashes Farm	400	
STOW08	Stowmarket	(Policy 6.5) Land at Union Road	400	Allocated as a reserve site
STOW04	Stowmarket	(Policy 6.20) land at Farriers Road and Poplar Hill	125	

Indicative SHLAA supply trajectory in Mid Suffolk

Estimated yield years 0 – 5 (dwellings)	Estimated yield years 6 – 15 (dwellings)
6,900	3,040

As at April 2015, there are approximately 1,200 dwellings with outstanding planning permission (not started or under construction) across the whole Mid Suffolk district. Please see the Annual Monitoring Report available on the Council website for further information.

Appendix 1 – Map of SHLAA area



Appendix 2 – Schedule of rejected SHLAA sites

Babergh

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
ACT01	Acton (Babergh)	6.3	Land at Barrow Hill, Acton, Suffolk	Poorly related to the settlement & services
ALD01	Aldham (Babergh)	2.2	Land fronting The street Aldham	Site is inadequately related to services & disproportionate in size for location. May have potential for smaller development of an appropriate scale for location.
ALD02	Aldham (Babergh)	3.15	Land fronting The street Aldham	Site is inadequately related to services & disproportionate in size for location. May have potential for smaller development of an appropriate scale for location.
ALD03	Aldham (Babergh)	5.35	Land fronting The street Aldham	This site is ALD01 and ALD02 added together- these have been assessed individually
BIL01	Bildeston (Babergh)	8.2	Church Farm, south of Church Road	Major constraints identified on site: Flood zone 3 along the east and cordon sanitaire in the south.
BIL03	Bildeston (Babergh)	2.4	Former Brook Farm Garage	Only the eastern part of the site could be developed. Site within flood zone 3.
BRAN02	Brantham (Babergh)	3	Land to the south of Slough Road (closest post code CO11 1NS)	Site is isolated and separated from the settlement with potential for coalescence between East End and Brantham.
CAP03	Capel St Mary (Babergh)	2	Capel Organic Mushrooms, Mill Hill, IP9 2LA	Poorly related to the settlement, services and facilities. Site within flood zone 3.
CAP04	Capel St Mary (Babergh)	18	Capel Grove, London Road	Access appears unachievable/ Inadequate access, poorly related to and not within the functional settlement.
COC01	Cockfield (Babergh)	19.1	Land at Howe Lane	Site is remote from the settlement, services and facilities.
COP01	Copdock (Babergh)	1.7	Land at Copdock	Site is remote from the settlement, services & facilities.

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
COP02	Copdock (Babergh)	1.25	Land south of Boss Hoggs Café, London Road	Site within floodzone 3 and poorly related to settlement, services & facilities.
EBER06	East Bergholt (Babergh)	1.2	Manor Farm, East End	Poorly related to the settlement & services Site below strategic consideration threshold
EBER05	East Bergholt (Babergh)	2.0	Woodgate Road	Remote from the settlement and poorly related to services and facilities.
ELMT02	Elmsett (Babergh)	1.74	Land to the north of the Street	Remote from the settlement and poorly related to services and facilities. (NB - Site size below threshold).
GWAL06	Great Waldingfield (Babergh)	2.6	Part of Field 4486	Remote from the settlement and poorly related to services and facilities.
GWAL04	Great Waldingfield (Babergh)	3.2	Part of field 6599	Remote from the settlement and poorly related to services and facilities.
GWAL02	Great Waldingfield (Babergh)	2.3	Part of Field 9553	Remote from the settlement and poorly related to services and facilities.
HINT04	Hintlesham (Babergh)	3.3	Land at Nightingales, Clay Hill	Remote from the settlement and poorly related to services and facilities.
HINT01	Hintlesham (Babergh)	2	George St., Land West of Rose Cottage	Remote from the settlement and poorly related to services and facilities.
HINT03	Hintlesham (Babergh)	3.65	Land off George Street	Remote from the settlement and poorly related to services and facilities.
HIT01	Hitcham (Babergh)	2.1	Land at Lower Farm	Site is inadequately related to services, facilities & is disproportionate in size for location. May have potential for smaller development of an appropriate scale for location.
HOL02	Holbrook (Babergh)	4	Land To the south of Woodlands Road (Post code next to site IP9 2PS)	Poorly related to services and facilities. No reasonable access available.
LAW01	Lawshall (Babergh)	3.2	Land west of Bury Road	Remote from development and not related to settlement, services and facilities.
LMEL01	Long Melford (Babergh)	2.8	Bull Lane, Long Melford	Remote from development and not related to settlement,

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
				services & facilities.
LEA02	Leavenheath (Babergh)	2.3	Orchard Farm, Locks Lane	Open countryside, remote from settlement, services and facilities
MELE01	Monks Eleigh (Babergh)	0.7	Monks Eleigh Primary School, Church Field, Monks Eleigh, Ipswich, IP7 7JH	Below size threshold without reasonable prospect for expansion
NEW01	Newton (Babergh)	2.1	Red House Farm, Newton	Open countryside, remote from settlement, services and facilities.
NEW02	Newton (Babergh)	7.5	Land between Sudbury Road and Church Road	Poor relationship to services and facilities
PINE03	Pinewood (Babergh)	4.9	Land at Thorrington Hall	Site within County Wildlife Site
POL01	Polstead (Babergh)	2.1	Land at Brewery Farm, Bower House Tye, Polstead	Site is within open countryside, remote from settlement, services and facilities.
RAY01	Raydon (Babergh)	3.7	Land off Woodland Road	Poorly related to settlement pattern.
SHI01	Shimpling (Babergh)	2.5	Land between Tolcalne and Shimpling House	Poor relationship to services and facilities
SHO04	Shotley (Babergh)	4.3	Land Close to Rose Farm	Remote from development and not related to any settlement/ services
SHO05	Shotley (Babergh)	5.6	Land close to Rose Farm	Site within AONB.
SPR03	Sproughton (Babergh)	3.15	Land off Church Lane	Large section of site within Flood Zone 2 & 3.
SPR01	Sproughton (Babergh)	3.8	Garden to Sproughton House	Remote site, not related to any functional settlement, services and facilities.
STA01	Stanstead (Babergh)	2.1	Sparrows Hall, Lower Street	Site is within open countryside, poorly related to any settlement, services and facilities, set behind established development
LEA01	Stoke By Nayland (Babergh)	5	Pough Lane CO6 4PH	Site is within open countryside, remote from settlement and not related services and facilities
STU01	Stutton (Babergh)	4.02	Land in The Street	Site is within open countryside, remote from services and facilities
STU02	Stutton (Babergh)	2	Land off Church Rd, Stutton, Nr Ipswich, IP9 2SQ	Site is within AONB area.
SUD01	Sudbury	2.4	Sudbury Garden Centre	Poorly related to local

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
	(Babergh)		and nursery	services and facilities.
SUD04	Sudbury (Babergh)	25.6	Land to the north of Sudbury Bypass (A134)	Open countryside, remote from settlement, services and facilities
SUD05	Sudbury (Babergh)	10.4	Land to the north of Sudbury Bypass (A134)	Open countryside, remote from settlement, services and facilities
CHI01	Sudbury (Babergh)	12.7	The Hollies, Chilton Airfield, Waldringfield Road	Open countryside, remote from settlement, services and facilities
WHA01	Whatfield (Babergh)	3.4	Land adjacent Wheatfield	Site is inadequately related to services, facilities & is disproportionate in size for location.
WHE01	Wherstead (Babergh)	3.3	Land between the A14, A137 and the Street,	Range of complex development constraints, including a very poor road access and inadequate access to services and facilities as well as the potential negative impact(s) on listed buildings.
WOO03	Woolverstone (Babergh)	2.1	Glebe Field, Main Road	Site is inadequately related to services, facilities & is disproportionate in size for location.
WOO02	Woolverstone (Babergh)	4.8	Land fronting and to the south of B1456 Main Road (post code close to site IP9 1AJ)	Site is inadequately related to services, facilities & is disproportionate in size for location.
WOO01	Woolverstone (Babergh)	1.7	Land fronting B1456 Main Road	Site is located in AONB.

Mid Suffolk

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
AKE01	Akenham/Whitton (Mid Suffolk)	71	Land at Rise Hall, Ipswich	Poor relationship to existing settlement, services and facilities.
BADW04	Badwell Ash (Mid Suffolk)	2.2	Land off Richer Road, Badwell Ash	Site is poorly related to existing settlement, services and facilities.
BADW01	Badwell Ash (Mid Suffolk)	2.1	Land south of The Broadway, Badwell Ash	Site is poorly related to existing settlement, services and facilities.
BADW05	Badwell Ash (Mid Suffolk)	3.5	Land off Hunston Road, Badwell Ash	Site is poorly related to existing settlement, services and facilities.
BADW03	Badwell Ash (Mid Suffolk)	1.4	Warren Farm, The Stables, Badwell Ash	Site is below threshold for the SHLAA.
BADW02	Badwell Ash (Mid Suffolk)	2	Land north of The Broadway, Badwell Ash	Site is poorly related to existing settlement, services and facilities.
BADW06	Badwell Ash (Mid Suffolk)	2.2	Land adj to the Old Guildhall, The Street, Badwell Ash	Site is poorly related to existing settlement, services and facilities.
BAR05	Barham (Mid Suffolk)	1.4	Honeymoon Cottages, Norwich Road, Barham	Site is poorly related to existing settlement, services and facilities.
BAR02	Barham (Mid Suffolk)	2.58	Land adj De Saumarez Drive, Barham	Site is poorly related to services and facilities.
BAR03	Barham (Mid Suffolk)	9.7	Land west of Norwich Road, Barham	Site is poorly related to services and facilities.
BAR01	Barham (Mid Suffolk)	1.77	Land south east of Sandy Lane, Barham	Site is poorly related services and facilities.
BAR04	Barham and Coddensham (Mid Suffolk)	7.35	Land to west of Norwich Road, Barham	Site is poorly related to services and facilities.
BEY01	Beyton (Mid Suffolk)	12.38	Beyton Grange, The Green, Beyton	Site is poorly related to services and facilities.
BOT/RIC04	Botesdale (Mid Suffolk)	2.2	Botesdale Green, Common Road, Botesdale	Site is poorly related to existing settlement, services and facilities.
BRAM02	Bramford (Mid Suffolk)	11.1	The Gables, Bramford Road, Bramford	Site is poorly related to existing settlement, services and facilities.
CLA01	Claydon (Mid Suffolk)	5.48	Land west of The Slade	Site is poorly related to services and facilities.
CLA05	Claydon (Mid Suffolk)	0.95	Land off Old Ipswich Road, Claydon	Site is below SHLAA threshold
CLA06	Claydon (Mid Suffolk)	3.75	Land at Claydon Hill	Access appears unachievable/ Inadequate access and substantial landscape constraints

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
CLAY07	Claydon (Mid Suffolk)	4.24	Land east of Fir Tree Lane	Access appears unachievable/ Inadequate access and substantial landscape constraints
CLA04	Claydon (Mid Suffolk)	4.26	Land south of Premier Inn, Paper Mill Lane	Site is located in Flood Zone 3
CLA02	Claydon (Mid Suffolk)	1.1	Land west of The Slade, Claydon (site 2)	Site is under threshold with little opportunity to expand boundary
STOW13	Combs (Mid Suffolk)	6.9	Land south of Lindsey Way, Stowmarket	Site is adjacent to a SSSI
CREE02	Creeting St Mary (Mid Suffolk)	5.4	Land at Jacks Green Road, Creeting St Mary	Site is poorly related to existing settlement, services and facilities.
CREE03	Creeting St Mary (Mid Suffolk)	2.4	Land adjoining Jacks Green Road, Creeting St Mary	Significant area of the site lies within Flood Zone 3; site is also poorly related to services and facilities
CREE01	Creeting St Mary (Mid Suffolk)	3	Flordon Road, Creeting St Mary	Site is poorly related to services and facilities.
SEARL01	Earl Stonham (Mid Suffolk)	2.1	Land east of Angel Hill, Earl Stonham	Poor relationship to settlement, services and facilities.
ELM02	Elmswell (Mid Suffolk)	11	Land to east of Blackbourne Road	Access appears unachievable/ Inadequate access.
ELM05	Elmswell (Mid Suffolk)	5.4	Land south of Wetherden Road, Elmswell (site 2)	Access appears to be unachievable without the development of ELM04.
ELM10	Elmswell (Mid Suffolk)	1.7	Land east of Borley Crescent, Elmswell	Site is below threshold of 2ha, but is adjacent to ELM02 and will be considered as part of a larger site.
EYE02	Eye (Mid Suffolk)	2.7	Yaxley Road, Eye	Poor relationship to existing settlement, services and facilities.
EYE03	Eye (Mid Suffolk)	13.8	Eye Airfield, Langton Green	Poor relationship to existing settlement, services and facilities.
EYE04	Eye (Mid Suffolk)	2.6	Land adjacent Brome Avenue	Poor relationship to existing settlement, services and facilities.
FRES02	Fressingfield (Mid Suffolk)	1.1	Site adj. to Primary School playingfield	Site is below threshold for the SHLAA.
FRES03	Fressingfield (Mid Suffolk)	1.2	Land to the east of Harleston Hill, Fressingfield	Poor relationship to existing settlement, services and facilities.
FRES06	Fressingfield	1.1	Land adjacent to and	Site is under 2ha threshold

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
	(Mid Suffolk)		part of Post Mill Lane, Fressingfield	with little opportunity to expand- exclude
GRB01	Great Blakenham (Mid Suffolk)	5.4	Land off Stowmarket Road, Great Blakenham	Poor relationship to services and facilities.
GRB03	Great Blakenham (Mid Suffolk)	12.06	Land to the rear of Tollgate Farm, Great Blakenham	Poor relationship to services and facilities.
GRB04	Great Blakenham (Mid Suffolk)	1.36	Sackers, Gipping Road, Great Blakenham	Site is below SHLAA threshold with little opportunity to expand boundary.
STOW18	Haughley (Mid Suffolk)	5.8	Land adj Woodside Farm, Haughley	Poor relationship to existing settlement.
HAU02	Haughley (Mid Suffolk)	5.1	Land at Firs Farm, Fishponds Way, Haughley	Poor relationship to existing settlement, services and facilities.
HAU03	Haughley (Mid Suffolk)	8	Land adjoining Fishponds Way, Haughley	Poor relationship to existing settlement, services and facilities.
HEN01	Henley (Mid Suffolk)	3.7	Land off Ashbocking Road, Henley	Poor relationship to services and facilities..
HEN02	Henley (Mid Suffolk)	2.2	Land adj Henley Community Centre, Henley	Poor relationship to services and facilities.
HEN03	Henley (Mid Suffolk)	8.4	Land along Mill Lane, Henley	Poor relationship to services and facilities.
HIND02	Hinderclay (Mid Suffolk)	4.6	Mill Farm, Hinderclay	Poor relationship to services and facilities.
HIND01	Hinderclay (Mid Suffolk)	1.2	Land adj Hinderclay Church, Bells Lane, Hinderclay	Site is below SHLAA threshold.
HOX02	Hoxne (Mid Suffolk)	1.2	Land at Daganya Farm, Nuttery Vale, Hoxne	Site of this size is considered disproportionate and unsuitable in Hoxne which has a lack of services and facilities.
HOX03	Hoxne (Mid Suffolk)	2.7	Land at Cross Street, Hoxne	Site of this size is considered disproportionate and unsuitable in Hoxne which has a lack of services and facilities..
HOX04	Hoxne (Mid Suffolk)	0.8	Land adj Recreation Ground, Hoxne	Site is below threshold for the SHLAA with little potential to expand boundary.
HOX05	Hoxne (Mid Suffolk)	7.7	Land rear of Abbey Terrace, Hoxne	Poor relationship to existing settlement, services and facilities.
HOX01	Hoxne (Mid Suffolk)	2.7	The Pipeworks, Eye Road, Hoxne	Located on SSSI.
HOX06	Hoxne (Mid Suffolk)	6.2	Land west of Whittons Lane, Hoxne	Poor relationship to existing settlement, services and

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
				facilities.
KEN01	Kenton (Mid Suffolk)	6.9	Land in Kenton Street, Kenton	Poor relationship to services and facilities.
LAX02	Laxfield (Mid Suffolk)	1.2	Land adjoining Bickers Hill Road, Laxfield	Poor relationship to existing settlement, services and facilities.
LAX04	Laxfield (Mid Suffolk)	2.1	Land at Corner Farm, Bickers Hill Road, Laxfield	Poor relationship to existing settlement, services and facilities.
LAX05	Laxfield (Mid Suffolk)	2.2	Site southwest of Station Road	Poor relationship to existing settlement, services and facilities.
LTHUR01	Long Thurlow (Mid Suffolk)	2.2	Land adj Thurlow Road, Long Thurlow	Poor relationship to services and facilities.
MEND02	Mendlesham (Mid Suffolk)	13.2	Land east of Mendlesham	Poor relationship to existing settlement, services and facilities.
MEND01	Mendlesham (Mid Suffolk)	1.8	Land adj Brockford Road/Church Road, Mendlesham	Poor relationship to existing settlement, services and facilities.
MEND04	Mendlesham (Mid Suffolk)	5.3	Land south east of Old Station Road, Mendlesham	Poor relationship to existing settlement, services and facilities.
MIC01	Mickfield (Mid Suffolk)	3.1	The Poplars, Wetheringsett Road, Mickfield	Poor relationship to services and facilities.
MIC03	Mickfield (Mid Suffolk)	2	Land south of Debenham Road, Mickfield	Poor relationship to services and facilities.
MIC02	Mickfield (Mid Suffolk)	2.5	Land east of Scotts Hill, Mickfield	Poor relationship to services and facilities.
NOR04	Norton (Mid Suffolk)	0.5	Norton Field, land east of Ixworth Road, Norton	Poor relationship to existing settlement, services and facilities.
NOR01	Norton (Mid Suffolk)	2.11	Pine Trees, Ashfield Road, Little Green, Norton	Poor relationship to existing settlement, services and facilities.
NOR03	Norton (Mid Suffolk)	2.1	Land at Ashfield Road, Norton	Poor relationship to services and facilities.
NOR02	Norton (Mid Suffolk)	8.3	Land at Ixworth Road and Hawes Lane, Norton	Poor relationship to services and facilities.
OCC01	Occold (Mid Suffolk)	2.8	Land at Church Farm, Occold	Poor relationship to services and facilities.
OFF01	Offton (Mid Suffolk)	2.6	Land off Bildeston Road/Castle Road, Offton	Poor relationship to services and facilities.
OLDN01	Old Newton (Mid Suffolk)	2.6	Land rear of Falconer Avenue, Old Newton	Poor relationship to existing settlement, services and facilities.
OLDN02	Old Newton (Mid Suffolk)	3.1	Land adj Greenacres, Stowmarket Road, Old	Poor relationship to existing settlement, services and

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
			Newton	facilities.
OLDN03	Old Newton (Mid Suffolk)	2.6	Land at Station Road, Old Newton	Poor relationship to existing settlement, services and facilities.
STOW17	Onehouse (Mid Suffolk)	7.5	Land at Finborough Road/Starhouse Lane	Poor relationship to existing settlement, services and facilities.
STOW16	Onehouse (Mid Suffolk)	2.5	Land off Finborough Road, Stowmarket	Poor relationship to settlement, services and facilities.
PAL03	Palgrave (Mid Suffolk)	1.05	Priory Road, Palgrave	Site below SHLAA threshold
PAL01	Palgrave (Mid Suffolk)	2.66	Land off Upper Rose Lane, Palgrave	Poor relationship to services and facilities.
PAL02	Palgrave (Mid Suffolk)	0.98	Land off Lion Road, Palgrave	Site below SHLAA threshold
PET02	Pettaugh (Mid Suffolk)	2.1	The Low Meadows, Pettaugh	Majority of site in Flood Zone 3
PET01	Pettaugh (Mid Suffolk)	2.3	Moat Grove Farm, Pettaugh	Poor relationship to services and facilities.
RATT01	Rattlesden (Mid Suffolk)	4.3	Land adj Windyridge Rise and Roman Rise, Rattlesden	Poor relationship to existing settlement, services and facilities.
RATT02	Rattlesden (Mid Suffolk)	3.4	Land adj Felsham Road	Poor relationship to existing settlement, services and facilities. Substantial landscape constraints.
RATT03	Rattlesden (Mid Suffolk)	10.2	Land between Rising Sun Hill and Workhouse Lane	Substantial landscape and historic asset constraints
RATT04	Rattlesden (Mid Suffolk)	4.5	Land nr. High Street and Mill Hill	Poor relationship to existing settlement, services and facilities. Substantial landscape constraints.
RED01	Redgrave (Mid Suffolk)	4	Land at Hall Lane, Redgrave	Poor relationship to services and facilities.
BOT/RIC07	Rickingham (Mid Suffolk)	4.36	Land at Rectory Hill, Rickingham	Poor relationship to existing settlement, services and facilities.
BOT/RIC06	Rickingham (Mid Suffolk)	5.12	Land off Bury Road, Rickingham	Majority of site in flood zone 3
SOM01	Somersham (Mid Suffolk)	2.4	Land south east of Flowton Road, Somersham	Access road is not considered suitable for a site of this size
STONA01	Stonham Aspal (Mid Suffolk)	2.9	Land behind Quoits Meadow, Stonham Aspal	Poor relationship to services and facilities.
STONA04	Stonham Aspal (Mid Suffolk)	2.2	Land south of The Street, Stonham Aspal	Poor relationship to services and facilities.
STONA03	Stonham Aspal (Mid Suffolk)	4.4	Land north west of Stonham Aspal	Poor relationship to services and facilities.
STONA02	Stonham Aspal	2.1	Land west of Crowfield	Poor relationship to services

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
	(Mid Suffolk)		Road, Stonham Aspal	and facilities.
STONP01	Stonham Parva (Mid Suffolk)	1.5	Land to east and south of Camelia Cottage, Stonham Parva	Poor relationship to settlement, services and facilities.
STOW15	Stowmarket (Mid Suffolk)	3.4	Land at Takers Lane, Stowmarket	Over half of site within flood zone 3
STOW14	Stowmarket (Mid Suffolk)	12.2	Land south west of Needham Road, Stowmarket	Poor relationship to existing settlement, services and facilities.
STOW12	Stowmarket (Mid Suffolk)	1	Stowmarket Middle School, Walnut Tree Walk, Stowmarket	site is under threshold with no potential to expand
STOW11	Stowmarket (Mid Suffolk)	0.34	Wade House, Violet Hill Road, Stowmarket	site is under threshold with no potential to expand
STOW10	Stowmarket (Mid Suffolk)	2.8	Cedars Park Business Park, Gun Cotton Way	Proximity to existing large sewerage works and cordon sanitaire
STO01	Stowupland (Mid Suffolk)	10.9	Land north of Church Road	Site unsuitable for development due to landscape sensitivities and potential impact on neighbouring heritage assets
STO06	Stowupland (Mid Suffolk)	12.1	Rendalls Lane, Stowupland	Poor relationship to existing settlement, services and facilities.
STO07	Stowupland (Mid Suffolk)	46.4	Land south of Church Road, Stowupland	Poor relationship to existing settlement, services and facilities.
STO09	Stowupland (Mid Suffolk)	16.8	Land west of Rendalls Lane, Stowupland	Poor relationship to existing settlement, services and facilities.
STO03	Stowupland (Mid Suffolk)	0.8	Land between Orchard House and Inglenook, Mill Street, Stowupland	Poor relationship with existing settlement, services and facilities.
STO04	Stowupland (Mid Suffolk)	1.6	Land east and south of A1120/Church Road, Stowupland	Poor relationship with existing settlement, services and facilities.
STO05	Stowupland (Mid Suffolk)	3.9	land between rear of Old Farm and the A14, Stowupland	Poor relationship with existing settlement, services and facilities.
STR03	Stradbroke (Mid Suffolk)	2.4	Land north of Mill Lane, Queen Street, Stradbroke	Poor relationship to existing settlement, services and facilities.
STR02	Stradbroke (Mid Suffolk)	2.1	Land to east of Queen Street, Stradbroke	Poor relationship to existing settlement, services and facilities.
THOR01	Thorndon (Mid Suffolk)	2.4	Land east of Fen View, Thorndon	Poor relationship to services and facilities.
THU11	Thurston (Mid Suffolk)	2.1	Land south of Railway, Thurston	Poor relationship to services and facilities.
THU06	Thurston (Mid Suffolk)	44.3	Land at Green Farm, Norton Road, Thurston	Flood Zone 3 runs through middle of site – the rest of the

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
				site is remote from the settlement, services and facilities.
THU05	Thurston (Mid Suffolk)	10.94	Land South West of Thurston Road, Thurston	Poor relationship to existing settlement, services and facilities.
THU12	Thurston (Mid Suffolk)	2	Stockhold Green, Thurston	Site is poorly related to services and facilities.
THU09	Thurston (Mid Suffolk)	13.8	Land at Thurston House, Thurston	Poor relationship to existing settlement, services and facilities.
THU03	Thurston (Mid Suffolk)	2.95	Land at Barrells Road, Thurston (site 2)	Poor relationship to existing settlement, services and facilities.
THUR07	Thurston (Mid Suffolk)	16.5	Land at Manor Farm, Norton Road	Poor relationship to existing settlement, services and facilities. Substantial landscape constraints.
THUR10	Thurston (Mid Suffolk)	8.7	Land south of Thurston Rugby Club	Poor relationship to existing settlement, services and facilities. Substantial landscape constraints.
THU13	Thurston (Mid Suffolk)	3.9	Land at the Firs, Church Road, Thurston	Poor relationship to existing settlement, services and facilities.
THU02	Thurston (Mid Suffolk)	2.1	Land at Barrells Road, Thurston (site 1)	Poor relationship to existing settlement, services and facilities.
TOS01	Tostock (Mid Suffolk)	3.7	Land between Flatts Lanes and Norton Road, Tostock	Poor relationship to services and facilities.
TOS02	Tostock (Mid Suffolk)	0.5	Land east of Norton Road, Tostock	Site is below threshold of 2ha but is adjacent to TOS01 and will be considered alongside this site
WAL01	Walsham Le Willows (Mid Suffolk)	1.6	Land adj The Woodlands, Walsham Le Willows	Site in Flood Zone 3
WAL02	Walsham Le Willows (Mid Suffolk)	2.7	Hyfields, Wattisfield Road, Walsham Le Willows	Poor relationship to existing settlement, services and facilities.
WAL03	Walsham Le Willows (Mid Suffolk)	2.7	Land north of Grove Road	Poor relationship to services and facilities
WAT01	Wattisfield (Mid Suffolk)	1	Land north of Cassons Farm, Walsham, Wattisfield	Site is within Flood Zone 3.
WAT02	Wattisfield (Mid Suffolk)	0.6	Land east of Casons Farm, Walsham, Wattisfield	Site size is below threshold with little scope to increase size
WAT03	Wattisfield (Mid Suffolk)	1.4	Land south of Casons Farm, Walsham,	Site size is below threshold with little scope to increase

Site Ref	Parish / District	Size (ha)	Site name / address	Reason for rejected site
			Wattisfield	size
WES01	Westhorpe (Mid Suffolk)	2.1	Land adj Church Road, Westhorpe	Poor relationship to settlement, services and facilities.
WEY01	Weybread (Mid Suffolk)	6.9	The Street, Weybread	Poor relationship to settlement, services and facilities.
WHIT01	Whitton (Mid Suffolk)	19.4	Land west of Old Norwich Road, Whitton	Poor relationship to settlement, services and facilities.
WOOL01	Woolpit (Mid Suffolk)	2.7	Heath Road, Woolpit	Poor relationship to existing settlement, services and facilities.
WOR01	Wortham (Mid Suffolk)	2	Land off Bury Road (A143), Wortham	Poor relationship to services and facilities.
WYV01	Wyverstone (Mid Suffolk)	2.9	Land south of the Laurels, The Street, Wyverstone	Poor relationship to services and facilities.
YAX01	Yaxley (Mid Suffolk)	1.2	Land off Old Ipswich Road, Yaxley	Site is below the SHLAA threshold.
YAX02	Yaxley (Mid Suffolk)	1.6	Land West of Old Ipswich Road, Yaxley	Site is below the SHLAA threshold.

Appendix 3 – SHLAA Potential Sites and Summary Assessment Sheets

Babergh SHLAA Summary Site Assessments

Acton

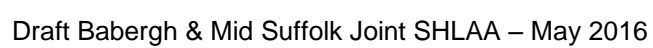


Sites with the potential to support development –
(These are not formal allocations)

ACT02	Land at Tamage Road, Acton,
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Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
ACT02		Acton (Babergh) (Hinterland Village)		Land at Tamage Road		3.6	
Proposal	Housing			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	90	Delivery estimate	1-5 yrs	x	
		40 dph	144		5 – 10 yrs		
		50 dph	180		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		90					

Sites with the potential to support development –



(These are not formal allocations)

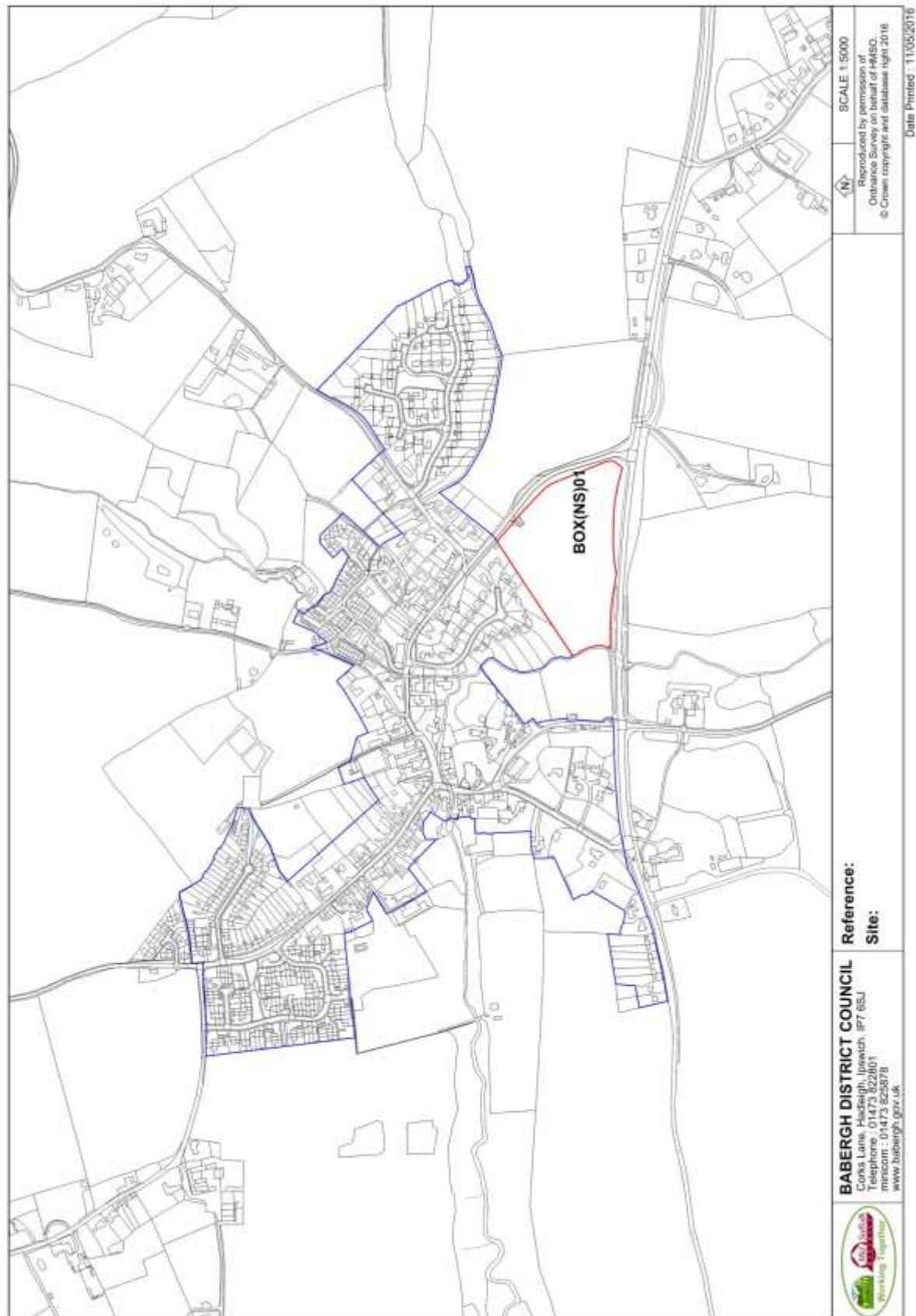
BIL02	Land at northern end of Bildeston, High Street,
BIL(NS)04	Land east of Rotheram Road, north of B1078
BIL(NS)05	Land north-east in Bildeston, south of Wattisham Road

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BIL02		Bildeston (Babergh) (Core Village)		Land at northern end of Bildeston, High Street,		2.8	
Proposal	Housing			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon listed buildings and conservation area							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted.							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	72	Delivery estimate	1-5 yrs	x	
		40 dph	116		5 – 10 yrs		
		50 dph	145		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along southern aspect is recommended. Estimated new net site area: 2 ha					
Estimated yield (dwellings)		40					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BIL(NS)04		Bildeston (Babergh) (Core Village)		Land east of Rotheram Road, north of B1078		6	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required cordon sanitaire matters							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	150	Delivery estimate	1-5 yrs		
		40 dph	240		5 – 10 yrs		
		50 dph	300		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along western aspect adjoining existing settlement is recommended due to connectivity to the existing development. Estimated new net site area: 2ha					
Estimated yield (dwellings)		50					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BIL(NS)05		Bildeston (Babergh) (Core Village)		Land north-east in Bildeston, south of Wattisham Road		8.6	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required landscape impact issues							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	215	Delivery estimate	1-5 yrs		
		40 dph	344		5 – 10 yrs		
		50 dph	430		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along western aspect adjoining existing settlement is recommended. Estimated new net site area: 3ha					
Estimated yield (dwellings)		75					

Boxford

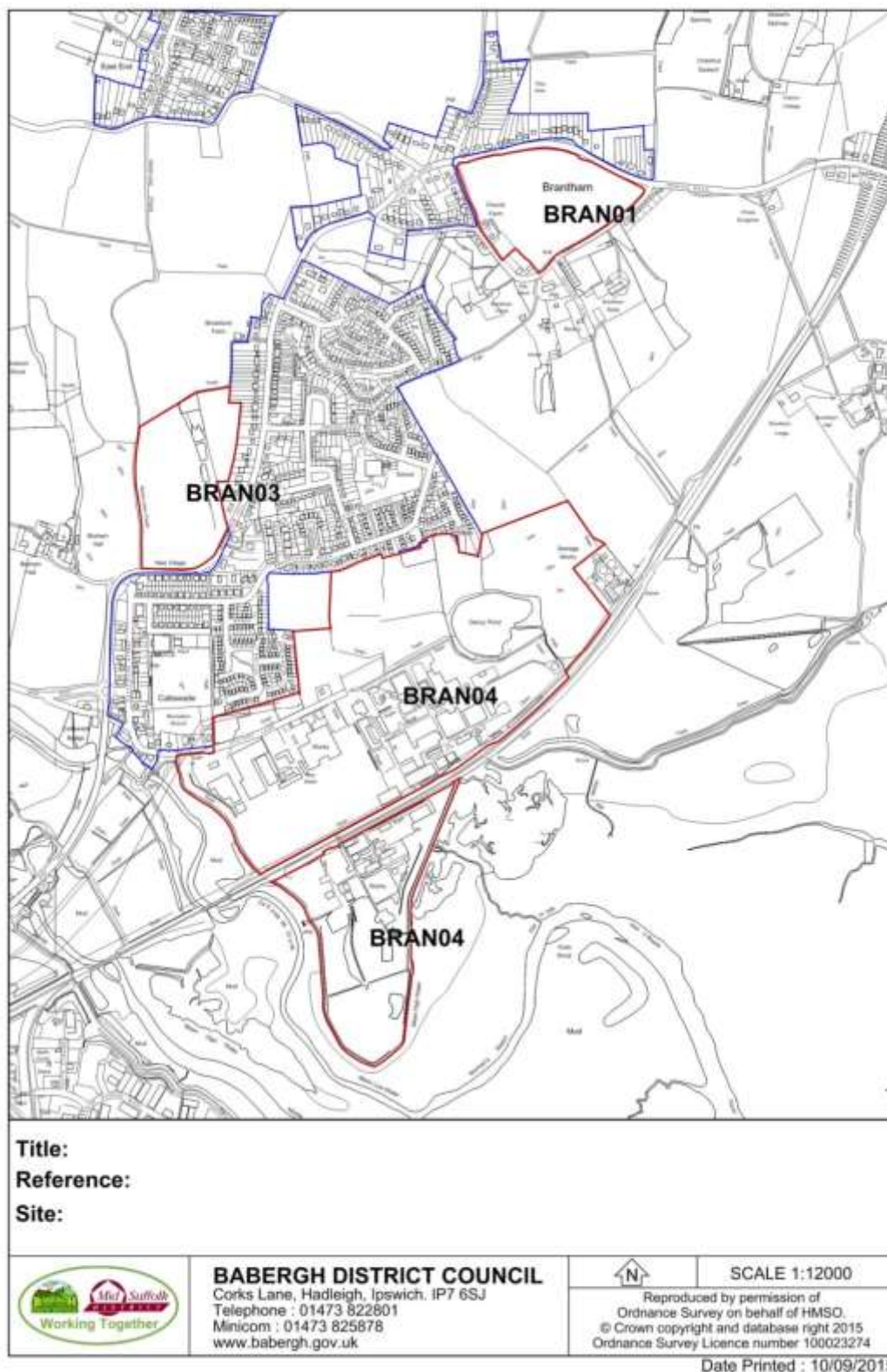


Sites with the potential to support development –
(These are not formal allocations)

BOX(NS)01	Land west of Sand Hill
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Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BOX(NS)01		Boxford (Babergh) (Core Village)		Land west of Sand Hill		3.5	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: landscape impacts flooding issues noise issues							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	87	Delivery estimate	1-5 yrs		
		40 dph	140		5 – 10 yrs		
		50 dph	175		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along north-eastern aspect is recommended in order to avoid disproportionate development to the existing settlement. Estimated new site area 2.5 ha.					
Estimated yield (dwellings)		60					

Brantham



Sites with the potential to support development –
(These are not formal allocations)

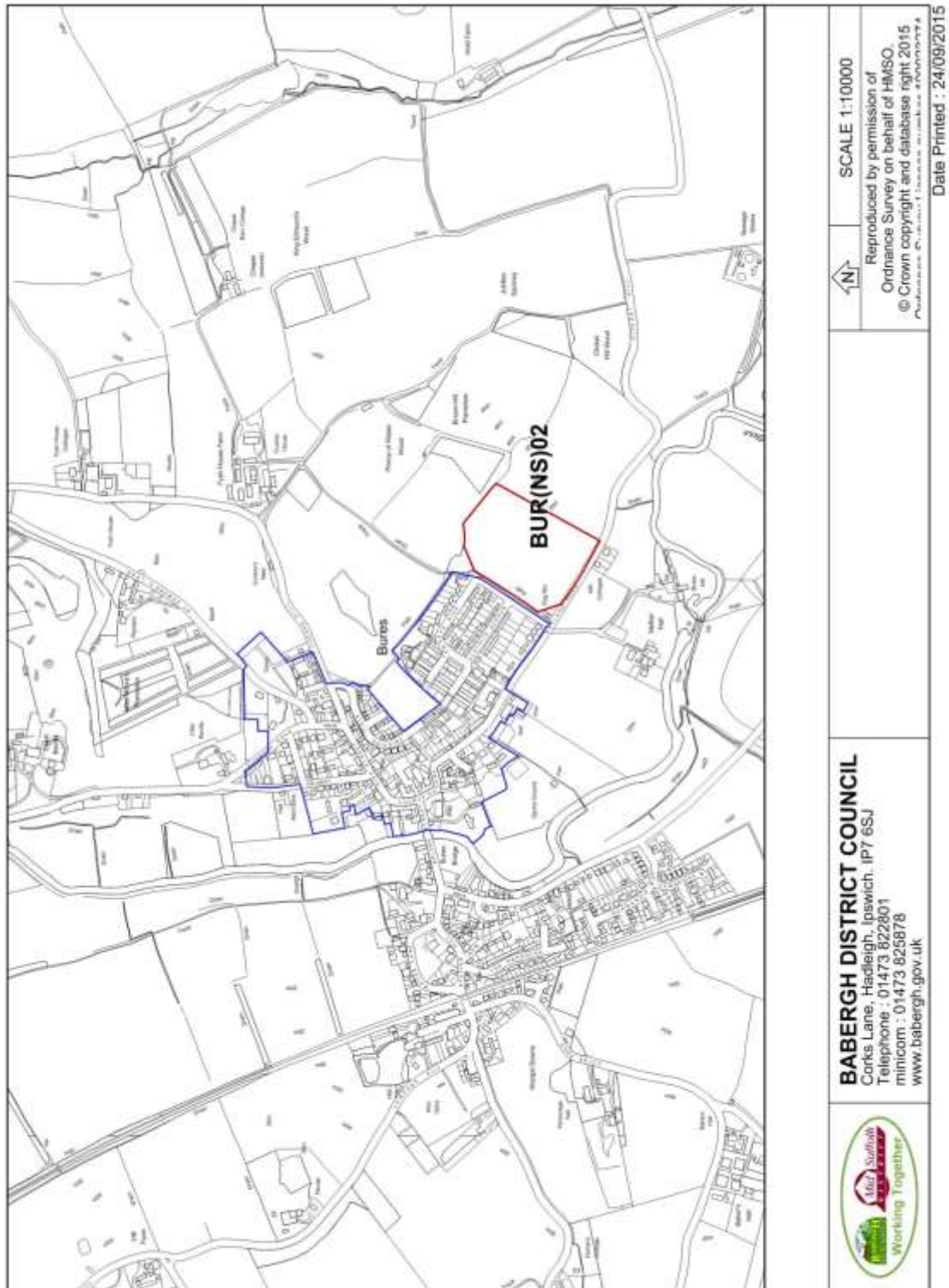
BRAN01	Pattles Field, Church farm, Church Lane,
BRAN03	Land at Brantham Hill
BRAN04	Land at Brantham Industrial Area

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
BRAN01		Brantham (Babergh) (Hinterland Village)	Pattles Field, Church farm, Church Lane,		8.1
Proposal	housing, open space and other suitable community uses. Possible small supermarket, dependant upon discussions with the parish and district councils.		Current / previous land use		Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required					
Availability					
There are two owners of the site (1 family) An agent has submitted the site on request of the landowner The title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission states that redevelopment would take 5 years at 36 units per annum					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	202	Delivery estimate	1-5 yrs	x
	40 dph	324		5 – 10 yrs	
	50 dph	405		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, but partial development is recommended. Taking into account the existing local allocation development along Ipswich Road (A137) would be suitable with the settlement pattern. Estimated new net site area: 2 ha			
Estimated yield (dwellings)		50			

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BRAN03		Brantham (Babergh) (Hinterland Village)		Land at Brantham Hill		9.2	
Proposal	potential housing development site.			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Scale of site- consider reducing size of site to be more in keeping with the existing settlement, and due to steep gradient Highways – regarding access, footpaths and infrastructure required							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	229	Delivery estimate	1-5 yrs	x	
		40 dph	367		5 – 10 yrs		
		50 dph	459		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, but partial development is recommended to strengthen the existing street scene with additional housing along the A137.					
Estimated yield (dwellings)		200					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BRAN04		Brantham (Babergh) (Core Village)		Land at Brantham Industrial Area		12	
Proposal	Allocated site for regeneration objectives (Policy CS7)			Current / previous land use		Industrial	
Suitability (Potentially)							
The site has been allocated in the Core Strategy							
Availability							
The site has been allocated in the Core Strategy							
Achievability							
Known environmental sensitivity issues on the site. Delivery of approximately 300 dwellings anticipated within the medium to long term of the Plan period.							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	300	Delivery estimate	1-5 yrs		
		40 dph	480		5 – 10 yrs	X	
		50 dph	600		10 – 15+ yrs	X	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		350					

Bures St Mary

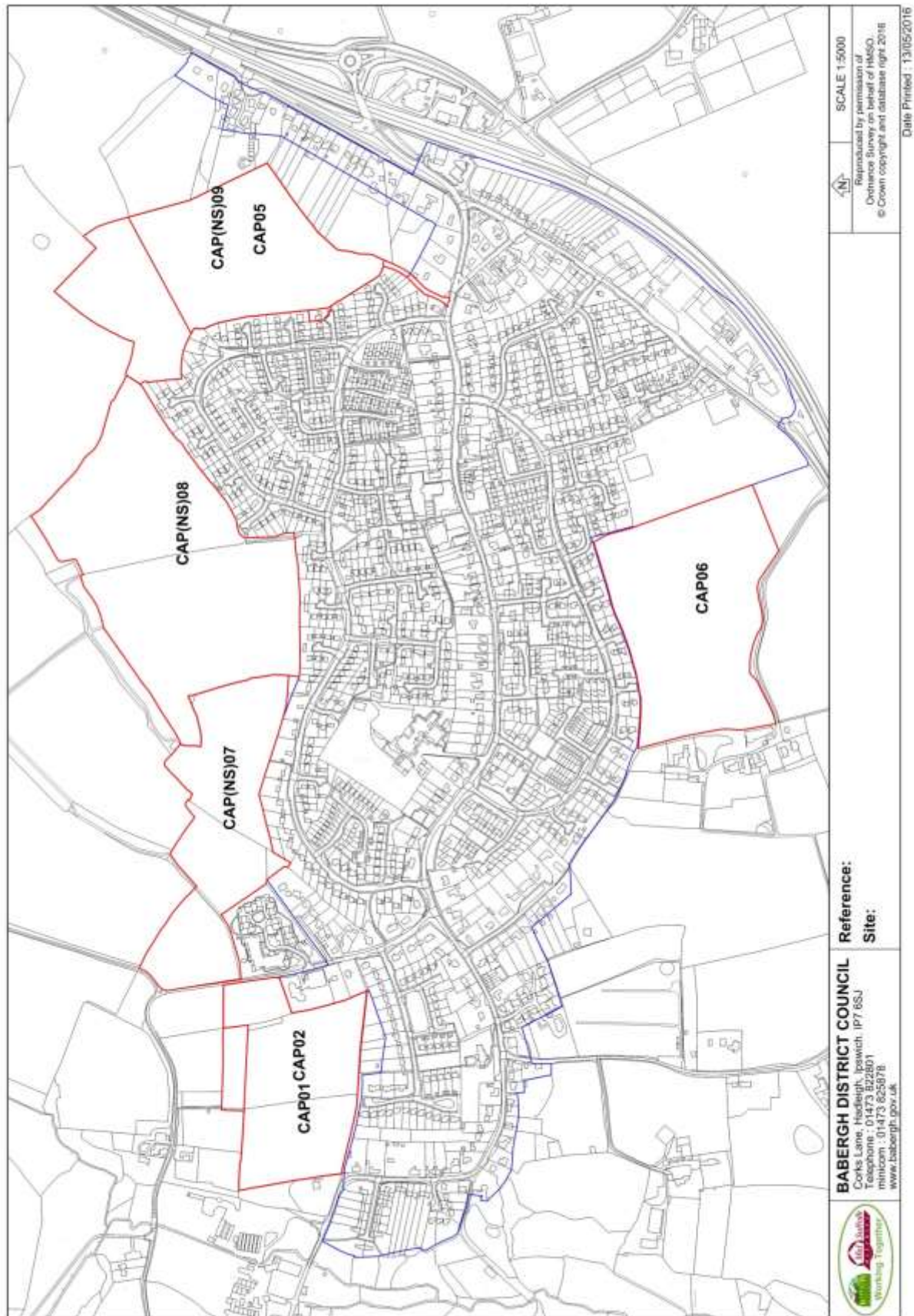


Sites with the potential to support development –
(These are not formal allocations)

BUR(NS)02	Land north of Nayland Road
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Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BUR(NS)02		Bures St Mary (Babergh) (Core Village)		Land north of Nayland Road		4.5	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: * landscape impact Highway acceptability.							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	112	Delivery estimate	1-5 yrs		
		40 dph	180		5 – 10 yrs		
		50 dph	225		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 2 ha					
Estimated yield (dwellings)		50					

Capel St Mary



Sites with the potential to support development –
(These are not formal allocations)

CAP01	Land off Days Road
CAP02	Land west of Days Road
CAP05	Land at Longfield Road
CAP06	Land to the north of Red Lane
CAP(NS)07	Land east of Days Road
CAP(NS)08	Land north-east of Longfield Road
CAP(NS)09	Land west of Longfield Road

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
CAP01		Capel St Mary (Babergh) (Core Village)	Land off Days Road		5	
Proposal	mixed open market detached houses and single storey dwellings together with mix of affordable housing to meet local need.		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Heritage- impact upon listed building adjacent to south east boundary of site						
Availability						
The site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have not been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 20 units per annum						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	127	Delivery estimate	1-5 yrs	x
		40 dph	204		5 – 10 yrs	
		50 dph	255		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 3 ha				
Estimated yield (dwellings)		75				

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
CAP02		Capel St Mary (Babergh) (Core Village)		Land west of Days Road		5.67	
Proposal	Approx. 100- 150 dwellings, together with associated open space			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required							
Availability							
There are two owners of the site An agent has submitted the site on request of the landowners The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	141	Delivery estimate		1-5 yrs	x
		40 dph	226			5 – 10 yrs	
		50 dph	283			10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 3 ha					
Estimated yield (dwellings)		75					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
CAP05		Capel St Mary (Babergh) (Core Village)		Land at Longfield Road		5.56	
Proposal	Housing			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 65 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	139	Delivery estimate	1-5 yrs	x	
		40 dph	222.		5 – 10 yrs		
		50 dph	278		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 3 ha					
Estimated yield (dwellings)		75					

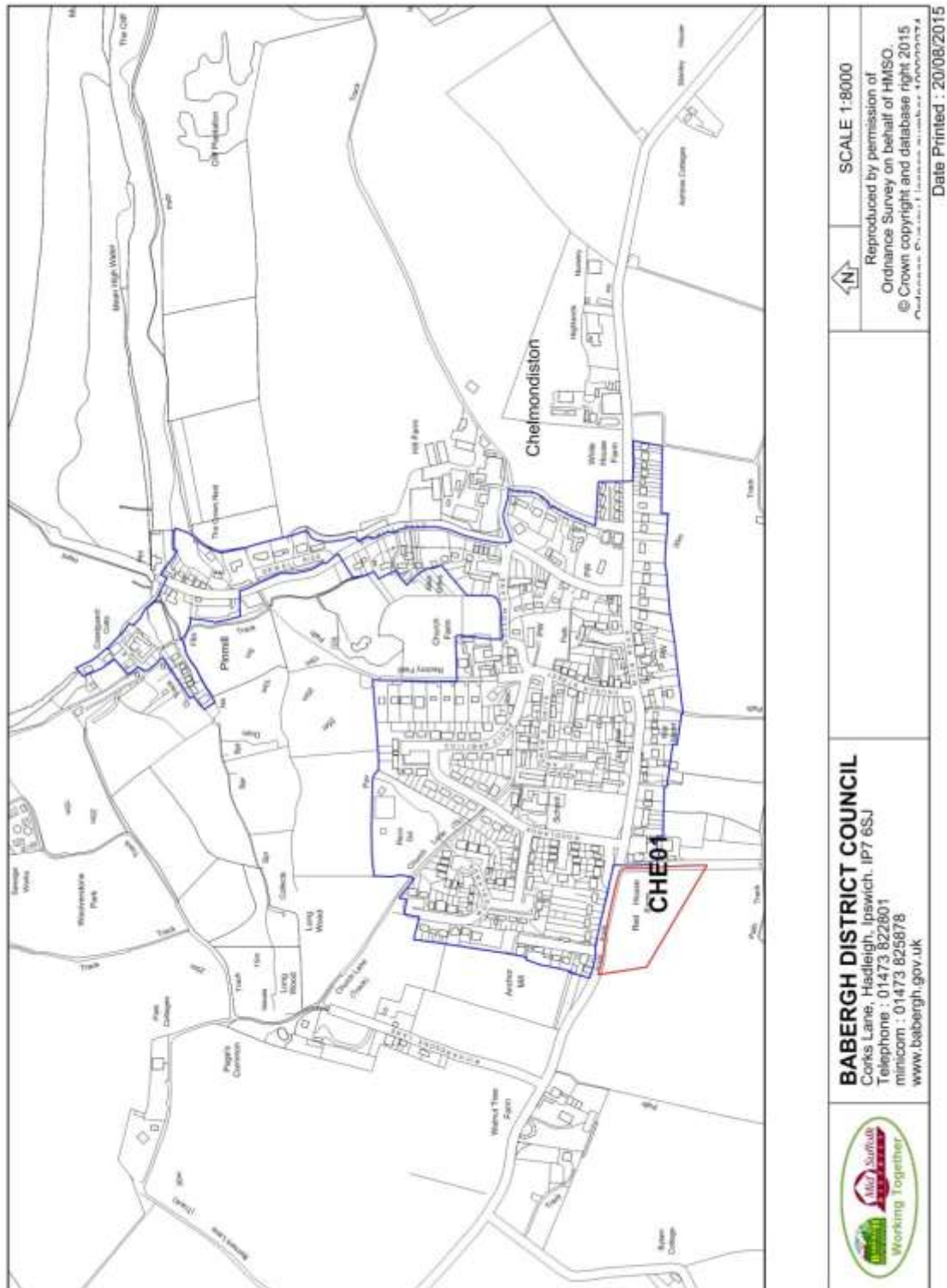
Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
CAP06		Capel St Mary (Babergh) (Core Village)		Land north of Red Lane		7.6	
Proposal	Potential housing allocation			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highway – regarding access, footpaths and infrastructure required. Scale of site- consider reducing size of site to be more in keeping with the existing settlement Heritage assets adjacent the site							
Availability							
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	190	Delivery estimate	1-5 yrs	x	
		40 dph	304		5 – 10 yrs		
		50 dph	380		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		190					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
CAP(NS)07		Capel St Mary (Babergh) (Core Village)		Land east of Days Road		6	
Proposal	Potential housing allocation			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: * Highway safety / access issues							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	147	Delivery estimate	1-5 yrs		
		40 dph	236		5 – 10 yrs		
		50 dph	295		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		140					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
CAP(NS)08		Capel St Mary (Babergh) (Core Village)		Land north-east of Longfield Road		11.6	
Proposal	Potential housing site allocation			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: * Impact of scale of growth on existing community							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	290	Delivery estimate	1-5 yrs		
		40 dph	464		5 – 10 yrs		
		50 dph	580		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 7.5 ha					
Estimated yield (dwellings)		180					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
CAP(NS)09		Capel St Mary (Babergh) (Core Village)		Land west of Longfield Road		8.4	
Proposal	Potential housing site allocation			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: * Highway safety / access issues							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	210	Delivery estimate	1-5 yrs		
		40 dph	336		5 – 10 yrs		
		50 dph	420		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 3.5 ha					
Estimated yield (dwellings)		80					

Chelmondiston

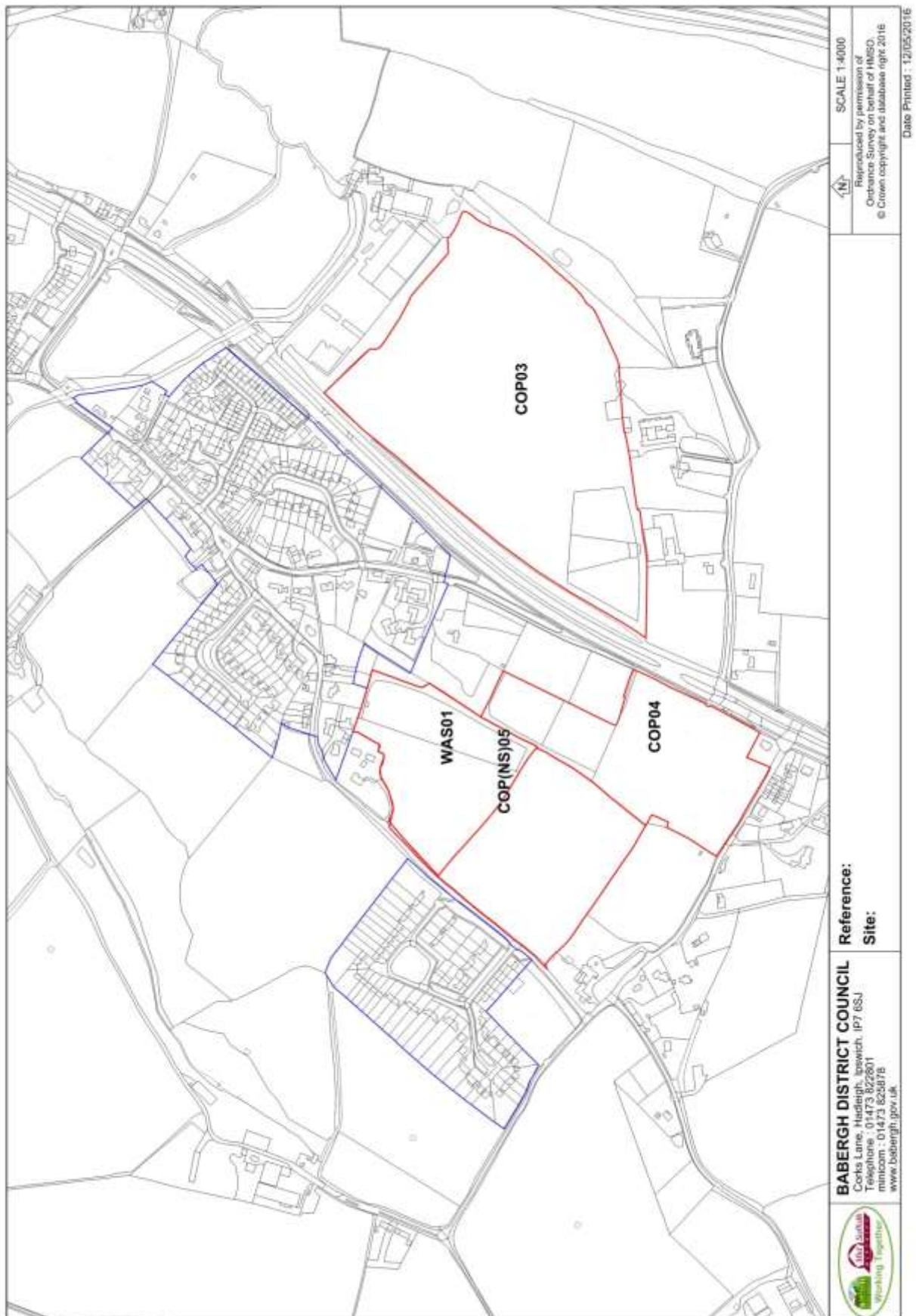


Sites with the potential to support development –
(These are not formal allocations)

CHE01	Land fronting and to the south of B1456
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Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
CHE01		Chelmondiston (Babergh) (Hinterland Village)	Land fronting and to the south of B1456		1.9
Proposal	Mixed open market detached houses and single storey dwellings together with mix of affordable housing to meet local need.		Current / previous land use		Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required					
Availability					
Site is in single ownership- GW Stennett Ltd An agent has submitted the site on request of the landowner The title deeds have not been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 12 units per annum					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	52	Delivery estimate	1-5 yrs	x
	40 dph	84		5 – 10 yrs	
	50 dph	105		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended, following the line of the road, in order to integrate development to the existing settlement. Estimated new net site area: 1 ha			
Estimated yield (dwellings)		15			

Copdock (including Washbrook)



Sites with the potential to support development –

(These are not formal allocations)

COP03	Jubilee Meadow, Mill Lane, Copdock, Ipswich, IP8 3HU
COP04	Land at Elm lane, Copdock, Ipswich, IP8
COP(NS)05	Land south east of Back Lane
WAS01	Land adjoining Highfield Back Lane

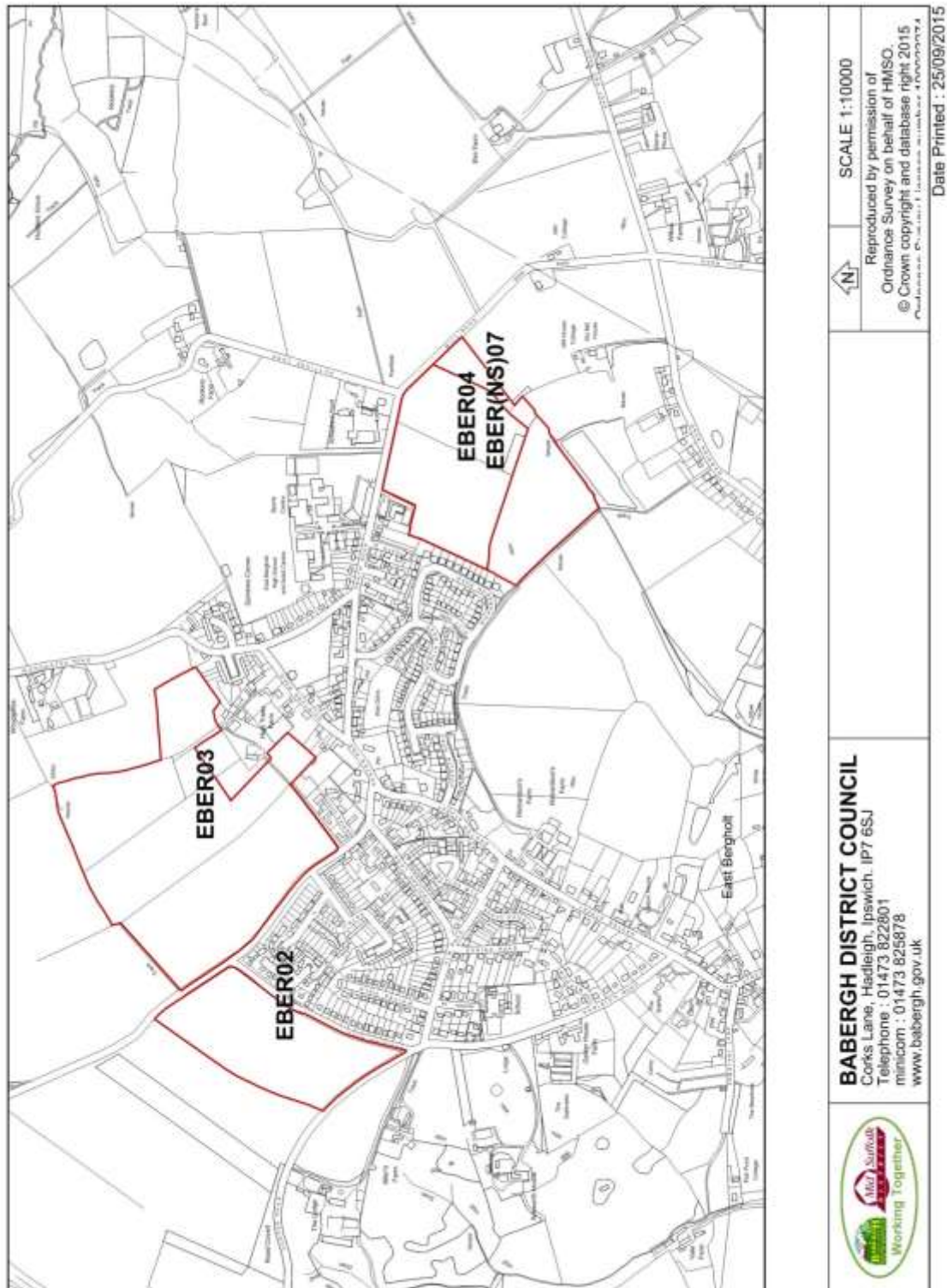
Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
COP03		Copdock (Babergh) (Hinterland Village)	Jubilee Meadow, Mill Lane, Copdock, Ipswich, IP8 3HU		26	
Proposal	No preconceived ideas for mixes and types of development on this land. Open to all possibilities for development including residential, affordable and employment and will work with the local community.		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- listed buildings adjacent to south of the site Landscape- site is within Special Landscape Area & would change settlement pattern						
Availability						
Site is in single ownership The title deeds have been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of timescale for delivery or the likely build out rate						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	650	Delivery estimate	1-5 yrs	
		40 dph	1040		5 – 10 yrs	x
		50 dph	1300		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)		700				

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
COP04		Copdock (Babergh) (Hinterland Village)	Land at Elm lane, Copdock, Ipswich, IP8		9.4
Proposal	No preconceived ideas for mixes and types of development on this land. Open to all possibilities for development including residential, affordable and employment and will work with the local community.		Current / previous land use		Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Heritage- listed buildings adjacent to south of the site Landscape- site is within Special Landscape Area					
Availability					
Site is in single ownership- The title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of timescale for delivery or the likely build out rate					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	235	Delivery estimate	1-5 yrs	
	40 dph	376		5 – 10 yrs	x
	50 dph	470		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (southern aspect of site) is recommended in order to avoid disproportionate development to the existing. Estimated new net site area: 4.5ha			
Estimated yield (dwellings)		100			

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
COP(NS)05		Copdock (Babergh) (Hinterland Village)		Land south east of Back Lane		10	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: * landscape impact * highways safety / access							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	250	Delivery estimate	1-5 yrs		
		40 dph	400		5 – 10 yrs		
		50 dph	500		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		250					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
WAS01		Washbrook (Babergh) (Hinterland Village)		Land adjoining Highfield Back Lane		2.9	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following constraint has been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required							
Availability							
There are four owners of the site The site has been submitted on behalf of the owners The title deeds have been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 30 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	72	Delivery estimate	1-5 yrs	x	
		40 dph	116		5 – 10 yrs		
		50 dph	145		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		70					

East Bergholt



Sites with the potential to support development –
(These are not formal allocations)

EBER02	B1070 Junction with Hadleigh Road, East Bergholt
EBER03	High Trees Farm
EBER04	Opposite Junction of Putticks Lane, to B1070, next to GP surgery
EBER(NS)07	Land opposite junction for Putticks Lane, adjacent to the B1070

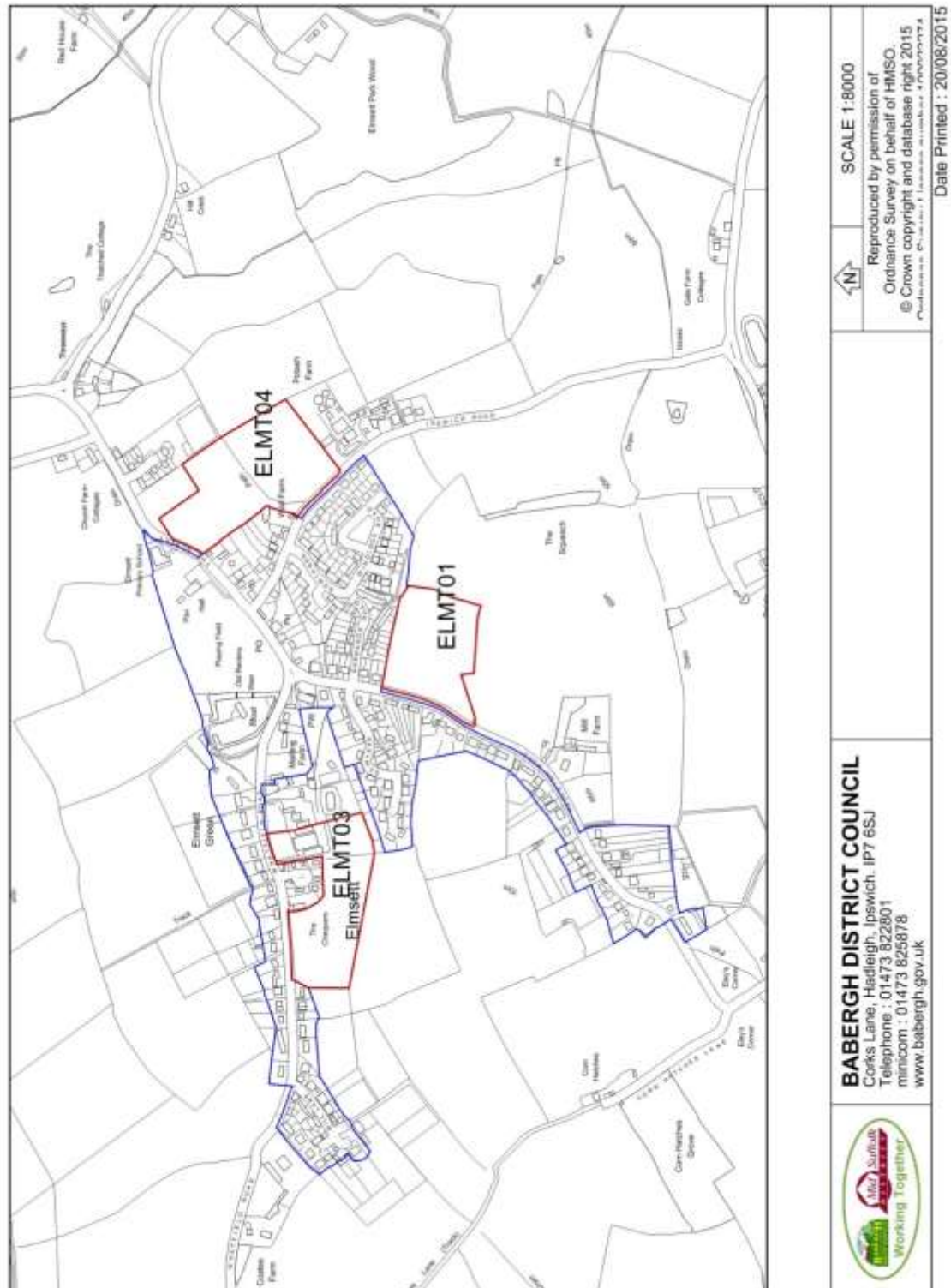
Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
EBER02		East Bergholt (Babergh) (Core Village)		B1070 Junction with Hadleigh Road, East Bergholt		7.1	
Proposal	Aproximately 170 houses, could include commercial (B1)			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is adjacent AONB							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	282	Delivery estimate	1-5 yrs	x	
		40 dph	452		5 – 10 yrs		
		50 dph	565		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (south-eastern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement and to include a buffer zone to the AONB. Estimated new net site area: 2ha					
Estimated yield (dwellings)		50					

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
EBER03		East Bergholt (Babergh) (Core Village)	High Trees Farm		19.9
Proposal	Residential development comprising 50 affordable and 94 market homes (total 144)		Current / previous land use		Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Landscape and settlement impact					
Availability					
Site is in single ownership An agent has submitted the site on request of the landowner and developer- who has option on the land The title deeds have not been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely build out rate, but states that this is subject to agreement of phasing with the council					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	497	Delivery estimate	1-5 yrs	x
	40 dph	796		5 – 10 yrs	
	50 dph	995		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (south-western aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 6ha			
Estimated yield (dwellings)		140			

Site Ref		Settlement	Site Address	Estimated Gross Site Area (Ha)	
EBER04		East Bergholt (Babergh) (Core Village)	Opposite Junction of Putticks Lane, to B1070, next to GP surgery	8.2	
Proposal	aprox135 homes. Could include a new village shop and also possibility of a new nursery school and recreation facilities.		Current / previous land use	Agriculture	
Suitability (Potentially)					
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required					
Availability					
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely build out rate					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	205	Delivery estimate	1-5 yrs	x
	40 dph	328		5 – 10 yrs	
	50 dph	410		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.			
Estimated yield (dwellings)		200			

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
EBER(NS)07		East Bergholt (Babergh) (Core Village)	Land opposite junction for Putticks Lane, adjacent to the B1070		13.4	
Proposal	Potential housing site allocation		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: * Impact of scale of growth on existing community * Potential impact upon AONB						
Availability						
Information currently unknown on landowner(s) details or willingness						
Achievability						
No indication of likely timescales for development						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	335	Delivery estimate	1-5 yrs	
		40 dph	536		5 – 10 yrs	
		50 dph	670		10 – 15+ yrs	x
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (northern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement and to include buffer zone to AONB. Estimated new net site area: 8ha				
Estimated yield (dwellings)		200				

Elmsett



Sites with the potential to support development –
(These are not formal allocations)

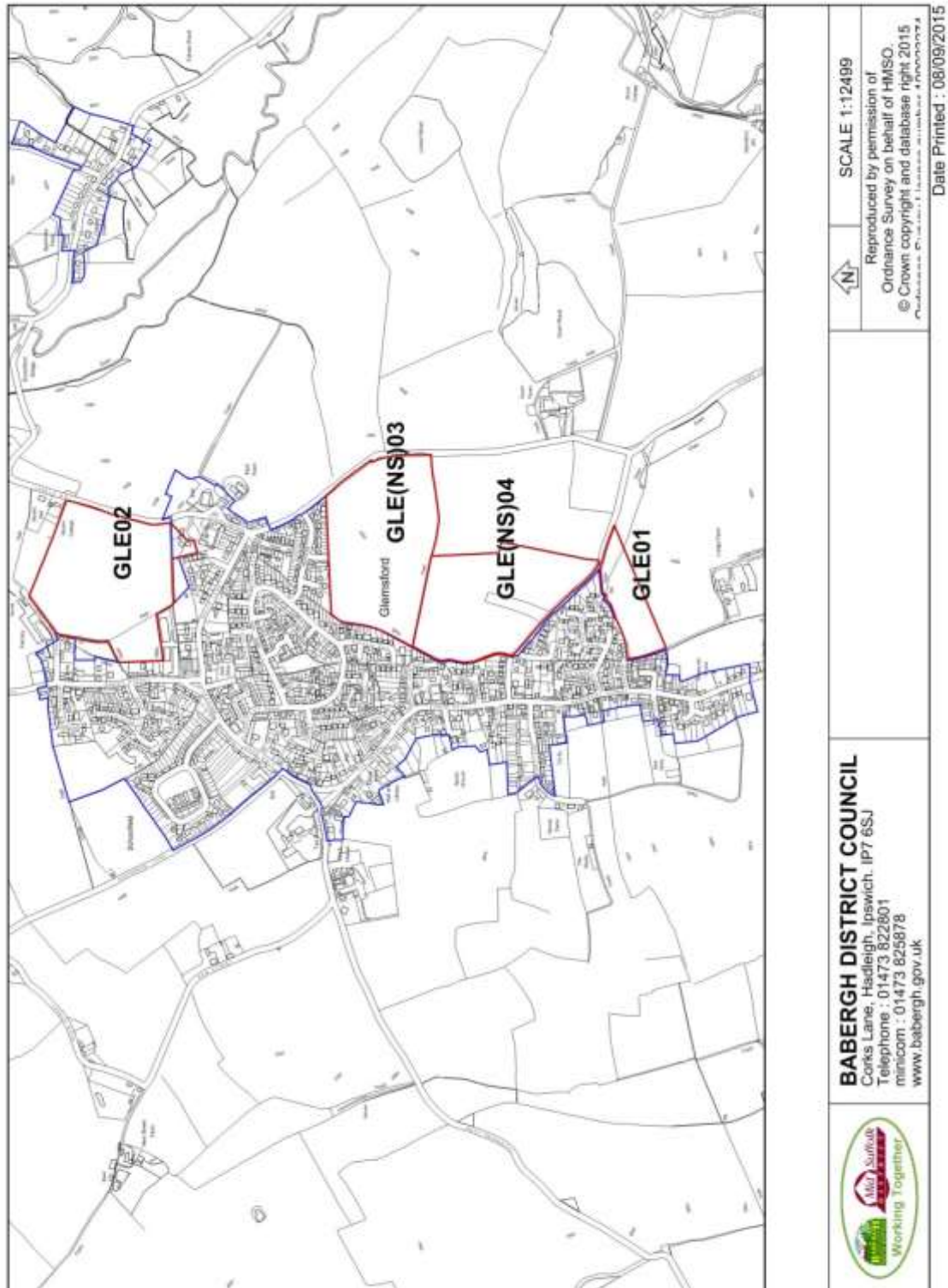
ELMT01	Hadleigh Road
ELMT03	Land off Whatfield Road
ELMT04	Land north east of Ipswich Road

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
ELMT01		Elmsett (Babergh) (Hinterland Village)		Hadleigh Road		2.56	
Proposal	housing			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	64	Delivery estimate	1-5 yrs	x	
		40 dph	102		5 – 10 yrs		
		50 dph	128		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development along Hadleigh Road is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 1 ha					
Estimated yield (dwellings)		15					

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
ELMT03		Elmsett (Babergh) (Hinterland Village)	Land off Whatfield Road		3.1
Proposal	Proposed residential development. Mix to be determined, to provide open space and affordable housing.		Current / previous land use		Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon listed buildings adjacent to site					
Availability					
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions which would affect the deliverability of the site and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	77	Delivery estimate	1-5 yrs	x
	40 dph	124		5 – 10 yrs	
	50 dph	155		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development along Whatfield Road is recommended continuing linear pattern in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 0.5ha			
Estimated yield (dwellings)		10			

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
ELMT04		Elmsett (Babergh) (Hinterland Village)		Land north east of Ipswich Road		3.8	
Proposal	housing allocation.			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon listed building adjacent to site							
Availability							
Site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have not been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	95	Delivery estimate	1-5 yrs	x	
		40 dph	152		5 – 10 yrs		
		50 dph	190		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (western aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 2.5ha					
Estimated yield (dwellings)		70					

Glensford



Sites with the potential to support development –
(These are not formal allocations)

GLE01	Land off George land and Flax Lane
GLE02	Land east of Brook Street and Chequers Lane
GLE(NS)03	Land south of Kings Road, west of Park Lane
GLE(NS)04	Land north of Flax Lane

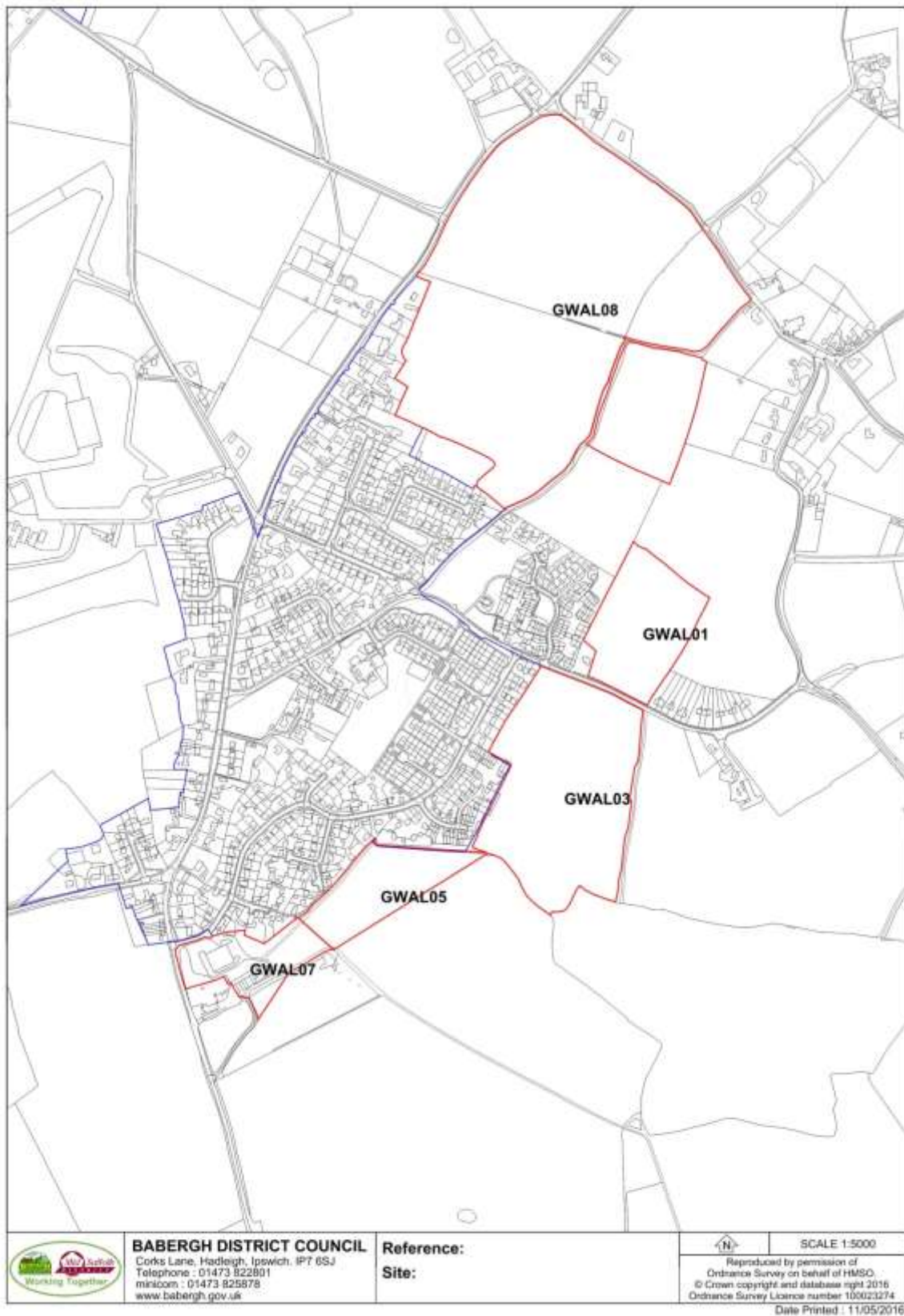
Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
GLE01		Glensford (Babergh) (Core Village)	Land off George land and Flax Lane		2.6
Proposal	Indicative number of 60 dwellings		Current / previous land use		Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
Availability					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability at this stage The submission estimates the likely build out rate at approx 25-30 units per annum					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	50	Delivery estimate	1-5 yrs	x
	40 dph	80		5 – 10 yrs	
	50 dph	100		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.			
Estimated yield (dwellings)		50			

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
GLE02		Glensford (Babergh) (Core Village)	Land east of Brook Street and Chequers Lane		11.7
Proposal	Housing			Current / previous land use	Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required 'Cordon sanitaire'- consultation required with Anglia Water Heritage- impact upon listed buildings and conservation area Landscape- site is within Special Landscape Area visual impact due to topography					
Availability					
No information on ownership has been provided					
Achievability					
No indication of likely timescales for development or build out rate has been provided					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	325	Delivery estimate	1-5 yrs	
	40 dph	520		5 – 10 yrs	x
	50 dph	650		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (south western aspect of site) is recommended in order to avoid disproportionate development to the existing settlement and reduction in visual impact to north east. Estimated new net site area: 5ha			
Estimated yield (dwellings)		125			

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
GLE(NS)03		Glensford (Babergh) (Core Village)		Land south of Kings Road, west of Park Lane		11	
Proposal	Potential housing site allocation			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Impact of scale of growth on existing community visual impact due to topography							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	285	Delivery estimate	1-5 yrs		
		40 dph	456		5 – 10 yrs		
		50 dph	570		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (northern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 4ha					
Estimated yield (dwellings)		100					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
GLE(NS)04		Glemsford (Babergh) (Core Village)		Land north of Flax Lane		9	
Proposal	housing allocation			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Surface water flooding issues							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	245	Delivery estimate	1-5 yrs		
		40 dph	392		5 – 10 yrs		
		50 dph	490		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (southern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 2.5ha					
Estimated yield (dwellings)		75					

Great Waldingfield



Sites with the potential to support development –
(These are not formal allocations)

GWAL01	Part of field 9553
GWAL03	Part of field 8420
GWAL05	Part of field 6599
GWAL07	Land adjacent Whitehall Farm
GWAL08	Land at Lavenham Road

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
GWAL01		Great Waldingfield (Babergh) (Hinterland Village)		Part of field 9553		2.8	
Proposal	Mix of market and affordable housing, cross-section of types and sizes.			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable for development.							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate, but states that housing market conditions will determine development rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	74	Delivery estimate	1-5 yrs	x	
		40 dph	112		5 – 10 yrs		
		50 dph	140		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		70					

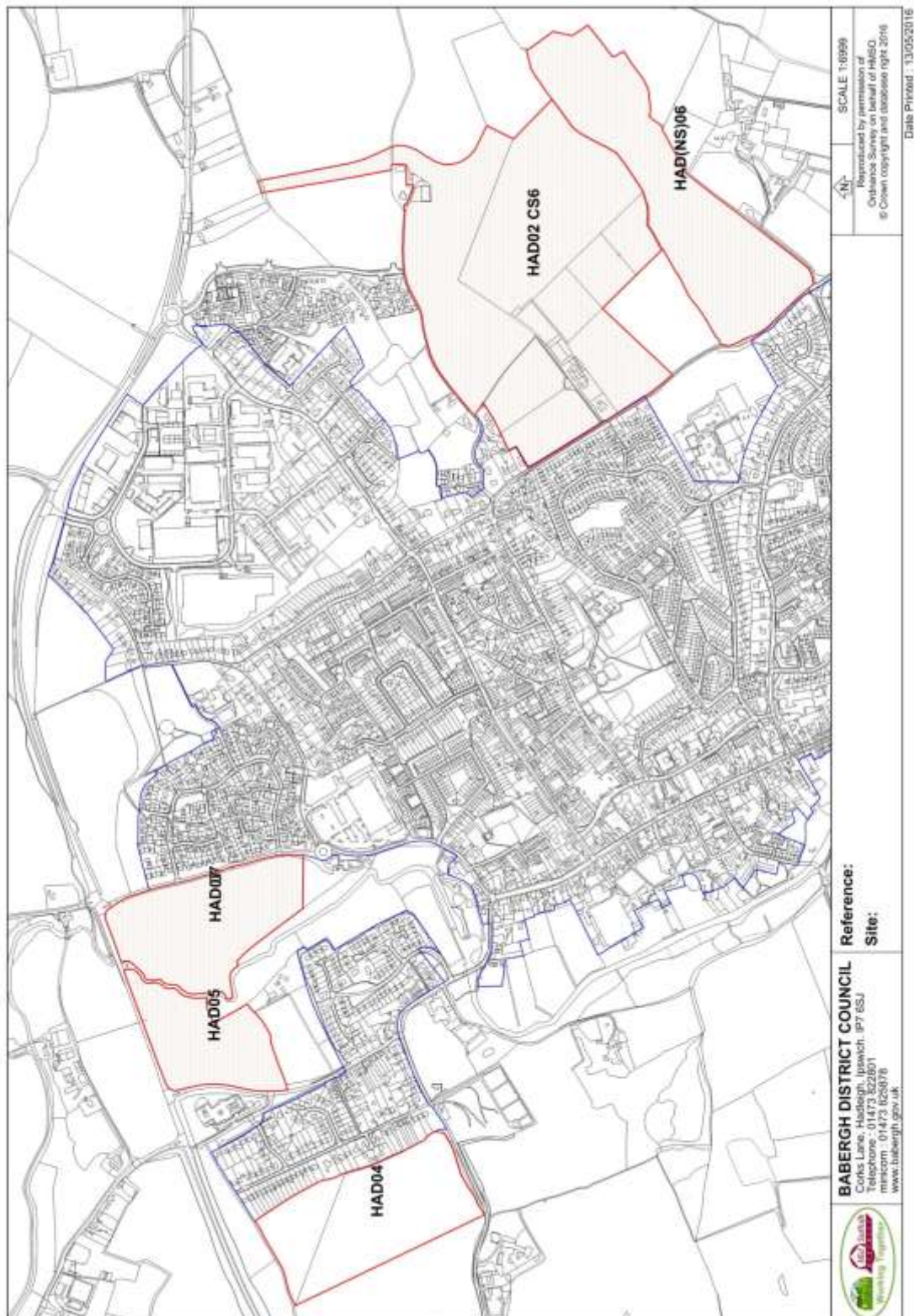
Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
GWAL03		Great Waldingfield (Babergh) (Hinterland Village)	Part of field 8420		6.6	
Proposal	Mix of market and affordable housing, cross-section of types and sizes. Public open space (3.5 acres) envisaged.		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement						
Availability						
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate, but states that housing market conditions will determine development rate						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	163	Delivery estimate	1-5 yrs	x
		40 dph	262		5 – 10 yrs	
		50 dph	327		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (western aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 3ha				
Estimated yield (dwellings)		75				

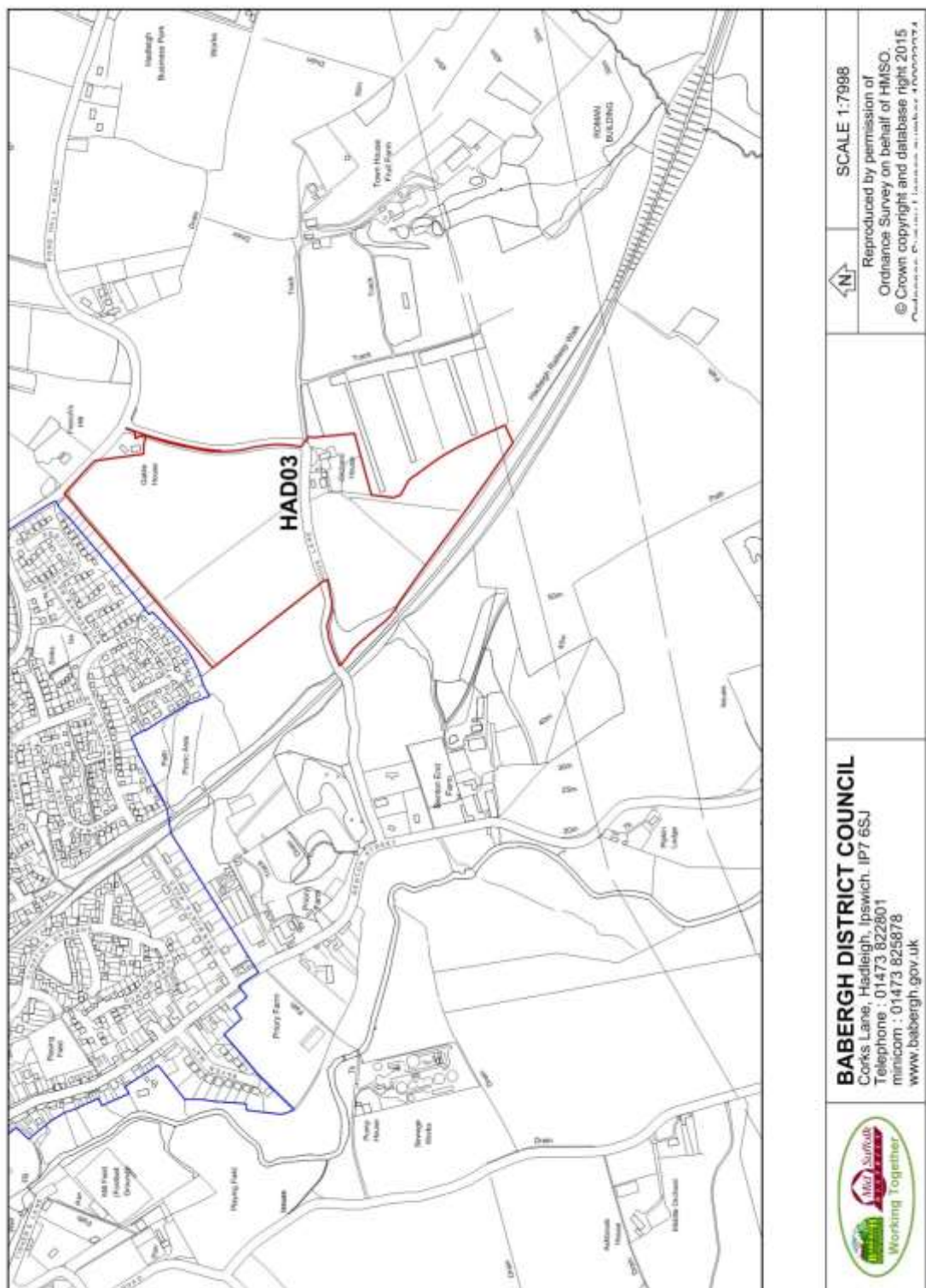
Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
GWAL05		Great Waldingfield (Babergh) (Hinterland Village)	Part of field 6599		2.1	
Proposal	Mix of market and affordable housing, cross-section of types and sizes.		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required						
Availability						
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate, but states that housing market conditions will determine development rate						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	53	Delivery estimate	1-5 yrs	x
		40 dph	84		5 – 10 yrs	
		50 dph	106		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)		50				

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
GWAL07		Great Waldingfield (Babergh) (Hinterland Village)	Land adjacent Whitehall Farm		1.7	
Proposal	Mix of market and affordable housing, cross-section of types and sizes.		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required						
Availability						
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate, but states that housing market conditions will determine development rate						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	50	Delivery estimate	1-5 yrs	
		40 dph	80		5 – 10 yrs	
		50 dph	100		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)		40				

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
GWAL08		Great Waldingfield (Babergh) (Hinterland Village)	Land at Lavenham Road		20.7	
Proposal	No preconceived ideas for mixes and types of development on this land. Open to all possibilities for development including residential, affordable and employment and will work with the local community		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement ‘Cordon sanitaire’- consultation required with Anglia Water Heritage- impact upon heritage assets and conservation area						
Availability						
Site is in single ownershipThe title deeds have been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of timescale for delivery, or the likely annual build out rate						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	514	Delivery estimate	1-5 yrs	
		40 dph	822		5 – 10 yrs	x
		50 dph	1028.		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (south western aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 5ha				
Estimated yield (dwellings)		125				

Hadleigh





Sites with the potential to support development –
(These are not formal allocations)

HAD02	Land north east of Frog Hall Lane
HAD03	Hook Lane
HAD04	Land to north of Friars Road
HAD05	Land at Aldham Mill Hill
HAD(NS)06	Land east of Frog Hall Lane and south of the High School playing field
HAD07	Land fronting Aldham Mill Hill

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
HAD02		Hadleigh (Babergh) (Town/Urban Area)	Land north east of Frog Hall Lane		8
Proposal	approximately 250 dwellings (Policy CS6)		Current / previous land use		Agricultural
Suitability (Potentially)					
The site has been allocated in the Core Strategy					
Availability					
The site has been allocated in the Core Strategy					
Achievability					
Delivery of housing of approximately 80 units expected in 5 years, with the rest phased over the remainder of the Plan period.					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	200	Delivery estimate	1-5 yrs	x
	40 dph	320		5 – 10 yrs	
	50 dph	400		10 – 15+ yrs	
Summary:		The site has been allocated in the Core Strategy.			
Estimated yield (dwellings)		250			

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
HAD03		Hadleigh (Babergh) (Town/Urban Area)	Hook Lane		16.5	
Proposal	Mixed use.			Current / previous land use	Residential and Paddocks	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is within Special Landscape Area Wildlife- site adjoins a County Wildlife Site						
Availability						
Site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 50 units per annum						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	412	Delivery estimate	1-5 yrs	x
		40 dph	660		5 – 10 yrs	
		50 dph	825		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (northern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 5ha				
Estimated yield (dwellings)		125				

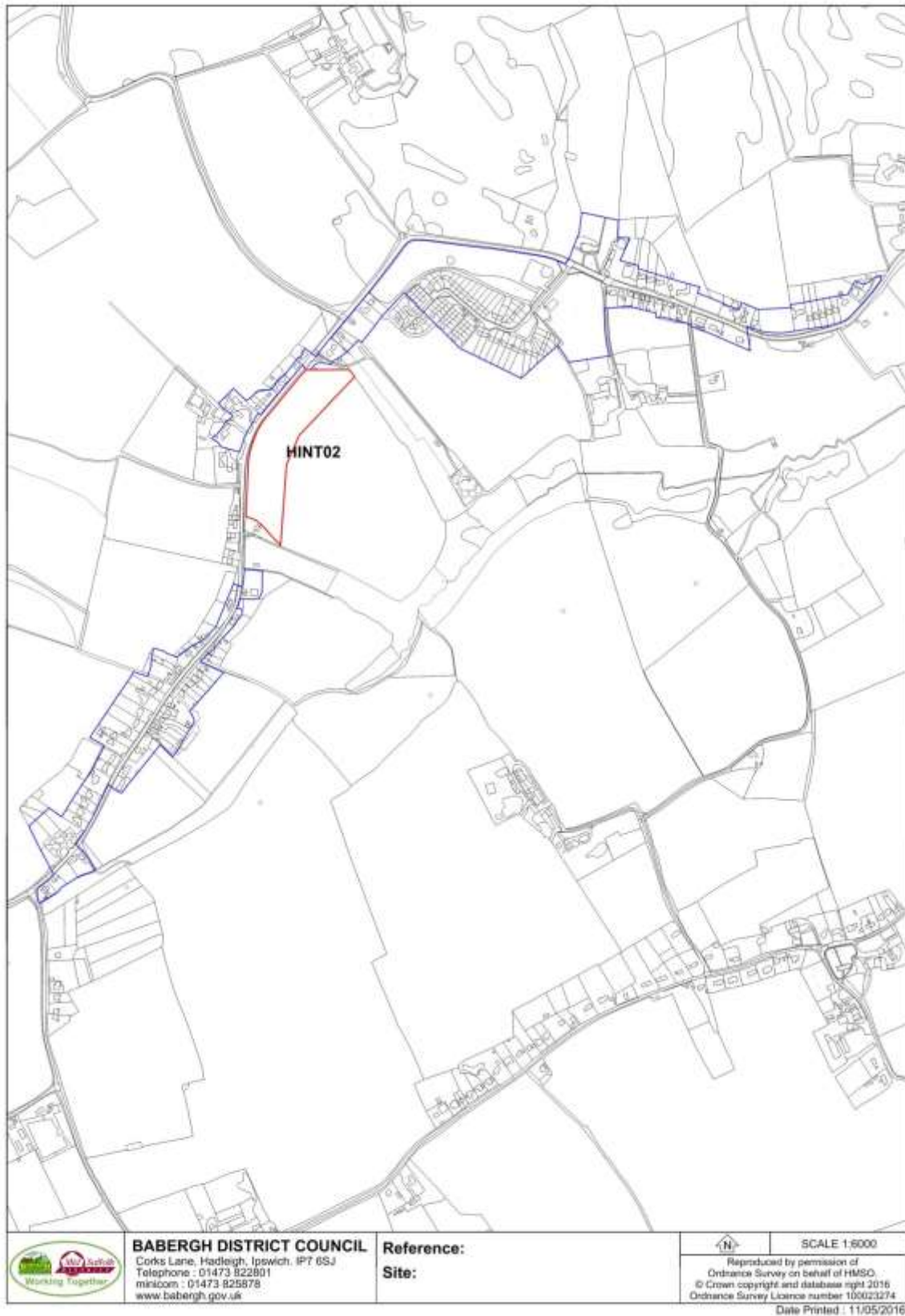
Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
HAD04		Hadleigh (Babergh) (Town/Urban Area)		Land north of Friars Road		9.2	
Proposal	Residential and affordable housing			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not estimate the likely build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	230	Delivery estimate	1-5 yrs	x	
		40 dph	368		5 – 10 yrs		
		50 dph	460		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		200					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
HAD05		Hadleigh (Babergh) (Town/Urban Area)		Land at Aldham Mill Hill		5.07	
Proposal	housing			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is within a Special Landscape Area							
Availability							
No information on ownership has been provided							
Achievability							
No indication of likely timescales for development or build out rate has been provided							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	125	Delivery estimate	1-5 yrs		
		40 dph	200		5 – 10 yrs	x	
		50 dph	250		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (western aspect of site along Gallows Hill) is recommended Estimated new net site area: 1.5ha					
Estimated yield (dwellings)		30					

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
HAD(NS)06		Hadleigh (Babergh) (Town/Urban Area)	Land east of Frog Hall Lane and south of the High School playing field		12	
Proposal	housing			Current / previous land use	Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape impact Impact upon character of area						
Availability						
Information currently unknown on landowner(s) details or willingness						
Achievability						
No indication of likely timescales for development						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	318	Delivery estimate	1-5 yrs	
		40 dph	508		5 – 10 yrs	
		50 dph	635		10 – 15+ yrs	x
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only sustainable if HAD02 comes forward and is developed.				
Estimated yield (dwellings)		300				

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
HAD07		Hadleigh (Babergh) (Town/Urban Area)		Land fronting Aldham Mill Hill		12.0	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape impact Part of the site is located in the flood risk zone 2 and 3, along the western boundary from the north to the south							
Availability							
Previous SHLAA potential site which has been re-assessed. Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	318	Delivery estimate	1-5 yrs		
		40 dph	508		5 – 10 yrs		
		50 dph	635		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (eastern aspect of site along Aldham Mill Hill) is recommended Estimated new net site area: 3ha					
Estimated yield (dwellings)		75					

Hintlesham

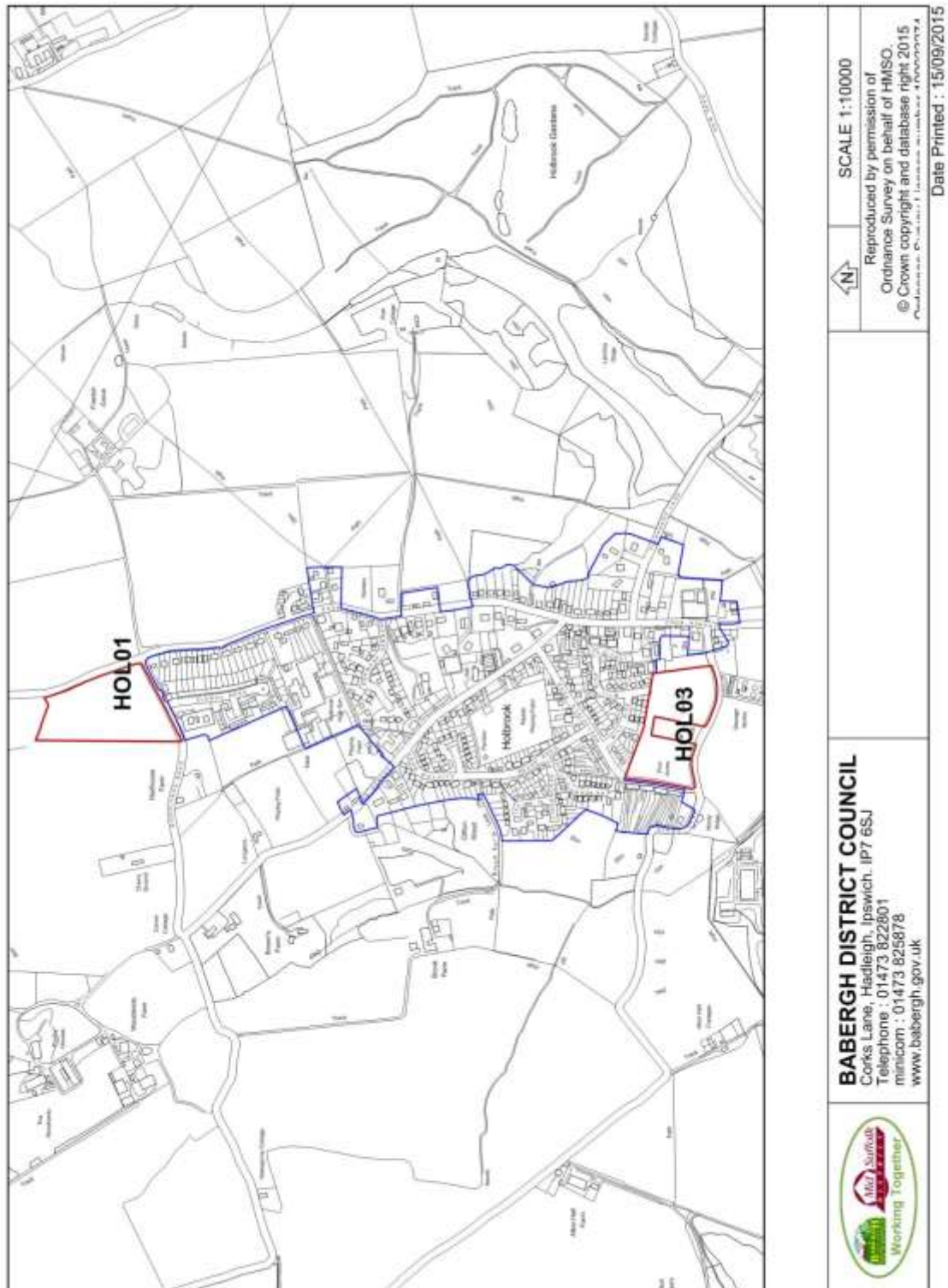


Sites with the potential to support development –
(These are not formal allocations)

HINT02	Land east of Duke Street
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Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
HINT02		Hintlesham (Babergh) (Hinterland Village)		Land east of Duke Street		2.4	
Proposal	development available for housing and open space/local park			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Hintlesham has few facilities to support this size of site, however the site could have potential for a smaller development.							
Availability							
There are three owners of the site An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission does not state whether there are any known abnormal costs which would affect viability. The submission does not provide indication of timescale for delivery							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	60	Delivery estimate	1-5 yrs	x	
		40 dph	96		5 – 10 yrs		
		50 dph	120		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement.					
Estimated yield (dwellings)		25					

Holbrook



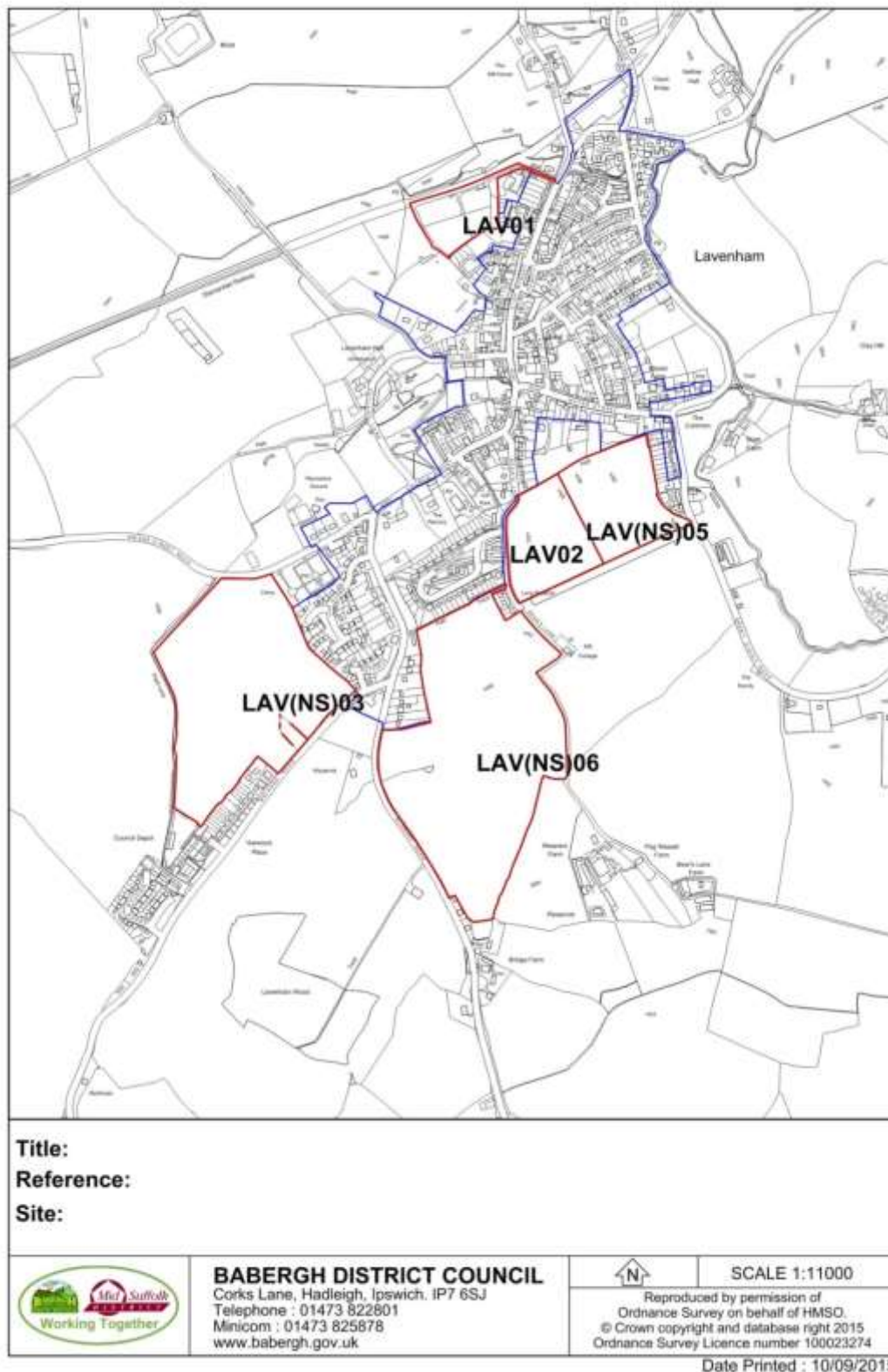
Sites with the potential to support development –
(These are not formal allocations)

HOL01	Land fronting B1080 to the north of Woodlands Road
HOL03	Land at Hyams Lane

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
HOL01		Holbrook (Babergh) (Core Village)	Land fronting B1080 to the north of Woodlands Road		3.3	
Proposal	mixed open market detached houses and single storey dwellings together with mix of affordable housing to meet local need.		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required						
Availability						
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 15-20 units per annum						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	87	Delivery estimate	1-5 yrs	x
		40 dph	140		5 – 10 yrs	
		50 dph	175		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (southern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 1.5ha				
Estimated yield (dwellings)		30				

Site Ref		Settlement	Site Address	Estimated Gross Site Area (Ha)	
HOL03		Holbrook (Babergh) (Core Village)	Land at Hyams Lane	2.65	
Proposal	Mix to be determined but could provide 2, 3 and 4 bedroom units.		Current / previous land use	Agricultural	
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required 'Cordon sanitaire'- consultation required with Anglian Water					
Availability					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	66	Delivery estimate	1-5 yrs	x
	40 dph	106		5 – 10 yrs	
	50 dph	132		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.			
Estimated yield (dwellings)		60			

Lavenham



Sites with the potential to support development –
(These are not formal allocations)

LAV01	Land west of Deacons Close
LAV02	Land at Bear's Lane
LAV(NS)03	Land north west of Melford Road
LAV(NS)05	Land east of Bears Lane, west of A1141
LAV(NS)06	Land east of Sudbury Road, west of Bears Lane

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
LAV01		Lavenham (Babergh) (Core Village)	Land west of Deacons Close		2.3	
Proposal	A mix of dwellings sizes and types. A further area of approx 0.6 hectares will be provided as public open space.		Current / previous land use		paddocks	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required						
Availability						
There are 4 site owners An agent has submitted the site on a property company						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	57.	Delivery estimate	1-5 yrs	x
		40 dph	92		5 – 10 yrs	
		50 dph	115		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)		50				

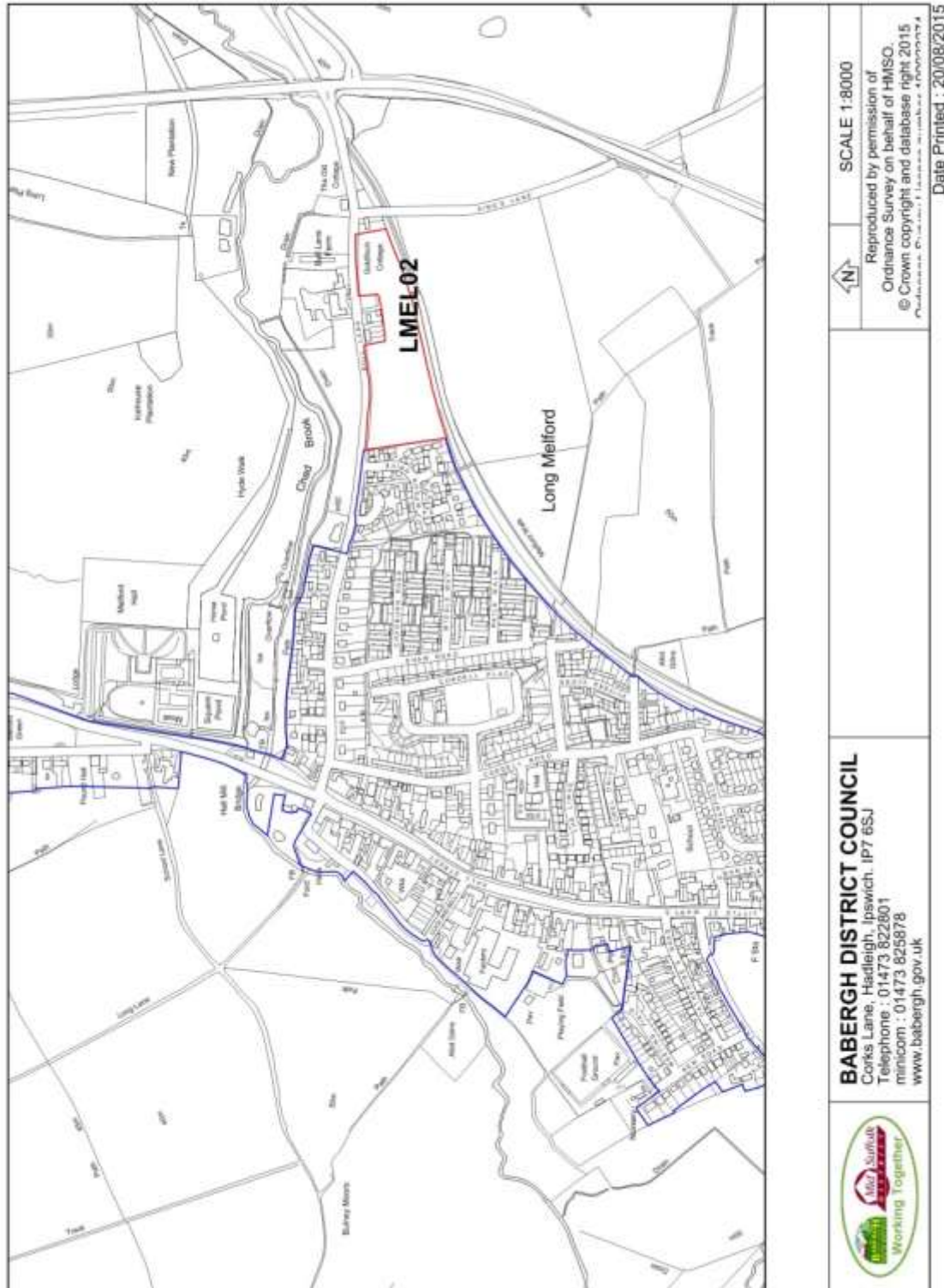
Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
LAV02		Lavenham (Babergh) (Core Village)	Land at Bear's Lane		4.7
Proposal	Residential with large areas of open space to include market and affordable housing. Mix of unit sizes in line with local community consultations and emerging neighbourhood plan (please refer to attached indicative scheme plans).			Current / previous land use	Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Heritage- impact upon conservation area Landscape- site is within Special Landscape Area					
Availability					
The site is in single ownership and the land is under option to a development company. An agent has submitted the site The title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 25 units per annum					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	117	Delivery estimate	1-5 yrs	x
	40 dph	188		5 – 10 yrs	
	50 dph	235		10 – 15+ yrs	
Summary:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (western aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 3ha				
Estimated yield (dwellings)	75				

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
LAV(NS)03		Lavenham (Babergh) (Core Village)	Land north west of Melford Road		5	
Proposal	Potential housing site allocation		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Impact of scale of growth on existing community						
Availability						
Information currently unknown on landowner(s) details or willingness						
Achievability						
No indication of likely timescales for development						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	357	Delivery estimate	1-5 yrs	
		40 dph	572		5 – 10 yrs	
		50 dph	715		10 – 15+ yrs	x
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (south-eastern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement and coalescence with nearby settlement to the south-west. Estimated new net site area: 3ha				
Estimated yield (dwellings)		75				

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
LAV(NS)05		Lavenham (Babergh) (Core Village)	Land east of Bears Lane, west of A1141		8.6	
Proposal	Potential housing allocation			Current / previous land use	Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Landscape impacts Conservation Area impacts						
Availability						
Information currently unknown on landowner(s) details or willingness						
Achievability						
No indication of likely timescales for development						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	215	Delivery estimate	1-5 yrs	
		40 dph	344		5 – 10 yrs	
		50 dph	430		10 – 15+ yrs	x
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (north-eastern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement and to limit visual intrusiveness. Estimated new net site area: 2ha				
Estimated yield (dwellings)		50				

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
LAV(NS)06		Lavenham (Babergh) (Core Village)		Land east of Sudbury Road, west of Bears Lane		19.5	
Proposal	Potential housing allocation			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: landscape impacts listed building impacts Impact of scale of growth on existing community							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	487	Delivery estimate	1-5 yrs		
		40 dph	780		5 – 10 yrs		
		50 dph	975		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (northern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 3ha					
Estimated yield (dwellings)		75					

Long Melford

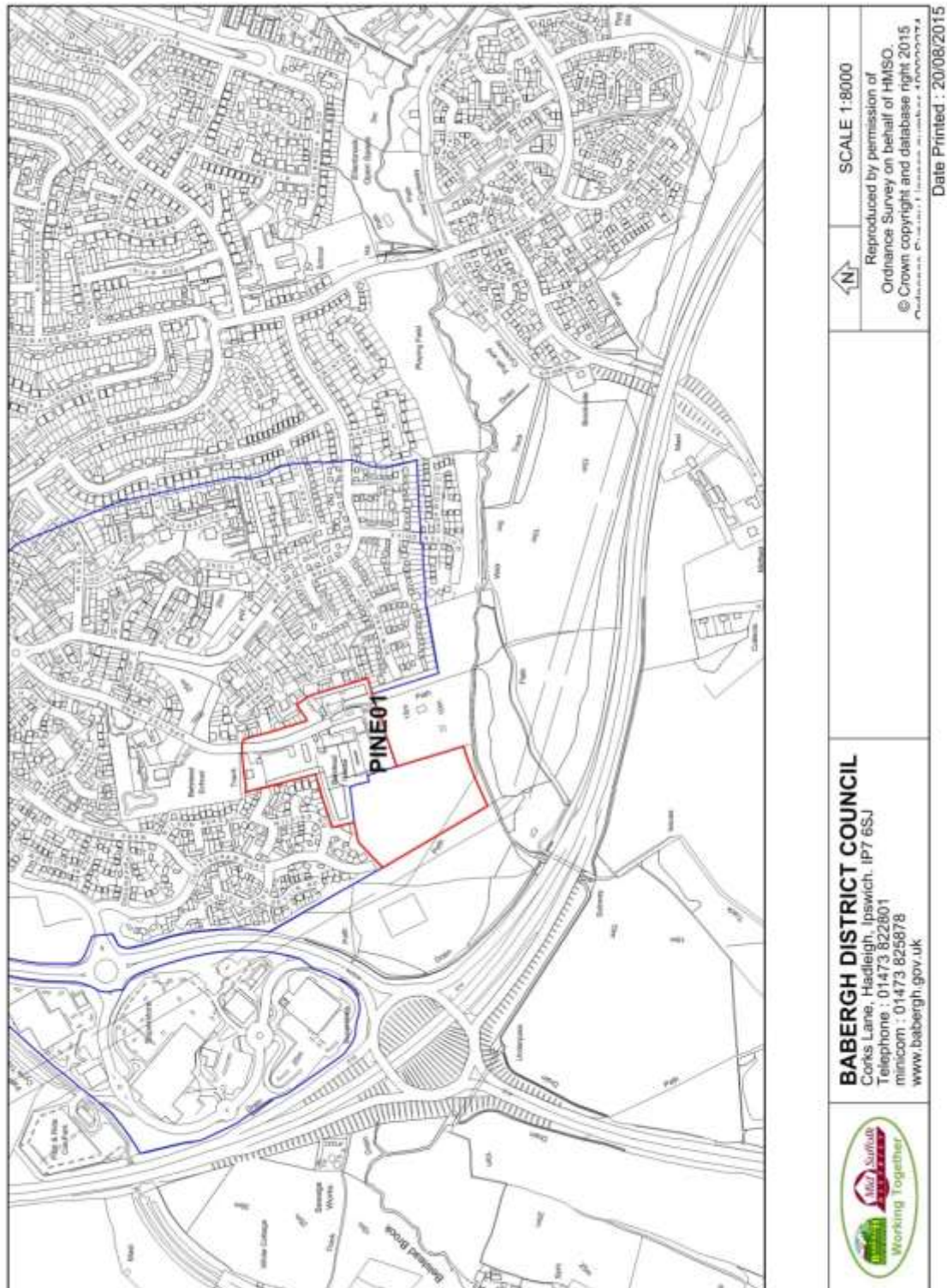


Sites with the potential to support development –
(These are not formal allocations)

LMEL02	Land south of Bull Lane
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Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
LMEL02		Long Melford (Babergh) (Core Village)		Land south of Bull Lane		3.1	
Proposal	Approx. 64 dwellings, together with associated open space			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Environmental- part of site adjoins County Wildlife Site							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of timescale for delivery							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	77	Delivery estimate	1-5 yrs	x	
		40 dph	124		5 – 10 yrs		
		50 dph	155		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		75					

Pinewood

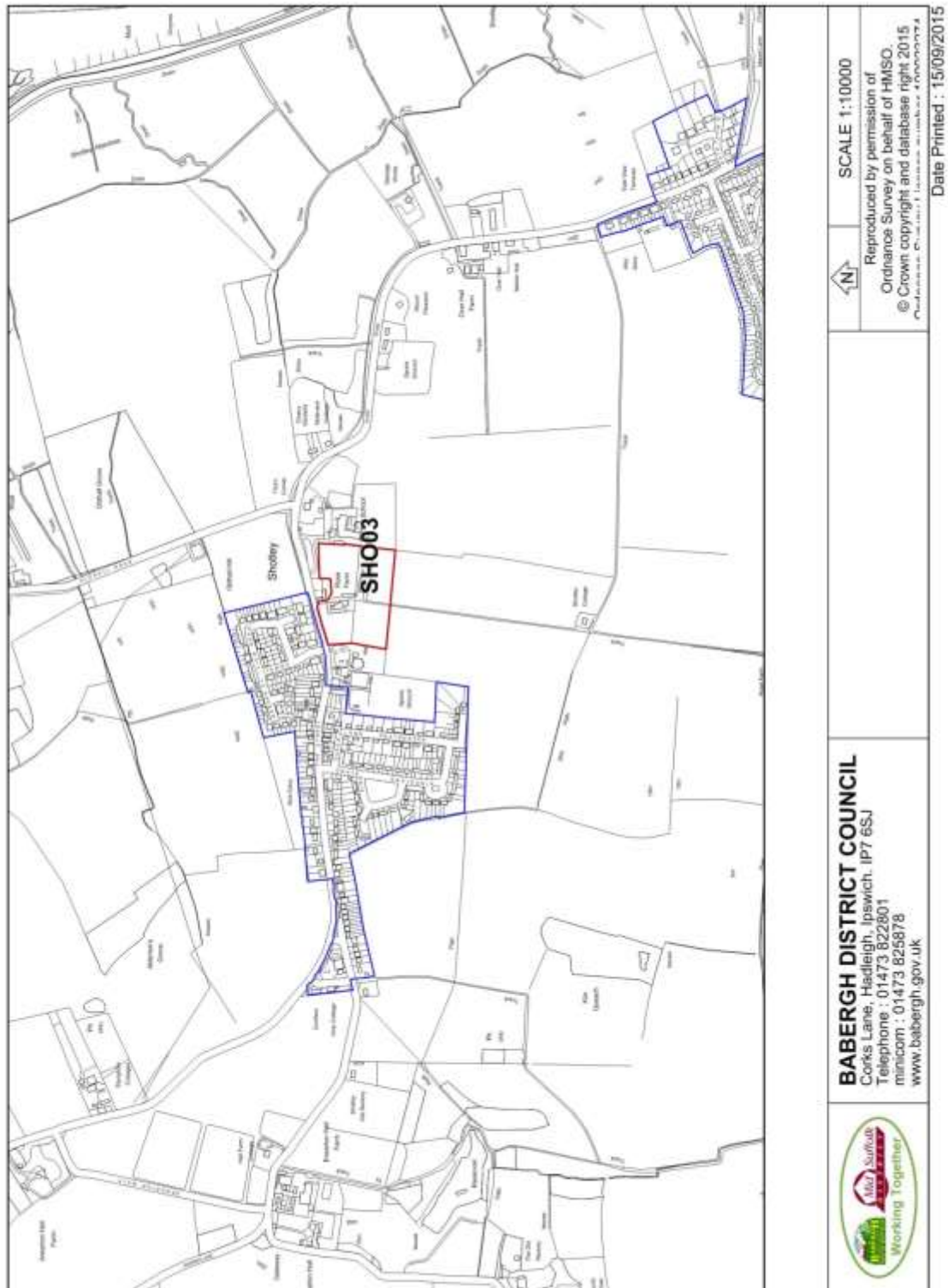


Sites with the potential to support development –
(These are not formal allocations)

PINE01	Belstead House, Sprites Lane, Ipswich, IP8 3NA
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Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
PINE01		Pinewood (Babergh) (Town/Urban Area)		Belstead House, Sprites Lane, Ipswich, IP8 3NA		6	
Proposal	Housing (See 4667_PA-06 and 4667_Accomodation schedule)			Current / previous land use		Previously county education facility	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required							
Availability							
Site is in single ownership- owned by a developer An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	142	Delivery estimate	1-5 yrs	x	
		40 dph	228		5 – 10 yrs		
		50 dph	285		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		220					

Shotley

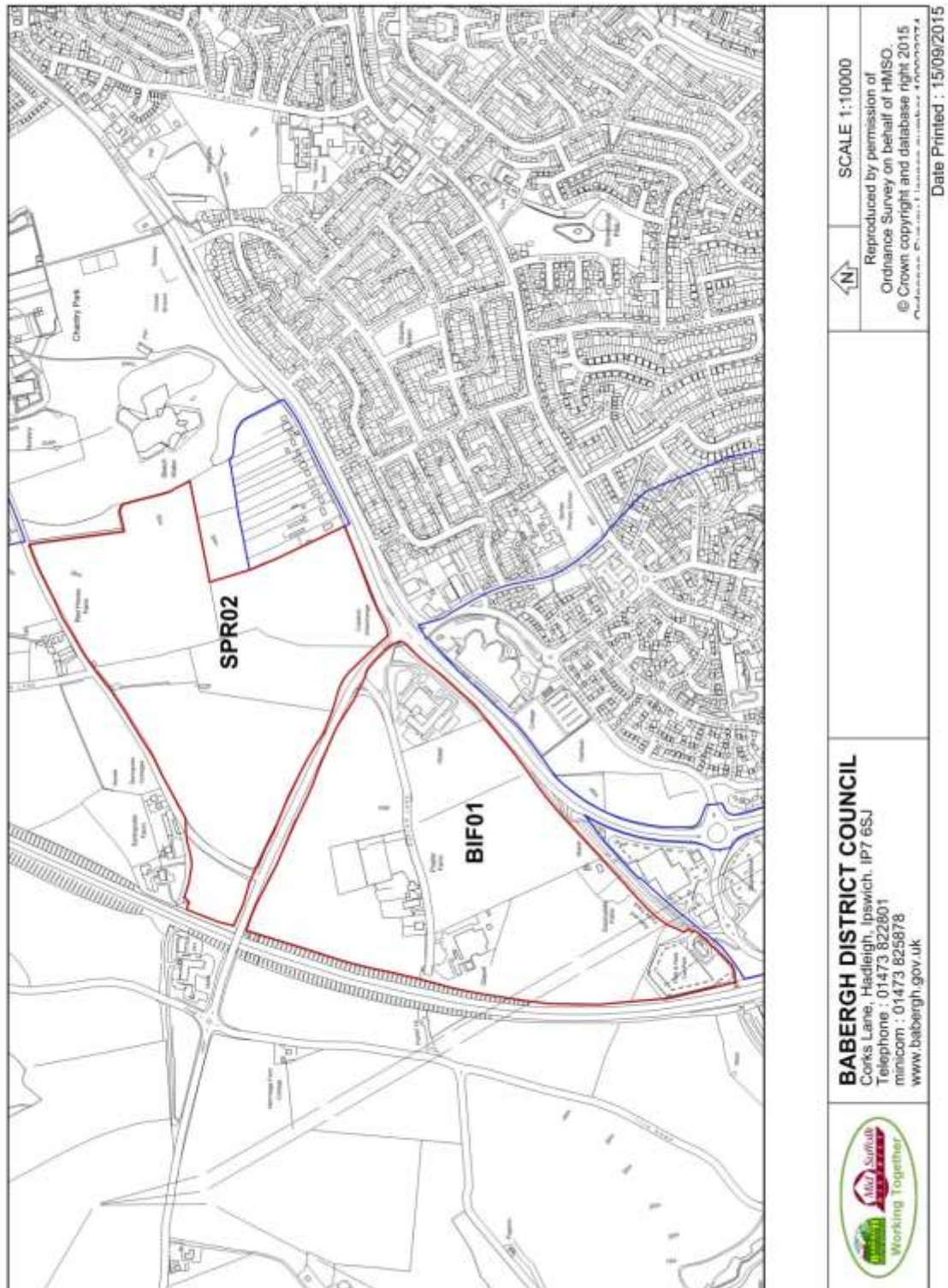


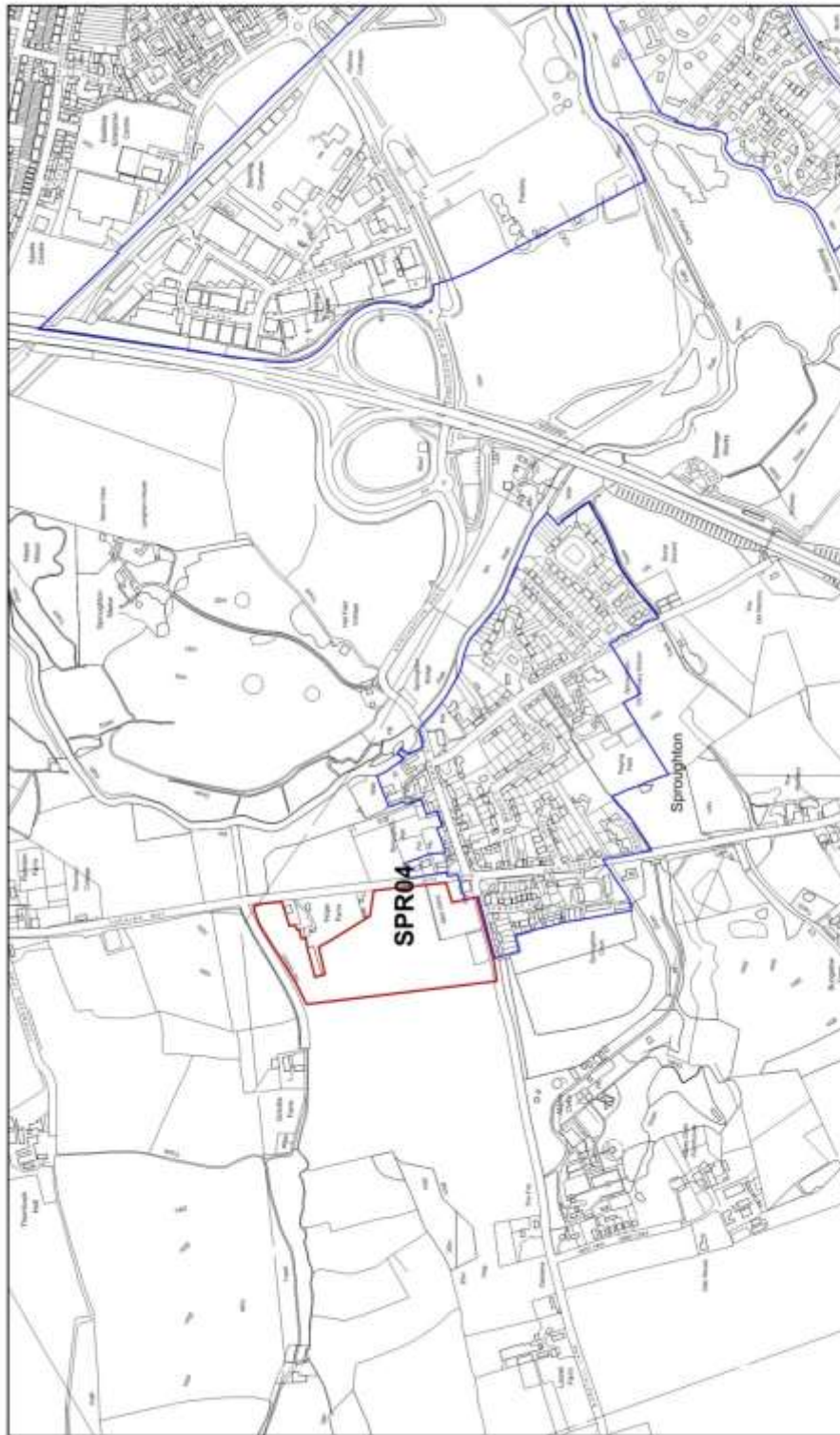
Sites with the potential to support development –
(These are not formal allocations)

SHO03	Land close to Rose Farm
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Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
SHO03		Shotley (Babergh) (Hinterland Village)	Land close to Rose Farm		3	
Proposal	Mixed open market detached houses and single storey dwellings together with mix of affordable housing to meet local need.		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon listed building adjoining the northern boundary of site						
Availability						
The ownership of the site is unclear as the title deeds have not been submitted An agent has submitted the site						
Achievability						
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 15 units per annum						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	75	Delivery estimate	1-5 yrs	x
		40 dph	120		5 – 10 yrs	
		50 dph	150		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)		75				

Sprouton





BABERGH DISTRICT COUNCIL

Corks Lane, Hadleigh, Ipswich, IP7 6SJ
Telephone : 01473 822801
minicom : 01473 825878
www.babergh.gov.uk



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Sites with the potential to support development –
(These are not formal allocations)

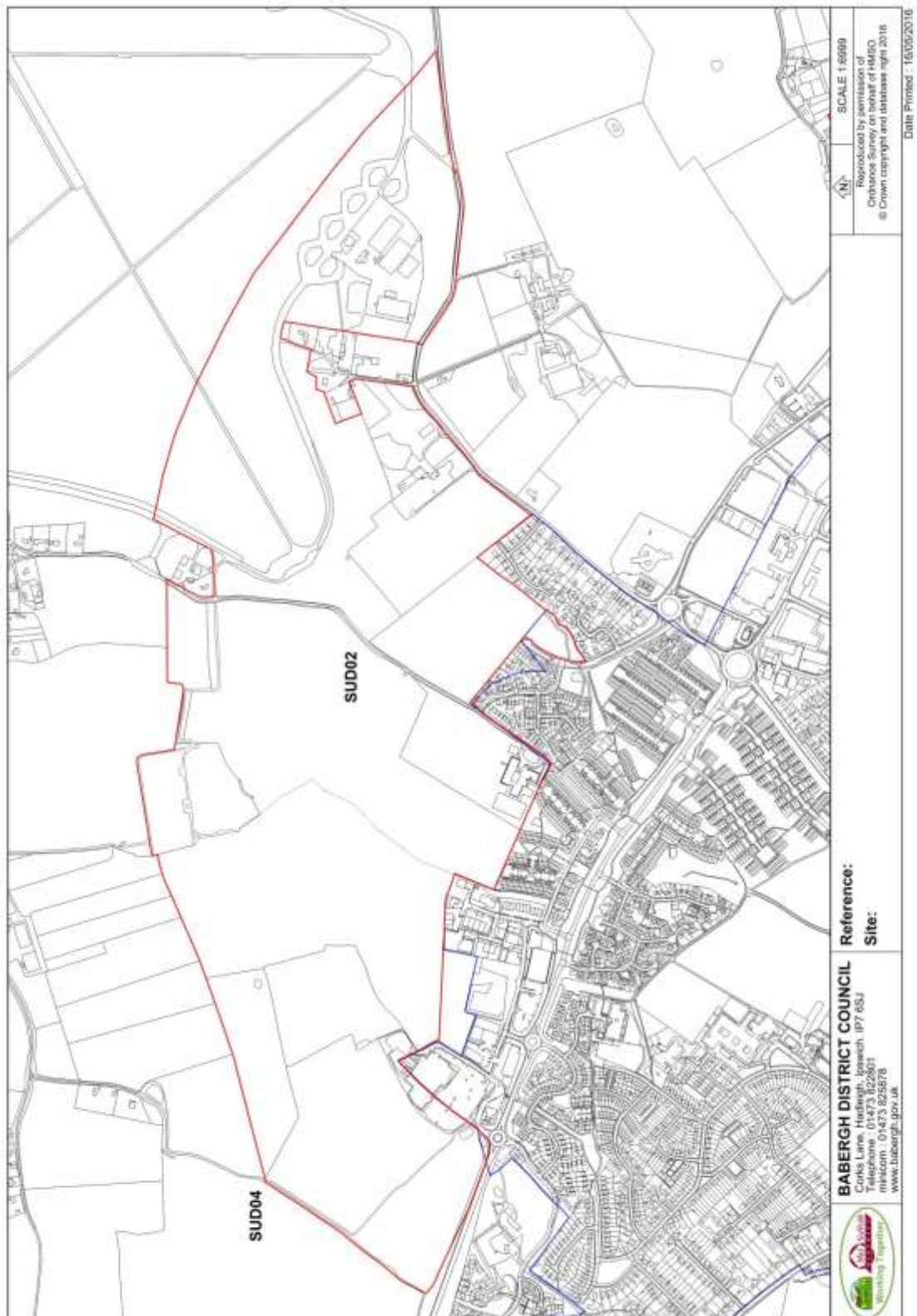
BIF01	Land at Poplar Lane
SPR02	Land between London Road and Hadleigh Road
SPR04	Land at Hope Farm

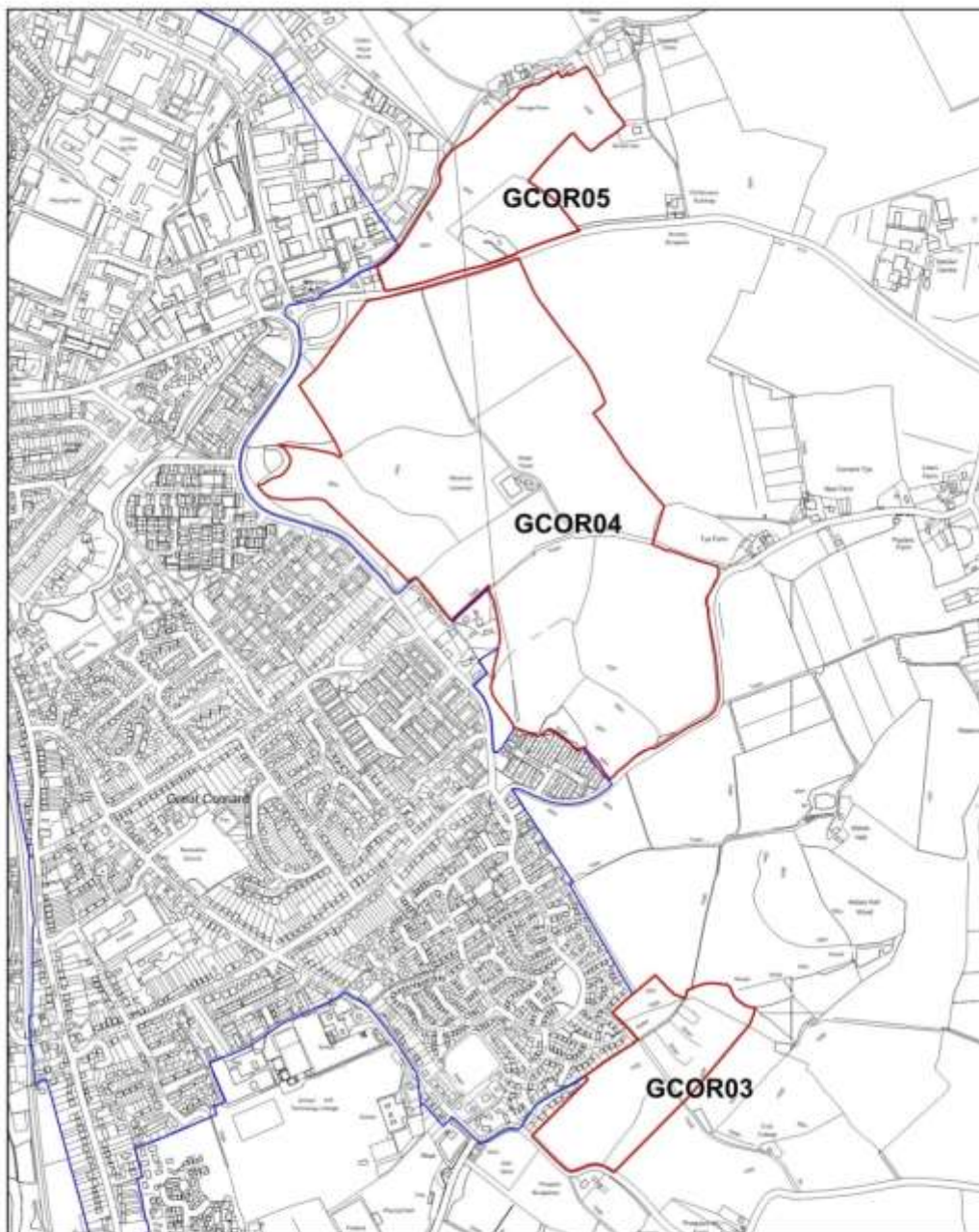
Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BIF01		Sproughton (Babergh) (Hinterland Village)		Land at Poplar Lane		12	
Proposal	Allocated site for approximately 250 dwellings (Policy CS7)			Current / previous land use		Agricultural	
Suitability (Potentially)							
The site has been allocated in the Core Strategy							
Availability							
The site has been allocated in the Core Strategy							
Achievability							
Delivery of housing of approximately 120 units expected in 5 years, with the rest phased over the remainder of the Plan period.							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	300	Delivery estimate	1-5 yrs	x	
		40 dph	480		5 – 10 yrs		
		50 dph	600		10 – 15+ yrs		
Summary:		The site has been allocated in the Core Strategy					
Estimated yield (dwellings)		250					

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
SPR02		Sproughton (Babergh) (Hinterland Village)	Land between London Road and Hadleigh Road		31.4
Proposal	The site has the potential to deliver a comprehensive mixed-use scheme. The development would be residential-led, providing a mix of dwellings, including affordable housing, to reflect established local housing need.		Current / previous land use		Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Landscape- site is within Special Landscape Area Heritage- assets adjacent north and west of site					
Availability					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
Achievability					
A legal restriction has been identified in that there is a covenant preventing the property being used for development however the submission states that the intention is to co-operate. There are no known abnormal costs which would affect viability The submission estimates the likely build out rate at 50 units per annum					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	785	Delivery estimate	1-5 yrs	
	40 dph	1256		5 – 10 yrs	x
	50 dph	1570		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended in order to avoid disproportionate development to the existing settlement. Estimated new site area for residential development: 10ha			
Estimated yield (dwellings)		250			

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
SPR04		Sproughton (Babergh) (Hinterland Village)	Land at Hope Farm		6.5	
Proposal	a full range of 2,3,4 bed residential houses for freehold ownership with affordable housing.If appropriate or requirement		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is within Special Landscape Area Heritage- listed buildings adjacent southern edge of site						
Availability						
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted						
Achievability						
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 50 units per annum						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	163	Delivery estimate	1-5 yrs	x
		40 dph	261		5 – 10 yrs	
		50 dph	327		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (southern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 3ha				
Estimated yield (dwellings)		75				

Sudbury (including Ballingdon, Chilton and Great Cornard)





Title:

Reference:

Site:



BABERGH DISTRICT COUNCIL

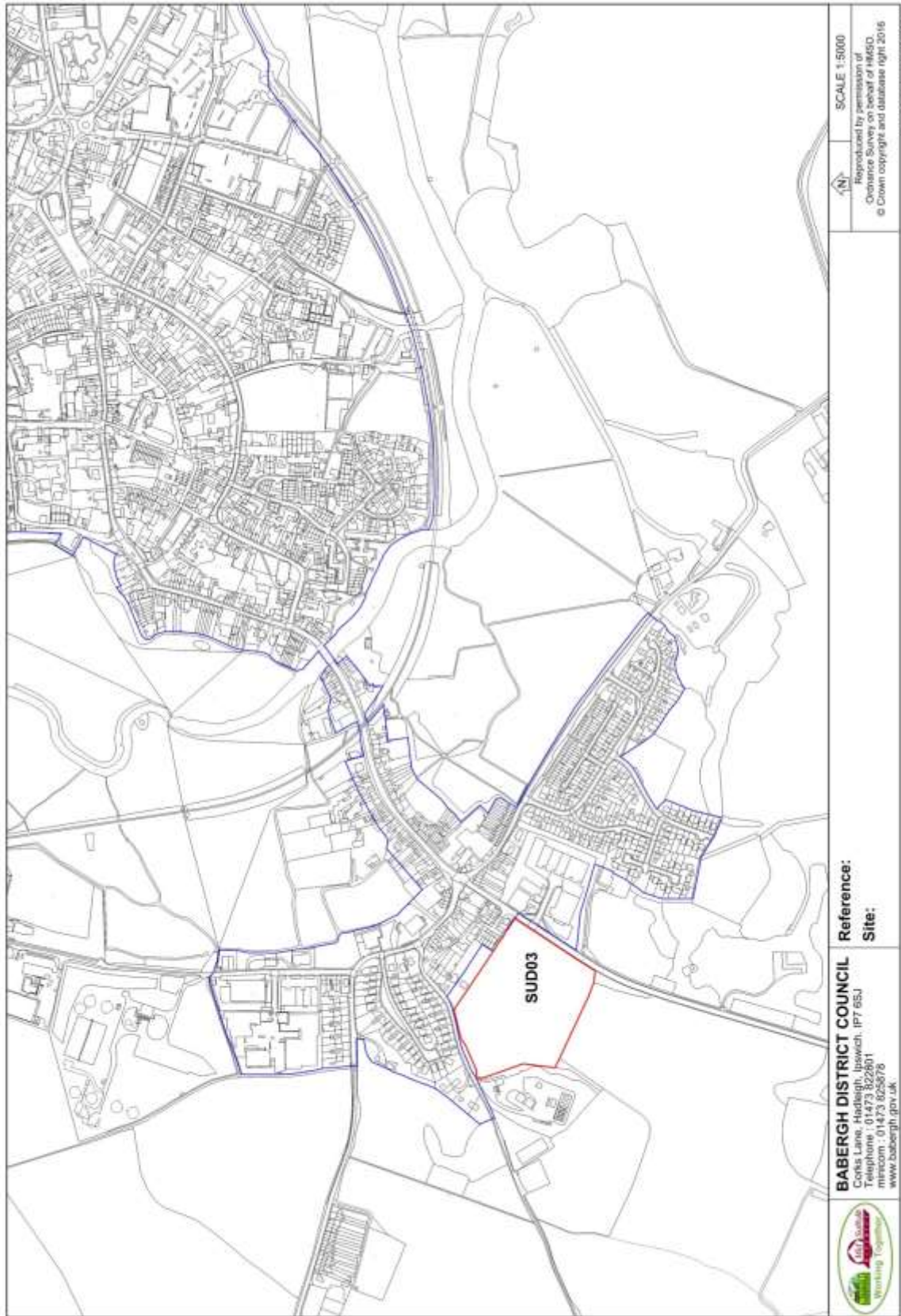
Corks Lane, Hadleigh, Ipswich, IP7 6SJ
 Telephone : 01473 822801
 Minicom : 01473 825878
www.babergh.gov.uk



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Sites with the potential to support development –
(These are not formal allocations)

SUD02	Land at Chilton Woods strategic allocation
SUD03	Land at Ballingdon Hill
GCOR03	Land adjoining Davidson Close and Chaplin Walk
GCOR04	Land at Tye Farm
GCOR05	Land at Newton Road, CO10 0PZ

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
SUD02		Sudbury (Babergh) (Town/Urban Area)		Land at Chilton Woods strategic allocation		33	
Proposal	Allocated site for approximately 1,050 dwellings (Policy CS4)			Current / previous land use		Agricultural	
Suitability (Potentially)							
The site has been allocated in the Core Strategy							
Availability							
The site has been allocated in the Core Strategy							
Achievability							
Delivery of housing of approximately 150 units expected in 5 years, with the rest phased over the remainder of the Plan period.							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	825	Delivery estimate	1-5 yrs	x	
		40 dph	1320		5 – 10 yrs		
		50 dph	1650		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		1,050					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
SUD03		Sudbury (Babergh) (Town/Urban Area)		Land at Ballingdon Hill		3.3	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape impact							
Availability							
Previous SHLAA potential site which has been re-assessed. Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	83	Delivery estimate	1-5 yrs		
		40 dph	132		5 – 10 yrs		
		50 dph	165		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		75					

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
GCOR03		Great Cornard (Babergh) (Town/Urban Area)	Land adjoining Davidson Close and Chaplin Walk		9.5	
Proposal	Mixed development scheme with houses and bungalows. Ranging from starter homes to larger family homes, provision of affordable housing for rent and "stair-casing", together with provision for at least 5% self-build properties.		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape issues						
Availability						
Site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	237	Delivery estimate	1-5 yrs	x
		40 dph	380		5 – 10 yrs	
		50 dph	475		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (north-western aspect of site) is recommended. Estimated new net site area: 2.5ha				
Estimated yield (dwellings)		60				

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
GCOR04		Great Cornard (Babergh) (Town/Urban Area)		Land at Tye Farm		60	
Proposal	Housing allocation.			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. The area is within the broad area identified in the Core Strategy for approximately 500 dwellings (Policy CS5)							
Availability							
There are three owners of the site An agent has submitted the site on request of the landowners The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate Delivery of housing is expected beyond the first 5 years of the plan, but is dependent upon a review of progress upon delivery of policy CS4 (Chilton Woods allocation) in 2016.							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	1500	Delivery estimate	1-5 yrs		
		40 dph	2400		5 – 10 yrs	x	
		50 dph	3000		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		500					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
GCOR05		Great Cornard (Babergh) (Town/Urban Area)		Land at Newton Road, CO10 0PZ		11.5	
Proposal	No preconceived ideas for mixes and types of development on this land. Open to all possibilities for development including residential, affordable and employment.			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required							
Availability							
Site is in single ownership The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of timescale for delivery, or the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	287	Delivery estimate	1-5 yrs	x	
		40 dph	460		5 – 10 yrs		
		50 dph	575		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part of the site is recommended for residential development. Estimated new net site area: 2ha					
Estimated yield (dwellings)		50					

Draft Babergh & Mid Suffolk Joint SHLAA – May 2016



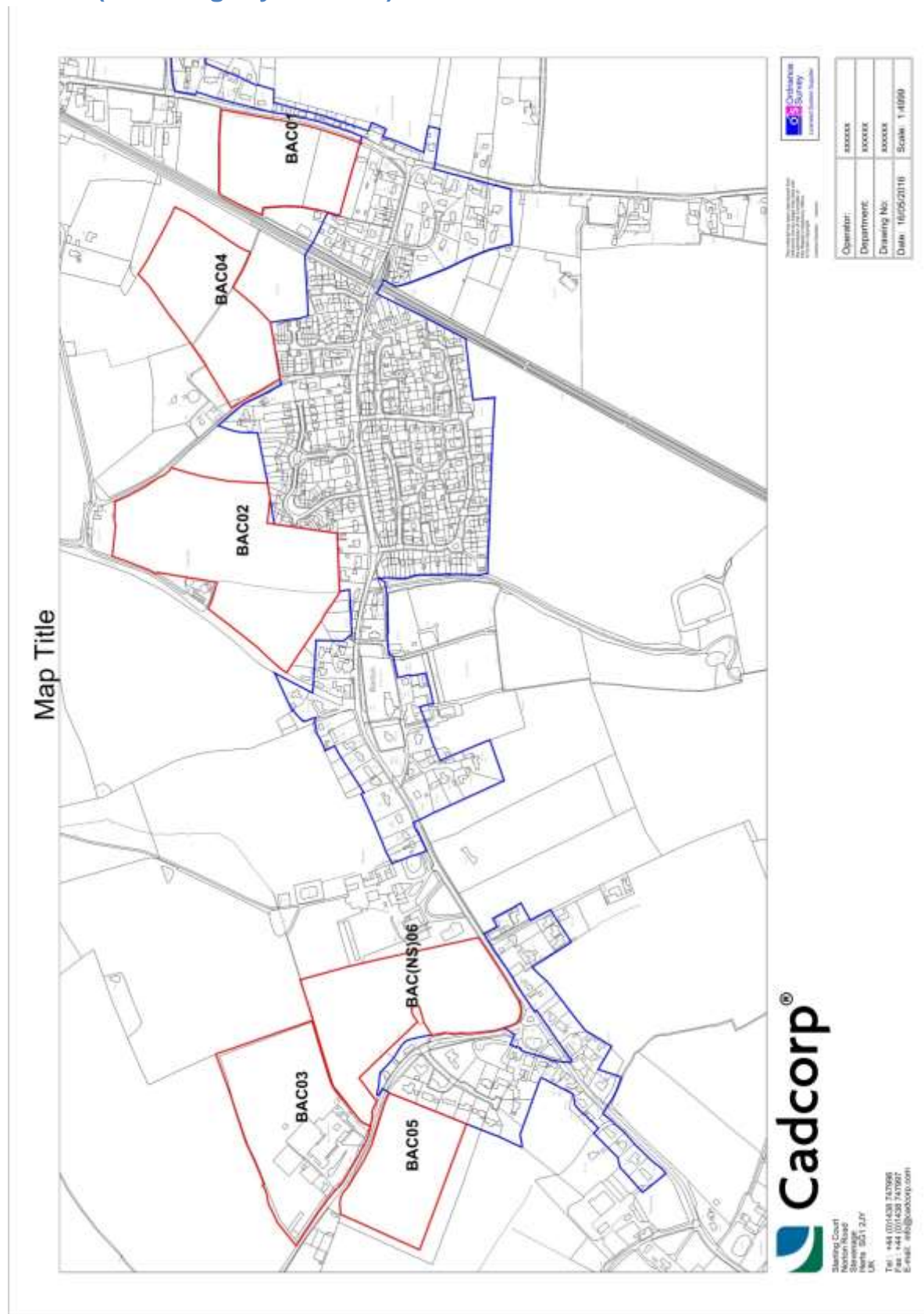
Sites with the potential to support development –
(These are not formal allocations)

WHE02	Klondyke Field, west of Bourne Hill
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Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
WHE02		Wherstead (Babergh) (Town/Urban Area)		Klondyke Field, west of Bourne Hill		4.2	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape impact							
Availability							
Previous SHLAA potential site which has been re-assessed. Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	105	Delivery estimate	1-5 yrs		
		40 dph	168		5 – 10 yrs		
		50 dph	210		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Estimated new net site area: 3ha					
Estimated yield (dwellings)		75					

Mid Suffolk SHLAA Summary Site Assessments

Bacton (including Wyverstone)



Sites with the potential to support development –
(These are not formal allocations)

BAC01	Land on the west side of Broad Road, Bacton
BAC02	Land off Woodward Avenue and Turkey Hall Lane
BAC03	Bacton Middle School, Wyverstone Road, Bacton
BAC04	Land off Turkey Hall Lane
BAC05	Land at Wyverstone Road, Bacton
BAC(NS)06	Land on corner of Wyverstone Road/Church Road

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BAC01		Bacton (Mid Suffolk) (Key Service Centre)		Land on the west side of Broad Road, Bacton		2.68	
Proposal	Mixture of Market and Affordable Housing.			Current / previous land use		Vacant Agriculture	
Suitability (Potentially)							
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required							
Availability							
An agent has submitted the site on request of four landowners The title deeds have been submitted The site is under option to a developer							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability Agent has estimated delivery rate at 25 per year over 2 years							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	67	Delivery estimate	1-5 yrs	x	
		40 dph	108		5 – 10 yrs		
		50 dph	135		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. There would be a need for a buffer area alongside the railway line and a footpath along the road frontage. Approx. net site area 2 ha					
Estimated yield (dwellings)		40					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BAC02		Bacton (Mid Suffolk) (Key Service Centre)		Land off Woodward Avenue and Turkey Hall Lane		6.08	
Proposal	Mixture of Market and Affordable Housing.			Current / previous land use		Agriculture	
Suitability (Potentially)							
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required							
Availability							
Site Is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The agent has not provided a timescale for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	152	Delivery estimate	1-5 yrs		
		40 dph	243		5 – 10 yrs	x	
		50 dph	304		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		150					

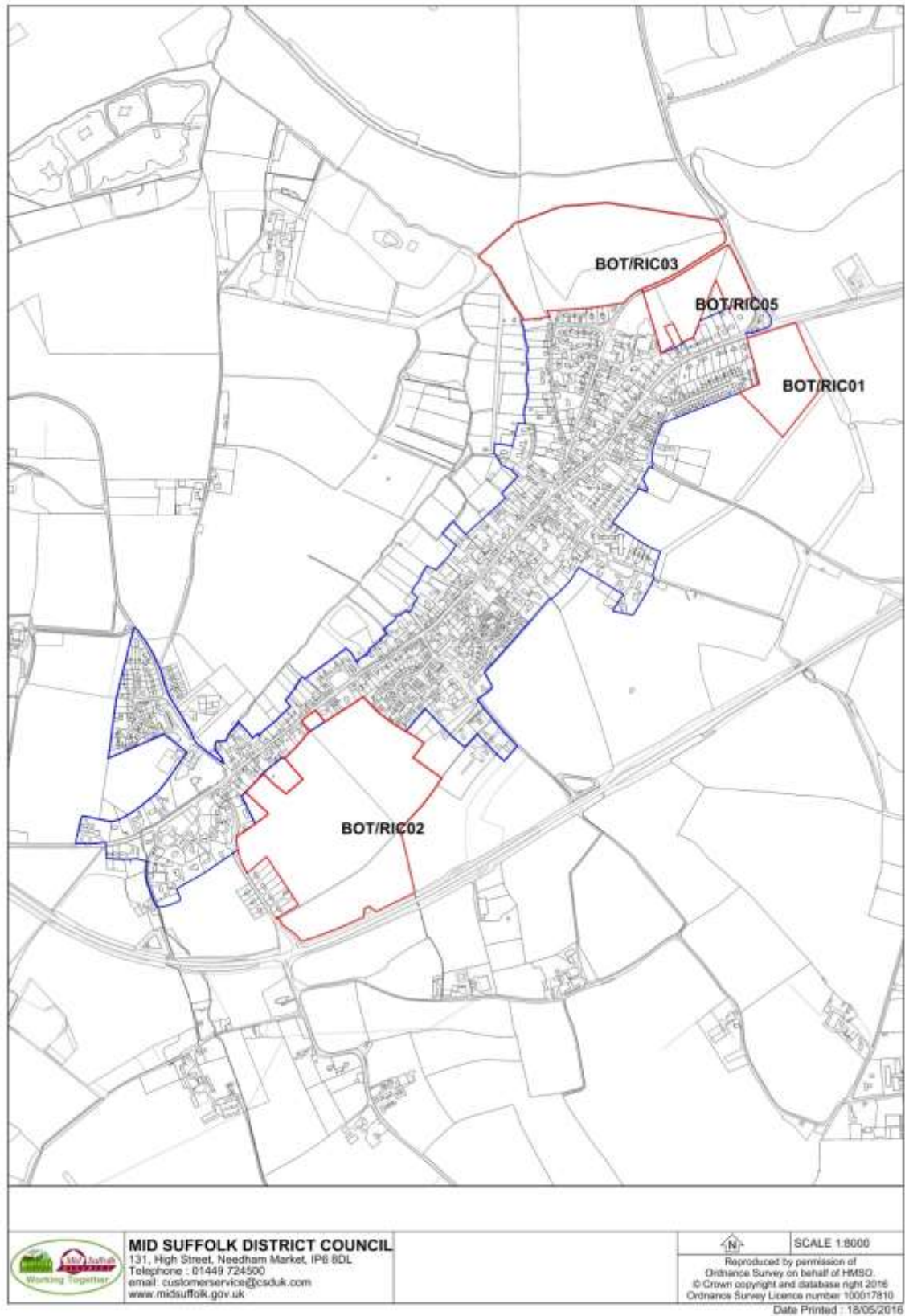
Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
BAC03		Wyverstone (Mid Suffolk) (Key Service Centre)	Bacton Middle School, Wyverstone Road, Bacton		4.43	
Proposal	No preconceived ideas for mix and types of development. Open to all possibilities including residential, affordable and employment to meet the needs of the community		Current / previous land use		Middle School	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required						
Availability						
The landowner has put the site forward The title deeds have been submitted						
Achievability						
Possible legal constraints on title. The site has not been approved for disposal by secretary of state to change use of playing field or cease of use for a school The submission does not state whether there are any known abnormal costs which would affect viability The submission does not provide indication of timescale for delivery						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	110	Delivery estimate	1-5 yrs	
		40 dph	176		5 – 10 yrs	x
		50 dph	220		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)		60				

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BAC04		Bacton (Mid Suffolk) (Key Service Centre)		Land off Turkey Hall Lane		3.4	
Proposal	Mixture of Market and Affordable Housing.			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required							
Availability							
Site Is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The agent has not provided a timescale for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	85	Delivery estimate	1-5 yrs	x	
		40 dph	136		5 – 10 yrs		
		50 dph	170		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		50					

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
BAC05		Bacton (Mid Suffolk) (Key Service Centre)	Land at Wyverstone Road, Bacton		2.7	
Proposal	The development would include a mix of dwellings including up to 35% affordable housing		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required						
Availability						
The submission has been submitted on behalf a developer with land options. There are three owners of the site- title deeds have been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely built out rate						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	67	Delivery estimate	1-5 yrs	x
		40 dph	108		5 – 10 yrs	
		50 dph	135		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)		60				

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BAC(NS)06		Bacton (Mid Suffolk) (Key Service Centre)		Land on corner of Wyverstone Road/Church Road		4.6	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon setting of grade II* listed building							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	115	Delivery estimate	1-5 yrs		
		40 dph	184		5 – 10 yrs		
		50 dph	230		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		100					

Botesdale (including Rickinghall)



Sites with the potential to support development –
(These are not formal allocations)

BOT/RIC01	Land south of Diss Road/Park View, Botesdale
BOT/RIC02	Land at Rectory Hill and The Street, Rickingham
BOT/RIC03	Land north of Back Hills Botesdale
BOT/RIC05	Land at Back hills Botesdale

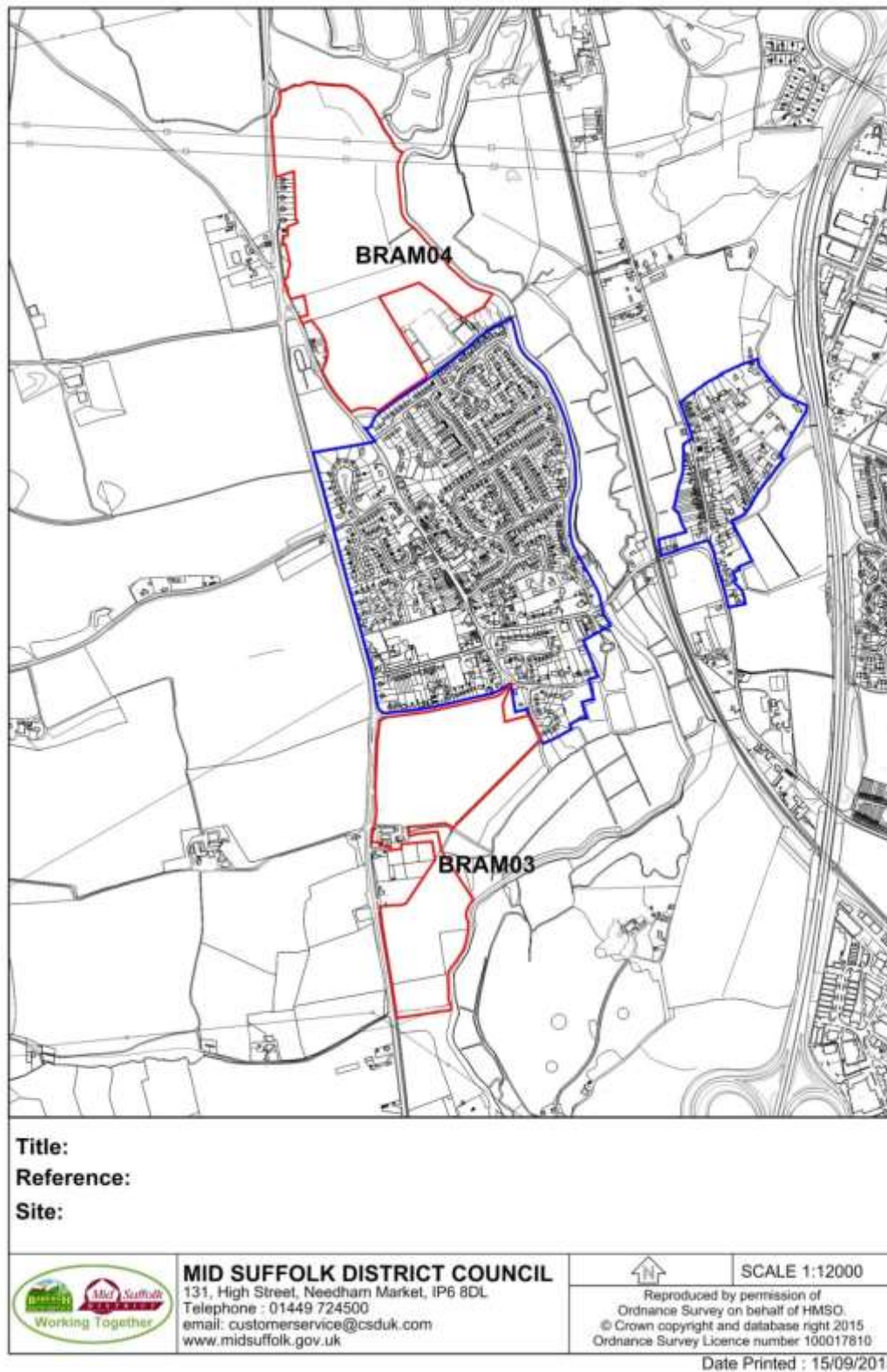
Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BOT/RIC01		Botesdale (Mid Suffolk) (Key Service Centre)		Land south of Diss Road/Park View, Botesdale		3.14	
Proposal	Mix to reflect the locally identified need and character of the area. Likley mix: 70% 1-3 bed properties 30% 4-5 bed properties Including 35% affordable housing. These will be a mix of apartments, terraces, semi detached, detached houses			Current / previous land use		Arable land	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon listed building to north of the site							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the build out rate at 25 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	79.	Delivery estimate	1-5 yrs	x	
		40 dph	126		5 – 10 yrs		
		50 dph	157		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Potential for limited development up to the line of settlement within the area surrounded by established hedgerows					
Estimated yield (dwellings)		50					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BOT/RIC02		Rickingham (Mid Suffolk) (Key Service Centre)		Land at Rectory Hill and The Street, Rickingham		17.4	
Proposal		No preconceived ideas for mix and types of development. Open to all possibilities including residential, affordable and employment to meet the needs of the community			Current / previous land use		Agriculture
Suitability (Potentially)							
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Scale of site- consider reducing size of site to be more in keeping with the existing settlement Minerals- site lies within Minerals Safeguard Area							
Availability							
Site is in single ownership The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of timescale for delivery or the likely build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	435	Delivery estimate	1-5 yrs	x	
		40 dph	696		5 – 10 yrs		
		50 dph	870		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. The entire site would be disproportionate to the settlement however partial development may be acceptable. Approx. net site area 4 ha					
Estimated yield (dwellings)		100					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BOT/RIC03		Rickingham (Mid Suffolk) (Key Service Centre)		Land north of Back Hills, Botesdale		11	
Proposal	Residential and affordable housing with public open space area			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area							
Availability							
Site is in single ownership The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the build out rate at 30 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	275	Delivery estimate	1-5 yrs	x	
		40 dph	440		5 – 10 yrs		
		50 dph	550		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development south of site would be recommended due to flood restrictions to the north.					
Estimated yield (dwellings)		150					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
BOT/RIC05		Rickinghall (Mid Suffolk) (Key Service Centre)		Land at Back Hills, Botesdale		3	
Proposal	Residential and affordable housing			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area Heritage- impact upon conservation area							
Availability							
Site is in single ownership The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	33	Delivery estimate	1-5 yrs	x	
		40 dph	120		5 – 10 yrs		
		50 dph	150		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		20					

Bramford



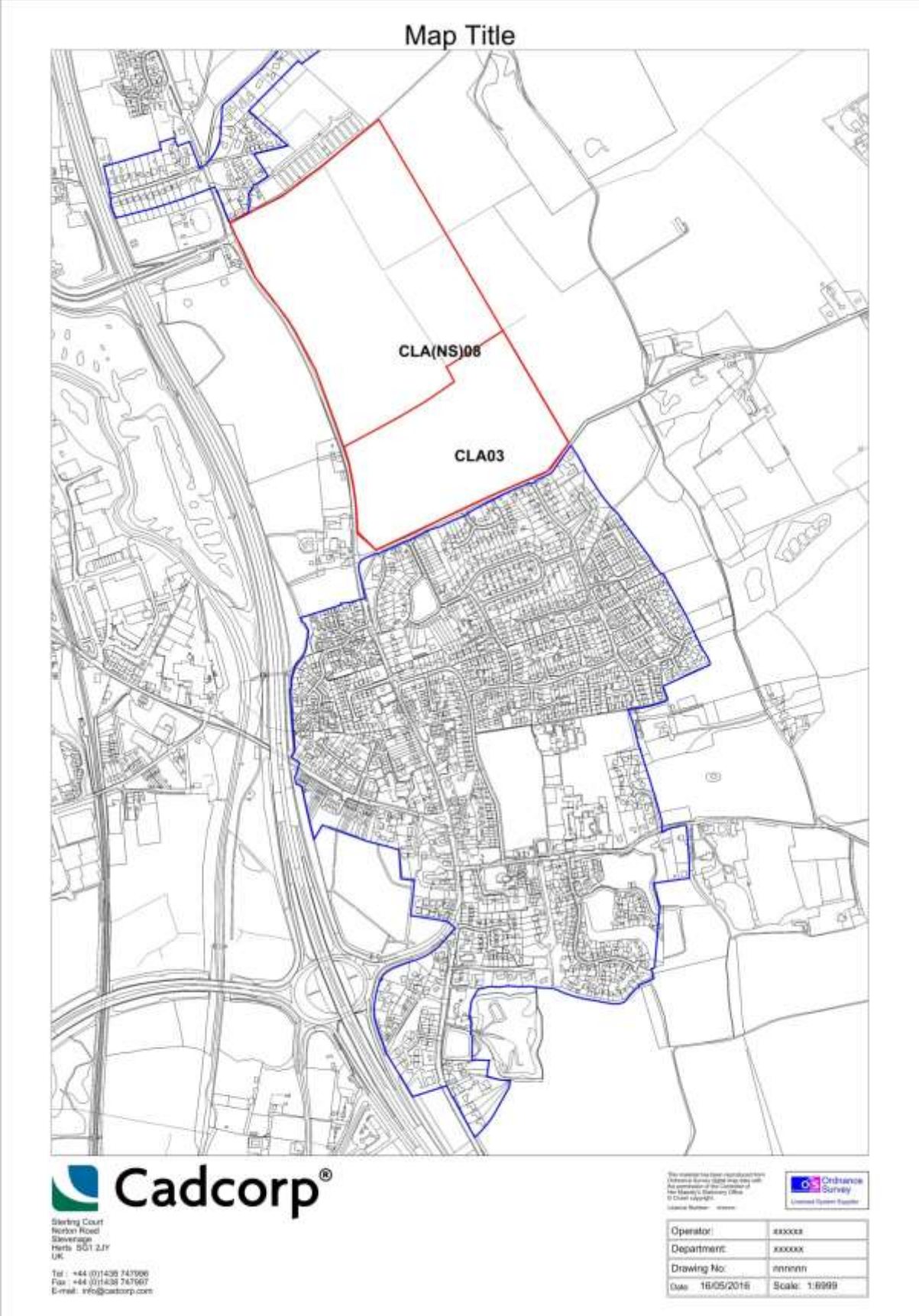
Sites with the potential to support development –
(These are not formal allocations)

BRAM03	Land south of Fitzgerald Road, Bramford
BRAM04	Land east of The Street and north of Pound Lane, Bramford

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
BRAM03		Bramford (Mid Suffolk) (Key Service Centre)	Land south of Fitzgerald Road, Bramford		15.7	
Proposal	The site would offer a range of dwelling types and sizes to meet the varying demands of the village. The large site size would enable the delivery of large areas of open space, alongside the associated parking and private amenity space.			Current / previous land use	Agricultural	
Suitability (Potentially)						
The south of the site is subject to flood zone 3 but there is a natural divide in the site above Runcton farm which is potentially suitable, but the following constraints have been identified which would require further investigation: Minerals- site lies within Minerals Safeguard Area Highways – regarding access, footpaths and infrastructure required						
Availability						
The site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 30 units per annum						
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	392		Delivery estimate	1-5 yrs	x
	40 dph	628			5 – 10 yrs	
	50 dph	785			10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development may be more acceptable to the northern area of the site due to flood constraints. Approx. net site area 5ha				
Estimated yield (dwellings)		100				

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
BRAM04		Bramford (Mid Suffolk) (Key Service Centre)	Land east of The Street and north of Pound Lane, Bramford		21.7
Proposal	up to 150 dwellings at 30dph		Current / previous land use		Agricultural
Suitability (Potentially)					
The perimeter of the site is subject to flood zone 3, however part of the site is potentially suitable, but the following constraints have been identified which would require further investigation: Scale of site- consider reducing size of site to be more in keeping with the existing settlement Minerals- site lies within Minerals Safeguard Area Highways – regarding access and infrastructure required					
Availability					
The site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely build out rate					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	543	Delivery estimate	1-5 yrs	x
	40 dph	868		5 – 10 yrs	
	50 dph	1085		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development may be more acceptable to the southern area of the site. Approx. net site area 10ha			
Estimated yield (dwellings)		250			

Claydon (including Barham)



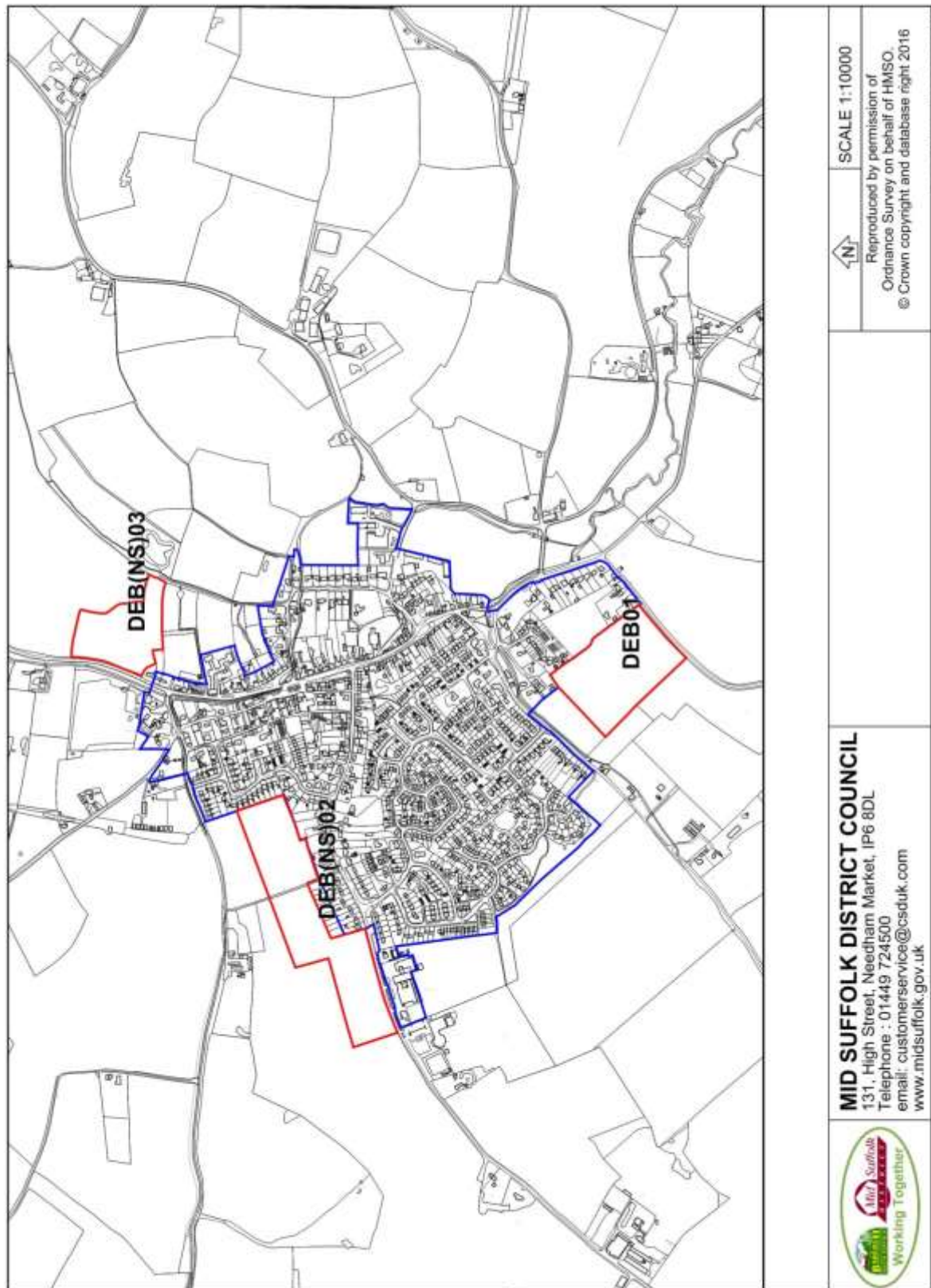
Sites with the potential to support development –
(These are not formal allocations)

CLA03	Land adj Church Lane, Barham
CLA(NS)08	Land adj Church Lane, Barham

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
CLA03		Barham (Mid Suffolk) (Key Service Centre)	Land adj Church Lane, Barham		12	
Proposal	Mixture of residential and open space- assumed 60% net developable area with range of house sizes and types		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area						
Availability						
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted						
Achievability						
The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely build out rate						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	300	Delivery estimate	1-5 yrs	x
		40 dph	480		5 – 10 yrs	
		50 dph	600		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Site located within the Ipswich Policy Area. New net site area approx. 8 ha				
Estimated yield (dwellings)		250				

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
CLA(NS)08		Barham (Mid Suffolk) (Key Service Centre)	Land adj Church Lane, Barham		33	
Proposal	Mixture of residential and open space- assumed 60% net developable area with range of house sizes and types		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area						
Availability						
Information currently unknown on landowner(s) details or willingness						
Achievability						
No indication of likely timescales for development						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	825	Delivery estimate	1-5 yrs	
		40 dph	1320		5 – 10 yrs	
		50 dph	1650		10 – 15+ yrs	x
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)		825				

Debenham



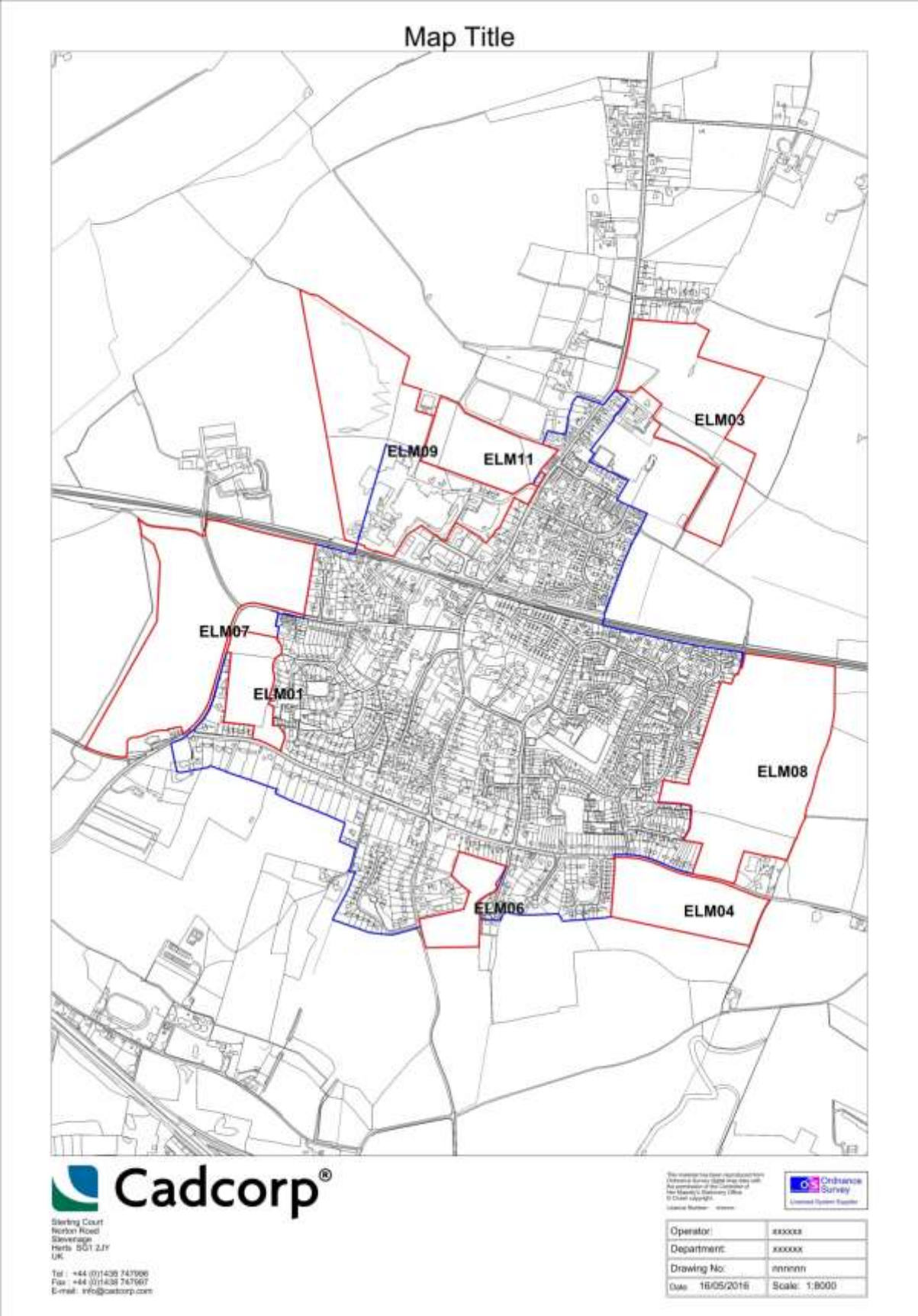
Sites with the potential to support development –
(These are not formal allocations)

DEB01	Land off Ipswich Road
DEB(NS)02	Land to north of Gracechurch Street
DEB(NS)03	Land off Aspall Road (opposite primary school)

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
DEB01		Debenham (Mid Suffolk) (Key Service Centre)		Land off Ipswich Road		4	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required							
Availability							
Site is in single ownership. The title deeds have not been submitted							
Achievability							
The submission estimates the likely build out rate at 20-25 units per annum Submission confirms that there are no legal restrictions on the land and no known abnormal costs which could affect availability.							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	100	Delivery estimate	1-5 yrs	x	
		40 dph	160		5 – 10 yrs		
		50 dph	200		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		100					

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
DEB(NS)02	Debenham (Mid Suffolk) (Key Service Centre)	Land to north of Gracechurch Street	8		
Proposal	Potential housing allocation site		Current / previous land use		
Agricultural					
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
Availability					
Information currently unknown on landowner(s) details or willingness					
Achievability					
No indication of likely timescales for development					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	200	Delivery estimate	1-5 yrs	
	40 dph	300		5 – 10 yrs	
	50 dph	400		10 – 15+ yrs	x
Summary:	The site is potentially considered suitable for residential development, taking identified constraints into consideration New net site area approx. 4 ha				
Estimated yield (dwellings)	100				

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
DEB(NS)03		Debenham (Mid Suffolk) (Key Service Centre)		Land off Aspoll Road (opposite primary school)		2.5	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is located on the edge of the settlement on rising ground- potential impact upon the character and appearance of Debenham							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	62.	Delivery estimate	1-5 yrs		
		40 dph	100		5 – 10 yrs		
		50 dph	125		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		50					



Sites with the potential to support development –
(These are not formal allocations)

ELM01	Land off Church Road/School Road, Elmswell
ELM03	Land to east of Ashfield Road, Elmswell
ELM04	Land south of Wetherden Road, Elmswell (site 1)
ELM06	Land off Cressmeadow Way & east of Warren Lane
ELM07	Land off School Road, Elmswell (2 sites each side of road)
ELM08	Land south of railway, north of Wetherden Road, Elmswell
ELM09	Former Grampion Factory
ELM11	Land adj Grampion Foods Factory, Elmswell

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
ELM01		Elmswell (Mid Suffolk) (Key Service Centre)		Land off Church Road/School Road, Elmswell		2.9	
Proposal	Potential housing allocaiton.			Current / previous land use		Fallow land	
Suitability (Potentially)							
Site is potentially suitable, but the following constraints have been identified which would require further investigation: Minerals- site lies within Minerals Safeguard Area Highways – regarding access, footpaths and infrastructure required							
Availability							
Site is in single ownership The title deeds have not been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	72	Delivery estimate	1-5 yrs	x	
		40 dph	116		5 – 10 yrs		
		50 dph	145		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. There is the need to design a site to minimise impact on adjoining properties and ensure safe access.					
Estimated yield (dwellings)		60					

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
ELM03		Elmswell (Mid Suffolk) (Key Service Centre)	Land to east of Ashfield Road, Elmswell		9.3
Proposal	Residential site of 100+ dwellings. Site for potential primary school relocation, as current school is at capacity. Area for medical centre and extension to Blackbourne Recreation Ground		Current / previous land use		Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
Availability					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	232	Delivery estimate	1-5 yrs	x
	40 dph	372		5 – 10 yrs	
	50 dph	465		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development proposed. New net site are approx. 1 ha.			
Estimated yield (dwellings)		25			

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
ELM04		Elmswell (Mid Suffolk) (Key Service Centre)	Land south of Wetherden Road, Elmswell (site 1)		5.3
Proposal	Residential to include a mix of house types, sizes, together with extensive open space and landscape features. Some light industry and employment uses similar to that existing in village could be provided.		Current / previous land use		Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
Availability					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	132	Delivery estimate	1-5 yrs	x
	40 dph	212		5 – 10 yrs	
	50 dph	265		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development proposed. New net site are approx. 1 ha.			
Estimated yield (dwellings)		25			

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
ELM06		Elmswell (Mid Suffolk) (Key Service Centre)		Land off Cressmeadow Way & east of Warren Lane		2.3	
Proposal	Residential housing including open space			Current / previous land use		Agriculture	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals – site lies within mineral safeguard area							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	58	Delivery estimate	1-5 yrs	x	
		40 dph	92		5 – 10 yrs		
		50 dph	115		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		58					

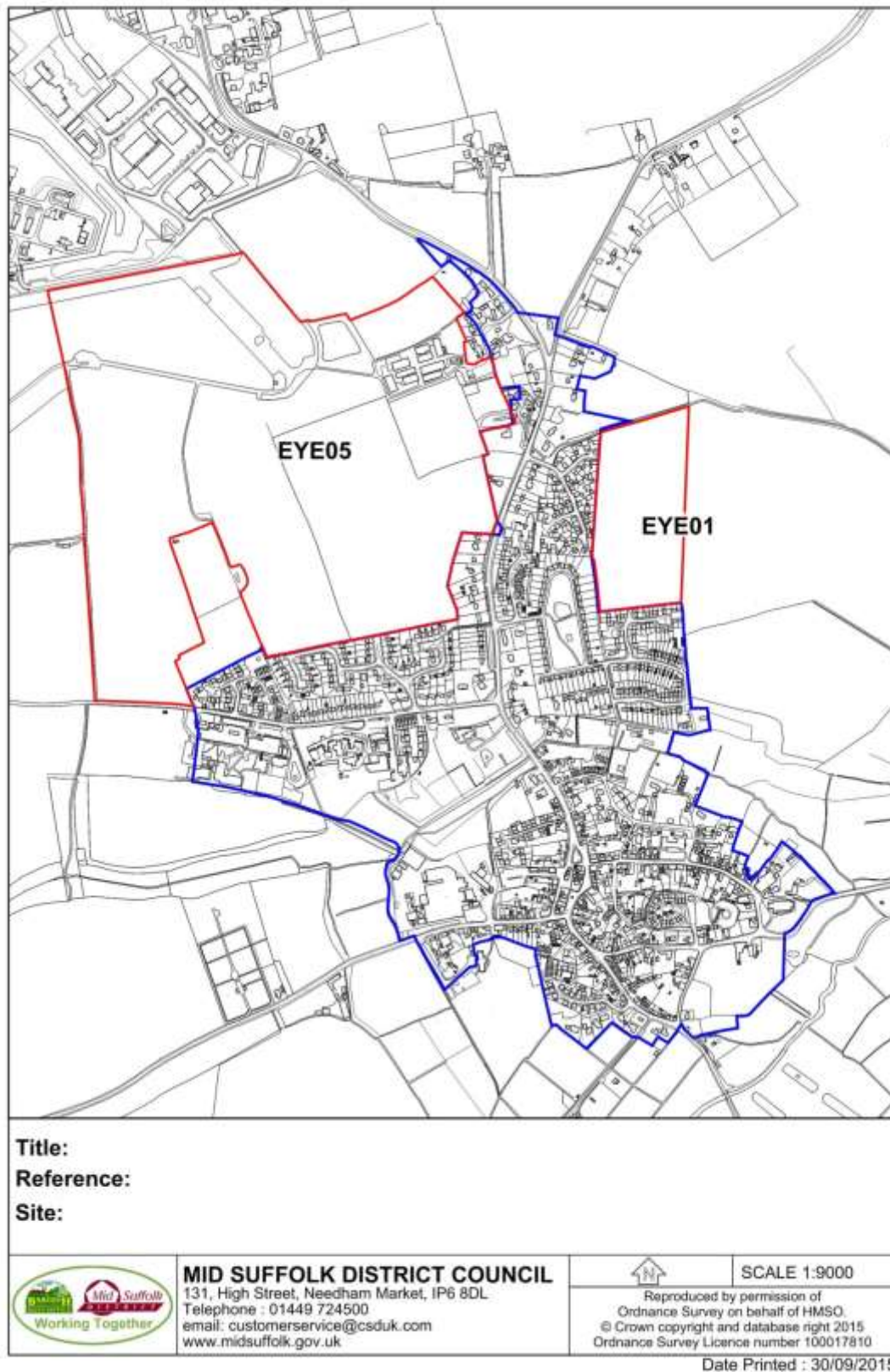
Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ELM07	Elmswell (Mid Suffolk) (Key Service Centre)	Land off School Road, Elmswell (2 sites each side of road)	14.5		
Proposal	The site could provide approx. 250 dwellings. The site will include additional community facilities such as children's play area, sustainable connections to the wider area, new open space areas, two potential vehicular access points off School Road, SUDs		Current / previous land use Agricultural		
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Minerals- site lies within Minerals Safeguard Area					
Availability					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
Achievability					
The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 35 units per annum with one developer or 65 units per annum with two developers.					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	362	Delivery estimate	1-5 yrs	x
	40 dph	580		5 – 10 yrs	
	50 dph	725		10 – 15+ yrs	
Summary:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development to the north of School Road, adjoining the settlement up to Parnell Lane is considered to be more appropriate scale of development.				
Estimated yield (dwellings)	100				

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
ELM08		Elmswell (Mid Suffolk) (Key Service Centre)	Land south of railway, north of Wetherden Road, Elmswell		14.9	
Proposal	Residential to include a mix of house types, sizes, and affordability, together with extensive open space and landscape features. Some light industry and employment uses similar to that existing in village could be provided.		Current / previous land use		Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Minerals- part of site lies within Minerals Safeguard Area						
Availability						
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	372	Delivery estimate	1-5 yrs	x
		40 dph	596		5 – 10 yrs	
		50 dph	745		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development adjoining Wetherden Road most appropriate.				
Estimated yield (dwellings)		30				

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
ELM09		Elmswell (Mid Suffolk) (Key Service Centre)		Grampion Foods Factory, Elmswell		15.8	
Proposal	Residential and affordable housing			Current / previous land use		Former food factory	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at approx 20 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	395		Delivery estimate	1-5 yrs	X
		40 dph	632			5 – 10 yrs	
		50 dph	790			10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		400					

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
ELM11	Elmswell (Mid Suffolk) (Key Service Centre)	Land adj Grampion Foods Factory, Elmswell	4.3		
Proposal	The site has the capability of providing a range of dwellings, open space provision, and the associated private amenity space and parking. The precise position and density of that housing would be subject to a master-planning exercise.		Current / previous land use Agriculture		
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
Availability					
Site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at approx 20 units per annum					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	107.	Delivery estimate	1-5 yrs	x
	40 dph	172		5 – 10 yrs	
	50 dph	215		10 – 15+ yrs	
Summary:	The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended				
Estimated yield (dwellings)	100				

Eye



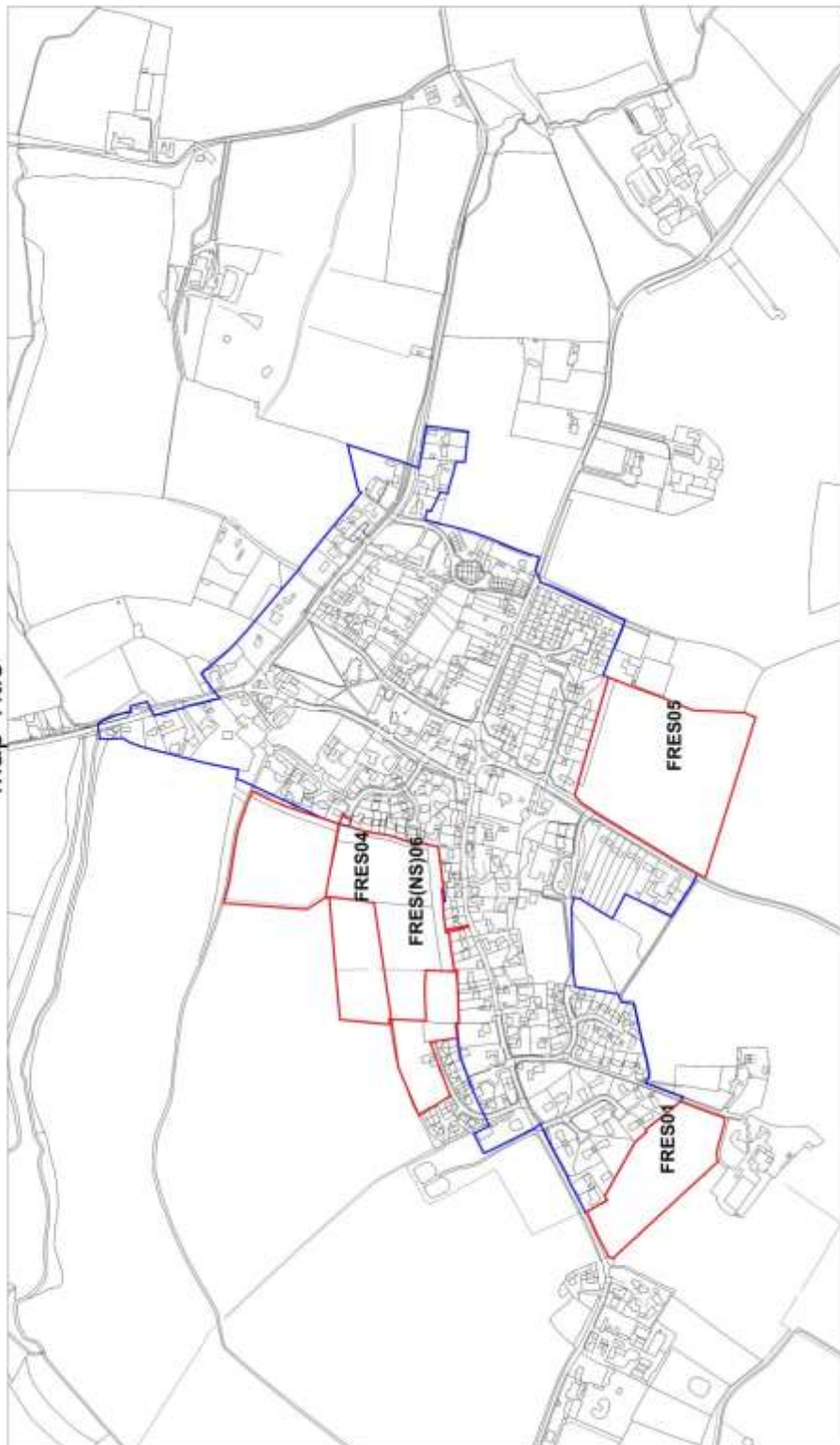
Sites with the potential to support development –

EYE01	Land off Victoria Hill, Eye
EYE05	Land to north of Castleton Way and west of Victoria Hill, Eye

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
EYE01		Eye (Mid Suffolk) (Town)		Land off Victoria Hill, Eye		5.7	
Proposal	housing allocation site.			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is within a Special Landscape Area							
Availability							
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 20/25 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	142	Delivery estimate		1-5 yrs	x
		40 dph	228			5 – 10 yrs	
		50 dph	285			10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development taking any constraints into consideration.					
Estimated yield (dwellings)		240					

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
EYE05		Eye (Mid Suffolk) (Town)	Land to north of Castleton Way and west of Victoria Hill, Eye		48.2
Proposal	Residential development		Current / previous land use		Agricultural
Suitability (Potentially)					
Within broad location identified for growth in Core Strategy. Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement HSE consultation zone- for gas compressor station as shown in the Eye Planning Position Statement will also limit the area suitable for housing					
Availability					
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at approx 50 units per annum					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	1205	Delivery estimate	1-5 yrs	x
	40 dph	1928		5 – 10 yrs	
	50 dph	2410		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, accessing the site off Victoria Hill taking identified constraints into consideration. However only part development along, southern and eastern aspect, is recommended in order to avoid the HSE consultation zone and disproportionate development to the existing settlement. Estimated new net site area:8 ha			
Estimated yield (dwellings)		320			

Map Title



Starting Court
 Northern Road
 Scarborough
 Herts SG5 1JY
 UK
 Tel: +44 (0)1438 747999
 Fax: +44 (0)1438 747997
 E-mail: info@loadcorp.com

OS Orthotomist
Surveyor

Operator:	000000
Department:	000000
Drawing No:	000000
Date:	16/05/2016
Scale:	1:5000

Sites with the potential to support development –
(These are not formal allocations)

FRES01	Land south of New Street, Fressingfield
FRES04	Land adjacent Brome Avenue
FRES05	Land off Stradbroke Road, Fressingfield
FRE(NS)06	Land off John Shepherd Road, Fressingfield

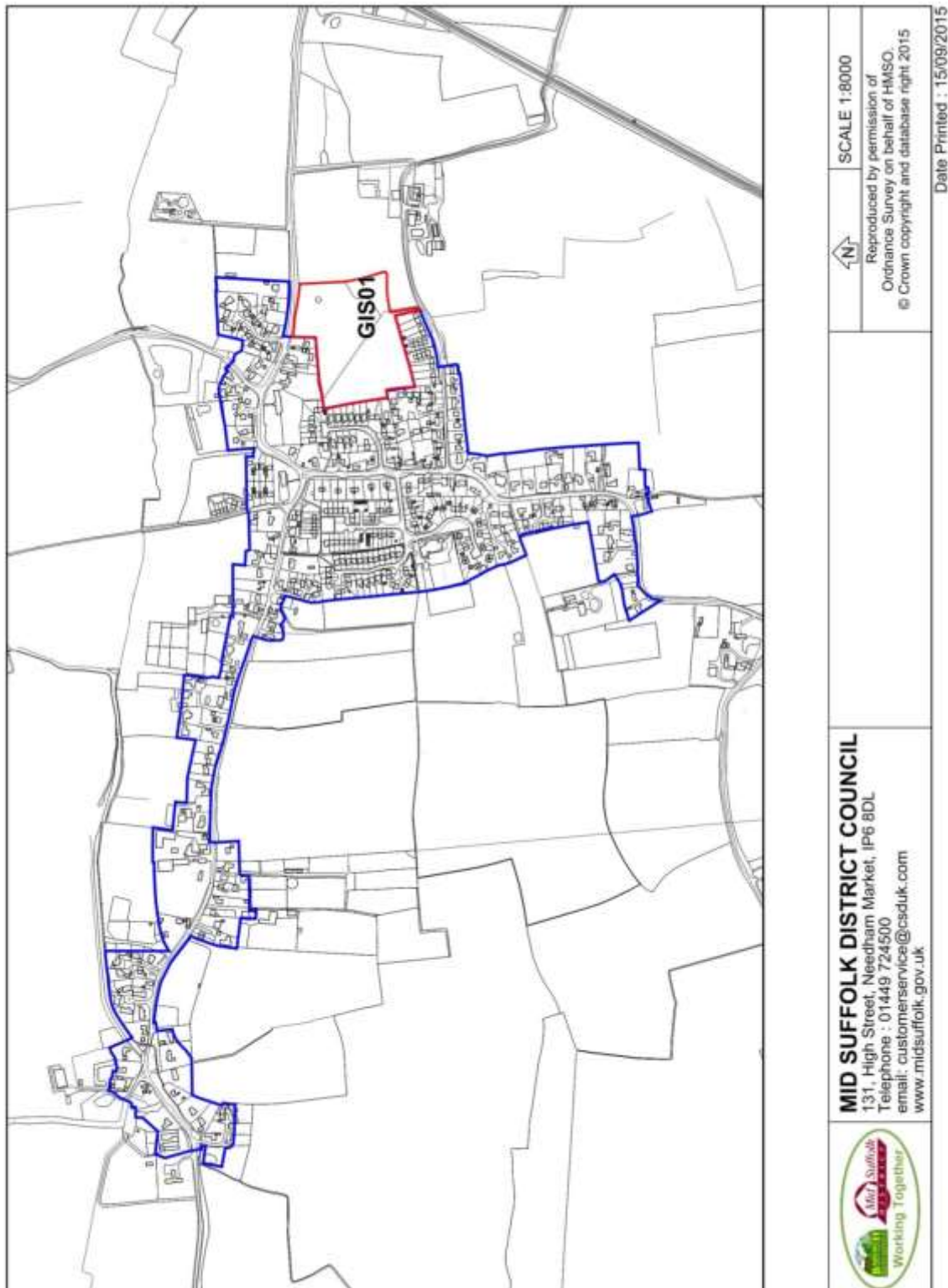
Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
FRES01		Fressingfield (Mid Suffolk) (Primary Village)		Land south of New Street, Fressingfield		2	
Proposal	Residential and affordable housing			Current / previous land use		Pasture	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required							
Availability							
Site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 15 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	50	Delivery estimate	1-5 yrs	x	
		40 dph	80		5 – 10 yrs		
		50 dph	100		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development taking any constraints into consideration.					
Estimated yield (dwellings)		50					

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
FRES04		Fressingfield (Mid Suffolk) (Primary Village)	Land off John Shepherd Road		5
Proposal	Full range of freehold market and affordable housing Elderly persons accommodation /care home		Current / previous land use		Pasture
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Heritage- impact upon conservation area					
Availability					
Site is in joint ownership An agent has submitted the site on request of the landowners The title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 10-20 units per annum					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	125	Delivery estimate	1-5 yrs	x
	40 dph	200		5 – 10 yrs	
	50 dph	250		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended			
Estimated yield (dwellings)		60			

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
FRES05		Fressingfield (Mid Suffolk) (Primary Village)		Land off Stradbroke Road, Fressingfield		3.7	
Proposal	Potential housing allocation with community centre/sports field			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission does not state whether there are any known abnormal costs which would affect viability The submission estimates the likely build out rate at approx 10-20 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	92	Delivery estimate	1-5 yrs	x	
		40 dph	148		5 – 10 yrs		
		50 dph	185		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended					
Estimated yield (dwellings)		60					

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
FRES(NS)06		Fressingfield (Mid Suffolk) (Primary Village)	Land off John Shepherd Road, Fressingfield		3.3
Proposal	Residential and affordable housing, Elderly persons accommodation /care home		Current / previous land use		Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Heritage- impact upon conservation area					
Availability					
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at approx 10-20 units per annum					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	83	Delivery estimate	1-5 yrs	x
	40 dph	132		5 – 10 yrs	
	50 dph	165		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended			
Estimated yield (dwellings)		100			

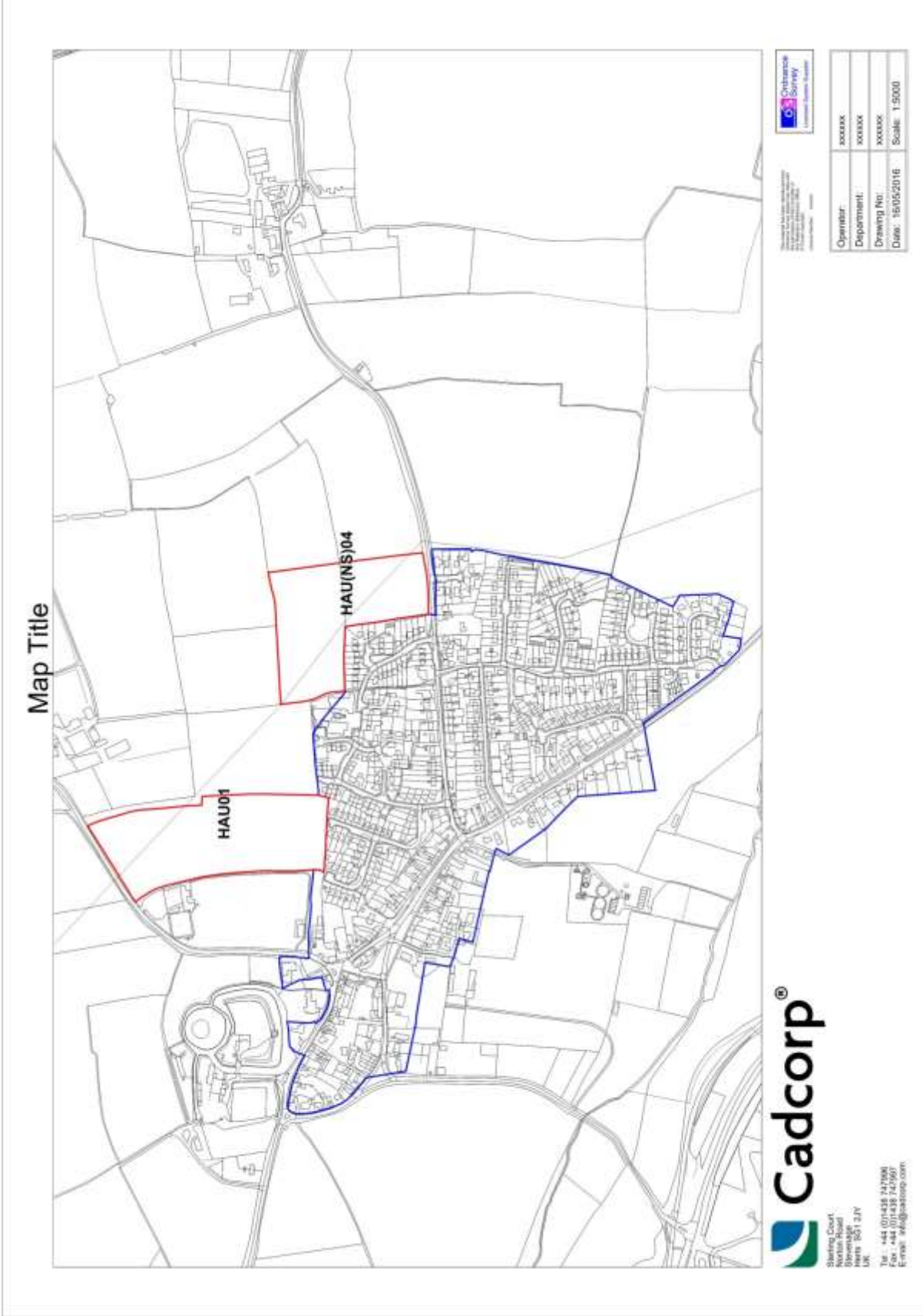
Gislingham



Sites with the potential to support development –
(These are not formal allocations)

GIS01	Land fronting Thornham Road, Gislegham
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Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
GIS01		Gislingham (Mid Suffolk) (Primary Village)	Land fronting Thornham Road, Gislingham		3.3
Proposal	Residential development		Current / previous land use		Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
Availability					
Site is in single ownership An agent has submitted the site on request of the landowner The land is currently unregistered so no title deeds have been provided					
Achievability					
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 20 units per annum					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	82.	Delivery estimate	1-5 yrs	x
	40 dph	132		5 – 10 yrs	
	50 dph	165		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended			
Estimated yield (dwellings)		50			



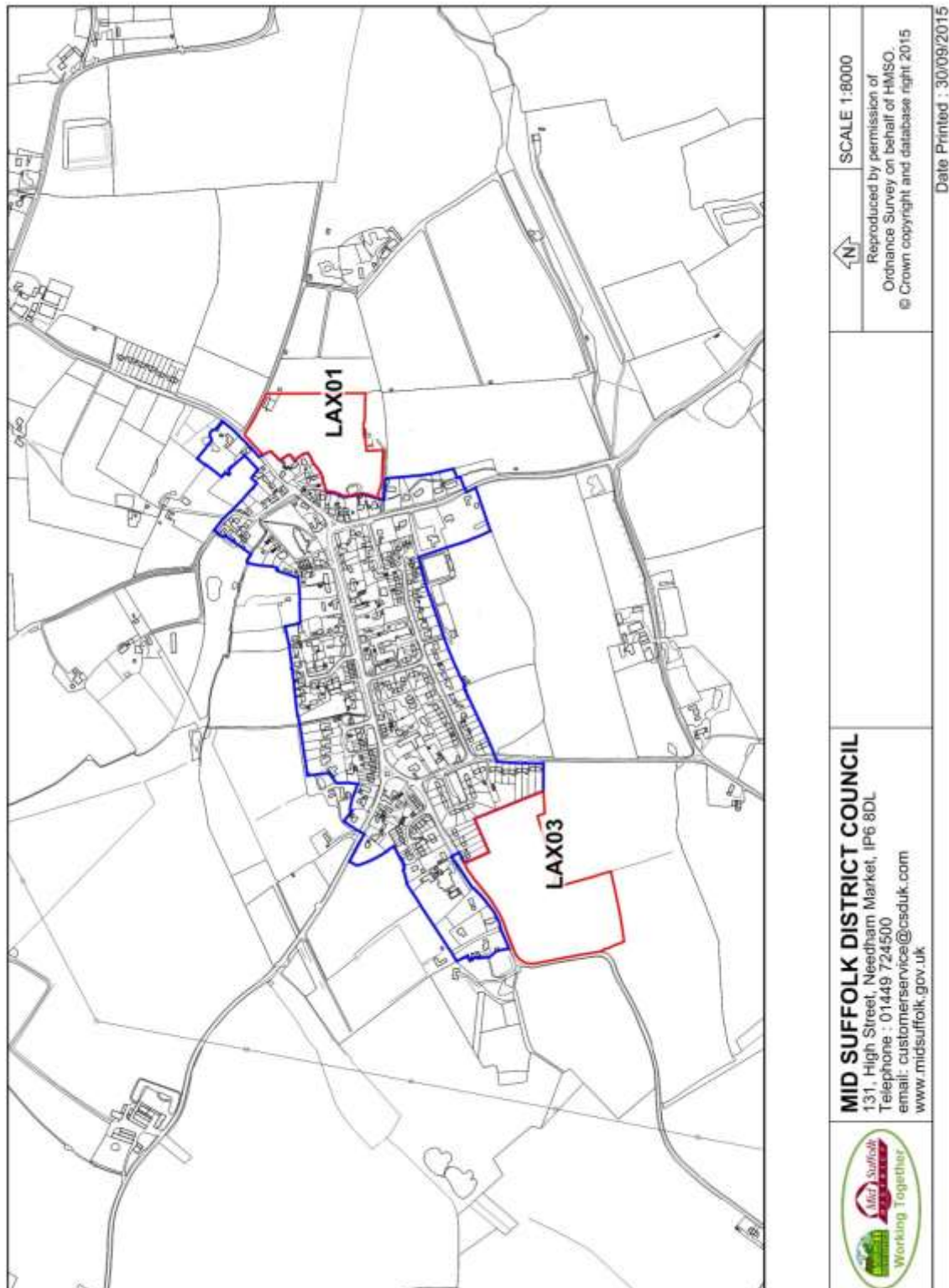
Sites with the potential to support development –
(These are not formal allocations)

HAU01	Land off Bacton Road
HAU(NS)04	Land off Station Road and north of Mill Fields

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)
HAU01		Haughley (Mid Suffolk) (Key Service Centre)	Land off Bacton Road		4.4
Proposal	Potential housing allocation site		Current / previous land use		Agricultural
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site – consider reduce size of site to be more in keepin gwith the existing settlement					
Availability					
Site is in single ownership Title deeds have been submitted					
Achievability					
The submission confirms that there are no legal restrictions on the land and apart from road and path improvements there are no known abnormal costs which would affect viability Submission does not provide indication of the likely annual build out rate					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	110	Delivery estimate	1-5 yrs	x
	40 dph	176		5 – 10 yrs	
	50 dph	220		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended			
Estimated yield (dwellings)		50			

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
HAU(NS)04		Haughley (Mid Suffolk) (Key Service Centre)		Land off Station Road and north of Mill Fields		3.4	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	85	Delivery estimate	1-5 yrs		
		40 dph	136		5 – 10 yrs		
		50 dph	170		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		50					

Laxfield

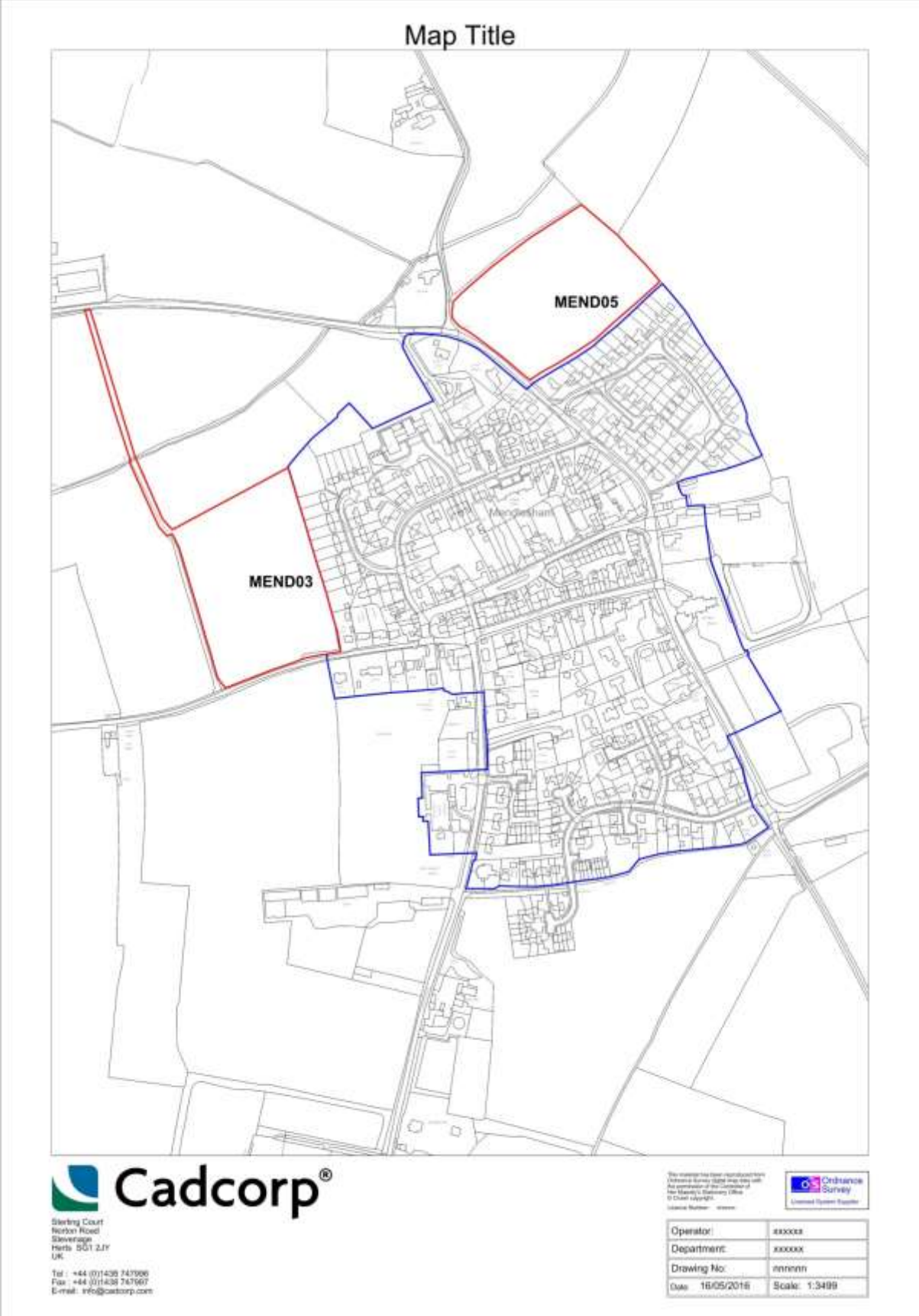


Sites with the potential to support development –
(These are not formal allocations)

LAX01	Hill Meadow, Bickers Hill, Laxfield
LAX03	Framlingham Road, Laxfield

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
LAX01		Laxfield (Mid Suffolk) (Primary Village)	Hill Meadow, Bickers Hill, Laxfield		2.7	
Proposal	Potential residential allocation.		Current / previous land use		Pasture	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjoining conservation area						
Availability						
Site is in family trust ownership, but is currently unregistered therefore title deeds have not been submitted An agent has submitted the site on request of the landowner						
Achievability						
The submission confirms that there are no legal restrictions on the land and apart from road and path improvements there are no known abnormal costs which would affect viability The submission states that should the site be build out by family builder the rate of delivery could be 2/3 homes per year or if sold the site could progress more quickly						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	68	Delivery estimate	1-5 yrs	x
		40 dph	108		5 – 10 yrs	
		50 dph	135		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development (northern aspect of site) is recommended. Estimated new net site area: 0.5ha				
Estimated yield (dwellings)		10				

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
LAX03		Laxfield (Mid Suffolk) (Primary Village)	Framlingham Road, Laxfield		4.2	
Proposal	Potnetial housing allocaiotn		Current / previous land use		Arable farmland	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement						
Availability						
Site is in single ownership The site has been submitted on behalf of the landowner Not title deeds have been submitted and the submission states that land registry information is awaited						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	105	Delivery estimate	1-5 yrs	x
		40 dph	168		5 – 10 yrs	
		50 dph	210		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development (eastern aspect of site) is recommended. Estimated new net site area: 1ha				
Estimated yield (dwellings)		25				



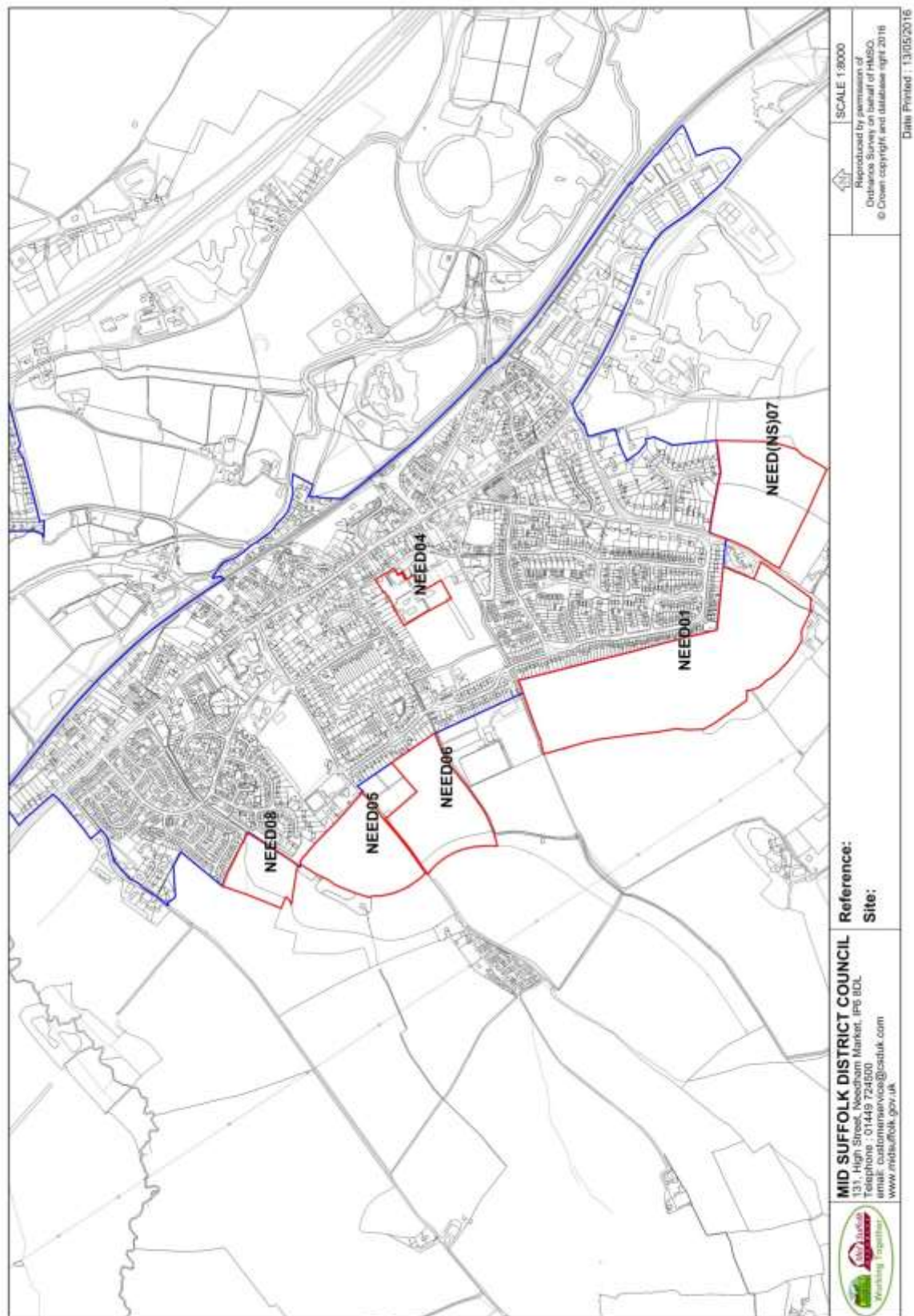
Sites with the potential to support development –
(These are not formal allocations)

MEND03	Land north of Mill Road
MEND05	Chapelfield, Chapel Road, Mendlesham

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
MEND03		Mendlesham (Mid Suffolk) (Key Service Centre)	Land north of Mill road		2.8	
Proposal	Housing.			Current / previous land use	Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required						
Availability						
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 10 units per annum						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	70	Delivery estimate	1-5 yrs	x
		40 dph	112		5 – 10 yrs	
		50 dph	140		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)		70				

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
MEND05		Mendlesham (Mid Suffolk) (Key Service Centre)	Chapelfield, Chapel Road, Mendlesham		2.3	
Proposal	Housing.			Current / previous land use	Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required						
Availability						
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted						
Achievability						
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 10-15 units per annum						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	57	Delivery estimate	1-5 yrs	x
		40 dph	92		5 – 10 yrs	
		50 dph	115		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)		50				

Needham Market



Sites with the potential to support development –

(These are not formal allocations)

NEED01	Land north of Barking Road, Needham Market
NEED04	Needham Market Middle School, School Street, Needham Market
NEED05	Land north of Barretts Lane
NEED06	Land south of Barretts Lane
NEED(NS)07	Land east of Barking Road, Needham Market
NEED08	Platten Close, Needham Market

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
NEED01		Needham Market (Mid Suffolk) (Town)		Land north of Barking Road, Needham Market		15.3	
Proposal	Residential dwellings with open space provision			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- half of site lies within Minerals Safeguard Area							
Availability							
Site is in joint ownership and is under option to a developer An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 30-40 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	382	Delivery estimate	1-5 yrs	x	
		40 dph	612		5 – 10 yrs		
		50 dph	765		10 – 15+ yrs		
Summary:		Site is within broad location in Core Strategy for future housing allocation. The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		600					

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
NEED04		Needham Market (Mid Suffolk) (Town)	Needham Market Middle School, School Street, Needham Market		1.3 Site is below threshold but could be expanded to include school land	
Proposal	No preconceived ideas for mix and types of development. Open to all possibilities including residential, affordable and employment to meet the needs of the community		Current / previous land use		Middle School	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon conservation area						
Availability						
Site is in single ownership The title deeds have been submitted						
Achievability						
The submission does not provide indication of timescale for delivery or the likely annual build out rate A restriction has been identified in that the secretary of state has not approved the site for disposal of use as a school and playingfield. There are no known abnormal costs						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	32	Delivery estimate	1-5 yrs	
		40 dph	52		5 – 10 yrs	x
		50 dph	65		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)		40				

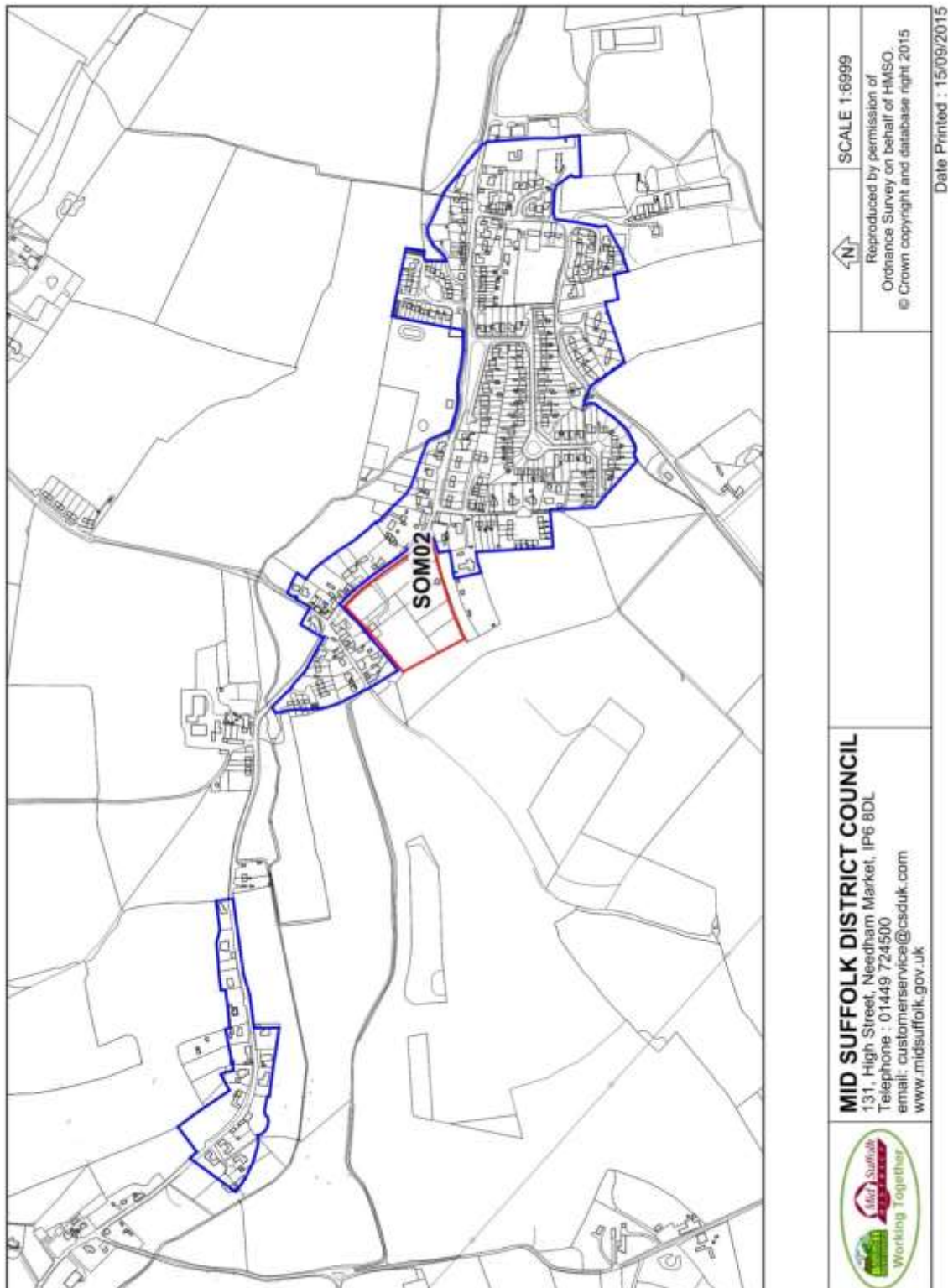
Site Ref		Settlement	Site Address	Estimated Gross Site Area (Ha)	
NEED05		Needham Market (Mid Suffolk) (Town)	Land north of Barretts Lane	4.3	
Proposal	Residential including affordable housing		Current / previous land use	Agricultural	
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is within Special Landscape Area Minerals- majority of site lies within Minerals Safeguard Area					
Availability					
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted					
Achievability					
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 50 units per annum					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	107	Delivery estimate	1-5 yrs	x
	40 dph	172		5 – 10 yrs	
	50 dph	215		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.			
Estimated yield (dwellings)		100			

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
NEED06		Needham Market (Mid Suffolk) (Town)		Needham Market Middle SchoolLand south of Barretts Lane		4.8	
Proposal	Residential and affordable housing			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area Landscape- majority of site within Special Landscape Area							
Availability							
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted							
Achievability							
The public footpath on the site has been identified as a possible restriction on the land. There are no known abnormal costs which would affect viability The submission estimates the likely build out rate at 50 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	120	Delivery estimate	1-5 yrs	x	
		40 dph	192		5 – 10 yrs		
		50 dph	240		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		120					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
NEED08		Needham Market (Mid Suffolk) (Town)		Platten Close		2.1	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: * Highway safety / access issues							
Availability							
Previous SHLAA potential site which has been re-assessed. Information currently unknown on landowner(s) details or willingness.							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	53	Delivery estimate	1-5 yrs		
		40 dph	84		5 – 10 yrs		
		50 dph	105		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		40					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
NEED(NS)07		Needham Market (Mid Suffolk) (Town)		Land east of Barking Road		6	
Proposal	Potential allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is located on the edge of the settlement on rising ground- potential impact upon the character and appearance of Needham Market							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	150	Delivery estimate	1-5 yrs		
		40 dph	240		5 – 10 yrs		
		50 dph	300		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		240					

Somersham



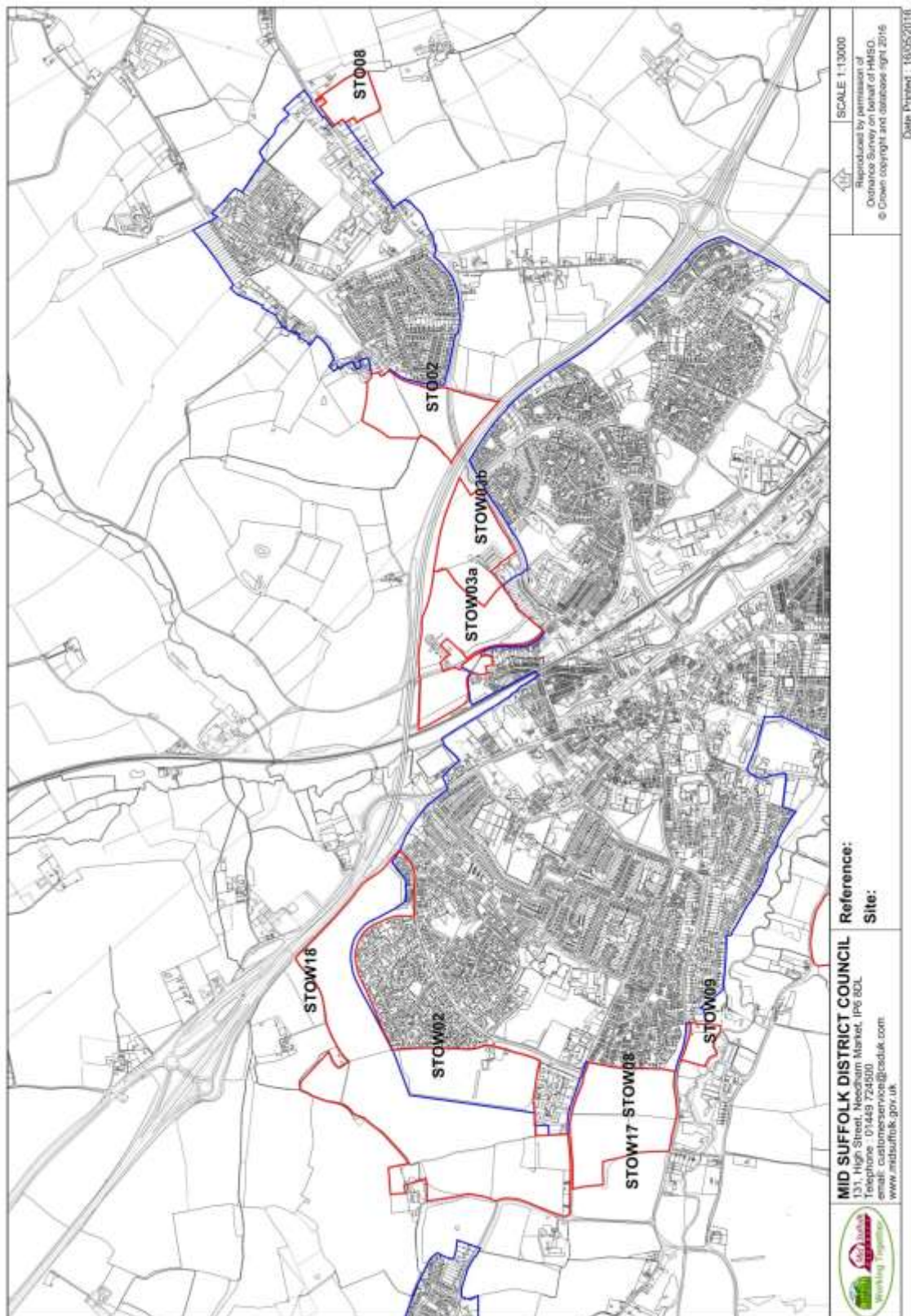
Sites with the potential to support development –

SOM02	Land fronting Main Road, Somersham
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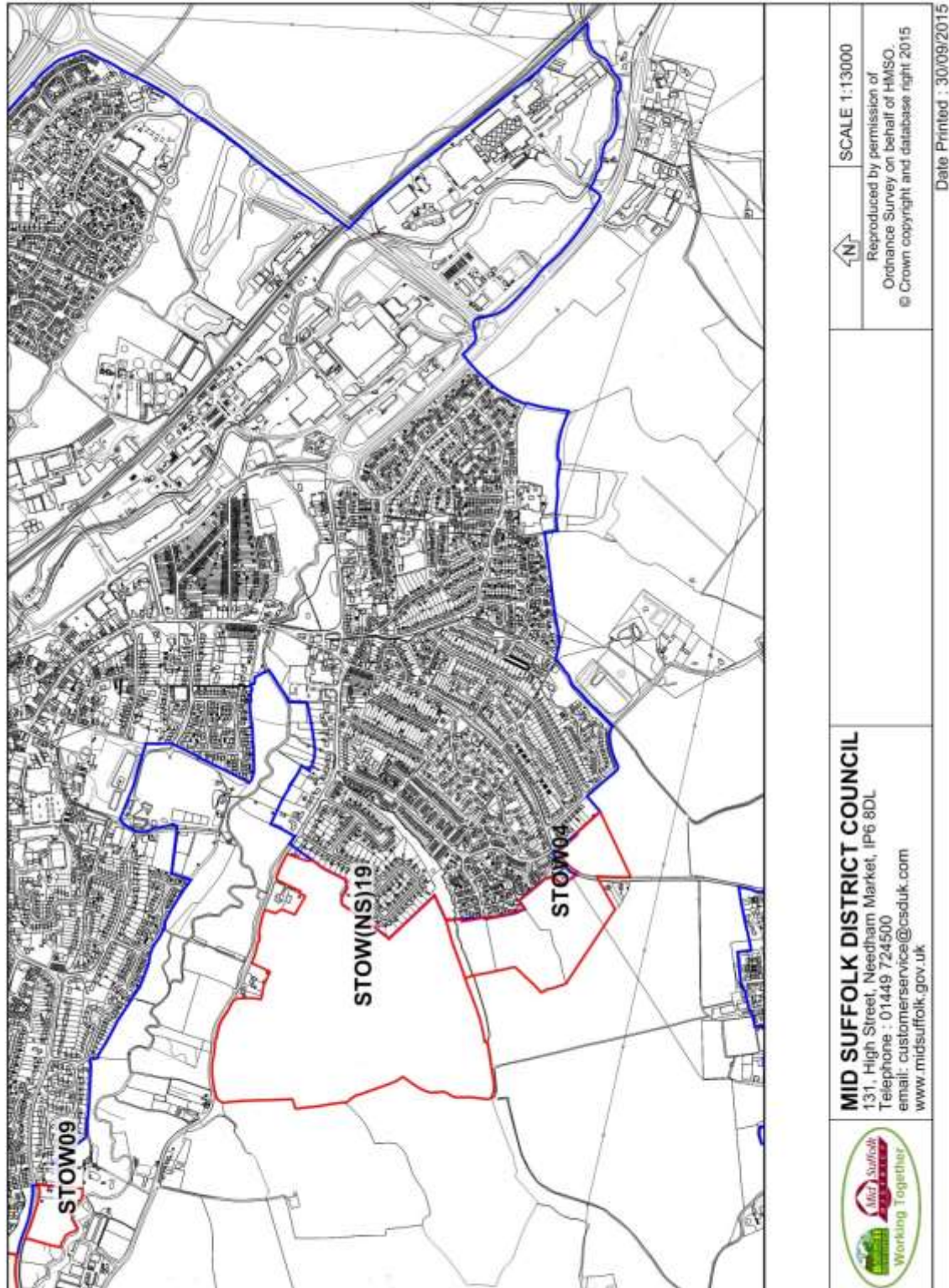
Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
SOM02		Somersham (Mid Suffolk) (Primary Village)		Land fronting Main Road, Somersham		1.9	
Proposal	Residential plus associated community facilities if required			Current / previous land use		Land fronting Main Road	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area							
Availability							
Site is in single ownership The landowner has put the site forward The title deeds have been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	47	Delivery estimate	1-5 yrs	x	
		40 dph	76		5 – 10 yrs		
		50 dph	95		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		40					

Stowmarket (including Stowupland)

Stowmarket North and Stowupland



Stowmarket South



Sites with the potential to support development –
(These are not formal allocations)

STOW02	Land at Chilton Leys
STOW03a	Ashes Farm, Stowmarket
STOW03b	Ashes Farm, Stowmarket
STOW04	Land at Farriers Road and Poplar Hill
STOW08	Land south of Union Road, Stowmarket
STOW09	Land south of Finborough Road, Stowmarket
STOW(NS)19	Land south of Combs Lane and west of Baldwin Road
STO02	Land at Thorney Green Road, Stowupland
STO08	Land at Church Road, Stowupland

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
STOW02		Stowmarket (Mid Suffolk) (Town)		Land at Chilton Leys		33	
Proposal	Allocated site for approximately 1000 dwellings (SAP Policy 6.5)			Current / previous land use		Agricultural and leisure	
Suitability (Potentially)							
The site has been allocated in the Core Strategy							
Availability							
The site has been allocated in the Core Strategy							
Achievability							
Delivery of housing of approximately 140 units expected in 5 years, with the rest phased over the remainder of the Plan period.							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	825	Delivery estimate	1-5 yrs	x	
		40 dph	1320		5 – 10 yrs		
		50 dph	1650		10 – 15+ yrs		
Summary:		The site has been allocated in the Core Strategy					
Estimated yield (dwellings)		1000					

Site Ref	Settlement	Site Address		Estimated Gross Site Area (Ha)	
STOW03a	Stowmarket (Mid Suffolk) (Town)	Ashes Farm, Stowmarket		14.7	
Proposal	Within an allocated site for approximately 400 dwellings (SAP Policy 6.13). Mixed residential scheme including affordable housing.		Current / previous land use	Agricultural	
Suitability (Potentially)					
Allocated site -Ashes Farm- suitability of the site was assessed at this stage					
Availability					
Information currently unknown on landowner(s) details or willingness					
Achievability					
No indication of likely timescales for development					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	368	Delivery estimate	1-5 yrs	x
	40 dph	588		5 – 10 yrs	
	50 dph	735		10 – 15+ yrs	
Summary:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)	200				

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
STOW03b		Stowmarket (Mid Suffolk) (Town)		Ashes Farm, Stowmarket		9.2	
Proposal	Within an allocated site for approximately 400 dwellings (SAP Policy 6.13). Under discusssion with MSDC			Current / previous land use		Agricultural	
Suitability (Potentially)							
Allocated site -Ashes Farm- suitability of the site was assessed at this stage							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	230	Delivery estimate		1-5 yrs	x
		40 dph	368			5 – 10 yrs	
		50 dph	460			10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development and it is available taking identified constraints into consideration, however would need to be considered alongside STOW03a as part of a comprehensive development to ensure adequate access.					
Estimated yield (dwellings)		200					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
STOW04		Stowmarket (Mid Suffolk) (Town)		Land at Farriers Road and Poplar Hill		5	
Proposal		Allocated site for approximately 125 dwellings (SAP Policy 6.20)			Current / previous land use		Agricultural
Suitability (Potentially)							
The site has been allocated in the Core Strategy							
Availability							
The site has been allocated in the Core Strategy							
Achievability							
Delivery of approximately 125 dwellings anticipated within the short to medium term of the Plan period.							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	125	Delivery estimate	1-5 yrs	x	
		40 dph	200		5 – 10 yrs		
		50 dph	250		10 – 15+ yrs		
Summary:		The site has been allocated in the Core Strategy. The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		125					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
STOW08		Stowmarket (Mid Suffolk) (Town)		Land south of Union Road, Stowmarket		15.8	
Proposal		Approximately 400 homes in total. Approximately 300 private residential dwellings, and 105 (35%) affordable, together with substantial new public liner 'Parkland' belt with green open space corridors through the site, framing pedestrian/cycle access route			Current / previous land use		Agricultural
Suitability (Potentially)							
The site is allocated as a reserve site to ensure consistent delivery of housing in Stowmarket. Site is suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area Landscape- site is adjacent Special Landscape Area							
Availability							
Site is in joint ownership An agent has submitted the site on request of the landowner Evidence of the option agreement on the land has been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 30-40 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	395		Delivery estimate	1-5 yrs	x
		40 dph	632			5 – 10 yrs	
		50 dph	790			10 – 15+ yrs	
Summary:		Union Road - 'Reserve allocation' for 200 houses in SAAP The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		400					

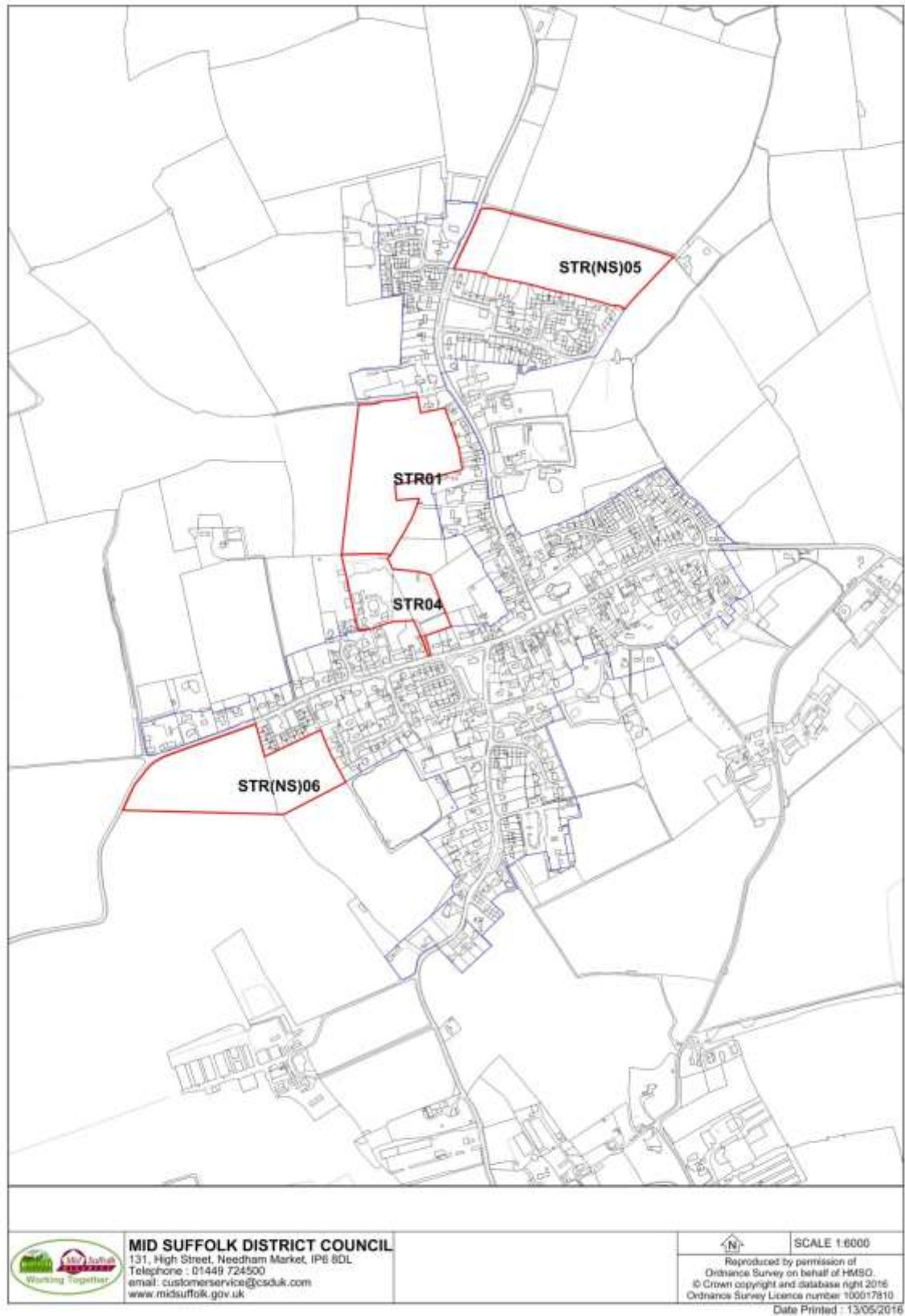
Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
STOW09		Stowmarket (Mid Suffolk) (Town)		Land south of Finborough Road, Stowmarket		1.8- potential to expand boundary	
Proposal	40 dwellings (35% affordable, 65% market)			Current / previous land use		Recreational use	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Flood Zone – along southern boundary Recreational asset – there may be a need to offset the asset							
Availability							
Site is in joint ownership An agent has submitted the site on request of the landowner A solicitor letter has been submitted stating that the land is in the process of being registered							
Achievability							
The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	45	Delivery estimate	1-5 yrs	x	
		40 dph	72		5 – 10 yrs		
		50 dph	90		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		50					

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
STOW(NS)19	Stowmarket (Mid Suffolk) (Town)	Land south of Combs Lane and west of Baldwin Road	34.8		
Proposal	Potential allocation site	Current / previous land use	Agricultural		
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent grade II* listed building					
Availability					
Information currently unknown on landowner(s) details or willingness					
Achievability					
No indication of likely timescales for development					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	870	Delivery estimate	1-5 yrs	
	40 dph	1392		5 – 10 yrs	
	50 dph	1740		10 – 15+ yrs	x
Summary:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)	1000				

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
STO02		Stowupland (Mid Suffolk) (Key Service Centre)		Land at Thorney Green Road, Stowupland		10.1	
Proposal	Mix, free market and affordable			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement (full extent of site is not suitable as this would lead to coalescence of settlements)							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The site is not currently registered but Certificate of Title has been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	252.5	Delivery estimate	1-5 yrs	x	
		40 dph	404		5 – 10 yrs		
		50 dph	505		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Estimated new net site area: 5 ha					
Estimated yield (dwellings)		200					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
STO08		Stowupland (Mid Suffolk) (Key Service Centre)		Land at Church Road, Stowupland		3.3	
Proposal	Residential mixed social and market housing			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Heritage- impact upon listed building (church) to north of site							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 20 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	83	Delivery estimate	1-5 yrs	x	
		40 dph	132		5 – 10 yrs		
		50 dph	165		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development fronting Church Road is recommended in order to avoid disproportionate development to the existing settlement. Estimated new net site area: 0.5 ha					
Estimated yield (dwellings)		10					

Stradbroke



Sites with the potential to support development –
(These are not formal allocations)

STR01	Land to south of Mill Lane, Queen Street, Stradbroke
STR04	Land at Meadow Way and Cottage Farm
STR(NS)05	Land east of B1118 (north of Westhall)
STR(NS)06	Land south of New Street (opposite Stradbroke Business Centre)

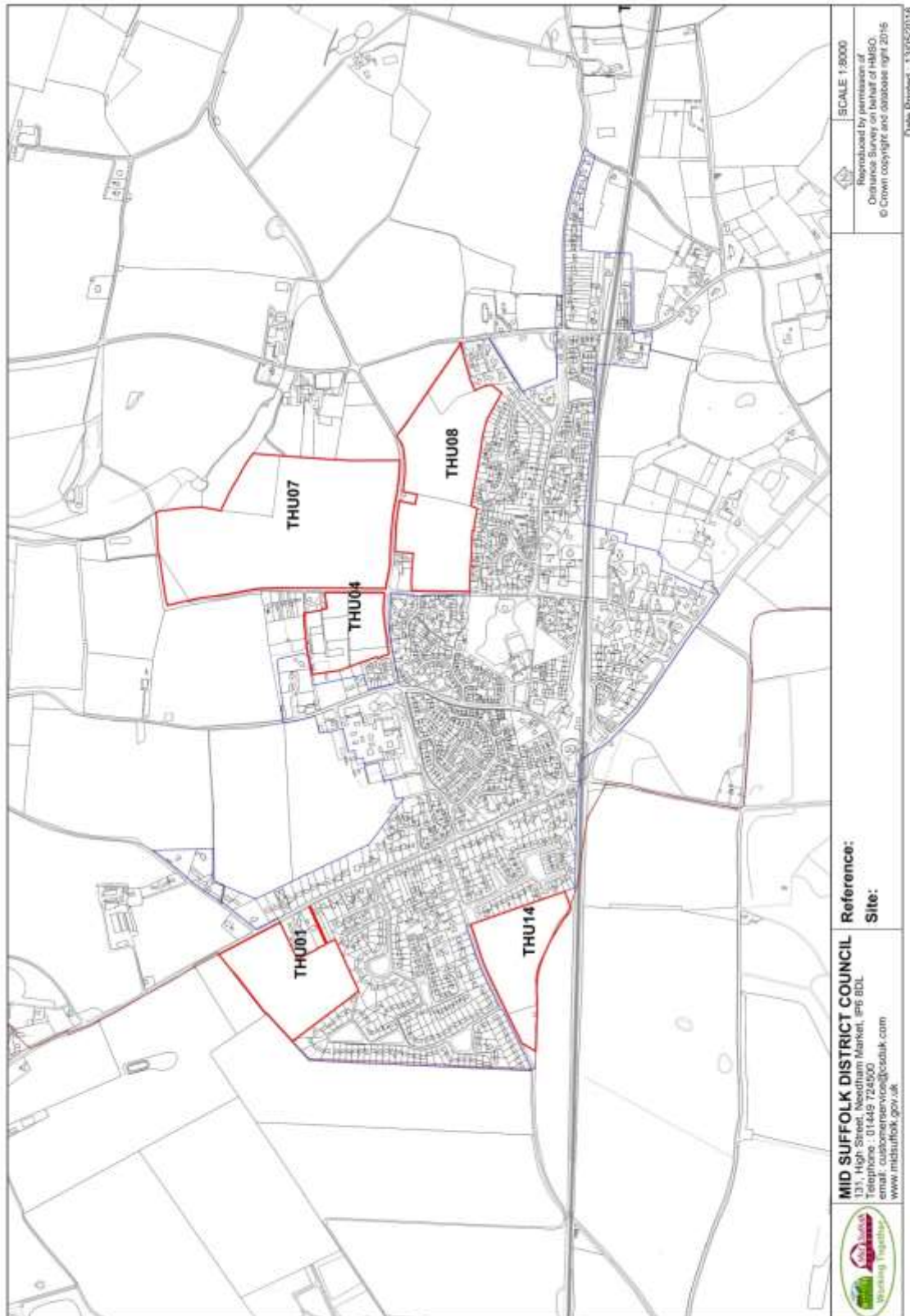
Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
STR01		Stradbroke (Mid Suffolk) (Key Service Centre)		Land to south of Mill Lane, Queen Street, Stradbroke		4	
Proposal	Mix of free market house types with 35% affordable units			Current / previous land use		Arable farmland	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent listed buildings and adjacent conservation area Adjoining economic use							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have not been submitted							
Achievability							
The submission confirms that the site could come forward in 0-5 years The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 10-15 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	100	Delivery estimate	1-5 yrs	x	
		40 dph	160		5 – 10 yrs		
		50 dph	200		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development on northern aspect recommended. Estimated new net site area: 2 ha					
Estimated yield (dwellings)		50					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
STR04		Stradbroke (Mid Suffolk) (Key Service Centre)		Land at Meadow Way and Cottage Farm		2	
Proposal	Residential and affordable housing			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage- impact upon adjacent listed buildings and adjacent conservation area							
Availability							
Site is in joint ownership The site has submitted on request of the landowners The title deeds have been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	50	Delivery estimate	1-5 yrs	x	
		40 dph	80		5 – 10 yrs		
		50 dph	100		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		50					

Site Ref	Settlement	Site Address	Estimated Gross Site Area (Ha)		
STR(NS)05	Stradbroke (Mid Suffolk) (Key Service Centre)	Land east of B1118 (north of Westhall)	4		
Proposal	Potential allocation site	Current / previous land use	Agricultural		
Suitability (Potentially)					
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required					
Availability					
Information currently unknown on landowner(s) details or willingness					
Achievability					
No indication of likely timescales for development					
Calculated max estimate of dwelling capacity: (based on gross site area)	25 dph	100	Delivery estimate	1-5 yrs	
	40 dph	160		5 – 10 yrs	
	50 dph	200		10 – 15+ yrs	x
Summary:	The site is potentially considered suitable for residential development, taking identified constraints into consideration.				
Estimated yield (dwellings)	100				

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
STR(NS)06		Stradbroke (Mid Suffolk) (Key Service Centre)		Land south of New Street (opposite Stradbroke Business Centre)		4.4	
Proposal	Potential allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Landscape- site is located on edge of the settlement - prominent location with potential impact upon the character and appearance of Stradbroke							
Availability							
Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	110	Delivery estimate	1-5 yrs		
		40 dph	176		5 – 10 yrs		
		50 dph	220		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		100					

Thurston



Sites with the potential to support development –
(These are not formal allocations)

THU01	Land off Barton Road, Thurston
THU04	Highmead Nurseries, Meadow Lane, Thurston
THU07	Land at Manor Farm, Norton Road
THU08	Land south of Norton Road, Thurston
THU14	Heath Road, Thurston

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
THU01		Thurston (Mid Suffolk) (Key Service Centre)		Land off Barton Road, Thurston		5.2	
Proposal	Private and affordable housing and public open space provision			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area							
Availability							
There are four owners of the site The site has been submitted on behalf of all the owners The title deeds have been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission estimates the likely build out rate at 50 units per annum							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	130	Delivery estimate	1-5 yrs	x	
		40 dph	208		5 – 10 yrs		
		50 dph	260		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		125					

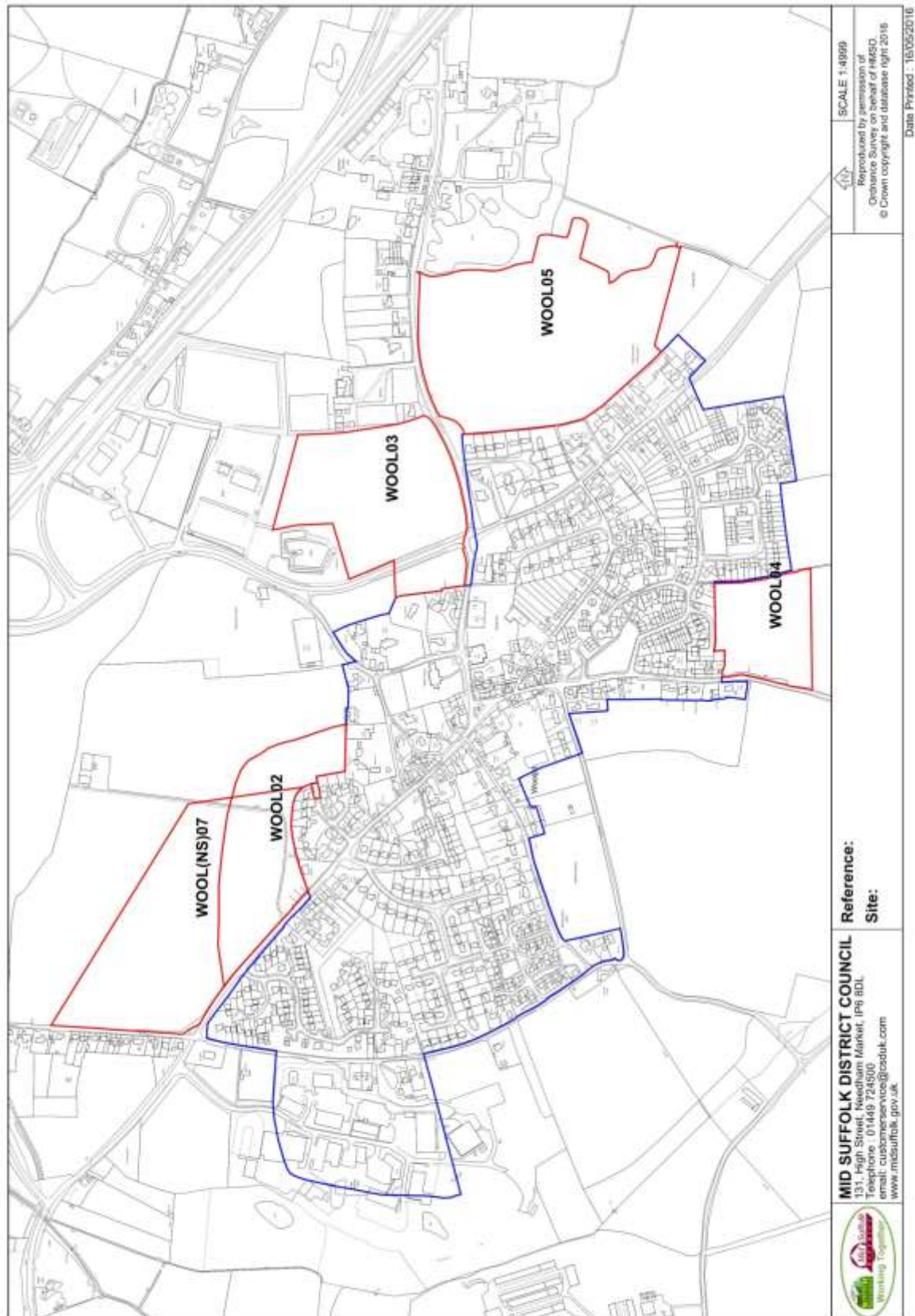
Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
THU04		Thurston (Mid Suffolk) (Key Service Centre)		Highmead Nurseries, Meadow Lane, Thurston		3.3	
Proposal	Residential and affordable housing			Current / previous land use		Horticulture	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area							
Availability							
Site is in joint ownership An agent has submitted the site on request of Laurence Homes Ltd who have an option on the land The title deeds have been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	82	Delivery estimate	1-5 yrs	x	
		40 dph	132		5 – 10 yrs		
		50 dph	165		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		80					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
THU07		Thurston (Mid Suffolk) (Key Service Centre)		Land at Manor Farm, Norton Road, Thurston		16.5	
Proposal	Residential and affordable housing			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area Heritage- Listed building (church) adjacent eastern edge of site							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	412	Delivery estimate	1-5 yrs	x	
		40 dph	660		5 – 10 yrs		
		50 dph	825		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development along southern aspect recommended					
Estimated yield (dwellings)		200					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
THU08		Thurston (Mid Suffolk) (Key Service Centre)		Land south of Norton Road, Thurston		9.4	
Proposal	Approx 200 dwellings together with open space			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area Heritage- Listed building (church) adjacent eastern edge of site							
Availability							
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	235	Delivery estimate	1-5 yrs	x	
		40 dph	376		5 – 10 yrs		
		50 dph	470		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		225					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
THU14		Thurston (Mid Suffolk) (Key Service Centre)		Heath Road		4.4	
Proposal	Potential housing allocation site			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Site is located within Mineral Safeguard Area							
Availability							
Previous SHLAA potential site which has been re-assessed. Information currently unknown on landowner(s) details or willingness							
Achievability							
No indication of likely timescales for development							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	110	Delivery estimate	1-5 yrs		
		40 dph	176		5 – 10 yrs		
		50 dph	220		10 – 15+ yrs	x	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		110					

Woolpit



Sites with the potential to support development –
(These are not formal allocations)

WOOL02	Land north of Woolpit
WOOL03	Land to east and west of Heath Road, Woolpit
WOOL04	Grange Farm, Green Road
WOOL05	South of Old Stowmarket Road, Woolpit
WOOL(NS)07	Land north of Woolpit, east of White Elm Road

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
WOOL02		Woolpit (Mid Suffolk) (Key Service Centre)		Land north of Woolpit		3.9	
Proposal	Residential and affordable housing			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area Heritage- impact upon listed building and conservation area							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	97	Delivery estimate	1-5 yrs	x	
		40 dph	156		5 – 10 yrs		
		50 dph	195		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration on. Partial development recommended. New net site area approx. 2ha					
Estimated yield (dwellings)		75					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
WOOL03		Woolpit (Mid Suffolk) (Key Service Centre)		Land to east and west of Heath Road, Woolpit		5.3	
Proposal	residential and affordable housing			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area Heritage- impact upon heritage asset and conservation area							
Availability							
Site is in single ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	133	Delivery estimate	1-5 yrs	x	
		40 dph	212		5 – 10 yrs		
		50 dph	265		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended. New net site area approx. 2ha					
Estimated yield (dwellings)		50					

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
WOOL04		Woolpit (Mid Suffolk) (Key Service Centre)		Grange Farm, Green Road		2.3	
Proposal	Residential			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Minerals- site lies within Minerals Safeguard Area							
Availability							
Site is in joint ownership An agent has submitted the site on request of the landowner The title deeds have been submitted							
Achievability							
The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability The submission does not provide indication of the likely annual build out rate							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	57	Delivery estimate	1-5 yrs	X	
		40 dph	92		5 – 10 yrs		
		50 dph	115		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration.					
Estimated yield (dwellings)		50					

Site Ref		Settlement	Site Address		Estimated Gross Site Area (Ha)	
WOOL05		Woolpit (Mid Suffolk) (Key Service Centre)	South of Old Stowmarket Road, Woolpit		8.7	
Proposal	Not stated			Current / previous land use	Agricultural	
Suitability (Potentially)						
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Scale of site- consider reducing size of site to be more in keeping with the existing settlement Minerals- site lies within Minerals Safeguard Area						
Availability						
No information on ownership has been provided						
Achievability						
No indication of likely timescales for development or build out rate has been provided						
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	217	Delivery estimate	1-5 yrs	
		40 dph	348		5 – 10 yrs	x
		50 dph	435		10 – 15+ yrs	
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended. New net site area approx.3ha				
Estimated yield (dwellings)		100				

Site Ref		Settlement		Site Address		Estimated Gross Site Area (Ha)	
WOOL(NS)07		Woolpit (Mid Suffolk) (Key Service Centre)		Land north of Woolpit		8	
Proposal	Residential and affordable			Current / previous land use		Agricultural	
Suitability (Potentially)							
Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Minerals Safeguard Area Heritage- impact upon listed building and conservation area							
Availability							
No information on ownership has been provided							
Achievability							
No indication of likely timescales for development or build out rate has been provided							
Calculated max estimate of dwelling capacity: (based on gross site area)		25 dph	200	Delivery estimate	1-5 yrs		
		40 dph	320		5 – 10 yrs		
		50 dph	400		10 – 15+ yrs		
Summary:		The site is potentially considered suitable for residential development, taking identified constraints into consideration					
Estimated yield (dwellings)		200					