# Babergh and Mid Suffolk Joint Local Plan:

# Strategic Housing and Economic Land Availability Assessment (SHELAA)

October 2020

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# Introduction

1.1. Babergh District Council and Mid Suffolk District Council have made a commitment to produce a Joint Local Plan covering the entirety of both districts from the period 2018 to 2037. The role of the Strategic Housing & Economic Land Availability Assessment (SHELAA) is to test whether (and where) there is sufficient land available to meet the full objectively assessed needs for housing and economic development. National Planning Policy and Guidance requires that local authorities prepare an assessment to establish the realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified full objectively assessed needs.

1.2. This stage is an important early evidence gathering exercise in the preparation of the new Babergh and Mid Suffolk Joint Local Plan. However, this work is an initial assessment of the development capacity of the Districts and is not an allocations document, because allocations will be made through the formal processes of producing the Joint Local Plan. In addition, it does not mean that any site included will be granted planning permission. Therefore, sites included within the SHELAA document does ***not*** provide any planning status on the site – it is for the development plan itself (the Joint Local Plan) to determine which of those sites are the most suitable to meet identified housing needs. This SHELAA document supersedes all previous land availability assessment documents.

1.3. A number of other studies will assist the Councils in establishing the evidence for the up to date full objectively assessed housing and economic needs up to 2037. This key evidence base will include topics on housing, the economy, the environment and infrastructure provision. Many of these studies have been jointly commissioned by all local authorities in the Ipswich Housing Market Area (Babergh, Mid Suffolk, Ipswich and East Suffolk District Councils). These studies and others are available on the Council's websites as follows:

www.babergh.gov.uk/jointlocalplan and www.midsuffolk.gov.uk/jointlocalplan

1.4. The SHELAA methodology is broadly shared by all local authorities in the Ipswich Housing Market Area to ensure a generally consistent approach to identifying land availability. Other local planning authorities may need to adjust some detailed aspects of the assessment framework, to ensure it is appropriate to local circumstances.

1.5. Further information on housing and economic land availability assessment is set out online in the Government Planning Practice Guide - https://www.gov.uk/government/collections/planning-practice-guidance

# Methodology

2.1. The SHELAA will consist of five stages which are discussed in the sections below. They are based upon the process mapped out in the Planning Practice Guidance. A summary extract of the methodology is shown in Figure 1 below.

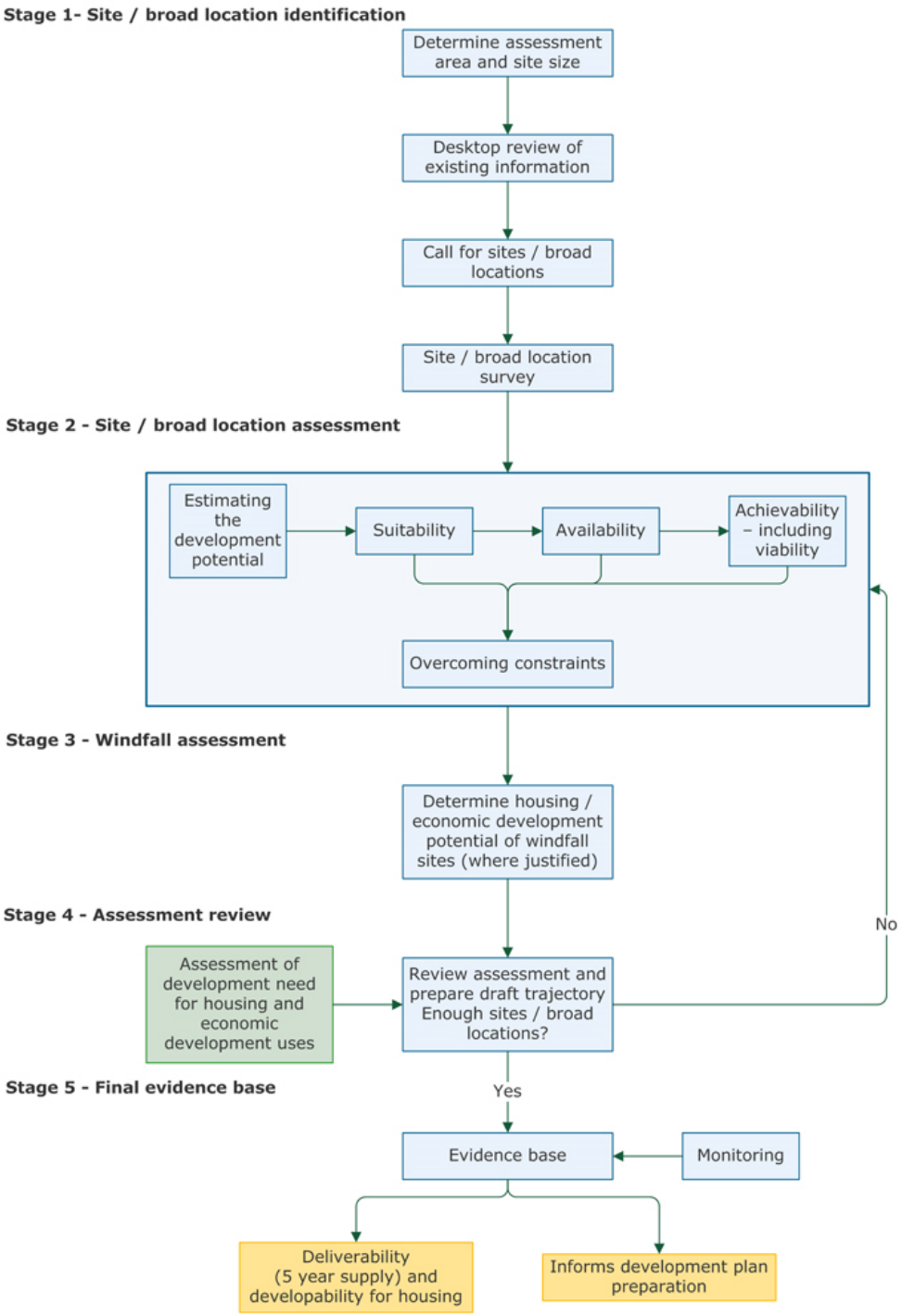



**Figure 1 -** SHELAA methodology flowchart
**Source:** Planning Practice Guidance (para ID 3-006-20140306)

## Stage 1 – Identification of sites & broad locations

2.2. The geographical area to be covered by this SHELAA is the entirety of both Babergh and Mid Suffolk districts, as indicated in Figure 2 below. This sits within the context of the Ipswich Housing Market Area (HMA) and Functional Economic Market Area (FEMA), which is made up of the whole districts of Babergh, Ipswich, Mid Suffolk and Suffolk Coastal District (now part of East Suffolk District Council) Councils.

**Figure 2 –** Babergh & Mid Suffolk Districts
**Source:** Babergh & Mid Suffolk

2.3. The Ipswich HMA is also influenced by the neighbouring areas of Braintree, Breckland, Colchester, South Norfolk, St Edmundsbury, Tendring and Waveney and will be fully considered in the Strategic Housing Market Assessment. The Councils will engage in cross boundary working with the relevant authorities in order to comply with the Duty to Cooperate.

2.4. The Councils will involve a wide group in relation to land availability including developers, land owners/promoters, infrastructure providers, local property agents, local communities, partner organisations, Local Enterprise Partnerships, businesses/business representative organisations, town and parish councils, neighbourhood forums.

2.5. The SHELAA has considered a number of land sources as set out below:

i. Existing housing and economic development allocations which are unimplemented.
ii. Outstanding planning permissions (unimplemented or under construction) for housing and economic development.

iii. Local authority owned land.
iv. Redundant public sector land.
v. Vacant, derelict and underused land and buildings.
vi. Land and premises for sale.
vii. Land submitted through 'Call for sites'.
viii. Neighbourhood Plan allocations.

2.6. For the SHELAA assessment the Councils have assumed that residential, mainstream employment uses (such as office, light industrial, storage and distribution), and retail uses will be considered where relevant. The appropriateness of other land uses eg. community infrastructure will be considered at a later stage through the Joint Local Plan process.

2.7. The threshold for consideration of sites in this assessment will be set at **land of at least 0.25ha in size or capable of delivering 5 or more dwellings**.

2.8. This threshold does not apply to sites with planning permission for development. The contribution from these sites, regardless of size, will be counted towards the overall land availability of the local planning authority areas of Babergh and Mid Suffolk. **The baseline date for gathering planning permission information in this SHELAA has been set at 1st April 2018**.

2.9. All sites (apart from sites identified at the baseline time with planning permission) will be subject to a desktop review. The desktop review will check constraints and designations affecting sites. At this stage it may be necessary to exclude some sites from the assessments as the development of the site would clearly contravene national planning policy/legislation. Sites will be excluded from further assessment where they are:

i. Within Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites (including potential SPAs, possible SACs and proposed Ramsar sites) or within Sites of Special Scientific Interest (SSSI), National Nature Reserves and Ancient Woodland. European and national legislation and the National Planning Policy Framework (NPPF) prohibit development affecting these sites and development within the designation is likely to result in direct loss.
ii. Sites where 50% or more of the area is identified within Environment Agency identified Flood Zones 2 or 3.
iii. Within the area of Scheduled Ancient Monuments.
iv. On Statutory Allotments
v. Within Locally Designated Green Spaces, including Designated Village Greens and Common Land.

### Stage 2 – Site Assessment

2.10. The purpose of this stage is to determine whether sites are deliverable or developable. Deliverable sites are sites which are suitable, available now and

achievable within five years. Developable sites are sites which are suitable with a reasonable prospect they could be available and achievable within the plan period.

2.11. All sites identified in the SHELAA will be subject to site assessment, apart from those sites which have existing planning permission as at the baseline date identified above. Sites with existing planning permission are assumed to be deliverable or developable within the lifetime of the emerging development plan. The Councils have published a separate assessment in relation their requirement to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five year's worth of housing against their housing requirement. The Councils have also published an anticipated housing trajectory within the Joint Local Plan.

2.12. The overall approach to the assessment of employment sites is different to those for housing because inevitably the potential type, range and scale of development could be much greater for employment uses and the specific parameters of a scheme are in the majority of cases not identified. Therefore for some aspects of the SHELAA assessment the impact of employment development is less certain or may be unknown.

### Suitability

2.13. The suitability of a site is influenced by national planning policy, local planning policy (where policy is up to date and consistent with the NPPF) and other factors including physical constraints affecting the site, the impacts of the development of the site, the market attractiveness of the sites proposed use and location and the impacts on amenity and environment of neighbouring areas.

2.14. To assess the suitability of sites a 'red', 'amber' 'green' (RAG) approach will be applied to assessing the various types of constraints and potential impacts which may affect the development of sites. Some sites will have impacts and constraints which are insurmountable and thus undermine the suitability of development. Other sites will have impacts and constraints which are surmountable; however, they may be costly to overcome and have an impact on the achievability of development.

2.15. 'Red' impacts and constraints will rule out the suitability of a site. Any site assessed as 'red' against any type of constraint or impact will be discounted from the assessment and the site will not be considered suitable for development, unless there is clear justification or substantial public benefits in accordance with the NPPF why there may be an exception eg. regeneration objectives.

2.16. 'Amber' impacts and constraints will not immediately rule out the suitability of development of a site. However, some further assessment and likely mitigation will be required in order for the site to be suitable. In many cases it will only be possible to make a broad assessment as to how a site could be

developed, as there will be no detailed proposals against which to assess likely impacts and how they could be mitigated. In order to make an assessment of potential capacity for SHELAA purposes, officers will use their planning judgement and experience to assess the potential impacts, and how (if at all) they could be mitigated, based on the best evidence available. Therefore, sites assessed as 'amber' against any type of constraint or impact will be considered potentially suitable providing that constraints could be overcome, (based on officers' judgement), but would almost inevitably require a more detailed assessment before they could be confirmed as suitable for Joint Local Plan allocation. Further detail on the potential mitigation will be set out on the summary site assessment form and through any further assessments such as Sustainability Appraisal.

2.17. The 'green' category represents no constraint or impact with respect to that type of impact or constraint.

2.18. The types of constraint and impact set out below will be considered in terms of assessing the suitability of sites:

### Constraints

- Access to site
- Access to wider transport networks
- Access to local services & facilities
- Infrastructure capacity
- Utilities infrastructure
- Contamination
- Flood risk
- Coastal change
- Market attractiveness

### Impacts

- Landscape/townscape
- Biodiversity and geodiversity
- Historic environment
- Open space
- Transport and roads
- Compatibility with neighbouring use

### Availability

2.19. 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.

2.20. Evidence is sought on the ownership of the sites, including Land Registry Title Deeds. Sites with unresolved ownership problems such as multiple ownerships with no agreements, ransom strips, tenancies and covenants will not be considered available unless there is a reasonable prospect the constraints can be overcome.

2.21. 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.

### Achievability

2.22. A site is considered achievable when, in line with the National Planning Practice Guidance, 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 which will be influenced by, market attractiveness, its location in respect of property markets and any known likely abnormal costs associated with the site.

2.23. Evidence from previous viability studies conducted in the local planning authority areas may be used to assess the viability of sites for both residential and non-residential development, dependent on the currency and robustness of the data involved. Viability evidence from emerging Local Plans may be used to inform this process.

2.24. To help assess the viability of sites, information will be sought from landowners and developers through the call for sites process. All suitable and available sites will be assessed for viability in a 'Whole Plan Viability' assessment which will be conducted prior to any Joint Local Plan being examined.

2.25. Another factor affecting achievability will be the capacity of a developer to complete and let or sell the development over a certain period. Feedback will be sought from developers on typical build out rates and using information on local past delivery, where applicable.

2.26. Where constraints have been identified in either the suitability, availability or achievability of a site the Councils will consider if there are any actions which could be taken to remove or mitigate the constraints, for example the provision of new infrastructure.

2.27. In order for a proposed site to be included in the final SHELAA capacity, the site assessment will need to score either an 'amber' or 'green' rating against all of the suitability criteria, as well as meeting the availability and achievability tests. For sites which are assessed as not suitable, these will be published in a summary table together with the reason for being discounted.

### Stage 3 – Windfall assessment

2.28. Windfall sites are sites which have not been specifically identified as part of the Local Plan process. They have unexpectedly become available and may include sites such as a factory closing down, offices converting to residential or the sub-division of larger properties. As set out in the National Planning Policy Framework, local authorities may make allowance for windfall in the land supply assessment where there is compelling evidence that sites have consistently become available and will continue to provide a reliable source of supply.

### Stage 4 – Assessment Review

2.29. The total capacity of land for each use will be calculated and compared against the full objectively assessed need for housing and employment. If housing or employment arising in a local planning authority area cannot be met fully within that area using the sites available, a process of reappraisal must begin. Land previously discounted, perhaps because of a particular policy constraint, might be reintroduced, or additional sites may need to be brought into consideration.

2.30. Following any further review process, if there are still insufficient sites to meet the full objectively assessed needs, then the Councils will need to consider how needs might be met in adjoining areas through discussions focussed on the Duty to Cooperate.

2.31. The anticipated timescales for delivery is also important. An indicative trajectory will be drawn up to set out the estimated rate of new development across the Joint Local Plan timescale. Consideration will need to be given to ensure that a continuous supply of housing and economic land is provided for across at least a 15 year period.

### Stage 5 – Final Evidence Base

2.32. The key outputs from the SHELAA are expect to be:

i. A list of all sites or broad locations considered, cross-referenced to their location on maps.
ii. An assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable to determine whether a site is realistically expected to be developed and when.
iii. More detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons.

iv. The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when.

v. An indicative trajectory or anticipated development and consideration of associated risks.

2.33. The SHELAA will be a key part of the evidence base used to inform the preparation of the Babergh and Mid Suffolk Joint Local Plan. Initial options and choices about allocations for housing and employment land will be weighed against what is found by the SHELAA, and other sources of evidence, with a balanced assessment reached by consideration against local and national planning policies.

2.34. As repeated in the sections above, the SHELAA work is an initial assessment of the development capacity of the Districts and is not an allocations document. The identification of options, consultation and proposed site allocations will all formally be undertaken through the Local Plan process. Any site reported in the SHELAA does not award any planning status to the site, nor does it mean that any site included will be granted planning permission.

# Assessment Findings

## Sites considered with potential capacity for future development

3.1 The Councils have undertaken two rounds of 'call for sites' processes in 2014 and 2016, and further sites were submitted through previous consultation stages on the Joint Local Plan. An assessment has been undertaken on these sites using the methodology in ***Appendix A***. A summary of the total dwellings capacity of residential land available is set out below. Assessments of the suitable sites identified with either deliverable or developable potential for development are set out in ***Appendix B***. Sites which are potentially considered suitable for development, but where availability and/or achievability is uncertain are set out in ***Appendix C***.

3.2 Based on information supplied to the Councils through the site submission process as well as officer judgements, an estimate has been made regarding the delivery timescales of available land for development. This is set out below.

3.3 An interactive online map tool has been produced showing all of the SHELAA sites (both potential and discounted). Printing facilities are also available through the online tool. To see the mapped locations of all the sites, please access this system through the Councils' websites at: www.babergh.gov.uk/jointlocalplan and www.midsuffolk.gov.uk/jointlocalplan

### Estimated residential land dwellings capacity and trajectory

| SHELAA Site Status | Babergh | Mid Suffolk | TOTAL |
|---|---|---|---|
| **Deliverable 0-5** | 2,140 | 3,310 | 5,450 |
| **Developable 6-15** | 5,720 | 6,930 | 12,650 |
| **Not Currently Developable** | 110 | 60 | 170 |
| **Total SHELAA Capacity** | **7,970** | **10,300** | **18,270** |

(figures rounded)

### Babergh

| Parish | SHELAA dwelling capacity estimate |
|---|---|
| Acton | 100 |
| Aldham | 12 |
| Belstead | 14 |
| Bentley | 100 |
| Bildeston | 75 |
| Boxford | 70 |
| Brantham | 125 |
| Bures St Mary | 5 |
| Capel St Mary | 650 |
| Chelmondiston | 39 |

| Parish | SHELAA dwelling capacity estimate |
|---|---|
| Chilton | 175 |
| Cockfield | 71 |
| Copdock and Washbrook | 263 |
| East Bergholt | 229 |
| Elmsett | 84 |
| Glemsford | 175 |
| Great Cornard | 674 |
| Great Waldingfield | 82 |
| Hadleigh | 1171 |
| Harkstead | 10 |
| Hintlesham | 6 |
| Hitcham | 12 |
| Holbrook | 7 |
| Holton St Mary | 12 |
| Lavenham | 20 |
| Lawshall | 45 |
| Leavenheath | 40 |
| Lindsey | 5 |
| Little Waldingfield | 12 |
| Long Melford | 530 |
| Nedging-with-Naughton | 9 |
| Raydon | 40 |
| Shotley | 50 |
| Sproughton | 2580 |
| Stanstead | 13 |
| Stoke By Nayland | 26 |
| Stutton | 54 |
| Sudbury | 27 |
| Tattingstone | 5 |
| Wenham Magna | 6 |
| Wherstead | 75 |
| Woolverstone | 10 |

## Mid Suffolk

| Parish | SHELAA dwelling capacity estimate |
|---|---|
| Ashbocking | 15 |
| Bacton | 317 |
| Badwell Ash | 144 |
| Barham | 615 |
| Barking | 130 |
| Battisford | 9 |
| Beyton | 19 |
| Botesdale | 25 |

| Parish | SHELAA dwelling capacity estimate |
|---|---|
| Botesdale & Rickinghall | 151 |
| Bramford | 304 |
| Brome & Oakley | 15 |
| Claydon | 325 |
| Coddenham | 8 |
| Combs | 5 |
| Cotton | 20 |
| Creeting St Mary | 48 |
| Debenham | 645 |
| Elmswell | 354 |
| Eye | 522 |
| Finningham | 20 |
| Fressingfield | 18 |
| Great Blakenham | 8 |
| Great Bricett | 51 |
| Great Finborough | 46 |
| Haughley | 192 |
| Henley | 65 |
| Hessett | 5 |
| Hoxne | 30 |
| Laxfield | 62 |
| Mellis | 5 |
| Mendham | 6 |
| Mendlesham | 125 |
| Metfield | 25 |
| Needham Market | 635 |
| Norton | 20 |
| Old Newton | 130 |
| Onehouse | 410 |
| Pettaugh | 10 |
| Rattlesden | 30 |
| Redgrave | 24 |
| Somersham | 30 |
| Stoke Ash | 8 |
| Stonham Aspal | 35 |
| Stonham Earl | 20 |
| Stonham Parva | 10 |
| Stowmarket | 1368 |
| Stowupland | 561 |
| Stradbroke | 275 |
| Thorndon | 20 |
| Thurston | 999 |
| Thwaite | 15 |
| Tostock | 5 |
| Walsham-le-Willows | 82 |

| Parish | SHELAA dwelling capacity estimate |
|---|---|
| Wattisfield | 8 |
| Westhorpe | 20 |
| Wetheringsett | 20 |
| Weybread | 15 |
| Whitton | 190 |
| Wickham Skeith | 5 |
| Wilby | 15 |
| Woolpit | 699 |
| Worlingworth | 31 |
| Yaxley | 35 |

3.4 The residual housing requirements for the two Councils is set out in the latest iteration of the Joint Local Plan document. When compared to the total capacity identified in the SHELAA, there is sufficient potential land to meet the requirements. It is not necessary to revisit the assessment to identify further sites for meeting the housing requirement. Further consideration of sites to be taken forward for development will be set out through the formal Joint Local Plan process.

## Sites with outstanding planning permissions

3.5 The Councils undertake regular monitoring and reporting of key development information through the Annual Monitoring Report process. Another important source of future housing land potential comes from outstanding planning permissions (OPPs). A summary of the outstanding planning permissions information for the relevant baseline data of this SHELAA assessment is published below:

**Babergh net OPPs (2018) = 4,036 dwellings**
**Mid Suffolk net OPPs (2018) = 4,050 dwellings**

3.6 A full schedule of sites with outstanding planning permissions across Babergh and Mid Suffolk (as at 1st April 2018) is set out in ***Appendix D***.

## Sites which have been discounted

3.7 Using the methodology set out in the SHELAA, the Councils have identified a number of discounted sites which are not considered suitable for the development proposed. A schedule of all sites identified in the assessment as discounted, together with the reason for discounting are set out in ***Appendix E***.

3.8 An interactive online map tool has been produced showing all of the SHELAA sites (both potential and discounted). Printing facilities are also available through the online tool. To see the mapped locations of all the sites, please access this system through the Councils' websites at:

www.babergh.gov.uk/jointlocalplan and www.midsuffolk.gov.uk/jointlocalplan

## Windfall assessment

## Policy and guidance

3.9 The NPPF (2019) permits Council's to include an allowance for windfall (i.e. unplanned for) development. Paragraph 70 states:

> *"Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends."*

3.10 The PPG contains little specific guidance for calculating a windfall allowance. In respect of 'housing and economic land availability assessments', it simply states that an allowance may be justified subject to 'compelling' evidence (ID: 3-023). More related to demonstrating a 5YHLS, the PPG also explains what information an APS needs to include (OD: 68-014). This states that APSs should include details of permissions granted for windfall development by year and how this compares with the windfall requirement.

### Babergh windfall

3.11 This section considers the appropriate windfall allowance for Babergh district in accordance with policy and guidance.

## Assessment of historic rates of windfall development

3.12 Monitoring records show that since 2014/15, windfall sites have consistently delivered a significant proportion of Babergh's housing completions. Table 5.1 presents the total number of windfall completions between 2014/15 to 2019/20 as a proportion of total completions. This shows that since 2014/15, 68% of net completions on all residential development has been windfall sites (including garden land development and large sites).

Table 5.1 Windfalls as a Proportion of Net Completions

| Monitoring Year | Net Completions | Windfall Completions (Including Garden land development) | % of Net Completions |
|---|---|---|---|
| 2014/15 | 172 | 83 | 49% |
| 2015/16 | 157 | 124 | 69% |
| 2016/17 | 226 | 168 | 74% |
| 2017/18 | 331 | 221 | 62% |
| 2018/19 | 579 | 456 | 79% |
| 2019/20 | 266 | 195 | 73% |
| Totals | 1,731 | 1,220 | 68% |

Source: Babergh District Council / Lichfields Analysis

## Windfalls: methodology and calculation

3.13 The methodology for calculating the districts windfall allowance remains – in the main – consistent with that in the September 2019 'Housing Land Supply Position Statement'. Previous windfall development over the past seven years has been analysed and in doing so the following have been removed from the assessment:

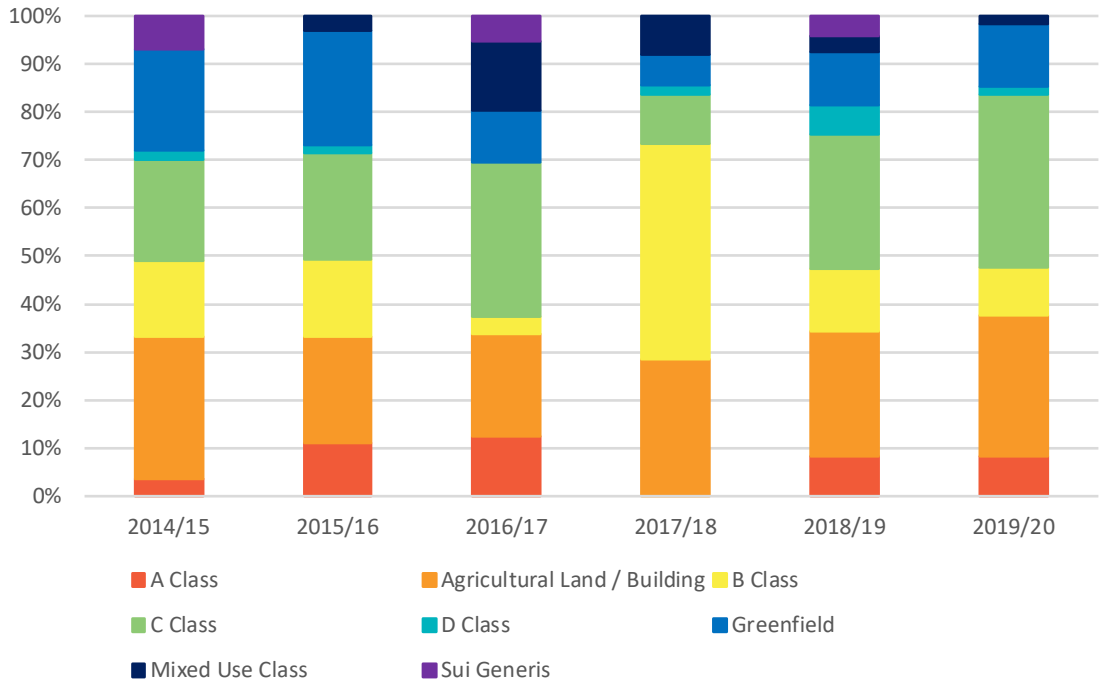
- Sites in residential gardens (given policy aims to restrict such development); and
- Major development (i.e. 10 or more dwellings in size) as these sites would be expected to be allocated in the emerging plan and are therefore not a reliable source of supply moving forwards.

3.14 Further to the above, it has been established that the Council does not hold complete records to allow identification of all windfall sites for fewer than ten dwellings granted on appeal. Where such information is available, it would usually be the case that relevant records are considered a potentially unreliable source of future supply based on their contribution to past trends.

### Sources of windfall

3.15 There are a variety of sources of windfall development in the district. Figure 5.1 and Table 5.2 presents a breakdown of the sources of windfall development (excluding garden development). As also shown in Table 5.2, in the last six years, the largest proportions of windfall development have come from agricultural buildings/land, sites which have previously been in C-Class use, and B-Class changes of use.

Figure 5.1 Proportion of Windfall Development




Source: Babergh District Council / Lichfields Analysis *note this graph refers to the previous use classes.

Table 5.2 Breakdown of Windfall Development in Babergh District Since 2014/15

| Source of Windfall | Total Delivery | Proportion of Total Windfall development |
|---|---|---|
| A Use Class | 33 | 8% |
| Agricultural Buildings / Land | 113 | 26% |
| B Use Class | 68 | 16% |
| C Use Class | 112 | 26% |
| D Use Class | 13 | 3% |
| Greenfields | 60 | 14% |
| Mixed Use Class | 20 | 5% |
| Sui Generis | 13 | 3% |

Source: Babergh District Council / Lichfields Analysis *note this table refers to the previous use classes.

3.16 Given the rural nature of the district and changes in modern agriculture it is reasonable to assume that windfall completions on previous agricultural buildings and greenfield sites will continue to provide a consistent source of windfall. It is also expected that windfall completions on B Use Class buildings will continue to provide a modest contribution due to the temporary change to permitted development rights remaining, as can development from former C Use Class Buildings.

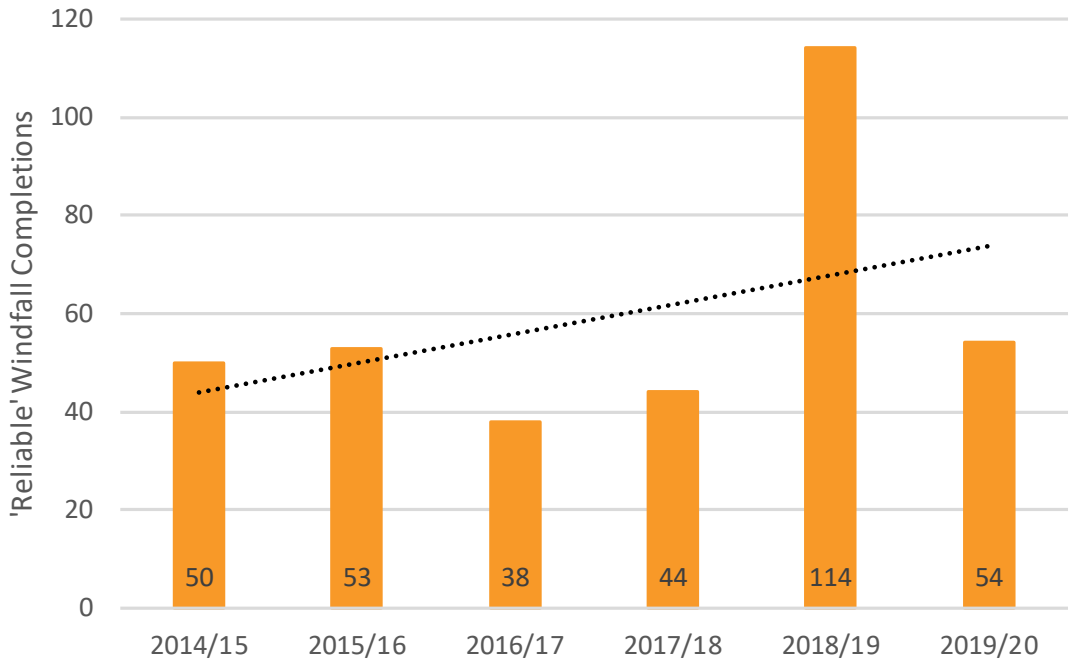
3.17 Based on historical trends, the following sources of windfall development have been deemed unreliable in that they are unlikely to provide a reliable source of supply taking into account current and future planning policy:

- A Use Classes;
- D Use Classes;
- Mixed Use Classes; and
- Sui Generis.

3.18 When removing these sources, Figure 5.2 details the windfall completions by year from what the Council considers 'reliable' sources of windfall development. On average, the Council has delivered 58.8 dpa from these sources of windfall; albeit with a large peak of development in 2018/19.

3.19 Recent fundamental changes have been announced to the Use Classes Order that will have come in to effect on the 1st September 2020. The primary change is the combination of various A, D, and B class development into a new 'E' Class allowing greater flexibility to move between uses. Furthermore, additional permitted development rights are being implemented – including the ability to demolish vacant office buildings and rebuild them with residential uses. At this stage, it is unclear how these changes will impact future levels of windfalls given there is no previous trend data or capacity study to make a robust future projection. For now, the above approach is considered prudent and robust based on past trends.

Figure 5.2 'Reliable' Windfall Development




Source: Babergh District Council / Lichfields Analysis

3.20 Consistent with the previous 5YHLS position statement (September 2019) the windfall allowance has only been included in years four and five to reflect an assumed three-year implementation period of planning permissions. This is to ensure no double counting occurs with current permissions. Based on the analysis above, it is concluded that there is compelling evidence that windfall allowance of 50 dpa in years four and five is justified and reasonable.

## Windfall conclusion

3.21 On the basis of the above assessment the Council considered there is compelling evidence that a windfall allowance of 50 dpa for years four and five.

### Mid Suffolk windfall

## Assessment of historic rates of windfall development

3.22 Monitoring records show that since 2014/15, windfall sites have consistently delivered a significant proportion of Mid-Suffolk's housing completions. Table 5.1 presents the total number of windfall completions between 2014/15 to 2019/20 as a proportion of total completions. This shows that since 2014/15, 78% of net completions on all residential development has been windfall sites (including garden land development and large sites).

Table 5.3 Windfalls as a Proportion of Net Completions

| Monitoring Year | Net Completions | Windfall Completions (Including Garden land development) | % of Net Completions |
|---|---|---|---|
| 2014/15 | 416 | 246 | 59% |
| 2015/16 | 304 | 240 | 79% |
| 2016/17 | 305 | 230 | 75% |
| 2017/18 | 426 | 292 | 69% |
| 2018/19 | 690 | 583 | 84% |
| 2019/20 | 433 | 425 | 98% |
| Totals | 2,574 | 2,016 | 78% |

Source: Mid-Suffolk District Council / Lichfields Analysis

## Windfalls: methodology and calculation

3.23 The methodology for calculating the districts windfall allowance remains – in the main – consistent with that in the September 2019 'Housing Land Supply Position Statement'. Previous windfall development over the past seven years

has been analysed and in doing so the following have been removed from the assessment:

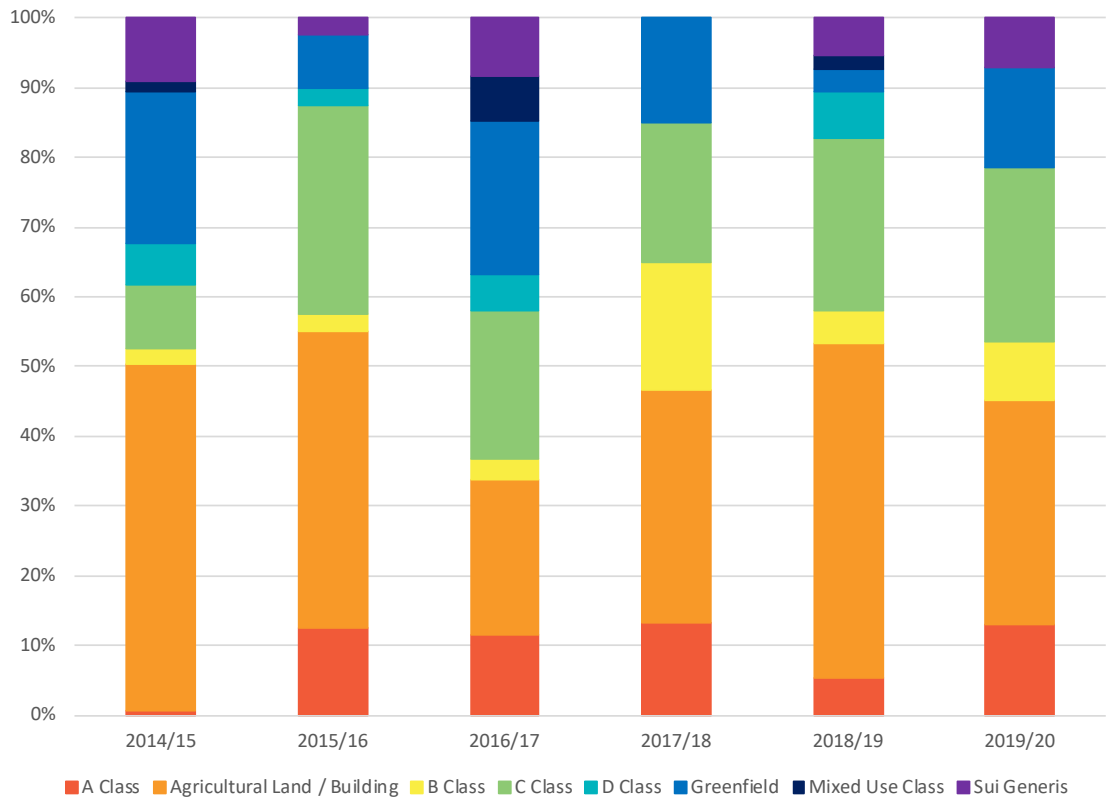
- Sites in residential gardens (given policy aims to restrict such development); and
- Major development (i.e. 10 or more dwellings in size) as these sites would be expected to be allocated in the emerging plan and are therefore not a reliable source of supply moving forwards.

3.24 Further to the above, it has been established that the Council does not hold complete records to allow identification of all windfall sites for fewer than ten dwellings granted on appeal. Where such information is available, it would usually be the case that relevant records are considered a potentially unreliable source of future supply based on their contribution to past trends.

### Sources of windfall

3.25 There are a variety of sources of windfall development in the district. Figure 5.1 and Table 5.2 presents a breakdown of the sources of windfall development (excluding garden development). As also shown in Table 5.2, in the last six years, the largest proportions of windfall development have come from agricultural buildings/land, sites which have previously been in C-Class use, and greenfield sites.

Figure 5.3 Proportion of Windfall Development




Source: Mid-Suffolk District Council / Lichfields Analysis *note this graph refers to the previous use classes.

Table 5.4 Breakdown of Windfall Development in Mid-Suffolk District Since 2014/15

| Source of Windfall | Total Delivery | Proportion of Total Windfall development |
|---|---|---|
| A Use Class | 44 | 8% |
| Agricultural Buildings/Land | 223 | 40% |
| B Use Class | 32 | 6% |
| C Use Class | 114 | 20% |
| D Use Class | 24 | 4% |
| Greenfields | 79 | 14% |
| Mixed Use Class | 11 | 2% |
| Sui Generis | 35 | 6% |

Source: Mid-Suffolk District Council / Lichfields Analysis *note this table refers to the previous use classes.

3.26 Given the rural nature of the district and changes in modern agriculture it is reasonable to assume that windfall completions on previous agricultural buildings/land and greenfield sites will continue to provide a consistent source of windfall. It is also expected that windfall completions on B Use Class buildings will continue to provide a very modest contribution due to the temporary change to permitted development rights remaining, as can development from former C Use Class Buildings. As shown in Figure 5.1 both of these sources have consistently delivered units since 2014/15.

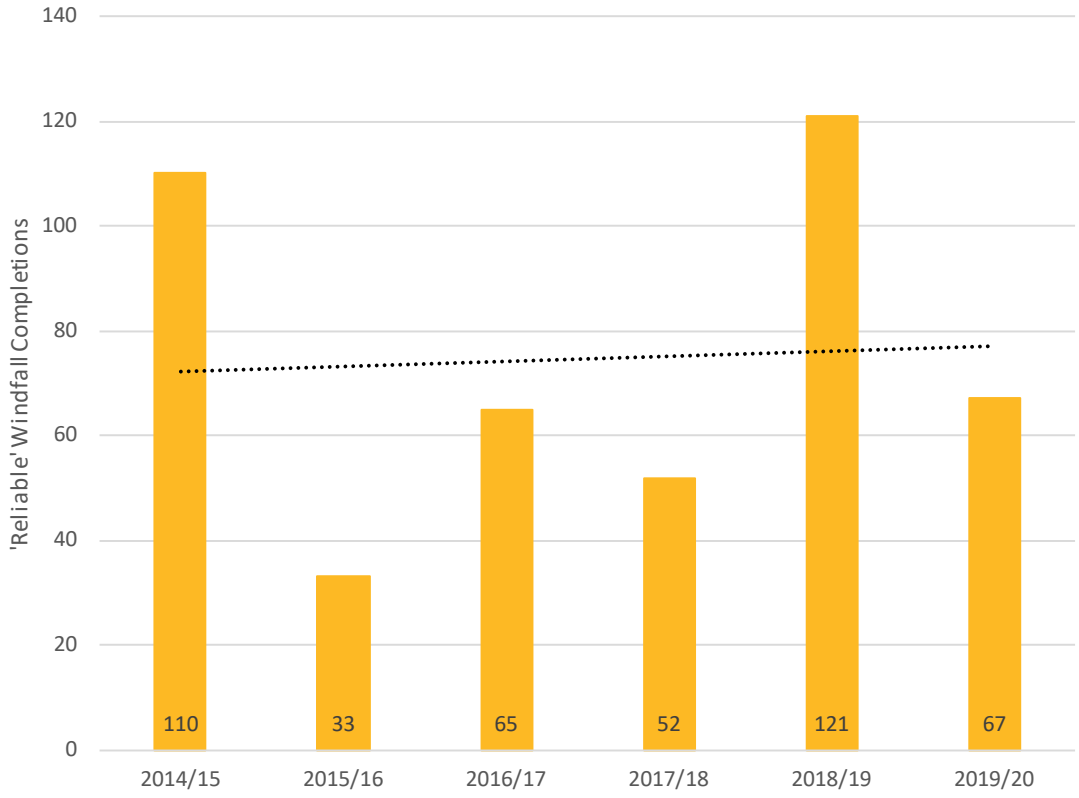
3.27 Based on historical trends, the following sources of windfall development have been deemed unreliable in that they are unlikely to provide a reliable source of supply taking into account current and future planning policy:

- A Use Classes;
- D Use Classes;
- Mixed Use Classes; and
- Sui Generis.

3.28 When removing these sources, Figure 5.2 details the windfall completions by year from what the Council considers 'reliable' sources of windfall development. On average, the Council has delivered 74.6 dpa from these sources of windfall; albeit with a peaks in 2014/15 and 2018/19.

3.29 Recent fundamental changes have been announced to the Use Classes Order that will have come in to effect on the 1st September 2020. The primary change is the combination of various A, D, and B class development into a new 'E' Class allowing greater flexibility to move between uses. Furthermore, additional permitted development rights are being implemented – including the ability to demolish vacant office buildings and rebuild them with residential uses. At this stage, it is unclear how these changes will impact future levels of windfalls given there is no previous trend data or capacity study to make a robust future projection. For now, the above approach is considered prudent and robust based on past trends.

Figure 5.4 'Reliable' Windfall Development




Source: Mid-Suffolk District Council / Lichfields Analysis

3.30 Consistent with the previous 5YHLS position statement (September 2019) the windfall allowance has only been included in years four and five to reflect an assumed three-year implementation period of planning permissions. This is to ensure no double counting occurs with current permissions. Based on the analysis above, it is concluded that there is compelling evidence that windfall allowance of 70 dpa in years four and five is justified and reasonable.

## Windfall conclusion

3.31 On the basis of the above assessment the Council considered there is compelling evidence that a windfall allowance of 70 dpa for years four and five.

# Appendix A – Suitability Assessment Criteria

### *Constraints*

| Access to site | | |
|---|---|---|
| **Red**<br>No possibility of creating suitable access to the site | **Amber**<br>There is no identified access to the site or possible access constraints on the site, but these may be overcome through development | **Green**<br>Access by all means is possible |
| Access is an important consideration in determining the suitability of sites for development. Access is needed for both construction and occupation phases of a development.<br><br>A site with no access or without the potential to provide suitable access cannot be considered suitable for development. The Highway Authority will be consulted to understand the access implications for sites.<br>. | | |
| *Exceptions: None* | | |

| Access to wider transport networks | | |
|---|---|---|
| **Red**<br>Poor relationship to wider transport networks | **Amber**<br>Adequate relationship to wider transport networks | **Green**<br>Good relationship to wider transport networks |
| Wider transport network access is an important consideration in determining the suitability of sites for development. Consideration of accessibility to the strategic road network (Trunk roads and A Class roads) and railway network can provide an opportunity to identify and support a pattern of development that minimises trip generation at source and encourages the use of sustainable modes of transport, minimises journey lengths for employment, shopping, leisure, education and other activities, and promotes accessibility for all.<br><br>For housing sites, locations would be considered good where they are located within approximately 2km of the strategic road network or railway station and adequate within approximately 10km. In locations beyond this, accessibility will be considered to be poor.<br><br>For some types of employment site (eg. storage and distribution), access to strategic roads is important, where typically a site easily accessed within 2km of a Trunk Road or A class Road via unconstrained roads is considered good, sites approximately 5km+ from a Trunk Road or A class Road or accessed through constrained/local roads and/or through a town centre or residential area, is considered poor. For office-based employment, frequent public transport access within walking distance would be considered good. | | |
| *Exceptions: None* | | |

| Accessibility to local services and facilities | | |
|---|---|---|
| **Red**<br>Poor access to core services and facilities | **Amber**<br>Average access to core services and facilities | **Green**<br>Good access to core services and facilities |
| Accessibility of a site to local services and facilities by means other than the car via an established route such as footpaths or cycleways – and the extent to which development might provide new services or enhance sustainable accessibility to existing ones – are important considerations in determining the suitability of a site for development. They will also have a bearing on market attractiveness, for example the proximity of a housing site to local schools. In assessing housing sites against this measure, accessibility to the following core services will be considered:<br>• A primary school,<br>• A secondary school<br>• A local healthcare service (doctors' surgery),<br>• Retail and service provision for day to day needs (district/local shopping centre, village shop);<br>• Local employment opportunities (principally existing employment sites, but designated or proposed employment area in a local plan will also be considered),<br>• For rural districts, a peak-time public transport service to/from a higher order settlement (peak time for the purposes of this criterion will be 7-9am and 4-6pm).<br><br>For residential sites, no core services within 800m/10 minutes walking distances would score poor. Where there are 1 to 3 core services within 800m/10 minutes walking distance these will score average, and where there are 4 or more, these will score good.<br><br>Large scale, strategic allocations may provide opportunities, through development, to include new local facilities such as schools, health centres and community halls where there is isolation or infrastructure reinforcement is required.<br><br>For employment sites, the availability of a sizeable nearby residential area (a potential labour supply) will also be treated as a core service, however the specific thresholds for each score will not be applied to employment sites. | | |
| *Exceptions: None* | | |

| Infrastructure capacity | | |
|---|---|---|
| **Red**<br>No availabile infrastructure capacity and no potential for improvements | **Amber**<br>No available infrastructure capacity but potential for improvements to facilitate capacity | **Green**<br>Sufficient infrastructure capacity available |
| Suitable infrastructure is essential to ensure that development of a site can be supported in a sustainable manner. This would include school provision, healthcare and roads. In addition, the capacity of utilities including electricity, gas, and water supply together with the wastewater network and treatment facilities is also critical to the development of a site. Infrastructure providers are consulted to understand whether there are any capacity issues affecting sites. | | |
| *Exceptions: None* | | |

| Utilities infrastructure | | |
|---|---|---|
| **Red**<br>n/a | **Amber**<br>Utilities infrastructure present on the site that could affect the development potential | **Green**<br>No constraints from utilities infrastructure |
| Some sites may have strategic utilities infrastructure passing across it (either under or over ground), for example, power lines or gas pipelines. Whilst this does not provide an absolute constraint to development, it may limit the development potential of the site or involve additional costs which may affect the viability of the site. As with the capacity criteria, utility providers will be consulted as part of this assessment to understand whether there are any existing infrastructure issues affecting sites. | | |
| *Exceptions: None* | | |

| Contamination and ground stability | | |
|---|---|---|
| **Red**<br>n/a | **Amber**<br>The site is potentially contaminated or has potential ground stability issues that could be mitigated | **Green**<br>The site is unlikely to be contamined and has no known ground stability issues |
| Many potential sites across each district suffer from levels of contamination, such as sites on former or existing industrial and commercial land. Others are affected by ground stability issues such as historic mineral working, quarrying or tunnelling. Some greenfield sites may also be contaminated due to previous ground works and infilling. Where suspected contamination or ground stability issues are identified they must be satisfactorily mitigated before the site can be considered for development. Neither contamination nor ground stability issues are likely to present an insurmountable constraint to development. However, where sites are contaminated or on unstable land the costs of development could increase which could affect the viability of the site. Existing information will be used to identify sites that are potentially, or known to be contaminated or affected by ground stability. | | |
| *Exceptions: None* | | |

| Flood risk | | |
|---|---|---|
| **Red**<br>Where predicted surface water flooding affects 50% or more of the site. | **Amber**<br>Up to 50% of the site is within Flood Zones 2 or 3 and/or is within an area at high, medium or low risk from surface water flooding | **Green**<br>The site is at low risk of flooding (within Zone 1) |
| Sites where 50% or more of the area is located within Flood Zone 2 or 3 will be treated as an absolute constraint and will be discounted from further assessment at the outset.<br><br>Flood Zones are defined by the Environment Agency and are present on the Environment Agency's flood map. Flood Zone 1 represents an area with less than a 0.1% chance of flooding (a 1 in 1000 year flood event). Flood Zone 2 and Flood Zone 3 represent areas with greater than a 0.1% and a 1% chance of flooding respectively (1 in 1000 year and 1 in 100 year flood events).<br><br>The Environment Agency Flood Zones only show flood risk as of the situation today. However, when planning for new development the risk over the lifetime of development | | |

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| needs to be considered taking into account the effects of climate change. Each LPAs Strategic Flood Risk Assessment identifies flood zones based on the lifetime of the development in certain areas. Where this information is available these flood zones will be used for the purpose of this assessment. The flood zones described above relate to fluvial and tidal flooding (flooding from rivers and the sea). Surface water flooding can also be an issue. The Environment Agency has published a surface water flood map for England which identifies areas of high, medium, low and very low surface water flood risk, together with information on velocity and depth. A low risk surface flooding event has a similar likelihood of occurring as flood zone 2 events of between 0.1% and 1% chance.<br><br>Where sites are at risk from flooding their suitability will be based on the sequential test and exceptions test together with the potential for mitigation. |
| *Exceptions: Subject to sequential and exception test analysis, there may be unique sites/locations where substantial wider regeneration objectives weigh in favour of site development opportunities. However, these will be expected to be very rare.* |

| **Market attractiveness** | | |
|---|---|---|
| **Red**<br>The site is in a location not considered to be attractive to the market, and cannot be made so through development | **Amber**<br>Through development the site may become attractive to the market | **Green**<br>The site is in a location considered to be attractive to the market |
| Market attractiveness within this assessment will be based on the evidence from a variety of sources and will need to take account of relevant evidence in housing/retail/economic needs assessments and from commercial market commentaries.<br><br>For employment sites, factors affecting market attractiveness will include the appearance of the site, or where the site is undeveloped its location relative to existing employment areas, the types of users on site and the extent of local unit occupancy including whether vacant units are being actively marketed. Evidence of recent investment is important as is the availability of broadband and the profile of the site including Enterprise Zone status. | | |
| *Exceptions: None* | | |

### *Impacts*

| **Landscape, Strategic Gaps and Agricultural Land** | | |
|---|---|---|
| **Red**<br>Development of the site likely to have a detrimental impact on sensitive or other landscapes which cannot be mitigated | **Amber**<br>Development of the site may have a detrimental impact on sensitive or other landscapes which may be capable of mitigation. | **Green**<br>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive or other landscapes |
| Sensitive landscapes include:<br>• areas within and adjacent to the AONB,<br>• Landscape Character Areas identified as particularly sensitive in Landscape Character Assessments, where applicable and<br>• areas of open land identified in Local Plans/Neighbourhood Plans as Strategic Gaps (or equivalent) providing essential separation between discrete settlements.<br>Other considerations include the potential loss of protected trees on the amenity of the area and the potential loss of the best and most versatile agricultural land.<br>The best and most versatile agricultural land quality is defined in the NPPF as land graded | | |

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| either 1, 2 or 3a. National planning policy is to seek to avoid development on higher quality agricultural land where possible. However, in rural Suffolk areas, limited alternative land such as 'brownfield land' is available for development and development of agricultural land is unavoidable in order to meet identified housing needs. Consideration will be given to prioritising available land which is of poorer soil quality.<br><br>For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified, the impact of development may be less certain |
| *Exceptions: None* |

| **Townscape** | | |
|---|---|---|
| **Red**<br>Development of the site likely to have a detrimental impact on sensitive or other townscapes which cannot be mitigated | **Amber**<br>Development of the site may have a detrimental impact on sensitive or other townscapes which may be capable of mitigation | **Green**<br>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on sensitive or other townscapes |
| Sensitive townscapes include those within and adjacent to parts of conservation areas where up to date appraisals have indicated a high level of townscape significance, where development may affect particular concentrations of listed or locally listed buildings with collective townscape value and any other areas identified as particularly sensitive in Local Plans, local townscape appraisals or historic character studies.<br>Other considerations include the potential loss of protected trees on the amenity of the area.<br><br>For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified the impact of development may be less certain. | | |
| *Exceptions: None* | | |

| **Biodiversity and Geodiversity** | | |
|---|---|---|
| **Red**<br>Development of the site likely to have a detrimental impact on designated sites, protected or priority species or ecological networks which cannot be reasonably mitigated or compensated as appropriate | **Amber**<br>Development of the site may have a detrimental impact on a designated site, protected or priority species, ecological network but the impact may be capable of mitigation | **Green**<br>Development of the site would not have a detrimental impact on any designated site, protected or priority species, ecological networks and may include enhancement |
| Designated sites are those with national or international protection, namely:<br>• Special Areas of Conservation (including possible Special Areas of Conservation)<br>• Special Protection Areas (including potential Special Protection Areas)<br>• Ramsar sites (including proposed Ramsar sites)<br>• Sites of Specific Scientific Interest<br>• National Nature Reserves<br>• Ancient Woodland<br><br>and those with regional or local protection, namely:<br>• Regionally Important Geological Sites<br>• Local Nature Reserves<br>• County Wildlife Sites/Local Wildlife Sites | | |

- County Geodiversity Sites
- Roadside Nature Reserves

Sites with national or international protection will have already been excluded from the assessment. However, other sites in close proximity or with links to these sites may still result in a detrimental impact which cannot be mitigated and therefore need to be classified as a red impact. Where mitigation is possible, these sites could be assessed as an amber impact. Compensatory provision is not an option for the top three designations as compensatory measures are only appropriate where an overriding national need for development has been demonstrated.

Sites which could have a detrimental impact on the other designated sites listed above will be regarded as a red impact if mitigation or compensatory provision cannot be provided. Where mitigation or compensatory provision can be provided, sites will be assessed as having an amber impact.

Priority species and habitats can be identified from the Biodiversity Action Plan.

For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified the impact of development may be less certain

*Exceptions: None*

| **Historic Environment** | | |
|---|---|---|
| **Red**<br>Development of the site likely to cause substantial harm to a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset which cannot be reasonably mitigated | **Amber**<br>Development of the site may have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact may be capable of mitigation | **Green**<br>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets |

Heritage Assets are buildings, monuments, sites and places identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest. Designated heritage assets include:

- Listed Buildings (grade I, grade II* and grade II)
- Registered Parks and Gardens
- Scheduled Ancient Monuments
- Conservation Areas

Non-designated Heritage Assets can include locally listed buildings, sites with archaeological potential and sites identified as having local heritage significance in the Suffolk Historic Environment Record (HER).

Where relevant, in accordance with the NPPF the authority will have regard to heritage assets including those most at risk through neglect, decay or other threats and seek to conserve them in a manner appropriate to their significance.

For employment sites, where a clear set of development parameters (use class, scale, layout etc) are not identified the impact of development may be less certain.

*Exceptions: None*

| Open Space | | |
|---|---|---|
| **Red**<br>Development of the site would result in a loss of open space which is either not surplus to requirements or could not be replaced locally | **Amber**<br>Development of the site would result in a loss of open space which is surplus to requirements or could be replaced locally | **Green**<br>Development of the site would not result in the loss of any open space |
| Open space is any area of open space with public value. This includes play space, amenity space, playing fields, sports pitches, sports facilities, semi-natural space, parks, and green corridors, as well as Rights of Way networks in open countryside areas. It also includes areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as visual amenity.<br><br>Sites for development on open spaces will only be suitable if the open space is surplus to requirements or the open space can be replaced by a better or equivalent open space in terms of size and quality. | | |
| *Exceptions: None* | | |

| Transport and Roads | | |
|---|---|---|
| **Red**<br>Development of the site would have an unacceptable impact on the functioning of trunk roads and/or local roads that cannot be reasonably mitigated | **Amber**<br>Any potential impact on the functioning of the trunk roads and/or local roads could be reasonably mitigated | **Green**<br>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads |
| The Highway Authority and Highways England will be consulted to ascertain any potential impacts on the functioning of trunk roads and local roads. In assessing impacts, consideration will be given to the following:<br>• Accessibility to public transport and key services and facilities and employment opportunities for sites being considered for residential use;<br>• Accessibility to public transport and housing and other facilities for sites being considered for non-residential use;<br>• Development potential and associated traffic generation, and;<br>• Existing traffics conditions and capacity of local junctions. | | |
| *Exceptions: None* | | |

| Compatibility with neighbouring/adjoining uses | | |
|---|---|---|
| **Red**<br>Neighbouring/adjoining uses to the proposed site would be incompatible with the proposed development type with no scope for mitigation | **Amber**<br>Development of the site could have issues of compatibility with neighbouring/adjoining uses; however, these could be reasonably mitigated | **Green**<br>Development would be compatible with existing and/or adjoining uses |
| New development should be compatible with its surrounding land uses. If existing neighbouring/adjoining land uses or potential future land uses (i.e. from other neighbouring | | |

| |
|---|
| sites being considered in the assessment) would create amenity issues for current or future residents or occupiers such as noise, odour or light pollution which cannot be mitigated then the site should be considered unsuitable for development. Sensitive design may lessen the impact of amenity issues and in some cases may still allow a site to be used for a conflicting use. |
| *Exceptions: None* |

# Appendix B – Summary site assessments for potential sites

An interactive online map tool has been produced showing all of the SHELAA sites (both potential and discounted). Printing facilities are also available through the online tool. To see the mapped locations of all the sites, please access this system through the Councils' websites at:
www.babergh.gov.uk/jointlocalplan and www.midsuffolk.gov.uk/jointlocalplan

## Acton

| | | | |
|---|---|---|---|
| **Parish / District:** | Acton, (Babergh) | | |
| **Site reference:** | SS0177 | | |
| **Site location:** | Land south of Tamage Road,<br>Acton | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 3.60 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/19/03126 | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Impact on the historic environment - site adjoins a County Historic Environment Record to the south<br>Utilities - water mains crosses through site |
| **Availability:** | The site is under option to a developer. Site is under single ownership. |
| **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. |

| | |
|---|---|
| **JLP allocated site reference:** | LA045 |
| **Site conclusions:** | Site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 100 |

| | |
|---|---|
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Acton, (Babergh) | | |
| **Site reference:** | SS1225 | | |
| **Site location:** | Land West of Bull Lane,<br>Acton Industrial Estate | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 3.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Grassland<br>Employment land and agricultural | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable for employment use, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Ecology - trees on site for ecological importance<br>Market attractiveness - assessment of demand required<br>Compatability - would need to be compitable with existing businesses and residential dwellings. |
| **Availability:** | Site is owned by a developer.<br>Land is available in 0-5 years. |
| **Achievability:** | No legal restrictions relating to the site. |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially considered suitable for employment development, taking identified constraints into account. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 3 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Aldham

| | | | |
|---|---|---|---|
| **Parish / District:** | Aldham, (Babergh) | | |
| **Site reference:** | SS0259 | | |
| **Site location:** | Land west of Hadleigh Road,<br>Aldham | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 1.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/18/00799/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Biodiversity - County Wildlife Site within 200m.<br>Heritage - potential impact upon heritage assets.<br>Partial development recommended for continuation of linear development along highway. |
| **Availability:** | Land under multiple ownership and available within 0-5 years. |
| **Achievability:** | No indication of likely timescales for development or build out rate has been provided. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, only part development (road frontage) is recommended in order to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 7 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Aldham, (Babergh) | | |
| **Site reference:** | SS0258 | | |
| **Site location:** | Land north of The Street,<br>Aldham | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.25 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Biodiversity - County Wildlife Site within 350m.<br>Heritage - potential impact upon heritage assets.<br>Utilities - water mains passes through site |
| **Availability:** | Title deeds submitted.<br>Site is under multiple ownership, and has not been marketed. |
| **Achievability:** | No indication of likely timescales for development or build out rate has been provided |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, only part development (road frontage) is recommended in order to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Ashbocking

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|---|---|---|---|
| **Parish / District:** | Ashbocking, (Mid Suffolk) | | |
| **Site reference:** | SS0796 | | |
| **Site location:** | Land to the west of B1077, Ashbocking | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 1.10 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potential suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Biodiversity - potential impact upon Protected Species.<br>Flooding - part of the site has a surface water risk. |
| **Availability:** | The site is under single ownership.<br>The submission form estimates a build out time of 2 years.<br>An agent has submitted the site on behalf of the landowners.<br>The title deeds have been submitted. |
| **Achievability:** | The submission states that the agricultural use can be terminated.<br>The submission estimates a build time of two years. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Low density development recommended to match surrounding development. |
| **Estimated dwellings yield:** | 15 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Bacton

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|---|---|---|---|
| **Parish / District:** | Bacton, (Mid Suffolk) | | |
| **Site reference:** | SS0518 | | |
| **Site location:** | Land south of Pretyman Avenue,<br>Bacton | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 5.37 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential and agricultural | | |
| **Recent planning history:** | DC/18/05514/OUT | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Open space - potential loss of open space to create access point (dependent upon access point) |
| **Availability:** | An agent has submitted the site on request of three landowners.<br>The title deeds have been submitted.<br>The site is under option to a developer.<br>The submission site provides an estimated build-out rate of between 30 - 35 dwellings per annum. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.<br>The submission form confirms that the land is available in 0 - 5 years. |

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| **JLP allocated site reference:** | LA106 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking into account identified constraints. |
| **Estimated dwellings yield:** | 85 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Bacton, (Mid Suffolk) | | |
| **Site reference:** | SS0266 | | |
| **Site location:** | Land north of Church Road and east of Wyverstone Road, Bacton | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 4.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential | | |
| **Recent planning history:** | DC/17/05423/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Ecology - potential impact upon protected species.<br>Heritage - potential impact upon heritage assets to the east of the site. |
| **Availability:** | The landowners have submitted the site, and title deeds have been submitted. Developer enquiries have been received. The submission form does not provide an estimated build out rate. Using local averages an estimated build out rate of 20 - 30 dwellings per annum can be assumed. |
| **Achievability:** | The submission form states that the land is currently under a farm business tenancy that can be ended. |

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| **JLP allocated site reference:** | LA105 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, only partial development (western aspect) is recommended to mitigate impact upon heritage assets to the east of the site. |
| **Estimated dwellings yield:** | 81 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Bacton, (Mid Suffolk) | | |
| **Site reference:** | SS0099 | | |
| **Site location:** | Land north-east of Turkey Hall Lane, Bacton | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 3.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential and agricultural | | |
| **Recent planning history:** | DC/18/00723/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - Potential impact upon heritage assets.<br>Biodiversity - Further assessment needed for ecological impact<br>Surface Water Flood Risk. |
| **Availability:** | The site is under single ownership. The site is owned by a developer who has enlisted an agent to submit the land on their behalf. The submission form states that 50 Migitationdwellings per annum could be built, however using local averages a rate of 20 - 30 dwellings per annum is justified. 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<br>The submission confirms that the site could come forward in 0-5 years.<br>The submission states that 50 dwellings per annum could be built, however using local averages a build-out rate of 20 - 30 dwellings per annum can be assumed. |

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| **JLP allocated site reference:** | LA047 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 51 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Bacton, (Mid Suffolk) | | |
| **Site reference:** | SS0859 | | |
| **Site location:** | Land south of Church Road,<br>Bacton | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 7.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential and agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon landscape and setting of Manor and associated moat. Heritage Impact Assessment and trial trenching will be required.<br>Townscape - full site disproportionate, potential for coalescence with other settlements.<br>Biodiversity - impact upon protected species will need to be assessed. |
| **Availability:** | The site is in multiple ownership.<br>An agent has submitted the site on request of the landowner.<br>The title deeds have been submitted.<br>The submission form does not provide an estimated build out rate. Using local averages an estimated build-out rate of 20 - 30 dwellings per annum can be assumed. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, scale of site considered disproportionate with potential of coalescence with neighbouring settlement therfore only partial development is recommended. |
| **Estimated dwellings yield:** | 50 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Bacton, (Mid Suffolk) | | |
| **Site reference:** | SS0088 | | |
| **Site location:** | Former Bacton Middle School,<br>Bacton | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 4.30 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | Redundant Middle School<br>Agricultural | | |
| **Recent planning history:** | DC/17/03799/OUT | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Biodiversity - Further assessment needed for ecological impact. |
| **Availability:** | The land is owned by Suffolk County Council.<br>The site has not been marketed.<br>The title deeds have been submitted.<br>The submission form does not provide an estimation of build-out rates. Using local averages a build out rate of 20 - 30 dwellings per annum can be assumed. |
| **Achievability:** | There are no known abnormal constraints which would affect the viability of the site. The submission does not provide indication of timescale for delivery. Site is subject to a planning application. |

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| **JLP allocated site reference:** | LA046 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 50 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Badwell Ash

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|---|---|---|---|
| **Parish / District:** | Badwell Ash, (Mid Suffolk) | | |
| **Site reference:** | SS0078 | | |
| **Site location:** | Land south-east of Hunston Road,<br>Badwell Ash | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 2.12 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Unused arable<br>Agricultural | | |
| **Recent planning history:** | DC/19/01554/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Flood risk - part of the site is within Flood Zone 3<br>Contaminated land is effectively remediated<br>Ecology - potential impact on protected species<br>Minerals - site lies within Mineral Safeguarding Zone |
| **Availability:** | The submission confirms that the site could come forward in 0-5 years<br>The agent has indicated that the site could be delivered at a rate of 10-15 dwellings per year |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 52 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Badwell Ash, (Mid Suffolk) | | |
| **Site reference:** | SS1292 | | |
| **Site location:** | Land north Of The Broadway,<br>Badwell Ash | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 2.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | DC/18/02577/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is considered suitable, but the following would require further consideration:<br>Highways - regarding access and infrastructure required<br>Heritage - potential impact upon heritage assets |
| **Availability:** | Land is available within 0 - 5 years. |
| **Achievability:** | No known legal issues which would impact upon the deliverability of the site. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking into account identified constraints. |
| **Estimated dwellings yield:** | 33 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Badwell Ash, (Mid Suffolk) | | |
| **Site reference:** | SS0037 | | |
| **Site location:** | Land west of The Street,<br>Badwell Ash | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Stable Yard/Paddocks<br>Residential | | |
| **Recent planning history:** | DC/19/01356/OUT | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations require further assessment; Highways - regarding access, footpaths and infrastructure<br>Flood - impact from surace water flooding to be assessed<br>Assessment form SCC as site within Mineral Safeguarding zone<br>Special Landscape Area<br>Townscape - Scale of site is disproportionate for existing settlement. Partial development recommended |
| **Availability:** | The site is under single ownership.<br>The submission form estimates a build-out rate of 20 dwellings per annum.<br>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. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 21 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Badwell Ash, (Mid Suffolk) | | |
| **Site reference:** | SS0020 | | |
| **Site location:** | Land south of The Broadway,<br>Badwell Ash | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.84 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Vacant<br>Residential | | |
| **Recent planning history:** | DC/17/04849/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Minerals- site lies within Mineral Safeguarding Area<br>Heritage - potential impact upon heritage assets and their setting. Archaeological sensitivities will need to be assessed<br>Partial development of western aspect adjoining The Street recommended for proportional development |
| **Availability:** | Land under single ownership, land available in 0-5 years. Planning permission granted. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission confirms that the site could come forward in 0-5 years. The submission does not provide indication of timescale for delivery |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development of western aspect adjoining The Street recommended for proportional development |
| **Estimated dwellings yield:** | 13 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Badwell Ash, (Mid Suffolk) | | |
| **Site reference:** | SS0809 | | |
| **Site location:** | Land north of Long Thurlow Road,<br>Long Thurlow | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 1.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets.<br>Scale of site - Part development is recommended to avoid disproportionate development to the existing settlement.<br>Neighbouring land uses - potential light, noise and/or odour pollution from farm buildings to the north of the site. |
| **Availability:** | Site is under multiple ownership. Site has not been marketed. Title deeds have been submitted. No build out rates provided - but it can be estimated that the development would be completed within 1 - 2 years of works commencing. |
| **Achievability:** | Submission confirms that there are no known abnormal costs or legal restrictions assoicated with the site which may affect viability or deliverability of the site. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Badwell Ash, (Mid Suffolk) | | |
| **Site reference:** | SS0558 | | |
| **Site location:** | Land to the south of Long Thurlow Road,<br>Long Thurlow | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact on heritage assets<br>Scale of Site - partial development would be recommended. |
| **Availability:** | Site has not been marketed.<br>Site is under multiple ownership and title deeds have been submitted.<br>Expected that site would be completed within 1 to 2 years of work commencing. |
| **Achievability:** | Submission confirms that there are no legal restraints on the land. Submission confirms that development could commence within 0 - 5 years. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, only part development (northern aspect of site) is recommended to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Badwell Ash, (Mid Suffolk) | | |
| **Site reference:** | SS0814 | | |
| **Site location:** | Land north of Long Thurlow Road,<br>Badwell Ash | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.40 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Residential garden<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets.<br>Neighbouring Land Uses - potential noise, light and / or odour pollution from neighbouring agricultural buildings |
| **Availability:** | Site is under multiple ownership. Site is not registered with Land Registry. Site has not been marketed. Land available in 0 - 5 years, with build out of site taking 1 - 2 years from work commencing. |
| **Achievability:** | Submission confirms that there are no abnormal costs or legal restrictions assoicated with the site which would affect viability/deliverability. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Barham

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|---|---|---|---|
| **Parish / District:** | Barham, (Mid Suffolk) | | |
| **Site reference:** | SS0551 | | |
| **Site location:** | Land east of Norwich Road,<br>Barham | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 10.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and Residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. Impact on the historic environment (St Mary and St Peter Church - Heritage Impact Assessment Required). Compatibility with neighbouring uses of the land (250m buffer to quarry)- Protected Species Area within the site - potential section of contaminated land. Flood Risk - small section of the site has a risk of surface water flooding. Minerals - site lies within a Mineral Safeguarding Zone. |
| **Availability:** | Title deeds have been submitted.<br>Site is under single ownership, and details for an option agreement with a developer is currently being agreed. Estimates 50 units per annum, 20-30 is more in line with local averages. |
| **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. |

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| **JLP allocated site reference:** | LA001 |
| **Site conclusions:** | Partial development of the western half of the site is potentially considered suitable for residential development, taking identified constraints into consideration. Recommended revised area for development is 13ha. |
| **Estimated dwellings yield:** | 325 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Barham, (Mid Suffolk) | | |
| **Site reference:** | SS0076 | | |
| **Site location:** | Land north of Church Lane,<br>Barham | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 24.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and Residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required Heritage - Potential impact upon heritage assets, archaeological assets and key views Minerals - site lies within Mineral Safeguarding Zone, potential for 250m buffer from Barham Quarry Extension Surface Water Flooding - Small section of site has a risk of surface water flooding. Utilities Infrastructure - Water mains cross site |
| **Availability:** | The site is under option to a developer.<br>Submission form indicates an estimate of 50 units per year.<br>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. |

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| **JLP allocated site reference:** | LA002 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development (western aspect) is recommended to mitigate heritage impact on Barham Church. |
| **Estimated dwellings yield:** | 270 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Barham, (Mid Suffolk) | | |
| **Site reference:** | SS1056 | | |
| **Site location:** | Land north of Pesthouse Lane,<br>Barham | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 1.76 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Amenity Land<br>Residential and agricultural | | |
| **Recent planning history:** | M /0085/17/OUT<br>M /0085/17/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Majority of the site has a risk of surface water flooding (1 in 30yr) |
| **Availability:** | The site has been submitted by a planning agent.<br>A planning application has been submitted for the site.<br>Site is under multiple ownership and the title deeds have been submitted |
| **Achievability:** | Submission confirms that there are no legal constraints to the site. |

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|---|---|
| **JLP allocated site reference:** | LA119 |
| **Site conclusions:** | Majority of the site has a risk of surface water flooding (1 in 30yr) |
| **Estimated dwellings yield:** | 20 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Barking

| | | | |
|---|---|---|---|
| **Parish / District:** | Barking, (Mid Suffolk) | | |
| **Site reference:** | SS1070 | | |
| **Site location:** | Land east of Barking Road,<br>Needham Market | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 4.29 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Flood Risk - site borders Flood Zone 3, and has a risk of surface water flooding.<br>Biodiversity - potential impact upon County Wildlife Site and protected species<br>Geology - site lies in Mineral Consultation Zone.<br>Landscape - site lies within Special Landscape Area. |
| **Availability:** | A developer has an option agreement in place with the landowner<br>The submission confirms that the land is available in 0 - 5 years.<br>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. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 120 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Barking, (Mid Suffolk) | | |
| **Site reference:** | SS0603 | | |
| **Site location:** | Land north of Barking Road and west of Hascot Hill, Barking | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Landscape - prominent setting of the site.<br>Area Biodiversity - potential impact upon Protected Species recorded in close proximity to the site.<br>Heritage - potential impact upon heritage assets.<br>Open Space - public rights of way passes through the site. |
| **Availability:** | Title deeds have been submitted. Site is under single ownership. Site has not been marketed.<br>Estimated build out within 1 to 2 years of development commencing. |
| **Achievability:** | Submission confirms that there are no legal constraints or restrictions on the land. No known abnormal costs which would impact upon delivery of the site. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Battisford

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|---|---|---|---|
| **Parish / District:** | Battisford, (Mid Suffolk) | | |
| **Site reference:** | SS0612 | | |
| **Site location:** | Land east of Bowl Road and north-west of Cobbold Close, Battisford | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/18/05259/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required. Biodiversity - potential impact upon. Protected Species Heritage - site has archaeological potential Potential risk of surface water flooding. |
| **Availability:** | Site is under option to a developer. The submission is on behalf of the propspective purchaser/developer and the owner is aware. Title deeds have been submitted.<br>Estimates 10 dwellings per annum. |
| **Achievability:** | Submission confirms that there are no legal constraints which would affect the delivery of the site. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 9 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Belstead

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|---|---|---|---|
| **Parish / District:** | Belstead, (Babergh) | | |
| **Site reference:** | SS0591 | | |
| **Site location:** | 6 Acre Field,<br>Belstead | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 1.10 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential and agricultural | | |
| **Recent planning history:** | DC/18/04329/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets.<br>Partial development recommended. |
| **Availability:** | Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken. Site is under single ownership, title deeds have been submitted. |
| **Achievability:** | Submission confirms that there are no legal constraints on the site, and no known abnormal costs that could impact upon viability. |

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|---|---|
| **JLP allocated site reference:** | LA005 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (south east) is recommended in order to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 14 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Bentley

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|---|---|---|---|
| **Parish / District:** | Bentley, (Babergh) | | |
| **Site reference:** | SS0395 | | |
| **Site location:** | Land south of Station Road and west of Bergholt Road, Bentley | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 4.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration:<br>Highways – regarding access, footpaths and infrastructure required.<br>Landscape - site borders AONB proposed extension.<br>Heritage - site adjoins an area of archaeological potential.<br>Minerals - site lies within Mineral Safeguarding Zone.<br>Utilities - Water mains passes through site. |
| **Availability:** | Title deeds have been submitted.<br>Option agreement is being entered into.<br>Site is under multiple ownership and was submitted by an agent on behalf of the landowners. |
| **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 indicates a likely build out rate of 51 units per year, however an average of 20 to 30 dwellings per annum will be used for the purpose of this assessment. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 60 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Bentley, (Babergh) | | |
| **Site reference:** | SS1044 | | |
| **Site location:** | Land east of Bergholt Road,<br>Bentley | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.84 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Paddocks<br>Residential and agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Small section of the site has a risk of surface water flooding.<br>HRA work may be required.<br>Landscape - site lies within 250m of proposed AONB extension. |
| **Availability:** | Site is under multiple ownership. Title deeds have been submitted.<br>No estimated build out rate has been provided. Using local averages it can be assumed that the site would be built out within 2 years of work commencing. |
| **Achievability:** | There are no known legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 20 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Bentley, (Babergh) | | |
| **Site reference:** | SS0820 | | |
| **Site location:** | Land west of Church Lane,<br>Bentley | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - site has archaeological potential. |
| **Availability:** | Submission indicates one single landowner, however the Land Registry documents have not been submitted. Enquiries have been received for the site. Built out rate not specified, however the submission indicates that a site of 30-40 units should be completed within the 2 years. |
| **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. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Part development of the site (eastern edge road frontage) is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 20 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

Beyton

| | | | |
|---|---|---|---|
| **Parish / District:** | Beyton, (Mid Suffolk) | | |
| **Site reference:** | SS1065 | | |
| **Site location:** | Land west of Church Road,<br>Beyton | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.03 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets/Conservation Area.<br>TPO trees to the north of the site. |
| **Availability:** | Site was submitted by a planning agent on behalf of the land owners.<br>Land is under multiple ownership (one family).<br>Title deeds have been submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years.<br>The submission confirms that there are no legal restrictions on the land and<br>no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Beyton, (Mid Suffolk) | | |
| **Site reference:** | SS0736 | | |
| **Site location:** | Land north of Tostock Road,<br>Beyton | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.68 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Residential<br>Agricultural and residential | | |
| **Recent planning history:** | DC/19/02829/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon Conservation Area. |
| **Availability:** | Title deeds have been submitted. Site has not been marketed. Current use could be relocated at short notice. Submission states that development could commence within 0 - 5 years. |
| **Achievability:** | Some costs would be involved in the relocating of existing uses and clearing the site for residential development, however this is not expected to impact upon delivery. No legal constraints on the site. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 9 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Bildeston

| | | | |
|---|---|---|---|
| **Parish / District:** | Bildeston, (Babergh) | | |
| **Site reference:** | SS0278 | | |
| **Site location:** | Land south of Wattisham Road,<br>Bildeston | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 3.10 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and west of the site is the existing settlement. | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure requirements.<br>Heritage - potential impact upon Conservation Area and heritage assets.<br>Minerals - site lies within a Mineral Consulation Area.<br>Flood Risk - part of the site lies within Flood Zone 3 and has a risk of surface water flooding. |
| **Availability:** | Submission has proposed 0-5 and/or 6-10 years deliverability. Developer enquiries have been received. Title deeds have been submitted. Site is under single ownership. |
| **Achievability:** | No estimation of build out rates have been provided. Using local averages is can be assumed that 25 - 30 dwellings per annum can be achieved. Submission confirms that there are no legal constraints on the site. |

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|---|---|
| **JLP allocated site reference:** | LA048 |
| **Site conclusions:** | 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 dwellings yield:** | 75 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Botesdale and Rickinghall

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|---|---|---|---|
| **Parish / District:** | Botesdale and Rickinghall, (Mid Suffolk) | | |
| **Site reference:** | SS1248 | | |
| **Site location:** | Land south of Mill Road,<br>Botesdale | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 8.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site is suitable subject to the following considerations:<br>Highways - regarding access, footpaths and infrastructure required<br>Flood Risk - regarding surface water flood risk<br>Biodiversity - protected species<br>Heritage - potential impact upon heritage assets and conservation area |
| **Availability:** | Site has not been marketed<br>Site under single ownership<br>Land available in 0 - 5 years<br>No estimated build out rate provided |
| **Achievability:** | No legal constraints identified. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially considered suitable for residential development. Part development recommended. |
| **Estimated dwellings yield:** | 25 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Botesdale and Rickinghall, (Mid Suffolk) | | |
| **Site reference:** | SS1249 | | |
| **Site location:** | Land south of Mill Road,<br>Botesdale | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 8.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable for employment uses taking identified constraints into account:<br>Highways - regarding access, footpaths and infrastructure required<br>Flood Risk - Surface water flood risk<br>Biodiversity - protected species recorded in proximity to the site<br>Heritage - potential impact on heritage assets including conservation area |
| **Availability:** | Site is under single ownership.<br>Land available in 0-5 years. |
| **Achievability:** | No legal constraints identified on the site. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially considered suitable for employment uses. Part development recommended to avoid disproportionate development to existing settlement. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Botesdale and Rickinghall, (Mid Suffolk) | | |
| **Site reference:** | SS0949 | | |
| **Site location:** | Land north of Mill Road,<br>Botesdale and Rickinghall | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/17/02760/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon Grade II listed building and Conservation Area.<br>Biodiversity - potential impact upon protected species.<br>Flood Risk - small section has a risk of surface water flooding. |
| **Availability:** | Site is in single ownership.<br>An agent has submitted the site on request of the landowner.<br>The title deeds have been submitted.<br>The submission form does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 20 - 30 dwellings per annum can be assumed. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.<br>The submission form states that development could commence within 0 - 5 years. |

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|---|---|
| **JLP allocated site reference:** | LA052 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along western aspect is recommended to migiate heritage impacts.<br>Estimated new net site area: 2ha |
| **Estimated dwellings yield:** | 69 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Botesdale and Rickinghall, (Mid Suffolk) | | |
| **Site reference:** | SS1190 | | |
| **Site location:** | Land north of Gardenhouse Lane,<br>Botesdale and Rickinghall | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 1.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | M /3858/16/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon Conservation Area and listed building.<br>Geodiversity - site lies within a Mineral Consultation Zone.<br>Open Space - public rights of way border the site. |
| **Availability:** | Site has planning permission.<br>Site is under single ownership and is available in 0 - 5 years. |
| **Achievability:** | No known legal constraints which would impact on potential development of the site. |

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|---|---|
| **JLP allocated site reference:** | LA050 |
| **Site conclusions:** | Site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 42 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Botesdale and Rickinghall, (Mid Suffolk) | | |
| **Site reference:** | SS0129 | | |
| **Site location:** | Land south of Back Hills,<br>Botesdale and Rickinghall | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 3.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | M /0460/17/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Biodiversity - Further assessment needed for ecological impact upon County Wildlife Site.<br>Heritage - potential impact upon nearby heritage assets.<br>Compatibility - impact from nearby sewerage works will need to be assessed. |
| **Availability:** | The site is in single ownership.<br>The title deeds have been submitted.<br>The submission form does not provide an estimated build our rate. Using local averages an estamiated build-out rate of between 20 - 30 dwellings per annum can be assumed. |
| **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. |

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|---|---|
| **JLP allocated site reference:** | LA049 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 40 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Botesdale and Rickinghall, (Mid Suffolk) | | |
| **Site reference:** | SS0939 | | |
| **Site location:** | Land east of Rectory Hill and south of The Street, Rickinghall | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 16.87 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture<br>Agriculture, residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Due to its location this site is well suited to employment development, however, consideration will need to be given to the impact on neighbouring uses, conservation area and ecological impacts. |
| **Availability:** | Site is currently vacant and available for development |
| **Achievability:** | Submission states no legal constraints or abnormal costs, however levelling may need to be considered |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | If access to A143 were achieved this site would be well suited to development. There are few constraints to the site and it is available now. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 17 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Boxford

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|---|---|---|---|
| **Parish / District:** | Boxford, (Babergh) | | |
| **Site reference:** | SS0292 | | |
| **Site location:** | Land west of Sand Hill,<br>Boxford | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 3.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential to the north; agricultural to the east, south and west. | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Flood Riks - potential flood risk.<br>Heritage - potential impact on heritage assets and Conservation Area. |
| **Availability:** | Land is under single ownership and in available within 0-5 years. Submission form indicates that the site is under option to a developer. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years.<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.<br>The submission does not provide indication of the likely annual build out rate. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is suitable for residential development taking identified constraints into account. Part development of the eastern aspect recommended. |
| **Estimated dwellings yield:** | 60 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Boxford, (Babergh) | | |
| **Site reference:** | SS0403 | | |
| **Site location:** | Land south of Hadleigh Road, Calais Street, Boxford | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.75 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and the infrastructure required.<br>Landscape - potential impact on Area of Outstanding Natural Beauty.<br>Heritage - Impact on the historic environment.<br>Minerals - Site lies within Mineral Consultation Zone.<br>Utilities - water mains passes through site. |
| **Availability:** | Site has not been marketed.<br>It is under single ownership, site submitted by a land agent on behalf of the land owner. |
| **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 annual build out rate. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. A low density development would be recommended, in line with the existing settlement pattern. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Boxford, (Babergh) | | |
| **Site reference:** | SS1257 | | |
| **Site location:** | Land south of Hadleigh Road,<br>Boxford | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 0.75 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Redundant garden centre<br>Agricultural / residential | | |
| **Recent planning history:** | DC/18/04967 - 4 dwellings - refused. | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Biodiversity - HRA may be required. |
| **Availability:** | Site is under multiple ownership.<br>Submission states that land is available within 0 - 5 years<br>No build out rates have been provided. |
| **Achievability:** | Submission states that there are no legal constraints on the site. |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking identified constraints into account. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Bramford

| | | | |
|---|---|---|---|
| **Parish / District:** | Bramford, (Mid Suffolk) | | |
| **Site reference:** | SS0478 | | |
| **Site location:** | Land east of The Street,<br>Bramford | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 7.10 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural | | |
| **Recent planning history:** | DC/18/00233/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable for development taking into account identified constraints:<br>Highways - regarding access, footpaths or infrastructure.<br>Flood Risk - part development to mitigate flood risk.<br>Biodiversity - potential impact upon protected species.<br>Utilities Infrastructure - large electricity pylons on the northern aspect of the site.<br>Potentially contaminated land.<br>Minerals - site lies within Mineral Consultation Zone.<br>Utilities Infrastructure - water mains crosses site. |
| **Availability:** | The site is owned by a developer.<br>The submission indicates an estimated annual build out rate of 30 to 50 dwellings per annum. 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 indicates an estimated annual build out rate of 30 to 50 dwellings per annum. |

| | |
|---|---|
| **JLP allocated site reference:** | LA007 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking identified constraints into account. Partial development to avoid flood zone recommended. |
| **Estimated dwellings yield:** | 190 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Bramford, (Mid Suffolk) | | |
| **Site reference:** | SS0121 | | |
| **Site location:** | Land south of Fitzgerald Road, Bramford | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 4.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and Residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Minerals - site lies within Minerals Safeguarding Zone Highways - regarding access and infrastructure required.<br>Heritage - potential impact upon heritage assets and key views.<br>Flood Risk - part of the site has a risk of flooding.<br>Open Space - public rights of way pass through the site.<br>Minerals - site lies within Mineral Safeguarding Zone<br>Utilities - water mains crosses site |
| **Availability:** | The site is in joint ownership.<br>An agent has submitted the site on request of the landowners.<br>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 30 units per annum. |

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|---|---|
| **JLP allocated site reference:** | LA006 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However partial development, of the northern section of the site, is recommended, due to flood and heritage constraints. Approx. net site area 4ha |
| **Estimated dwellings yield:** | 100 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Bramford, (Mid Suffolk) | | |
| **Site reference:** | SS0636 | | |
| **Site location:** | Land between Bramford Road and the A14, Bramford | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 2.10 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | Leisure - Heath and Beauty Club<br>Agricultural and Residential | | |
| **Recent planning history:** | DC/19/00870/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is poorly related to settlement and services, part of the remaining gap between Ipswich and Bramford. |
| **Availability:** | |
| **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 indicates a likely annual build out rate of 10 units per annum. |

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|---|---|
| **JLP allocated site reference:** | LA107 |
| **Site conclusions:** | Site is poorly related to settlement and services, part of the remaining gap between Ipswich and Bramford. |
| **Estimated dwellings yield:** | 14 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Bramford, (Mid Suffolk) | | |
| **Site reference:** | SS0937 | | |
| **Site location:** | Land east of Bramford Road / B1067, Bramford | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 10.88 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture buildings, equestrian<br>Residential, open space | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site is suitable for development |
| **Availability:** | Site vacant and available now |
| **Achievability:** | Submission states no legal constraints or abnormal costs |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | This site is well located for employment use with good access to Ipswich and the A14. The site is available now and there are few constraints to development. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 11 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Brantham

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|---|---|---|---|
| **Parish / District:** | Brantham, (Babergh) | | |
| **Site reference:** | SS0185 | | |
| **Site location:** | Land south of Ipswich Road, Brantham | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 6.14 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>residential/agricultural | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets<br>Part development - to mitigate landscape/townscape impacts.<br>Utilities - water mains passess through site |
| **Availability:** | The site is available immediately and is under option by a developer, subject to satisfactory resolution of identified constraints. Title deeds have been submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LA053 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, partial development is recommended in order to mitigate landscape/townscape and historic assets. Estimated new net site area: 2 ha |
| **Estimated dwellings yield:** | 125 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Brent Eleigh

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|---|---|---|---|
| **Parish / District:** | Brent Eleigh, (Babergh) | | |
| **Site reference:** | SS1144 | | |
| **Site location:** | Land south of Lavenham Road,<br>Brent Eleigh | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 2.62 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Employment<br>Agricultural | | |
| **Recent planning history:** | B/09/00409 - Granted | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Opportunity for formalising existing mixed employment use on site. |
| **Availability:** | Site is currently used for employment purposes. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Opportunity for formalising existing mixed employment use on site. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 1 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Brome & Oakley

| | | | |
|---|---|---|---|
| **Parish / District:** | Brome & Oakley, (Mid Suffolk) | | |
| **Site reference:** | SS1011 | | |
| **Site location:** | Land north of B1118,<br>Oakley | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.41 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further assessment:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets. |
| **Availability:** | Land is under single ownership and is available in 0-5 years. Site has not been marketted. Submitted by agent on behalf of landowner. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking identified constraints into account. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Brome & Oakley, (Mid Suffolk) | | |
| **Site reference:** | SS0542 | | |
| **Site location:** | Land south of the B1118,<br>Brome and Oakley | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - impact upon heritage assets required. |
| **Availability:** | Land has not been marketted. Site is under single ownership and available within 0-5 years. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Bures St Mary

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|---|---|---|---|
| **Parish / District:** | Bures St Mary, (Babergh) | | |
| **Site reference:** | SS0754 | | |
| **Site location:** | Claypits Avenue (Garages),<br>Bures | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 0.20 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage - Potential impact upon Conservation Area.<br>Townscape - appropriate design would need to be considered with regards existing development.<br>Minerals - site lies within Mineral Consultation Zone.<br>Utilities - water mains crossing site. |
| **Availability:** | Site is proposed for 0-5 year deliverability and is owned by Babergh District Council. Site has not been marketed. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Capel St Mary

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|---|---|---|---|
| **Parish / District:** | Capel St Mary, (Babergh) | | |
| **Site reference:** | SS0910 | | |
| **Site location:** | Land south-west of Rembrow Road,<br>Capel St Mary | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 26.48 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential and commercial/industrial | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets<br>Open Space - public rights of way pass through the site |
| **Availability:** | Site is under multiple ownership.<br>Submission form indicates that a rate of 50 dwellings per annum could be delivered. First completitions on site expected within 5 years. |
| **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. |

| | |
|---|---|
| **JLP allocated site reference:** | LA055 |
| **Site conclusions:** | Development of the site is potentially considered suitable, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 520 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Capel St Mary, (Babergh) | | |
| **Site reference:** | SS0251 | | |
| **Site location:** | Land east of Longfield Road,<br>Capel St Mary | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 5.60 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential and agricultural | | |
| **Recent planning history:** | DC/17/06318/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>TPO on southern boundary.<br>Flood Risk - part of the site has a risk of surface wate flooding.<br>Scale of site - consider reducing size of site to be more in keeping with the existing settlement. |
| **Availability:** | Title deeds have been submitted.<br>Site is under multiple ownership.<br>Submission form estimates a build out rate of 65 dwellings per annum, however 25 - 30 dwellings per annum is more in line with local averages. |
| **Achievability:** | Site subject to a planning application. |

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|---|---|
| **JLP allocated site reference:** | LA054 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 100 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Capel St Mary, (Babergh) | | |
| **Site reference:** | SS0637 | | |
| **Site location:** | Land south-west of Rembrow Road,<br>Capel St Mary | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 1.50 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | Residential and Agricultural<br>Agricultural and Residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets.<br>TPO's on site. |
| **Availability:** | Enquiries have been received for the site. Site is under single ownership.<br>Title deeds have been submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years.<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.<br>The submission does not indicate an estimate annual build out rate. |

| | |
|---|---|
| **JLP allocated site reference:** | LA055 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 30 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Chelmondiston

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|---|---|---|---|
| **Parish / District:** | Chelmondiston, (Babergh) | | |
| **Site reference:** | SS0872 | | |
| **Site location:** | Land east of Richardson Lane, Chelmondiston | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/19/01634/RES | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Development of the site is potentially considered suitable for residential development, however the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Landscape - Impact on the sensitive landscapes.<br>Heritage Assets - Potential impact upon heritage assets and their setting. |
| **Availability:** | Site is under single ownership - land is in the process of being registered.<br>Enquiries have been received for the site which are being considered.<br>Land available in 0 - 5 years. It can be estimated that it would take 1 - 2 years to develop the site. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially deemed to be suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 24 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Chelmondiston, (Babergh) | | |
| **Site reference:** | SS0204 | | |
| **Site location:** | Land south of B1456,<br>Chelmondiston | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Landscape - site adjoins AONB.<br>Heritage - potential impact upon heritage assets - site adjoins area of archaeological potential.<br>Utilities - water mains crossing site |
| **Availability:** | Submission states that the land is available immediately.<br>Site has not been marketed and is under single ownership.<br>Title deeds have been submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years.<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.<br>The submission estimates the likely build out rate at 12 units per annum. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | 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 dwellings yield:** | 15 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Chilton

| | | | |
|---|---|---|---|
| **Parish / District:** | Chilton, (Babergh) | | |
| **Site reference:** | SS1121 | | |
| **Site location:** | Land north-west of Waldingfield Road, Chilton | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 5.98 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Previous orchard<br>Agricultural and residential. Chilton Woods allocation. | | |
| **Recent planning history:** | DC/19/04650/RES | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site allocated as part of the Babergh Core Strategy. The following constraints have been identified:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets<br>Utilities - water mains crosses site. |
| **Availability:** | Site is subject to a planning application. Land available within 0-5 years and is under multiple ownership. Land under option to developer. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LA041 |
| **Site conclusions:** | Site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 130 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Chilton, (Babergh) | | |
| **Site reference:** | SS0590 | | |
| **Site location:** | Land east of Waldringfield Road and north of Church Field Road,<br>Sudbury | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 11.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Industrial, Residential and Agricultural | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>TPO on site.<br>Heritage - potential impact upon Grade I listed church and Grade II* hall and associated registered park and garden.<br>Neighbouring land uses - adjoins employment land.<br>. |
| **Availability:** | Site is under multiple ownership. Title deeds have been submitted.<br>Site has yet to be marketed for mixed use development - site has been subject to employment applications |
| **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 annual build out rate. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (road frontage along Waldingfield Road and Church Field Road) recommended to mitigate heritage impact. |
| **Estimated dwellings yield:** | 25 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Chilton, (Babergh) | | |
| **Site reference:** | SS1068 | | |
| **Site location:** | Land south of Waldingfield Road,<br>Great Waldingfield | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.72 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Risk of surface water flooding<br>Biodiversity - County Wildlife Site within 250m<br>Heritage - potential impact upon heritage assets. Site has archaeological potential<br>Utilities - water mains crossing site. |
| **Availability:** | Site is under single ownership. Site submitted by a planning agent on behalf of developers.<br>Title deeds have not been submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years. Submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into account. Part development fronting the road on the eastern aspect recommended to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 20 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Chilton, (Babergh) | | |
| **Site reference:** | SS0942 | | |
| **Site location:** | Land north of Newton Road / A134,<br>Great Cornard | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 11.51 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture with some redundant buildings<br>Residential, agriculture, industrial | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site has some access issues, but there is scope for them to be overcome, on balance the site is assessed as suitable. |
| **Availability:** | The site is in single ownership and promoted for development, as such it is assessed as available for development. |
| **Achievability:** | No known achievability constraints or abnormal costs to development of the site. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | This site is assessed on balance as suitable and is well located for the potential expansion of the Chilton Industrial Estate. The site is assessed as available and achievable and, therefore, a deliverable site. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 11 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Chilton, (Babergh) | | |
| **Site reference:** | SS0948 | | |
| **Site location:** | The Hollies,<br>Chilton Airfield,<br>Chilton | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 13.00 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture and associated buildings<br>Agriculture, residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site is fairly isolated and not immediately close to other employment area, but it is on balance considered suitable. |
| **Availability:** | Call for Sites form indicates that site is available. |
| **Achievability:** | No known achievability constraints or abnormal costs to development of the site. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Despite some unknowns about the sites market attractiveness, it is on balance assessed as suitable. The site is available now and no barriers to delivery are identified meaning it is assessed as deliverable. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 8 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Claydon

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|---|---|---|---|
| **Parish / District:** | Claydon, (Mid Suffolk) | | |
| **Site reference:** | SS1239 | | |
| **Site location:** | Land east of Old Ipswich Road, Claydon | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 16.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Potentially suitable subject to following constraints being addressed:<br>Highways - regarding access, footpaths and infrastructure<br>Landscape - Site is in an elevated position. Further assessment required on landscape impact.<br>Biodiversity - protected species located in close proximity of the site<br>Archaeology - site has archaeological potential<br>Heritage - potential impact on heritage assets |
| **Availability:** | Enquiries have been received from developers<br>Site under single ownership<br>Submission estimates 50 dwellings per annum build out rate with land available within 0 - 5 years. |
| **Achievability:** | Submission confirms there are no legal constraints on the site. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially suitable for residential development taking into account identified constraints. |
| **Estimated dwellings yield:** | 250 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Claydon, (Mid Suffolk) | | |
| **Site reference:** | SS0861 | | |
| **Site location:** | Land south of Church Lane,<br>Claydon | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 6.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon prominent listed church to the north-east<br>Minerals - site lies within Minerals Safeguard Area<br>Impact on the historic environment<br>Tree Protection Orders within the site<br>Flooding - Small section of the site has a risk of surface water flooding. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work.<br>Open Space - public rights of way passes through the site<br>Utilities - electric cables, pylons and water mains pass through site |
| **Availability:** | Site submitted by a land promoter.<br>Site is under multiple ownership.<br>Enquiries have been received. Land available in 0 - 5 years.<br>Using local averages a build out rate of 20 - 30 dwellings per annum can be assumed. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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| **JLP allocated site reference:** | LA003 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work. |
| **Estimated dwellings yield:** | 75 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Claydon, (Mid Suffolk) | | |
| **Site reference:** | SS0926 | | |
| **Site location:** | Land west of Old Ipswich Road,<br>Claydon | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 1.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural Grassland<br>A14 (west), Claydon Court small business premises (north), residential at Old Ipswich Rd (east), agricultural (south) | | |
| **Recent planning history:** | 1541/17/FUL - 14 office units - Granted | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site is potentially considered suitable for employment land development subject to further investigation of: impact upon existing neighbouring land uses, impact upon heritage assets, impact upon open space and public rights of way, potential land contamination issues, water mains passess through site. |
| **Availability:** | The site is in single ownership and has had enquiries received for potential development |
| **Achievability:** | The site is available for early delivery, however further analysis will be required on scheme viability. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for employment land development subject to further investigation of identified constraints. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 1 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Claydon, (Mid Suffolk) | | |
| **Site reference:** | SS0327 | | |
| **Site location:** | Land at Hill View Farm,<br>Claydon | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 3.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Commercial, agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is suitable for employment uses subject to identified criteria. |
| **Availability:** | Site is currently vacant and available now for development. |
| **Achievability:** | Submission states no known abnormal costs, land subject to some legal covenants, although none thought to affect development potential. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | This site is suitable, subject to improvement of Old Ipswich Road to manage higher traffic flows. It is available now and the adjacent Hill View Business Park suggests high market attractiveness, the site could form an extension. There are no constraints and development is achievable in the short and long term. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 3 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Claydon, (Mid Suffolk) | | |
| **Site reference:** | SS0916 | | |
| **Site location:** | Land to the west of A14,<br>Claydon | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 4.26 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Vacant<br>Agricultural, residential, hotel | | |
| **Recent planning history:** | DC/18/03765/OUT - EMP - 25/01/2019<br>4710/16 - new industrial unit (B2 use) - Granted | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site has good strategic access. Overall the site is considered a suitable site. |
| **Availability:** | Site available for development immediately |
| **Achievability:** | Submission states no legal constraints or abnormal costs, however remediation for contamination may be required. However, it is not considered this would render the scheme unachievable. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is suitable and available now, and is therefore assessed as deliverable. The site has a granted planning application for the delivery of B2. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 4 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Cockfield

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|---|---|---|---|
| **Parish / District:** | Cockfield, (Babergh) | | |
| **Site reference:** | SS1289 | | |
| **Site location:** | Land north of MacKenzie Place, Cockfield | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 4.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | DC/17/05332/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following would require further consideration:<br>Highways - regarding access, footpaths and infrastructure |
| **Availability:** | Site is available within 0-5 years. |
| **Achievability:** | No known legal constraints which would impact upon the deliverability of the site. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking into account identified constraints. |
| **Estimated dwellings yield:** | 51 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Cockfield, (Babergh) | | |
| **Site reference:** | SS1290 | | |
| **Site location:** | Land east of Bury Road,<br>Cockfield | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | DC/19/02020/RES | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable for development, but the following would require further consideration:<br>Highways - regarding access and infrastructure required<br>Heritage - potential impact upon heritage assets |
| **Availability:** | Site is available within 0 - 5 years. |
| **Achievability:** | |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking into account identified constraints. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Cockfield, (Babergh) | | |
| **Site reference:** | SS1018 | | |
| **Site location:** | Land to the west of A1141,<br>Cockfield | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.67 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Low density development of the site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon Conservation Area and other heritage assets<br>Flood Risk.<br>Utilities - water mains crossing site. |
| **Availability:** | Title deeds have been sumitted.<br>No estimated build out rates have been provided - can be assumed that site would be complete within 1 - 2 years of work commencing. |
| **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. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. A low density development of the site would be recommended, in line with the existing settlement pattern. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Coddenham

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|---|---|---|---|
| **Parish / District:** | Coddenham, (Mid Suffolk) | | |
| **Site reference:** | SS1268 | | |
| **Site location:** | Land east of School Lane, Coddenham | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.36 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Biodiversity - HRA may be required<br>Hertiage - site has archaeological potential |
| **Availability:** | |
| **Achievability:** | |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially suitable for residential development taking identified constraints into account |
| **Estimated dwellings yield:** | 8 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Combs

| | | | |
|---|---|---|---|
| **Parish / District:** | Combs, (Mid Suffolk) | | |
| **Site reference:** | SS0869 | | |
| **Site location:** | Land west of Bildeston Road,<br>Combs | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Utility Infrastructure - a large electricity line and water mains passess through the site |
| **Availability:** | Developer enquiries have been received for the site.<br>Site is under single ownership & title deeds have been submitted.<br>Land available in 0 - 5 years, with 1 - 2 year build out rate. |
| **Achievability:** | Submission states that there are no legal restraints or abnormal costs associated with development of this site. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, due to a large electricity line passing through the site only part development is recommended. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Combs, (Mid Suffolk) | | |
| **Site reference:** | SS0655 | | |
| **Site location:** | Land to the east of Tannery Road, Combs | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 9.20 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Commercial use<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site currently has some vacancy which draws market attractiveness into question, but on balance is otherwise assessed as suitable for employment uses. |
| **Availability:** | N/A - existing employment site |
| **Achievability:** | N/A - existing site |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The submission proposes mixed-use (residential-led) redevelopment which includes some Office (B1) space. Currently the occupied units are largely offices, as such the proposed redevelopment may be a more suitable option for employment development of this site. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 38 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Copdock and Washbrook

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|---|---|---|---|
| **Parish / District:** | Copdock and Washbrook, (Babergh) | | |
| **Site reference:** | SS0295 | | |
| **Site location:** | Land south-east of Back Lane,<br>Copdock and Washbrook | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 13.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Development of the site is potentially considered suitable for residential development, however the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets<br>Landscape - site lies within Special Landscape Area<br>Open Space - retaining Allotments<br>Utilities - Water mains passes through site |
| **Availability:** | Enquiries have been received for the site.<br>Site is under multiple ownership and 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 indicates a likely build out rate of 40-50 units per year, however an average of 20 to 30 dwellings per annum will be used for the purpose of this assessment. |

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| **JLP allocated site reference:** | LA008 |
| **Site conclusions:** | Development of the site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 226 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Copdock and Washbrook, (Babergh) | | |
| **Site reference:** | SS0620 | | |
| **Site location:** | Land west of London Road,<br>Copdock and Washbrook | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 0.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Partial/linear development of the site (along Folly Lane) is potentially considered suitable for residential development, however the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Landscape - Special Landscape Area in proximity<br>Heritage - potential impact upon heritage assets<br>Risk of flooding - Flood Zone 2 & 3, and risk of surface water flooding running through the middle of the site. |
| **Availability:** | Documents to confirm land ownership have not been submitted. Site is under multiple ownership. Site has not been marketed. |
| **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 annual build out rate. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended. |
| **Estimated dwellings yield:** | 25 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Copdock and Washbrook, (Babergh) | | |
| **Site reference:** | SS0593 | | |
| **Site location:** | Land south-west of London Road,<br>Copdock and Washbrook | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 0.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Partial/linear development of the site (along London Road) is potentially considered suitable for residential development, however the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Landscape - Special Landscape Area in close proximity to the site.<br>Minerals - site lies within a Mineral Consultation Zone. |
| **Availability:** | Documents to confirm land ownership have not been submitted. Site has not been marketed. Site is under multiple ownership. |
| **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 annual build out rate. |

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|---|---|
| **JLP allocated site reference:** | LA009 |
| **Site conclusions:** | Linear development of the site (along London Road) is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 12 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Copdock and Washbrook, (Babergh) | | |
| **Site reference:** | SS1260 | | |
| **Site location:** | Land south east of A12,<br>Copdock | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 16.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agrcultural and A12 | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Flood Zone - regarding flood risk on site<br>Biodiversity - site adjoins two ancient woodlands, and HRA / RAMS contribution required<br>Heritage - potential impact upon listed buildings |
| **Availability:** | Site submitted by agent on behalf of landowner.<br>Site is under single ownership.<br>Land available in 0-5 years. |
| **Achievability:** | Submission confirms that there are no legal constraints on the site |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking into account identified constraints. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 12 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Copdock and Washbrook, (Babergh) | | |
| **Site reference:** | SS0227 | | |
| **Site location:** | Land between London Road and A12, Copdock and Washbrook | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 1.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Undeveloped land previously used for agriculture<br>Commercial, road (A12), agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site is considered suitable with excellent strategic road access. |
| **Availability:** | Submission indicates there are no constraints which would prevent land coming forward for development in the short term, multiple land owners appear to be in agreement about development. |
| **Achievability:** | Submission states there are no legal constraints or abnormal costs, and development is achievable. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is well located for its proposed use and there is already interest in developing the site. It has excellent links to the A12 and although the submission indicates some infrastructure would need to be relocated there are few constraints. However, proposals would need to consider the impact on the residential area that is adjacent to the site. The site is also affected by flood zones running through the middle of the site, which would need further investigation. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 1 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Copdock and Washbrook, (Babergh) | | |
| **Site reference:** | SS0944 | | |
| **Site location:** | Land north of Elm lane,<br>Copdock and Washbrook | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 3.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture<br>Allotments | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site is considered suitable, due to access to A12 and Ipswich. Development will need to take account of nearby residential uses. |
| **Availability:** | The site is vacant and available now for development |
| **Achievability:** | Submission states no legal constraints or abnormal costs |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is well located for employment development, particularly given access to A12 and Ipswich. Development will need to take account of nearby residential uses however there are no absolute constraints and the site is available now |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 9 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Copdock and Washbrook, (Babergh) | | |
| **Site reference:** | SS0918 | | |
| **Site location:** | Land east of London Road,<br>Copdock and Washbrook | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 35.51 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential, commercial, highway | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site is considered suitable for development taking into consideration identified constraints. |
| **Availability:** | Submission states site could be available within 12 months. There are no current uses on site which would require relocation. |
| **Achievability:** | Submission states no legal constraints or abnormal costs |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is well located for employment use with good access to Ipswich and to the A12. However, proposals would need to consider the impact on the residential areas that are adjacent to the site and taking into consideration identified constraints. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 30 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Copdock and Washbrook, (Babergh) | | |
| **Site reference:** | SS0945 | | |
| **Site location:** | Land south of Mill Lane and west of London Road, Copdock and Washbrook | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 10.71 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Retail, industrial | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site is considered suitable. Further investigation will be needed on access to site and nearby residential uses. |
| **Availability:** | The site is vacant and available now for development |
| **Achievability:** | Submission states no legal constraints or abnormal costs |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is well located for employment development, particularly given access to A12 and Ipswich. Development will need to take account of nearby residential uses and address potential access issues, however there are no absolute constraints and the site is available now |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 20 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Copdock and Washbrook, (Babergh) | | |
| **Site reference:** | SS0919 | | |
| **Site location:** | Lane west of London Road and south of Folly Lane, Copdock and Washbrook | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 9.07 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture (with associated buildings)<br>Agricultural, residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site is suitable for development however the impact of flood risk will need to be considered as this covers a large area in the centre of the site. |
| **Availability:** | Site is currently vacant and available now for development |
| **Achievability:** | Submission states no legal constraints or abnormal costs affecting development. Flood risk impact would need to be considered. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is well located for employment use and it has excellent links to the A12. There are few constraints to development, however proposals would need to consider flood risk and the impact on the residential areas north of the site |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 7 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Cotton

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|---|---|---|---|
| **Parish / District:** | Cotton, (Mid Suffolk) | | |
| **Site reference:** | SS0806 | | |
| **Site location:** | Land north-east of Mill Hill,<br>Cotton | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required. Biodiversity - potential impact upon Protected Species Scale of Site - part development is recommended. |
| **Availability:** | Site has not been marketed.<br>Site is under multiple ownership and title deeds have been submitted.<br>Land is available within 0 - 5 years and development can be expected to take 1 - 2 years once development has commenced. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | 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 settlement. |
| **Estimated dwellings yield:** | 15 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Cotton, (Mid Suffolk) | | |
| **Site reference:** | SS1188 | | |
| **Site location:** | Land north of Mendlesham Road,<br>Cotton | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.60 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Unused<br>Residential and agricultural | | |
| **Recent planning history:** | Minor part PP - DC/18/03558 for 2 dwellings | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required |
| **Availability:** | Site submitted by Parish Council - intentions of landowner is currently unknown. |
| **Achievability:** | Site suggested by Parish Council - landowner intentions are unknown |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Creeting St Mary

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|---|---|---|---|
| **Parish / District:** | Creeting St Mary, (Mid Suffolk) | | |
| **Site reference:** | SS0009 | | |
| **Site location:** | Land between Jack's Green Road and A14, Creeting St Mary | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 2.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential and commercial | | |
| **Recent planning history:** | DC/18/05621/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Flood Risk - part of site is within Flood Zone 3<br>Minerals - site lies within Mineral Safeguarding Zone<br>Ecology - SSSI near site |
| **Availability:** | Site is under single ownership.<br>No estimated build out rates 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 |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking into account identified constraints. Partial development recommended due to flood risk. |
| **Estimated dwellings yield:** | 43 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Creeting St Mary, (Mid Suffolk) | | |
| **Site reference:** | SS0127 | | |
| **Site location:** | Land west of Jacks Green Road,<br>Creeting St Mary | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 1.00 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | Industrial buildings/Agricultural land<br>Residential, agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Potentially contaminated land<br>Flood Risk - part of the site to the north is within a Flood Zone 3 area.<br>Landscape - Part of the site is within a Special Landscape Area<br>Biodiversity - potential impact upon Wildlife Sites and Potected Species<br>Historic Environment - Site has archaeological potential<br>Open Space - public rights of way passes through the site<br>Minerals - Site lies within a Mineral Safeguarding Zone<br>Utilities Infrastructure - water mains cross site |
| **Availability:** | The 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 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 30-40 units per annum. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially deemed suitable for residential development taking identified constraints into account. Part development along road frontage to avoid disproportionate scale of development recommended. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Debenham

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|---|---|---|---|
| **Parish / District:** | Debenham, (Mid Suffolk) | | |
| **Site reference:** | SS0642 | | |
| **Site location:** | Land to the north of Low Road, Debenham | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 17.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural<br>agricultural, high school / sports centre, residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is considered suitable subject to further investigation of the following:<br>Highways - regarding access, footpaths and infrastructure required.<br>Small part of the site has at risk of flooding.<br>Heritage - potential impact upon heritage assets.<br>Potential townscape impact. |
| **Availability:** | The site is available immediately and in the single ownership with an option on the land from a developer. |
| **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. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 250 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Debenham, (Mid Suffolk) | | |
| **Site reference:** | SS0267 | | |
| **Site location:** | Land north of Gracechurch Street, Debenham | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 18.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>agricultural, high school / sports centre, residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Potential Flood Risk<br>Heritage - potential impact upon heritage assets |
| **Availability:** | The site is available immediately and in the single ownership with an option on the land from a developer. Title deeds have been submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, a reduced site area should be considered. |
| **Estimated dwellings yield:** | 150 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Debenham, (Mid Suffolk) | | |
| **Site reference:** | SS0031 | | |
| **Site location:** | Land north of Ipswich Road, Debenham | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 4.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>agricultural/residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site has potential for development, subject to further investigation into infrastructure, footpath provision and heritage impacts. |
| **Availability:** | Site has a willing single landowner and is available to bring site forward in short term. |
| **Achievability:** | There is not currently strong evidence to suggest the site could be developed in the short term, as additional infrastructure assessment and viability information is absent. However, it is expected that these could be overcome to assume development in the medium term. |

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| **JLP allocated site reference:** | LA057 |
| **Site conclusions:** | NP allocation - DEB3 |
| **Estimated dwellings yield:** | 140 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Debenham, (Mid Suffolk) | | |
| **Site reference:** | SS0268 | | |
| **Site location:** | Land east of Aspall Road,<br>Debenham | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural / residential / school | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding footpaths and infrastructure required.<br>Open Space - Public Right of Way runs along eastern edge of site.<br>Heritage - potential impact upon heritage assets.<br>Flood Risk - Flood Zone 2/3 area adjacent to site at access area. |
| **Availability:** | Site is under single ownership.<br>Submission states that the site has not been marketed. |
| **Achievability:** | Submission states that there are no legal constraints relating to the site or any unknown costs which may impact upon viability. |

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|---|---|
| **JLP allocated site reference:** | LA058 |
| **Site conclusions:** | Site is potentially considered suitable for residential development, taking identified constraints into account. NP allocation - DEB5 |
| **Estimated dwellings yield:** | 87 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Debenham, (Mid Suffolk) | | |
| **Site reference:** | SS0902 | | |
| **Site location:** | Land south of Low Road,<br>Debenham | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 0.98 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | paddock land<br>residential / agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is considered suitable subject to further investigation of the following:<br>Highways - regarding access, footpaths and infrastructure required.<br>Part of the site is at risk of flooding. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work.<br>Heritage - potential impact upon heritage assets and Conservation Area.<br>Potential townscape impacts. |
| **Availability:** | The site is available immediately and in the single ownership of a developer.<br>Proposed build out rate of approximately 15 dwellings per annum. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LA056 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work. |
| **Estimated dwellings yield:** | 18 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Drinkstone

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|---|---|---|---|
| **Parish / District:** | Drinkstone, (Mid Suffolk) | | |
| **Site reference:** | SS0791 | | |
| **Site location:** | Land west of Tostock Road and south of A14, Drinkstone | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 9.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, highway | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site is suitable for development, it is close to the A14 but access from the eastbound carriageway requires a route through Woolpit which will require consideration of traffic impacts on Woolpit. Heritage/archaeological impact needs to be reviewed. |
| **Availability:** | Submission states sites forms potential next phase when current development completed - long term availability. |
| **Achievability:** | Submission states no legal constraints or abnormal costs and land available immediately for employment development. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Although the site is assessed as suitable for employment (subject to traffic/access considerations with the A14), the promoter has indicated through the submission that this land forms part of a phased development and will be available/achievable in the longer term. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 9 |
| **Estimated delivery timescale:** | Developable 6-15 |

## East Bergholt

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|---|---|---|---|
| **Parish / District:** | East Bergholt, (Babergh) | | |
| **Site reference:** | SS0181 | | |
| **Site location:** | Land north-west of Moores Lane,<br>East Bergholt | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 8.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture<br>agricultural / residential | | |
| **Recent planning history:** | B /15/00673/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Scale of site- consider reducing size of site to be more in keeping with the existing settlement townscape and landscape.<br>Utilities - water mains crossing site |
| **Availability:** | Site has a willing single landowner, with a planning application which is awaiting a decision issued. The site is available in the short term. |
| **Achievability:** | Now planning permission has been granted, a development scheme is expected to be implemented. |

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|---|---|
| **JLP allocated site reference:** | LA060 |
| **Site conclusions:** | 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 dwellings yield:** | 144 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | East Bergholt, (Babergh) | | |
| **Site reference:** | SS0182 | | |
| **Site location:** | Land south of Heath Road,<br>East Bergholt | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 9.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture<br>agricultural / residential / GP surgery and high school | | |
| **Recent planning history:** | B /16/01092/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Landscape/Townscape impact Biodiversity impact.<br>Minerals - site lies within Mineral Safeguarding Zone. |
| **Availability:** | Site in single family ownership with a developer option on the land and a planning application submitted (currently undetermined at the time of assessment). Site is available for development in the short term, as evidenced by a planning application. |
| **Achievability:** | Now planning permission has been granted, a development scheme is expected to be implemented. |

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| **JLP allocated site reference:** | LA061 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. At the time of assessment the site is subject to a planning application, which has not been determined. |
| **Estimated dwellings yield:** | 75 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | East Bergholt, (Babergh) | | |
| **Site reference:** | SS1197 | | |
| **Site location:** | Land west of Hadleigh Road,<br>East Bergholt | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 0.85 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | B /15/01678/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon Conservation Area and heritage assets.<br>Biodiversity - potential impact on ecological sensitive areas. |
| **Availability:** | Land available within 0-5 years. Site has been subject to a planning application. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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| **JLP allocated site reference:** | LA059 |
| **Site conclusions:** | Site is potentially suitable for residential development taking into account identified constraints. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Elmsett

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|---|---|---|---|
| **Parish / District:** | Elmsett, (Babergh) | | |
| **Site reference:** | SS0212 | | |
| **Site location:** | Land west of Hadleigh Road,<br>Elmsett | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 2.60 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | B /17/01009/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Biodiversity - potential impact upon protected species. |
| **Availability:** | Submission has proposed 0-5 years deliverability. Site is under single ownership. |
| **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 annual build out rate. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development. The site is also identified as Neighbourhood Plan allocation - EMT3 |
| **Estimated dwellings yield:** | 41 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Elmsett, (Babergh) | | |
| **Site reference:** | SS0232 | | |
| **Site location:** | Land south of Whatfield Road,<br>Elmsett | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 3.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential and agricultural | | |
| **Recent planning history:** | DC/18/02316/FUL - 42 dwellings - Appeal lodged<br>DC/17/05204/OUT - 18 dwellings | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage- potential impact upon heritage assets.<br>Flood risk - surface water flooding identified on site. |
| **Availability:** | Submission has proposed 0-5, 6-10 and 11-15 years deliverability. No attempts at marketing have been undertaken. Title deeds have been submitted. |
| **Achievability:** | The submission confirms that the site could come forward over the 0-5, 6-10 and 11-15 year timescale as a phased development. 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. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However, part development is recommended to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 20 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Elmsett, (Babergh) | | |
| **Site reference:** | SS0233 | | |
| **Site location:** | Land north-east of Ipswich Road, Elmsett | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 3.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - impact upon listed building adjacent to site.<br>Landscape - TPOs identified along boundary.<br>Open Space - public rights of way pass through the site.<br>Utilities - Water main crosses site |
| **Availability:** | Submission has proposed 0-5, 6-10 years deliverability. No attempts at marketing have been undertaken. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years or 6-10 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 annual build out rate. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | 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 dwellings yield:** | 15 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Elmsett, (Babergh) | | |
| **Site reference:** | SS0644 | | |
| **Site location:** | Land south of Hadleigh Road,<br>Elmsett | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.20 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Townscape - Development of whole site would be detrimental to townscape. Compatibility - Development of whole site would create compatibility issues. Landscape - TPOs identified along boundary.<br>Flood risk - surface water flooding (1000yr) identified on site.<br>Heritage - potential impact upon heritage assets. |
| **Availability:** | Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken. Title deeds have been submitted. Site is under multiple ownership. No build out rates provided, however it can be assumed that the site could be built out within 1 - 2 years of work commencing. |
| **Achievability:** | Submission confirms that there are no legal constraints on the site, and no known abnormal costs which could impact upon viability. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development along road frontage recommended in order to avoid disjointed development to the existing settlement. |
| **Estimated dwellings yield:** | 8 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Elmsett, (Babergh) | | |
| **Site reference:** | SS0726 | | |
| **Site location:** | Land to the south of Corn Hatches Lane, Elmsett | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 9.10 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture/industrial, part of the airfield<br>Agriculture, industrial, airfield | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site is partly in use for industrial and could be expanded, the site is considered suitable. However the scale and type of proposals will need to take into account impacts of additional traffic given access to the A1071. |
| **Availability:** | There are some existing uses on site, including use as an airfield, however most of site is currently available for development |
| **Achievability:** | Submission states no legal constraints or abnormal costs and land available immediately for employment development. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | There are some existing uses on site and although suitable this site is potentially less suitable than other sites particularly if adequate access to the strategic road network cannot be achieved. Parts of the site are developed however most are vacant and available now and could provide land for an extension to existing activities. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 7 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Elmswell

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|---|---|---|---|
| **Parish / District:** | Elmswell, (Mid Suffolk) | | |
| **Site reference:** | SS0085 | | |
| **Site location:** | Land east of Ashfield Road,<br>Elmswell | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 4.09 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture<br>Agriculutral and residential | | |
| **Recent planning history:** | M /0210/17/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Biodiversity - Further assessment needed for ecological impact.<br>Heritage assets - further assessment needed for impact on archaeolgogy and setting of heritage assets<br>Part development of the northern section is recommended. |
| **Availability:** | The site is in single ownership.<br>An agent has submitted the site on behalf of the landowners. The submission form does not provide a build-out rate. Using local averages an estimated build out rate of 20 - 30 dwellings per annum can be assumed. |
| **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 annual build out rate. |

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| **JLP allocated site reference:** | LA062 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 106 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Elmswell, (Mid Suffolk) | | |
| **Site reference:** | SS0132 | | |
| **Site location:** | Land west of Station Road,<br>Elmswell | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 4.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture<br>Residential, agricultural and former industrial units | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Open Space - public rights of way pass through the site.<br>Heritage - potential impact upon nearby heritage assets. |
| **Availability:** | The submission form states that the site is being marketted. The submission form states that a build out rate of 50 dwellings per annum could be achieved. Based on local averages an estimated build-out rate of 20 - 30 dwellings can be assumed. 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. |

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| **JLP allocated site reference:** | LA066 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 100 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Elmswell, (Mid Suffolk) | | |
| **Site reference:** | SS0039 | | |
| **Site location:** | Land north of Church Road,<br>Elmswell | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 3.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Fallow land<br>Residential and agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | 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 neighbouring heritage asset. Site has archaeological potential. Open space - replacement or safeguarding of general amenity space Utilities Infrastructure - Sewers and water mains cross the site. |
| **Availability:** | The site is under single ownership (Mid Suffolk District Council). The submission form does not provide an estimated build-out rate. Using local build-out rates an estimated rate of 20 - 30 dwellings can be assumed. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability |

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| **JLP allocated site reference:** | LA064 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 60 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Elmswell, (Mid Suffolk) | | |
| **Site reference:** | SS0107 | | |
| **Site location:** | Land north-west of School Road, Elmswell | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 4.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Heritage - Elmswell is highly susceptible to development to the west with the southern section of the site covering two key views. Archaeological potential of the site<br>Minerals- site lies within Minerals Safeguard Area<br>Utilities - Sewers and water mains cross site |
| **Availability:** | The site is in single ownership. An agent has submmited the site on behalf of the landowners. The title deeds have been submitted for the site.<br>Using local averages an estimated build out rate of 20 - 30 dwellings can be assumed. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability |

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| **JLP allocated site reference:** | LA065 |
| **Site conclusions:** | 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 in terms of scale and heritage impacts. |
| **Estimated dwellings yield:** | 50 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Elmswell, (Mid Suffolk) | | |
| **Site reference:** | SS0096 | | |
| **Site location:** | Land south of Church Road,<br>Elmswell | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.60 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | M /4909/16/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Minerals- site lies within Mineral Safeguarding Zone.<br>Small section of surface water flood risk. |
| **Availability:** | The site is in single ownership.<br>The site is under the control of a land promoter.<br>The title deeds have been submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability<br>The submission does not provide indication of the likely annual build out rate, but states that the site could come forward as quickly as desired and delivered within next 5 years |

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| **JLP allocated site reference:** | LA063 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 38 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Elmswell, (Mid Suffolk) | | |
| **Site reference:** | SS0330 | | |
| **Site location:** | Land at Grove Lane,<br>Elmswell | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 14.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Industrial | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site is suitable for employment uses, however, proposals will need to consider impacts on traffic due to access through Elmswell/Wetherden. Neighbouring employment uses suggest good level of market attractiveness in this area. |
| **Availability:** | Site is currently vacant and available for development |
| **Achievability:** | Submission states no legal constraints or abnormal costs. No other constraints affecting achievability |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | This site is suitable, subject to traffic impacts of any proposals. It is available now and there are nearby employment uses which suggest the area is attractive. There are no constraints and development is achievable in the short and long term. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 14 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Eye

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|---|---|---|---|
| **Parish / District:** | Eye, (Mid Suffolk) | | |
| **Site reference:** | SS1202 | | |
| **Site location:** | Land south of Eye Airfield,<br>Eye | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 7.10 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable for development, but the following would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Potentially contaminated land is remediated |
| **Availability:** | Site allocated within the Eye Neighbourhood Plan. |
| **Achievability:** | Site allocated within the Eye Neighbourhood Plan. |

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| **JLP allocated site reference:** | LA109 |
| **Site conclusions:** | Site is potentially suitable for residential development taking into account identified constraints. Site allocated within the Eye Neighbourhood Plan. |
| **Estimated dwellings yield:** | 174 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Eye, (Mid Suffolk) | | |
| **Site reference:** | SS0014 | | |
| **Site location:** | Land north of Maple Way,<br>Eye | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 5.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>agricultural and residential | | |
| **Recent planning history:** | DC/18/05021/OUT - 126 Dwellings - Refused | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets and Conservation Area. |
| **Availability:** | Site is controlled by two land owners. Submission has proposed 0-5 years deliverability and that an option has been agreed in principle with a developer, but has not been signed to date. Proposed build out rate of 20/25 dwellings per annum. Title deeds have been submitted |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 150 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Eye, (Mid Suffolk) | | |
| **Site reference:** | SS1118 | | |
| **Site location:** | Land north of Magdalen Street,<br>Eye | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 2.54 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Poultry Process Factory<br>Residential and agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, subject to further investigation of:<br>Heritage - regarding access, footpaths and infrastructure required.<br>Potentially contaminated land.<br>Part of the site has a risk of flooding.<br>Heritage impact - Potential impact upon Conservation Area and heritage assets. |
| **Availability:** | The site is not being marketed and the site is currently operational<br>Site is under single ownership. Title deeds have not been submitted. |
| **Achievability:** | Site is still operational. Removal of factory buildings and remediation of the site could impact upon viability. |

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| **JLP allocated site reference:** | LA020 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking any constraints into consideration. Part development recommended to mitigate flood risk. |
| **Estimated dwellings yield:** | 80 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Eye, (Mid Suffolk) | | |
| **Site reference:** | SS0615 | | |
| **Site location:** | Land at allotments north of Millfield,<br>Eye | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 1.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | allotments<br>agricultural / residential | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is an existing allotment area. |
| **Availability:** | |
| **Achievability:** | |

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| **JLP allocated site reference:** | LA111 |
| **Site conclusions:** | Site is an existing allotment area. |
| **Estimated dwellings yield:** | 72 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Eye, (Mid Suffolk) | | |
| **Site reference:** | SS0614 | | |
| **Site location:** | Land north of Millfield,<br>Eye | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 1.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural<br>agricultural / residential | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is isolated and not directly accessible to road network. Unsuitable safe access to local facilities. May have potential to come forward if a comprehensive scheme came forward for the whole area. |
| **Availability:** | Site has been submitted by Parish Council, but no information is available with regard to land ownership and agreement. Land is stated to be availble within 0-5 years, but without further information this cannot be relied upon. |
| **Achievability:** | |

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| **JLP allocated site reference:** | LA110 |
| **Site conclusions:** | May have potential to come forward if a comprehensive scheme came forward for the whole area. |
| **Estimated dwellings yield:** | 34 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Eye, (Mid Suffolk) | | |
| **Site reference:** | SS0672 | | |
| **Site location:** | Land north of Church Street,<br>Eye | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 0.30 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | redundant care home<br>residential | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site potentially considered suitable for development, subject to further investigation of:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage and Townscape - potential impact upon Conservation Area and heritage assets.<br>Biodiversity - potential impact upon protected species. |
| **Availability:** | The site is available immediately and in the single ownership, with a developer engaged. |
| **Achievability:** | The site is expected to be available for development immediately, subject to further investigation of identified constraints above. |

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| **JLP allocated site reference:** | LA021 |
| **Site conclusions:** | The site is potentially considered suitable for residential development taking any constraints into consideration. |
| **Estimated dwellings yield:** | 12 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Eye, (Mid Suffolk) | | |
| **Site reference:** | SS0928 | | |
| **Site location:** | Land at Eye Airfield,<br>Eye | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 140.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential, industrial | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site is considered suitable for employment development however would need to consider the impact on the adjoining residential area |
| **Availability:** | Site available for development immediately |
| **Achievability:** | Submission states no legal constraints or abnormal costs |

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|---|---|
| **JLP allocated site reference:** | LA099 |
| **Site conclusions:** | This site has few constraints to development and its location is well suited to employment use. The land is available now for development and there are no costs/legal constraints, however development would need to be sensitive toward the residential area that the site envelops. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 10 |
| **Estimated delivery timescale:** | Developable 6-15 |

## Finningham

| | | | |
|---|---|---|---|
| **Parish / District:** | Finningham, (Mid Suffolk) | | |
| **Site reference:** | SS0380 | | |
| **Site location:** | Land south of Wickham Road, Finningham | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.17 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural - redundant farm buildings<br>agricultural / residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable for residential development, subject to:<br>Highways - regarding access, footpaths and infrastructure.<br>Biodiversity - potential impact upon Protected Species.<br>Heritage - potential impact upon heritage assets and Conservation Area. |
| **Availability:** | Site has not been marketed. Site was submitted by an agent on behalf of the landowners. Title deeds have been submitted. Under single ownership. |
| **Achievability:** | Submission states that development could commence within 0 - 5 years. Submission confirms that there are no legal constraints on the site. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development, taking into account identified constraints. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Finningham, (Mid Suffolk) | | |
| **Site reference:** | SS0849 | | |
| **Site location:** | Land west Gislingham Road, Finningham | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural<br>agricultural / residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, subject to further consideration of impact upon:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon listed buildings and Conservation Area.<br>Biodiversity - potential impact upon Protected Species.<br>Landscape - potential prominent location when viewed from the north. |
| **Availability:** | Site is under single ownership - title deeds have been submitted.<br>Site has not been marketed.<br>Land is available in 0 - 5 years, and site can be expected to be built out within 1 - 2 years. |
| **Achievability:** | Submission confirms that there are no legal restrictions or abnormal costs associated with the site. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Fressingfield

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|---|---|---|---|
| **Parish / District:** | Fressingfield, (Mid Suffolk) | | |
| **Site reference:** | SS0058 | | |
| **Site location:** | Land between Oatfields and Stradbroke Road, Fressingfield | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.10 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Unused Agricultural Land<br>Residential to the east and west, and Primary School playing field to the north | | |
| **Recent planning history:** | M /3872/16/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Biodiversity - assessment of potential impact on ecology from loss of woodland required |
| **Availability:** | An agent has submitted a planning application on behalf of the land owners.<br>The site is in joint ownership. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability<br>The submission does not provide indication of the likely annual build out rate |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration |
| **Estimated dwellings yield:** | 18 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Glemsford

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|---|---|---|---|
| **Parish / District:** | Glemsford, (Babergh) | | |
| **Site reference:** | SS0286 | | |
| **Site location:** | Land south of Kings Road,<br>Glemsford | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 11.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential and Agricultural Land | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon Conservation Area and heritage assets.<br>Visual impact due to topography and sensitive landscape.<br>Minerals - site lies within Mineral Consultation Zone. |
| **Availability:** | Enquiries have been received for the site.<br>Site is under multiple ownership, and title deeds have been submitted. |
| **Achievability:** | The submission indicates that the site could come forward in 0-5 years.<br>The submission indicates that there are no known legal restrictions on the land and no known abnormal costs which would affect viability.<br>The submission does not provide indication of the likely annual build out rate. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | 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 dwellings yield:** | 100 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Glemsford, (Babergh) | | |
| **Site reference:** | SS0226 | | |
| **Site location:** | Land south-east of George Lane, Glemsford | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use: Neighbouring land use:** | Agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, impact on local roads and infrastructure required.<br>Heritage - potential impact upon nearby Conservation Area.<br>Biodiversity - potentially within 20km of a Natura 2000 site and will therefore require a HRA. |
| **Availability:** | Site in single ownership. An agent has submitted the site on request of the landowner. The title deeds have been submitted. |
| **Achievability:** | The submission indicates that the site could come forward in 0-5 years.<br>The submission indicates that there are no known legal restrictions on the land and no known abnormal costs which would affect viability.<br>The submission estimates the likely build out rate at approx 25-30 units per annum. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 50 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Glemsford, (Babergh) | | |
| **Site reference:** | SS1110 | | |
| **Site location:** | Land west of Duffs Hill,<br>Glemsford | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 4.02 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential and agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Partial development along road frontage recommended. |
| **Availability:** | Site is available for development, although currently no known market interest. |
| **Achievability:** | The submission indicates that the site could come forward in 0-5 years. The submission indicates that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking any constraints into consideration. Part development recommended along road frontage. |
| **Estimated dwellings yield:** | 25 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Great Blakenham

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|---|---|---|---|
| **Parish / District:** | Great Blakenham, (Mid Suffolk) | | |
| **Site reference:** | SS0654 | | |
| **Site location:** | Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 0.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and Residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required.<br>Open Space - public rights of way pass through the site.<br>Minerals - site lies within Mineral Consultation Zone. |
| **Availability:** | Site is under multiple ownership. Title deeds have not been submitted.<br>Site has not been marketed. No estimated build out rate, however it could be expected that the site would be built out within 1 - 2 years of the site commencing. |
| **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. |

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| **JLP allocated site reference:** | LA010 |
| **Site conclusions:** | Site is potentially considered suitable for residential development. |
| **Estimated dwellings yield:** | 8 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Great Bricett

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|---|---|---|---|
| **Parish / District:** | Great Bricett, (Mid Suffolk) | | |
| **Site reference:** | SS1293 | | |
| **Site location:** | Land south of Great Bricett Business Park, Great Bricett | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 2.80 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | DC/17/03568/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following would require further consideration:<br>Highways - regarding access, footpaths and infrastructure required |
| **Availability:** | Land is available within 0 - 5 years. |
| **Achievability:** | No known legal constraints which would impact upon the deliverability of the scheme. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking into account identified constraints. |
| **Estimated dwellings yield:** | 51 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Great Cornard

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|---|---|---|---|
| **Parish / District:** | Great Cornard, (Babergh) | | |
| **Site reference:** | SS0242 | | |
| **Site location:** | Land at Tye Farm,<br>Great Cornard | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 59.87 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>agricultural. West of site is existing settlement. | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Biodiversity - potential impact upon Local Nature Reserve.<br>Landscape - subject to consideration of 70m contour line<br>Heritage - potential impact upon heritage assets and archaeological impact.<br>Open Space - public rights of way pass through the site.<br>Retain Accessible Green Space Minerals - site lies within Mineral Consultation Zone.<br>Utilities - water mains crosses site |
| **Availability:** | All sections of availability have been ticked as phased development expected. Site is owned by developer. Title deeds have been submitted. |
| **Achievability:** | The timescale for delivery is unclear, since all of the delivery timeframes have been ticked on the submission. 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. |

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| **JLP allocated site reference:** | LA042 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 500 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Great Cornard, (Babergh) | | |
| **Site reference:** | SS0220 | | |
| **Site location:** | Land south of Davidson Close,<br>Sudbury | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 10.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>agricultural, east of the site is exisitng settlement | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraint would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets<br>Contaminated land - assessment required<br>Flood - flood assessment required |
| **Availability:** | Submission has proposed 0-5 years deliverability. Developer enquiries regarding the site are being received. Site is under multiple ownership. 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 estimates a build out rate between 50 - 70 units per annum, however local averages are between 25 - 30 dwellings per annum. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 120 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Great Cornard, (Babergh) | | |
| **Site reference:** | SS0433 | | |
| **Site location:** | Land west of Bures Road,<br>Great Cornard | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 1.65 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | residential and former builders yard and greenfield<br>train line along western boundary existing residential settlement along eastern boundary | | |
| **Recent planning history:** | DC/18/02469/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Compatibility - Design and layout needs to considered to avoid dis-jointed development with existing settlement. |
| **Availability:** | Submission proposes 0-5 years and there have been enquiries received from developers. 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. Submission estimates that development could commence within 0 - 5 years. |

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|---|---|
| **JLP allocated site reference:** | LA040 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 46 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Great Cornard, (Babergh) | | |
| **Site reference:** | SS1082 | | |
| **Site location:** | Land east of Kings Hill,<br>Great Cornard | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 0.74 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Former family centre<br>Residential and educational | | |
| **Recent planning history:** | DC/18/00117/OUT | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Biodiversity - impact upon protected species and habitats and County Wildlife Site required. Assessment to determine quality of trees will be required. |
| **Availability:** | Site is under single ownership and has been submitted on behalf of the land owner. |
| **Achievability:** | has instructed considerable site investigations and it is hoped that they<br>will be ready to submit a planning application soon. |

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|---|---|
| **JLP allocated site reference:** | LA039 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 8 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Great Finborough

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|---|---|---|---|
| **Parish / District:** | Great Finborough, (Mid Suffolk) | | |
| **Site reference:** | SS1055 | | |
| **Site location:** | Land west of High Road,<br>Great Finborough | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.60 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets.<br>Surface water flood risk. |
| **Availability:** | The submission states that the land is available in 0 - 5 years. Site was submitted by a planning agent on behalf of the landowner, and the title deeds have been submitted.<br>Site is under single ownership. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 25 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Great Finborough, (Mid Suffolk) | | |
| **Site reference:** | SS0860 | | |
| **Site location:** | Land to the east of Pear Tree Place,<br>Great Finborough | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.61 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/18/03710/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Biodiversity - impact upon protected species and habitats required.<br>Townscape - restricted access therefore partial development recommended. |
| **Availability:** | The site is under multiple ownership.<br>A developer has an option on the site.<br>The title deeds have been submitted.<br>The submission form estimates a build out rate of approximately 15 dwellings per annum. |
| **Achievability:** | The submission form states that there are no legal restrictions on the land and no known abnormal costs which would affect viability.<br>The submission states that development could commence within 0 - 5 years. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended. |
| **Estimated dwellings yield:** | 21 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Great Waldingfield

| | | | |
|---|---|---|---|
| **Parish / District:** | Great Waldingfield, (Babergh) | | |
| **Site reference:** | SS0194 | | |
| **Site location:** | Land north of Folly Road,<br>Great Waldingfield | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 2.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets and Conservation Area. Site has archaeological potential.<br>Minerals - site lies within Mineral Safeguarding Zone<br>Utilities - water mains crossing site |
| **Availability:** | Enquiries have been received.<br>Site is under single ownership.<br>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.<br>The submission does not provide indication of the likely annual build out rate, but states that housing market conditions will determine the development rate. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development. |
| **Estimated dwellings yield:** | 50 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Great Waldingfield, (Babergh) | | |
| **Site reference:** | SS0200 | | |
| **Site location:** | Land east of Valley Road,<br>Great Waldingfield | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/18/04309/RES | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required<br>Risk of surface water flooding<br>Heritage - Site adjoins a County Historic Environment record<br>Minerals - site lies within a Mineral Safeguarding Zone |
| **Availability:** | Title deeds have been submitted.<br>The site is under option to a developer. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years.<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.<br>The submission does not provide indication of the likely annual build out rate, but states that housing market conditions will determine development rate. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development of western aspect recommended. |
| **Estimated dwellings yield:** | 32 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Hadleigh

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|---|---|---|---|
| **Parish / District:** | Hadleigh, (Babergh) | | |
| **Site reference:** | SS0298 | | |
| **Site location:** | Land north-east of Frog Hall Lane, Hadleigh | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 41.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site allocated within the Babergh Core Strategy. The following constraints have been identified:<br>Highways - regarding access, footpaths and infrastructure required |
| **Availability:** | Land available within 0-5 years. |
| **Achievability:** | Delivery of housing of approximately 80 units expected in 5 years, with the rest phased over the remainder of the Plan period. |

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| **JLP allocated site reference:** | LA028 |
| **Site conclusions:** | The site has been allocated in the Core Strategy, and is considered suitable for residential development taking identified constraints into account. |
| **Estimated dwellings yield:** | 600 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Hadleigh, (Babergh) | | |
| **Site reference:** | SS0303 | | |
| **Site location:** | Land east of Frog Hall Lane,<br>Hadleigh | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 15.77 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Utilities - water mains passes through site.<br>Partial development recommended. |
| **Availability:** | Submission has proposed 6-10 years deliverability. No attempts at marketing have been undertaken. Land is under single ownership. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development of the southern aspect adjoining the school playing field would be more integrated and provide greater connectivity within the townscape. |
| **Estimated dwellings yield:** | 300 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Hadleigh, (Babergh) | | |
| **Site reference:** | SS0909 | | |
| **Site location:** | Land west of Aldham Mill Hill and east of Gallows Hill, Hadleigh | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 13.10 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural<br>existing settlement south, east and west of site, north of site is the A1071 | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Biodiversity - potential impact upon protected species<br>Landscape- site is within Special Landscape Area and gradiant of west part of site is significant<br>Flood Risk - part of site within Floodzone 2 and 3<br>Heritage - potential impact on heritage assets and part of site identified as archaeological site<br>Open Space - public rights of way passes through the site<br>Utilities - water mains crossing site. |
| **Availability:** | Submission has proposed 0-5 years deliverability. Site is currently under option to a developer. Estimated build out rate of 20 - 30 dwellings per annum can be assumed using local averages. |
| **Achievability:** | Submission confirms that there are no legal constraints or abnormal costs which would impact upon the viability or deliverability of the site. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development at a reduced site scale, taking identified constraints into consideration. Development would potentially be best suited to the eastern area of the site. |
| **Estimated dwellings yield:** | 80 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Hadleigh, (Babergh) | | |
| **Site reference:** | SS0584 | | |
| **Site location:** | Land north of Red Hill Road/ Malyon Road, Hadleigh | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 3.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural<br>residential along the southern boundary and north of site is the A1071, west of site is agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, however the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Biodiversity - potential impact upon protected species.<br>Contaminated land - identified on site.<br>Minerals - site lies within Mineral Consultation Zone.<br>Utilities - water mains crossing site. |
| **Availability:** | Submission has proposed 0-5 years deliverability. Landowner currently in contact with potential development partner. Title deeds have been submitted. |
| **Achievability:** | Part of the site has an overage agreement. |

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| **JLP allocated site reference:** | LA114 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 75 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Hadleigh, (Babergh) | | |
| **Site reference:** | SS0537 | | |
| **Site location:** | Former Babergh District Council Offices, Hadleigh | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 0.60 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | office and car park<br>recreation | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Biodiversity - protected species identified nearby.<br>Landscape- site is within Special Landscape Area.<br>Flood Risk - part of site within Floodzone 2 and 3.<br>Heritage - potential impact on heritage assets. Site contains archaeological site. |
| **Availability:** | Site is owned by Babergh DC.<br>Build out rate is estimated to take 1 - 2 years once work has commenced. |
| **Achievability:** | Estimates that development could commence within 0 - 5 years. |

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| **JLP allocated site reference:** | LA027 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 50 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Hadleigh, (Babergh) | | |
| **Site reference:** | SS0867 | | |
| **Site location:** | Land to the north-east of Pond Hall Lane, Hadleigh | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 2.29 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | paddocks<br>existing settlement west of site, isolated dwellings south and north of site and agricultural fields | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Contaminated land - small area identified.<br>Minerals - site lies within Mineral Consultation Zone.<br>Utilities - water mains crossing site. |
| **Availability:** | Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken. Title deeds have been submitted. Land available within 0 - 5 years, and development expected to be completed within 2 - 3 years once development commences. |
| **Achievability:** | Title deeds highlight that there is a restrictive covenant on the northern-western aspect of the site. No known abnormal costs which could impact upon viability. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 30 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Hadleigh, (Babergh) | | |
| **Site reference:** | SS0502 | | |
| **Site location:** | Angel Court, Angel Street, Hadleigh | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 0.30 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | residential<br>residential | | |
| **Recent planning history:** | DC/18/04812/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Flood Risk - part of site affected by surface water flooding.<br>Heritage - potential impact upon Conservation Area and heritage assets.<br>Utilities - water mains passes through site |
| **Availability:** | Submission has proposed 0-5 years deliverability. Site owned by developer. |
| **Achievability:** | Submission confirms that there are no legal constraints on the site. |

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| **JLP allocated site reference:** | LA115 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 21 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Hadleigh, (Babergh) | | |
| **Site reference:** | SS0418 | | |
| **Site location:** | Land south-east of Benton Street, Hadleigh | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 2.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural<br>predominantly residential, south of site is greenfield and the River brett | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Flood Risk - part of site within Floodzone 2 and 3.<br>Heritage - potential impact upon Conservation Area and heritage assets. Part of the site identified as having archaeological potential.<br>Utilities - water mains passes through site |
| **Availability:** | Submission has proposed 0-5 years and 6-10 years deliverability. Site owned by developer, and title deeds have been submitted. |
| **Achievability:** | Submission confirms that there are no legal constraints on the site. Estimates that development would commence within 0 - 10 years. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 15 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Hadleigh, (Babergh) | | |
| **Site reference:** | SS1035 | | |
| **Site location:** | Land to the east of Frog Hall Lane, Hadleigh | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 34.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Part of the site is allocated for employment uses in 2014 Babergh Core Strategy (Policy CS6) |
| **Availability:** | Part of the site is allocated for employment uses in 2014 Babergh Core Strategy (Policy CS6). The following constraints have been identified: |
| **Achievability:** | Part of the site is allocated for employment uses in 2014 Babergh Core Strategy (Policy CS6) |

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| **JLP allocated site reference:** | LA028 |
| **Site conclusions:** | Part of the site is allocated for employment uses in 2014 Babergh Core Strategy (Policy CS6). |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 6 |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Hadleigh, (Babergh) | | |
| **Site reference:** | SS1031 | | |
| **Site location:** | Land south of Ipswich Road,<br>Hadleigh | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 6.60 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Vacant, agriculture<br>Residential, agriculture | | |
| **Recent planning history:** | DC/17/03902/FUL - 172 Dwellings/ 0.65ha A1, A3, B1.<br>Site allocated for employment uses in 2006 Babergh Local Plan (Policy EM03). | | |

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| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site allocated for employment uses in 2006 Babergh Local Plan (Policy EM03). The following constraints have been identified:<br>Highways - regarding access and infrastructure required;<br>Potential noise/light/odour issues for neighbouring residential development<br>Utilities - sewers and water mains crossing site. |
| **Availability:** | Site allocated for employment uses in 2006 Babergh Local Plan (Policy EM03) |
| **Achievability:** | Site allocated for employment uses in 2006 Babergh Local Plan (Policy EM03) |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | Site allocated for employment uses in 2006 Babergh Local Plan (Policy EM03). |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 5 |
| **Estimated delivery timescale:** | Developable 6-15 |

## Harkstead

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|---|---|---|---|
| **Parish / District:** | Harkstead, (Babergh) | | |
| **Site reference:** | SS1238 | | |
| **Site location:** | Land south of The Street,<br>Harkstead | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.48 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Landscape - Adjacent AONB<br>Biodiversity - Protected Species have been recorded in close proximity. HRA / RAMS contribution required. |
| **Availability:** | Site submitted by a planning agent on behalf of landowner.<br>Site is under single ownership.<br>No estimated build out rate has been provided. |
| **Achievability:** | Submission confirms that there are no legal constraints relating to the site. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Haughley

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|---|---|---|---|
| **Parish / District:** | Haughley, (Mid Suffolk) | | |
| **Site reference:** | SS0004 | | |
| **Site location:** | Land south of Bacton Road,<br>Haughley | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 4.08 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural | | |
| **Recent planning history:** | DC/17/04113/OUT | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is considered potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon Conservation Area and heritage assets.<br>Part of the site has potentially contaminated land. |
| **Availability:** | Submission has proposed 0-5 years deliverability. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years. |

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| **JLP allocated site reference:** | LA067 |
| **Site conclusions:** | The site is considered suitable for development taking identified constraints into account. Site allocated within the Haughley Neighbourhood Plan. |
| **Estimated dwellings yield:** | 98 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Haughley, (Mid Suffolk) | | |
| **Site reference:** | SS0047 | | |
| **Site location:** | Land west of Fishponds Way,<br>Haughley | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>water treatment plant west of site, south and west of site is woodland, north and east of site is existing residential | | |
| **Recent planning history:** | DC/18/04773/OUT | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Heritage -impact on heritage assets<br>Compatibility - issues regarding water treatment site<br>Flood - small area within Flood Zone 3<br>Utilities Infrastructure - Sewage and water mains cross the site |
| **Availability:** | Site was submitted by both landowners.<br>Land is under multiple ownership and title deeds have been submitted.<br>Submission has proposed 0-5 years deliverability. Enquiries have been received for the site. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability<br>The submission estimates the likely build out rate at 20 units per annum |

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| **JLP allocated site reference:** | LA104 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended to provide a buffer to water treatment works. NP allocation-HAU5 |
| **Estimated dwellings yield:** | 65 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Haughley, (Mid Suffolk) | | |
| **Site reference:** | SS0270 | | |
| **Site location:** | Land north of Station Road,<br>Haughley | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 1.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>West and south of the site existing settlement. North and east agricultural land | | |
| **Recent planning history:** | DC/19/03790/OUT | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets |
| **Availability:** | Haughley has a low level of growth. Enquiries have been received. Title deeds have not been submitted. |
| **Achievability:** | No indication of likely timescales for development |

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| **JLP allocated site reference:** | LA117 |
| **Site conclusions:** | Site is potentially considered suitable for residential development. However, sufficient information from the land owner/agent has not been submitted, and as such it cannot be deemed to be developable at this stage. NP allocation - HAU4 |
| **Estimated dwellings yield:** | 29 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Haughley, (Mid Suffolk) | | |
| **Site reference:** | SS0930 | | |
| **Site location:** | Land north-east of Tot Hill,<br>Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 1.16 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Amenity<br>Residential, employment (B1) and sui generis | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Although market attractiveness is unknown, the site has no overriding constraints. |
| **Availability:** | Site available for development immediately |
| **Achievability:** | Submission states no legal constraints or abnormal costs |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is suitable and available now and is, therefore, assessed as deliverable. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 1 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Henley

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|---|---|---|---|
| **Parish / District:** | Henley, (Mid Suffolk) | | |
| **Site reference:** | SS0832 | | |
| **Site location:** | Land west of Main Road,<br>Henley | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 2.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraints would require further information:<br>Highways - regarding access, footpaths and infrastructure required. |
| **Availability:** | Site submitted by a planning agent.<br>Submission states that the land is available within 0 - 5 years.<br>No estimated build out rate has been provided. |
| **Achievability:** | Submission confirms that there are no legal constraints or restrictions on the site. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking identified constraints into account. |
| **Estimated dwellings yield:** | 45 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Henley, (Mid Suffolk) | | |
| **Site reference:** | SS0171 | | |
| **Site location:** | Land south of Ashbocking Road,<br>Henley | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.65 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Biodiversity - potential impact upon Protected Species.<br>Scale - A smaller scale development may be more appropriate to avoid disproportionate development.<br>Utilities - Water mains cross site. |
| **Availability:** | Site was submitted by a planning agent on behalf of the landowner.<br>Enquiries have been received for the site.<br>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 20/25 units per annum. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | 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 dwellings yield:** | 20 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Hessett

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|---|---|---|---|
| **Parish / District:** | Hessett, (Mid Suffolk) | | |
| **Site reference:** | SS0678 | | |
| **Site location:** | Land south of Hubbard's Lane and east of The Green, Hessett | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.25 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Open Meadow<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required. Biodiversity - potential impact on a County Wildlife Site.<br>Heritage - potential impact upon heritage assets. |
| **Availability:** | Site is owned by a developer and title deeds have been submitted.<br>Submission expects that land will development would take less than 2 years from commencement of construction. Land available within 0 - 5 years. |
| **Achievability:** | Submission states that there are no legal constraints or abnormal costs which could impact upon viability or deliverability of the site. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Hintlesham

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|---|---|---|---|
| **Parish / District:** | Hintlesham, (Babergh) | | |
| **Site reference:** | SS0517 | | |
| **Site location:** | Land south-east of Duke Street, Hintlesham | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/19/00184/RES | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable for development taking into account:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact on listed buildings. |
| **Availability:** | Title deeds have been submitted.<br>Site has not been marketed.<br>No estimated build out rates have been provided. |
| **Achievability:** | Submission confirms that there are no legal restrictions or covenants on the site. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially suitable for residential development taking into account identified constraints. Partial development along road frontage recommended. |
| **Estimated dwellings yield:** | 6 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Hitcham

| | | | |
|---|---|---|---|
| **Parish / District:** | Hitcham, (Babergh) | | |
| **Site reference:** | SS0222 | | |
| **Site location:** | Land west of The Causeway,<br>Hitcham | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>residential and agricultural | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets.<br>Flood Risk - extent of surface water flooding.<br>Utilities - water main crosses site |
| **Availability:** | Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken. 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 a build out rate of 20 units per year. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 12 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Holbrook

| | | | |
|---|---|---|---|
| **Parish / District:** | Holbrook, (Babergh) | | |
| **Site reference:** | SS0717 | | |
| **Site location:** | Land east of Ipswich Road,<br>Holbrook | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 0.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural<br>agricultural, west of site is existing settlement. | | |
| **Recent planning history:** | DC/18/05228/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - Potential impact upon heritage assets.<br>Townscape - partial development may be more appropriate and supportable.<br>Open Space - public rights of way passes through the site. |
| **Availability:** | Submission has proposed 0-5 years deliverability. Submission from developer. No estimated build out rates are provided, however it could be expected that 20 - 25 dwellings per annum could be achieved. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability |

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| **JLP allocated site reference:** | LA068 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development (road frontage development) is recommended in order to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 7 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Holton St Mary

| | | | |
|---|---|---|---|
| **Parish / District:** | Holton St Mary, (Babergh) | | |
| **Site reference:** | SS0752 | | |
| **Site location:** | Land Adjacent to the B1070,<br>Holton St Mary<br>Suffolk | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Linear development of the site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets.<br>Utilities - water mains crossing site. |
| **Availability:** | Site is under single ownership.<br>Site has not been marketed and title deeds have been submitted.<br>The submission confirms that the site could come forward in 0-5 years. Using local averages it can be estimated that site would be built out within 2 years of work commencing. |
| **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. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 12 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Hoxne

| | | | |
|---|---|---|---|
| **Parish / District:** | Hoxne, (Mid Suffolk) | | |
| **Site reference:** | SS0728 | | |
| **Site location:** | Land to the south of Denham Road, Hoxne | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.60 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Farm yard<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required. Heritage - impact upon listed building and Conservation Area and site has archaeological potential. |
| **Availability:** | The site is in single ownership. An agent has submitted the site on behalf of the landowner. The title deeds have been submitted for the site. The submission form does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 20 - 25 dwellings per annum can be assumed. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 30 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Lavenham

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|---|---|---|---|
| **Parish / District:** | Lavenham, (Babergh) | | |
| **Site reference:** | SS0288 | | |
| **Site location:** | Land north-west of Melford Road, Lavenham | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 0.60 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access and infrastructure required.<br>Heritage - potential impact upon Conservation Area and heritage assets.<br>Potentially contaminated land and surface water flooding. |
| **Availability:** | Site has not been marketed.<br>Sute is under single ownership and title deeds have been submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years.<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LA069 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development recommended fronting Melford Road to mitigate townscape impact. |
| **Estimated dwellings yield:** | 20 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Lawshall

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|---|---|---|---|
| **Parish / District:** | Lawshall, (Babergh) | | |
| **Site reference:** | SS0682 | | |
| **Site location:** | Land east of Bury Road,<br>Lawshall | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required. |
| **Availability:** | Title deeds have been submitted. Site is under single ownership.<br>Land available in 0 - 5 years. Submission does not provide an estimated build out rate, however, it could be assumed that development would be complete within 2 years of work commencing. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 15 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Lawshall, (Babergh) | | |
| **Site reference:** | SS0690 | | |
| **Site location:** | Land south of Lambs Lane,<br>Lawshall | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Impact on the Ancient Hedgerows, identified in the Lawshall Neighbourhood Plan. |
| **Availability:** | Site has not been marketed. Site is in single ownership, and title deeds have been submitted. Land is available in 0 - 5 years. No estimated build out rates have been provided, however it can be assumed that the site would be complete within 2 years of work commencing. |
| **Achievability:** | . The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Lawshall, (Babergh) | | |
| **Site reference:** | SS0237 | | |
| **Site location:** | Land west of Bury Road,<br>Lawshall | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 1.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential, commercial | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Risk of surface water flooding within the southern section of the site.<br>Impact on the sensitive landscapes and the Visually Important Gap identified in the Lawshall Neighbourhood Plan. |
| **Availability:** | Land under multiple ownership and available in 0-5 years. |
| **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. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Development should maintain a degree of seperation between existing clusters of development. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Lawshall, (Babergh) | | |
| **Site reference:** | SS0683 | | |
| **Site location:** | Land to the south-west of Harrow Green, Lawshall | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/17/06174/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Partial development of the site (linear development along Harrow Green) is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required Heritage - site has archaeological potential |
| **Availability:** | Site is under single ownership - title deeds have been submitted.<br>Site has not been marketed.<br>Land available in 0 - 5 years. No estimated build out rates provided, however it can be expected that development would be complete within 2 years of work commencing. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Lawshall, (Babergh) | | |
| **Site reference:** | SS0685 | | |
| **Site location:** | Land west of Melford Road,<br>Lawshall | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/17/05458/FUL | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - site has archaeological potential. |
| **Availability:** | Site is under single ownership, and title deeds have been submitted.<br>Site has not been marketed. The submission confirms that the site could come forward in 0-5 years. No estimated build out rate has been submitted, but it can be expected that the site would be complete within 2 years of work commencing. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Laxfield

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|---|---|---|---|
| **Parish / District:** | Laxfield, (Mid Suffolk) | | |
| **Site reference:** | SS0069 | | |
| **Site location:** | Land south of Framlingham Road, Laxfield | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 4.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential and primary school to the north | | |
| **Recent planning history:** | DC/19/02312/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | 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 Biodiversity - protential impact upon protected species<br>Small section of the site has a risk of surface water flooding |
| **Availability:** | The site is in single ownership.<br>The landowner has submitted the site themselves.<br>The title deeds have been submitted.<br>The submission form does not provide an estimated build-out rate. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability<br>The submission does not provide indication of the likely annual build out rate |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development (eastern aspect of site) is recommended to avoid a disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 49 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Laxfield, (Mid Suffolk) | | |
| **Site reference:** | SS0616 | | |
| **Site location:** | Land east of Mill Road,<br>Laxfield | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/19/00156/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon Conservation Area.<br>Flood Risk - small section of the site has a risk of surface water flooding. |
| **Availability:** | Site is in single ownership.<br>An agent has submitted the site on behalf of a developer who has an option on the land.<br>The title deeds have been submitted.<br>The submission form does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 20 - 30 dwellings can be assumed. |
| **Achievability:** | The submission form confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission form states that development could commence within 0 - 5 years. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 13 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Leavenheath

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|---|---|---|---|
| **Parish / District:** | Leavenheath, (Babergh) | | |
| **Site reference:** | SS0587 | | |
| **Site location:** | Land south of High Road, Leavenheath | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 3.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and Residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Landscape - AONB in close proximity.<br>Scale of site- consider reducing size of site to be more in keeping with the existing settlement.<br>Utilities - water mains crossing site. |
| **Availability:** | Although the submission confirms one landowner, Land Registry documents have not been submitted to confirm land ownership. |
| **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 annual build out rate. |

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|---|---|
| **JLP allocated site reference:** | LA098 |
| **Site conclusions:** | 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: 2.2ha |
| **Estimated dwellings yield:** | 40 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Lindsey

| | | | |
|---|---|---|---|
| **Parish / District:** | Lindsey, (Babergh) | | |
| **Site reference:** | SS1148 | | |
| **Site location:** | Land east of The Tye,<br>Lindsey | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.37 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable for development, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Biodiversity - Potential impact upon protected species. |
| **Availability:** | Site is under single ownership.<br>Title deeds have not been submitted. |
| **Achievability:** | Submission confirms that there are no legal constraints on the site. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Little Waldingfield

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|---|---|---|---|
| **Parish / District:** | Little Waldingfield, (Babergh) | | |
| **Site reference:** | SS0874 | | |
| **Site location:** | Land to the south-east of The Street,<br>Little Waldingfield | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.78 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Hertiage - Potential impact upon Conservation Area and heritage assets.<br>Tree Preservation Orders along the boundary of the site which runs along the B1115 / The Street.<br>Open Space - public rights of way passes through the site. |
| **Availability:** | Site is under single ownership - title deeds have been submitted.<br>Site has not been marketed. Land available in 0 - 5 years. No build out rates have been provided, but it could be expected that the site would be completed within 1 - 2 years of development commencing. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | A low density partial development of the site (linear development along The Street / B1115 only) would be recommended, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 12 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Long Melford

| | | | |
|---|---|---|---|
| **Parish / District:** | Long Melford, (Babergh) | | |
| **Site reference:** | SS1283 | | |
| **Site location:** | Land to the north of St Bartholomews Chapel Sudbury | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 24.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential and retail | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable for residential development, following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets including conservation area<br>Flood risk - part of the site has a risk of surface water flooding |
| **Availability:** | Land promoters have agreement in place to promote site<br>Site is under multiple ownership.<br>Land available in 0 - 5 years.<br>No estimated build out rate provided. |
| **Achievability:** | Submission confirms that there are no legal constraints on the site. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking into account identified constraints. |
| **Estimated dwellings yield:** | 350 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Long Melford, (Babergh) | | |
| **Site reference:** | SS0812 | | |
| **Site location:** | Land east of the B1064,<br>Long Melford | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 8.47 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and weste of the site exisitng settlement | | |
| **Recent planning history:** | DC/18/00606<br>DC/18/00606<br>[09/09/2020 13:47] Dan Malloy:<br>DC/18/00606<br>DC/18/00606 | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential imapct upon heritage assets and Conservation Area<br>Landscape impact |
| **Availability:** | Site is under single ownership.<br>Submission states that development could commence within 0 - 5 years. Market interest received. |
| **Achievability:** | Submission confirms that there are no legal constraints relating to the site. |

| | |
|---|---|
| **JLP allocated site reference:** | LA113 |
| **Site conclusions:** | The site is potentially suitable for residential development taking identified constraints into account. |
| **Estimated dwellings yield:** | 150 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Long Melford, (Babergh) | | |
| **Site reference:** | SS1205 | | |
| **Site location:** | Land west of Rodbridge Hill,<br>Long Melford | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Geodiversity - sites lies within a Mineral Consultation Zone.<br>Heritage - Grade II listed buildings lie to the south-east. |
| **Availability:** | Site considered by Parish Council, towards Long Melford Neighbourhood Plan. |
| **Achievability:** | Site considered by Parish Council, towards Long Melford Neighbourhood Plan. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 30 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Long Melford, (Babergh) | | |
| **Site reference:** | SS0811 | | |
| **Site location:** | Land to the north of Springlands Way (A134),<br>Part Long Melford / Part Sudbury Parish | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 21.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, Residential and Retail | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Partial development of the site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon Conservation Area and heritage assets (including scheduled ancient monument).<br>Flood Risk - part of the site has a risk of surface water flooding.<br>Utilities - water mains crossing site. |
| **Availability:** | Site has not been marketed. Site is under multiple ownership and title deeds have been submitted. The submission confirms that the site could come forward in 0-5 years. The submission does not provide indication of the likely annual build out rate, however using local averages a rate of between 20 and 30 dwellings per annum can be assumed. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | Partial development of the site is potentially considered suitable, taking identified constraints into consideration. It is recommended that only the southern aspect of the site be developed, in order to avoid disproportionate development to the existing settlement. Estimated new site area: 15ha. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Long Melford, (Babergh) | | |
| **Site reference:** | SS0934 | | |
| **Site location:** | Land east of High Street & Harefield Rd and west of A134, Long Melford | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 22.04 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture<br>Agriculture, residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site has excellent strategic transport links and is considered suitable. |
| **Availability:** | Existing farmyard would need to be relocated before development, site available in medium-long term. |
| **Achievability:** | No known achievability constraints or abnormal costs to development of the site. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | This site is well located for employment use with good road access which could be achieved directly off the A134. Proposals will need to consider impact on adjacent residential areas and listed building (Thatched Cottage), however the site is large and a buffer could be maintained. The existing use needs to be relocated so the site is not available now, however most of the site is in agricultural use with few constraints to development. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 15 |
| **Estimated delivery timescale:** | Developable 6-15 |

## Mellis

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|---|---|---|---|
| **Parish / District:** | Mellis, (Mid Suffolk) | | |
| **Site reference:** | SS0698 | | |
| **Site location:** | Land to the south-west of Yaxley Road,<br>Mellis | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.30 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Residential gardens<br>Residential, agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potential suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Townscape - potential impact on neighbouring properties.<br>Biodiversity - potential impact on Protected Species.<br>Heritage - Site lies within a Conservation Area. |
| **Availability:** | Site is owned by Mid Suffolk DC.<br>Submission states that land will be available in 6 - 10 years.<br>Estimated that the site could be developed within 1 - 2 years of work commencing. |
| **Achievability:** | Submission states that there are no legal constraints or abnormal costs that could impact upon the viability of the site. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Mendham

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|---|---|---|---|
| **Parish / District:** | Mendham, (Mid Suffolk) | | |
| **Site reference:** | SS0550 | | |
| **Site location:** | Land east of Withersdale Road, opposite Mendham Primary School,<br>Mendham | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural-fallow field<br>Site is framed by agricultural use to the north and south and by residential use to the east and west. | | |
| **Recent planning history:** | DC/19/04183/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. |
| **Availability:** | Site is under single ownership. Submission made on behalf of an interested developer. Title deeds have been submitted. |
| **Achievability:** | Submission confirms that there are no legal constraints on the site, apart from way leave for electricity cable maintenance adjacent to the highway. Submission confirms that development could commence within 0 - 5 years. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 6 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Mendlesham

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|---|---|---|---|
| **Parish / District:** | Mendlesham, (Mid Suffolk) | | |
| **Site reference:** | SS0065 | | |
| **Site location:** | Land south of Glebe Way, Mendlesham | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 5.28 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential, agricultural and warehouse and storage yard to the south west. | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Flood - eastern part of site within Flood Zone 3. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work.<br>Biodiversity - impact upon protected species and habitats required<br>Heritage - Impact upon heritage assets required |
| **Availability:** | Site is in single ownership.<br>The site has been submitted by the landowner.<br>The title deeds have been submitted.<br>The submission does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 25 - 30 dwellings per annum can be assumed. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability |

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| **JLP allocated site reference:** | LA073 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work. |
| **Estimated dwellings yield:** | 75 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Mendlesham, (Mid Suffolk) | | |
| **Site reference:** | SS0083 | | |
| **Site location:** | Land north-east of Chapel Road, Mendlesham | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Townscape - part development (west) recommended to avoid a disjointed development<br>Flood Zone - part of the site is within Flood Zone 3. |
| **Availability:** | Site is in single ownership. An agent has submitted the site on request of the landowner. The title deeds have been submitted. The submission provides an estimate of 10 - 15 dwellings per annum. |
| **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. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development of the western aspect is recommended. Estimated new net site are: 2.3ha |
| **Estimated dwellings yield:** | 50 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Mendlesham, (Mid Suffolk) | | |
| **Site reference:** | SS0325 | | |
| **Site location:** | Land at Mendlesham Airfield, Mendlesham | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 79.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture<br>Agriculture, industrial | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site has no overriding constraints and its location next to an employment site indicates it is suitable. |
| **Availability:** | Site is currently vacant and available for development. |
| **Achievability:** | Submission states no legal constraints or abnormal costs and development could commence in the short term. But achievability would depend on resolving any issues with access to the site. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is well located next to the A140 and could serve as an extension to the existing employment site to the north. The site is available and achievable and is therefore assessed to be deliverable. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 70 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Mendlesham, (Mid Suffolk) | | |
| **Site reference:** | SS0333 | | |
| **Site location:** | Land at Tower Farm,<br>Mendlesham | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 5.50 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Salvage and Reclamation<br>Agriculture, derelict, telecoms | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site is suitable for employment uses, subject to improvements to access as indicated in the submission. Proposals will need to take into account the impact on the residential use on site, the mast and the utilities infrastructure. |
| **Availability:** | This site has an existing use which would need to be relocated and likely to be available in 6+ years. |
| **Achievability:** | Submission states no legal constraints or abnormal costs therefore, provided remediation of potential contamination is viable, development is assessed as achievable. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | There are no absolute constraints on this site and it is well suited for employment development subject to improvements to access. The existing use would need to be relocated, but development is likely to be achievable. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 3 |
| **Estimated delivery timescale:** | Developable 6-15 |

## Metfield

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|---|---|---|---|
| **Parish / District:** | Metfield, (Mid Suffolk) | | |
| **Site reference:** | SS0863 | | |
| **Site location:** | Land north of B1123,<br>Metfield | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.58 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural use<br>Agricultural use to the north and east, residential development to the south and west. | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access and infrastructure required. Heritage - Located in conservation area. Landscape - Visability of potential development. Potential suface water flood risk. Utility - sewers and water mains cross site. |
| **Availability:** | Site is under multiple ownership.<br>Land available in 0 - 5 years, and it can be expected that development would take 1 - 3 years from commencement of work. |
| **Achievability:** | Submission confirms that there are no legal constraints or abnormal costs that would impact upon viability/delivery of the site. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development. |
| **Estimated dwellings yield:** | 25 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Nedging with Naughton

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|---|---|---|---|
| **Parish / District:** | Nedging-with-Naughton, (Babergh) | | |
| **Site reference:** | SS0628 | | |
| **Site location:** | Land to north of Ipswich Road, Nedging-with-Naughton | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 1.20 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural<br>residential / agricultural | | |
| **Recent planning history:** | DC/19/03179/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Access cannot be achieved to the site. |
| **Availability:** | Enquiries have been received for the site.<br>Site is under multiple ownership. No estimation of build out rates provided, however it could be expected to be built out within 1 - 2 years of development commencing. |
| **Achievability:** | Development of the site is subject to access being provided from an adjacent site. This could impact on the delivery of the site. Therefore land could become available in 6 - 15 years. No legal constraints on the site. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Access cannot be achieved to the site. |
| **Estimated dwellings yield:** | 9 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Needham Market

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|---|---|---|---|
| **Parish / District:** | Needham Market, (Mid Suffolk) | | |
| **Site reference:** | SS0028 | | |
| **Site location:** | Land north of Barking Road,<br>Needham Market | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 16.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential, Agricultural Land, Football Club to the north, GP Surgery to the south | | |
| **Recent planning history:** | 3506/16 - 152 dwellings - Refused. | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways –safety of access through a Flood Zone<br>Minerals - half of site lies within Minerals Safeguard Area Biodiversity - potential impact upon SSSI site Flood Risk - small section of the site is within a Flood Zone 3 Small section of the site has the potential to be contaminated Utilities Infrastructure - sewers and water main cross site |
| **Availability:** | The site is in joint ownership and is under option to a developer, who has submitted the site. The title deeds have been submitted. An estimated rate of 20 - 25 dwellings per annum can be assumed. |
| **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 |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | 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 dwellings yield:** | 300 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Needham Market, (Mid Suffolk) | | |
| **Site reference:** | SS1153 | | |
| **Site location:** | Land south-west of Stowmarket Road, Needham Market | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 20.64 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Flood risk - site borders Flood Zone 3 to the north<br>Biodiveristy - potential impact upon protected species<br>Geodiversity - site lies in Mineral Consultation Zone<br>Landscape - potential landscape impact from the north. Lies in Special Landscape Area. |
| **Availability:** | The site is owned by a developer.<br>The submission form states that the land is available in 0 - 5 years. Title deeds have not been submitted. |
| **Achievability:** | The submission states that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | This site is potentially considered suitable for residential development, taking into account identified constraints. |
| **Estimated dwellings yield:** | 134 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Needham Market, (Mid Suffolk) | | |
| **Site reference:** | SS1199 | | |
| **Site location:** | Land west of Stowmarket Road,<br>Needham Market | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 2.10 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | DC/17/05549/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following would require further information:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets |
| **Availability:** | Land available in 0 - 5 years. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LA030 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking into account identified constraints. |
| **Estimated dwellings yield:** | 66 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Needham Market, (Mid Suffolk) | | |
| **Site reference:** | SS0530 | | |
| **Site location:** | Former Mid Suffolk District Council Offices and Car Park, Needham Market | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 1.30 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Council Offices<br>Residential and playing fields | | |
| **Recent planning history:** | DC/18/05104/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Heritage - impact upon Conservation Area and heritage assets. |
| **Availability:** | The site is owned by Mid Suffolk District Council.<br>An estimated build out rate of 20 - 30 dwellings per annum can be assumed. |
| **Achievability:** | The submission confirms that there are no known legal restrictions on the land. |

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|---|---|
| **JLP allocated site reference:** | LA032 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 64 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Needham Market, (Mid Suffolk) | | |
| **Site reference:** | SS0669 | | |
| **Site location:** | Former Needham Market Middle School, Needham Market | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 1.30 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Redundant Middle School<br>Residential and playing fields | | |
| **Recent planning history:** | DC/18/04811/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon Conservation Area and heritage assets. |
| **Availability:** | The site is owned by Babergh and Mid Suffolk District Council. An estimated build out rate of 20 - 30 dwellings per annum can be assumed. |
| **Achievability:** | There are no know abnormal costs which would affect the viability or delivery of this site. A restriction has been identified in that the secretary of state has not approved the site for disposal of use as a school. Therefore this site can be deemed a medium term project. |

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|---|---|
| **JLP allocated site reference:** | LA031 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 41 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Needham Market, (Mid Suffolk) | | |
| **Site reference:** | SS1005 | | |
| **Site location:** | Former Mid Suffolk District Council Offices and Car Park, Needham Market | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 0.47 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Car park<br>Residential and playing fields | | |
| **Recent planning history:** | DC/18/05104/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, however the following considerations would require further investigation:<br>Heritage - potential impact upon Conservation Area and heritage assets.<br>Surface Water Flood Risk. |
| **Availability:** | The site is owned by Mid Suffolk District Council. An estimated build-out rate has not been provided. No estimated build out rate has been provided - estimates 20 - 30 dwellings per annum. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LA032 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 30 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Needham Market, (Mid Suffolk) | | |
| **Site reference:** | SS1034 | | |
| **Site location:** | Council Offices Car Park,<br>Needham Market | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 0.47 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Car Park<br>Residential, Offices, Retail | | |
| **Recent planning history:** | DC/18/05104/FUL - 94 Units/ EMP - 10/10/2019 | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site is a considered a suitable employment site in existing use by MSDC with strong transport links and access to local services and facilities. |
| **Availability:** | N/A - existing employment site |
| **Achievability:** | N/A - existing site |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is a suitable employment site in existing use by MSDC. There are potentially costs associated with redevelopment to other non-employment uses however it represents a suitable and well located site for its existing use as offices. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 1 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Needham Market, (Mid Suffolk) | | |
| **Site reference:** | SS1033 | | |
| **Site location:** | Council Offices,<br>Needham Market | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 1.30 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Offices<br>Residential, Offices, Retail | | |
| **Recent planning history:** | DC/18/05104/FUL - 94 Units/ EMP - 10/10/2019 | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site is a considered a suitable employment site in existing use by MSDC with strong transport links and access to local services and facilities. |
| **Availability:** | N/A - existing employment site |
| **Achievability:** | N/A - existing site |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is a suitable employment site in existing use by MSDC. There are potentially costs associated with redevelopment to other non-employment uses however it represents a suitable and well located site for its existing use as offices. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 1 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Norton

| | | | |
|---|---|---|---|
| **Parish / District:** | Norton, (Mid Suffolk) | | |
| **Site reference:** | SS0105 | | |
| **Site location:** | Land between Ixworth Road and Hawes Lane, Norton | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 8.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable for residential development taking identified constraints into account:<br>Highways - regarding access, footpaths and infrastructure required.<br>Site has archaeological potential.<br>Minerals - site lies within Mineral Consultation Zone. |
| **Availability:** | Enquiries have been received for the site.<br>No estimated build out rate provided - can be assumed that site can be built out within 2 - 3 years of work commencing. |
| **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. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking identified constraints into account. Part development on eastern aspect facing the road is recommended. |
| **Estimated dwellings yield:** | 12 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Norton, (Mid Suffolk) | | |
| **Site reference:** | SS1088 | | |
| **Site location:** | Land north of Ashfield Road,<br>Norton | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/19/03463/RES | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | No core services or facilities within 800m. |
| **Availability:** | |
| **Achievability:** | |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | No core services or facilities within 800m. |
| **Estimated dwellings yield:** | 8 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Old Newton

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|---|---|---|---|
| **Parish / District:** | Old Newton, (Mid Suffolk) | | |
| **Site reference:** | SS0131 | | |
| **Site location:** | Land south of Stowmarket Road,<br>Old Newton | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 3.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture<br>Agricultural and residential | | |
| **Recent planning history:** | DC/19/02878/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Townscape - part development recommended due to minimise townscape impact.<br>Open Space - public rights of way pass through the site. |
| **Availability:** | The site is under single ownership.<br>An agent has submitted the site on request of the landowner.<br>The submission form does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 20 - 30 dwellings can be assumed.<br>The title deeds have been submitted for the site. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development. |
| **Estimated dwellings yield:** | 64 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Old Newton, (Mid Suffolk) | | |
| **Site reference:** | SS0012 | | |
| **Site location:** | Land north of Falconer Avenue,<br>Old Newton | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 2.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural not in use<br>south of site is residential, north of the site is agricultural | | |
| **Recent planning history:** | M /1866/17/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Landscape - impact upon TPO's required<br>Heritage - impact upon heritage assets required- recommneded green buffer zone near moat and archaeological trial trench |
| **Availability:** | The site is under multiple ownership. The submission form states that 25 units per year could be developed. Title deeds were not 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 25 units per annum. No viability testing has undertaken. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 56 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Old Newton, (Mid Suffolk) | | |
| **Site reference:** | SS1021 | | |
| **Site location:** | Land south of Church Road,<br>Old Newton | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.33 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Paddocks<br>Residential and agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Accessibility - need to be considered.<br>Heritage - potential impact upon heritage assets. Assessment required.<br>Biodiversity - impact upon protected species and habitats. |
| **Availability:** | Site is in joint ownership.<br>The submission states the land is available in 0 - 5 years.<br>The submission form does not provide an estimated build out rate. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Onehouse

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|---|---|---|---|
| **Parish / District:** | Onehouse, (Mid Suffolk) | | |
| **Site reference:** | SS0029 | | |
| **Site location:** | Land south of Union Road, Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 15.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | M /4455/16/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site allocated as a reserve site in the Stowmarket Area Action Plan (SAAP). The following constraints have been identified:<br>Highways - regarding access, footpaths and infrastructure required;<br>Minerals - site lies within Mineral Consultation Zone;<br>Heritage - potential impact upon heritage assets;<br>Utilities Infrastructure - water mains cross site |
| **Availability:** | Site is in multiple ownership.<br>The title deeds have been submitted.<br>The site is currently subject to a full planning application.<br>The submission form does not provide an estimated build-out rate, however using local averages an estimated build-out rate of between 20 - 30 dwellings can be assumed. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability |

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|---|---|
| **JLP allocated site reference:** | LA036 |
| **Site conclusions:** | Site allocated as a reserve allocation in the SAAP. Site is considered suitable for residential development taking identified constraints into account. |
| **Estimated dwellings yield:** | 300 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Onehouse, (Mid Suffolk) | | |
| **Site reference:** | SS0157 | | |
| **Site location:** | Land south of Union Road, Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 7.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential and commercial | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Suitability of the site was assessed as part of the Stowmarket Area Action Plan (SAAP). |
| **Availability:** | Site under single ownership, land available in 0-5 years. |
| **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, but does not indicate whether there are any abnormal costs which would affect viability. The submission estimates the likely build out rate at 20 units per annum. |

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|---|---|
| **JLP allocated site reference:** | LA036 |
| **Site conclusions:** | Union Road - 'Reserve allocation' in SAAP. |
| **Estimated dwellings yield:** | 100 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Onehouse, (Mid Suffolk) | | |
| **Site reference:** | SS0343 | | |
| **Site location:** | Land south of Forest Road,<br>Onehouse | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 1.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Biodiversity - potential impact upon Protected Species.<br>Heritage - potential impact upon heritage assets.<br>Minerals - site lies within Mineral Consultation Zone.<br>Utilities Infrastucture - water mains cross site. |
| **Availability:** | Title deeds have been submitted.<br>Site is under multiple ownership.<br>Site submitted by one of the land owners. |
| **Achievability:** | No viability testing has been conducted.<br>Submission confirms that there are no legal or restrictive covenants on the site. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Pettaugh

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|---|---|---|---|
| **Parish / District:** | Pettaugh, (Mid Suffolk) | | |
| **Site reference:** | SS0706 | | |
| **Site location:** | Land to the west of Debenham Way, Pettaugh | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation: Highways - regarding access, footpaths and infrastructure required. Biodiversity - potential impact on Protected Species. |
| **Availability:** | Site is owned by Mid Suffolk DC. Expected that site would be completed within 2 years of work commencing. Submission states that the development could commence within 6 - 10 years. |
| **Achievability:** | Site is currently leased for agricultural use, this would need to be terminated before development begins. No abnormal costs known. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Rattlesden

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|---|---|---|---|
| **Parish / District:** | Rattlesden, (Mid Suffolk) | | |
| **Site reference:** | SS0500 | | |
| **Site location:** | Land east of Mitchery Lane, Rattlesden | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.60 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential and Agricultural | | |
| **Recent planning history:** | DC/18/00229/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required. Improvement to existing footpath in particular.<br>Heritage - potential impact upon heritage assets and their setting.<br>Townscape - measures required to ensure infil is sympathetic in scale and design. |
| **Availability:** | Timescale agreed by developer. Land is under multiple ownership and is available within 0-5 years. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 22 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Rattlesden, (Mid Suffolk) | | |
| **Site reference:** | SS0358 | | |
| **Site location:** | Land north of Top Road,<br>Rattlesden | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/18/02258/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Townscape - detached from functional settlement needs to be considered. |
| **Availability:** | No marketting of the land has been undertaken. The site is under single ownership and is available within 0-5 years. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 8 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Raydon

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|---|---|---|---|
| **Parish / District:** | Raydon, (Babergh) | | |
| **Site reference:** | SS0880 | | |
| **Site location:** | Land east of The Street,<br>Raydon | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.61 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential, amenity and agricultural | | |
| **Recent planning history:** | DC/17/06289/FUL | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon protected species Heritage - sites with archaeological potential recorded nearby Open Space - public rights of way borders site |
| **Availability:** | Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 24 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Raydon, (Babergh) | | |
| **Site reference:** | SS0877 | | |
| **Site location:** | Land north of Woodlands Road,<br>Raydon | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.93 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraint would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets. Site has archaeological potential.<br>Open Space - public footpath borders the site.<br>Utilities - water mains crossing site. |
| **Availability:** | Submission has proposed 0-5 years deliverability, can be expected to be built out within 1 - 2 years since development commences. No attempts at marketing have been undertaken. Site is under multiple ownership - title deeds have been submitted. |
| **Achievability:** | Submission confirms that there are no legal constraints or abnormal costs which would impact on the viability / deliverability of the site. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Raydon, (Babergh) | | |
| **Site reference:** | SS1060 | | |
| **Site location:** | Land west of Noaks Road,<br>Raydon | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.98 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>agric./ recreation (golf) / access road/ residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Biodiversity - potential impact upon protected species<br>Heritage - potential impact upon heritage assets<br>neighbouring uses - partial development of site may reduce potential compatibility issues.<br>Utilities - water mains crossing site. |
| **Availability:** | Site has potential availability, and is under single ownership. Not currently marketed.<br>Title deeds have not been submitted. |
| **Achievability:** | Submission confirms that there are no legal constraints or restrictions on the site. |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially suitable for residential development taking identified constraints into account. Partial development recommended on site along settlement edge fronting the road. |
| **Estimated dwellings yield:** | 6 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Redgrave

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|---|---|---|---|
| **Parish / District:** | Redgrave, (Mid Suffolk) | | |
| **Site reference:** | SS1266 | | |
| **Site location:** | Land south of Half Moon Lane,<br>Redgrave | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Grassland<br>Residential and woodland | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Flooding - surface water flood risk<br>Heritage / Townscape - site lies within Conservation Area and listed buildings are located to the north of the site<br>Biodiversity - HRA required<br>Open Space - PROW borders site to the east. |
| **Availability:** | Site is under multiple ownership.<br>Submission states that land is available in 0 - 5 years.<br>No estimated build out rate provided. |
| **Achievability:** | Submission confirms that there are no legal constraints relating to the site. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially considered suitable taking into account identified constraints. |
| **Estimated dwellings yield:** | 15 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Redgrave, (Mid Suffolk) | | |
| **Site reference:** | SS0818 | | |
| **Site location:** | Land south of B1113 Hall Lane, opposite junction with Half Moon Lane,<br>Redgrave | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.29 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/18/05289/FUL | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure.<br>Heritage - potential impact upon heritage assets and Conservation Area.<br>Townscape - potential to change the townscape on the approach to the settlement and Conservation Area. |
| **Availability:** | Site is in single ownership - title deeds have been submitted.<br>Developer interest has been received for the site.<br>Submission form states that subject to allocation work could commence in 2018 with completion in 2020 |
| **Achievability:** | Submission states that there are no known abnormal costs or legal restrictions assoicated with the site. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 9 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Shotley

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|---|---|---|---|
| **Parish / District:** | Shotley, (Babergh) | | |
| **Site reference:** | SS0208 | | |
| **Site location:** | Land south of The Street,<br>Shotley | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.97 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential and primary school | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Landscape - impact upon AONB.<br>Biodiveristy - impact upon County Wildlife Site.<br>Heritage- potential impact upon heritage assets.<br>Open Space - public rights of way pass through the site. |
| **Availability:** | Title deeds have been submitted.<br>Site is under multiple ownership, and has not been marketed. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability<br>The submission estimates the likely build out rate at 15 units per annum |

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| **JLP allocated site reference:** | LA075 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Lower density development recommended to mitigate heritage impact. |
| **Estimated dwellings yield:** | 50 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Somersham

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|---|---|---|---|
| **Parish / District:** | Somersham, (Mid Suffolk) | | |
| **Site reference:** | SS0145 | | |
| **Site location:** | Land west of Main Road, Somersham | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Paddocks<br>Residential, agricultural and allotments | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Minerals - site lies within a Mineral Safeguarding Zone.<br>Biodiversity - potential impact upon Protected Species.<br>Heritage - potential impact upon Grade II buildings<br>Utilities Infrastructure - water mains cross site. |
| **Availability:** | The site is in single ownership.<br>The landowner has submitted the site.<br>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 confirms that the site could come forward in 0-5 years. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 30 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Sproughton

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|---|---|---|---|
| **Parish / District:** | Sproughton, (Babergh) | | |
| **Site reference:** | SS1177 | | |
| **Site location:** | Land north of Sproughton Road, Sproughton | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 45.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Flood Risk - small section within Flood Zone 3.<br>Landscape - site lies within Special Landscape Area<br>Biodiveristy - County Wildlife Site to the north, and protected species have been recorded in close proximity. HRA may be required.<br>Geodiversity - site lies in Mineral Safeguarding Zone<br>Heritage - potential impact upon heritage assets<br>Utilities - water mains crossing site. |
| **Availability:** | Site is under single ownership.<br>Title deeds have not been submitted.<br>Estimated build-out rate of between 25 - 30 dwellings using District averages. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and<br>no known abnormal costs which would affect viability. However, viability testing has not yet been conducted. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially deemed to be suitable for residential development, taking identified constraints into consideration. However, partial development is recommended in order to mitigate the identified constraints. |
| **Estimated dwellings yield:** | 1000 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Sproughton, (Babergh) | | |
| **Site reference:** | SS0191 | | |
| **Site location:** | Land north of the A1071,<br>Sproughton | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 30.60 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>County wildlife site north-east of site. North and west of site is Hadleigh Road and south of site is the A1071. South - east of site is the A1214. East of site linear cluster of existing dwellings. | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Biodiversity - potential impact upon adjoining County Wildlife site.<br>Heritage- potential impact upon heritage assets.<br>Biodiversity- protected species identified on site.<br>Public rights of way pass through the site.<br>Utilities - water mains crosses site |
| **Availability:** | Submission has proposed 6-10 years deliverability. Site is owned by a developer. Title deeds have been submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 6-10 years. There are no known abnormal costs which would affect viability. Part of the site has a legal convenant restricting development. |

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| **JLP allocated site reference:** | LA013 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Total development area reduced subject to impact assessement of County Wildlife site. |
| **Estimated dwellings yield:** | 475 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Sproughton, (Babergh) | | |
| **Site reference:** | SS0299 | | |
| **Site location:** | Land at Poplar Lane, Sproughton | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 19.20 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use: Neighbouring land use:** | Agricultural | | |
| **Recent planning history:** | B /15/00993/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site has been allocated in the Babergh Core Strategy. The following constraints have been identified:<br>Highways - regarding access, footpaths and infrastructure required |
| **Availability:** | Land available within 0-5 years. |
| **Achievability:** | Delivery of housing of approximately 120 units expected in 5 years, with the rest phased over the remainder of the Plan period. |

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| **JLP allocated site reference:** | LA014 |
| **Site conclusions:** | The site has been allocated in the Core Strategy, and is considered suitable for residential development taking identified constraints into account. |
| **Estimated dwellings yield:** | 475 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Sproughton, (Babergh) | | |
| **Site reference:** | SS1024 | | |
| **Site location:** | Land north of the A1071, Sproughton | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 15.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural<br>agricultural / residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Cordon sanitare and A14 noise - to north of site.<br>Heritage - potential impact upon heritage assets.<br>Biodiversity - impact upon protected species and habitats.<br>Open Space - Public rights of way passes through the site.<br>Minerals - site lies in Mineral Consultation Zone.<br>Utilities - water main crossing site. |
| **Availability:** | Subject to satisfactory resolution of legal covenant matters, the site is available for potential development and is in full ownership of a developer. |
| **Achievability:** | Identified constraints will need to be addressed as well as satisfactory consideration of infrastructure. No viability work has currently been undertaken. |

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| **JLP allocated site reference:** | LA013 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 300 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Sproughton, (Babergh) | | |
| **Site reference:** | SS1185 | | |
| **Site location:** | Land to the south of Poplar Lane, Sproughton | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 13.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential, employment and A14 | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon listed building to the north<br>Flood Risk - surface water flood risk<br>Biodiversity - Potential impact upon protected species<br>Potential noise pollution from the A14.<br>Utilities - water mains crossing site. |
| **Availability:** | Land available within 0-5 years. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially suitable for residential development taking identified constraints into account. |
| **Estimated dwellings yield:** | 150 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Sproughton, (Babergh) | | |
| **Site reference:** | SS0223 | | |
| **Site location:** | Land north of Burstall Lane and West of B1113, Sproughton | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 3.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential south and east of site | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage- potential impact upon heritage assets.<br>Allotment - relocation.<br>Minerals - site lies within Mineral Safeguarding Zone. |
| **Availability:** | Submission has proposed 0-5 years deliverability. No attempts at marketing have been undertaken. Site is under single ownership. |
| **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 35 - 40 units per annum. |

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| **JLP allocated site reference:** | LA012 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 105 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Sproughton, (Babergh) | | |
| **Site reference:** | SS0711 | | |
| **Site location:** | Land east of Loraine Way,<br>Sproughton | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 3.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential south / west and east of site, Agricultural east/west and north of site. | | |
| **Recent planning history:** | Subject to Planning Appeal | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Environmental- biodiversity issues.<br>Heritage - potential impact upon heritage assets.<br>Utilities - water mains crossing site.<br>Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work. |
| **Availability:** | Submission has proposed 0-5 years deliverability. Site is under option to a developer. Title deeds have not been submitted. |
| **Achievability:** | Submission states that there are no legal constraints or abnormal costs which would impact on the viability or deliverability of the site. |

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|---|---|
| **JLP allocated site reference:** | LA116 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work. |
| **Estimated dwellings yield:** | 50 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Sproughton, (Babergh) | | |
| **Site reference:** | SS0954 | | |
| **Site location:** | Land to the west of Hadleigh Road, Sproughton | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 1.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraints require further consideration:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact on listed building.<br>Noise pollution from A14.<br>Utilities - water mains crossing site. |
| **Availability:** | Submission has proposed 6-10 years deliverability. Site is owned by a developer |
| **Achievability:** | This site is disconnected from any exisiting residential settlement, therefore there are issues regarding compatibility. May only be considered in connection with SS0191 |

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| **JLP allocated site reference:** | LA013 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking identified constraints into account. |
| **Estimated dwellings yield:** | 25 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Sproughton, (Babergh) | | |
| **Site reference:** | SS1178 | | |
| **Site location:** | Land north of Sproughton Road, Sproughton | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 45.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Flood Risk - small section within Flood Zone 3.<br>Landscape - site lies within Special Landscape Area.<br>Biodiveristy - County Wildlife Site to the north, and protected species have been. recorded in close proximity. HRA may be required.<br>Geodiversity - site lies in Mineral Safeguarding Zone.<br>Heritage - potential impact upon heritage assets. |
| **Availability:** | Site was submitted by a planning agent on behalf of the landowners.<br>Site is under single ownership.<br>Title deeds have not been submitted. |
| **Achievability:** | The submission confirms that there are no legal constraints relating to the site |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially suitable for employment use, subject to identified constraints and market demand. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 40 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Sproughton, (Babergh) | | |
| **Site reference:** | SS0721 | | |
| **Site location:** | Sproughton Enterprise Park / Former Sugar Beet Factory Site,<br>Sproughton | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 35.50 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Part former factory, part vacant/undeveloped<br>Industrial, retail | | |
| **Recent planning history:** | DC/19/03371/RES - EMP - 07/11/2019 | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site has few constraints and is well located for employment development, however contamination would need to be considered as well as the costs associated with removing the factory. |
| **Availability:** | Development likely limited to longer term due to presence of former factory on site |
| **Achievability:** | Cost associated with redeveloping the former factory including demolition, utilities and decontamination. |

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|---|---|
| **JLP allocated site reference:** | LA018 |
| **Site conclusions:** | Site has few constraints and is well located for employment development, however contamination would need to be considered as well as the costs associated with removing the factory. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 50 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Stanstead

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|---|---|---|---|
| **Parish / District:** | Stanstead, (Babergh) | | |
| **Site reference:** | SS0512 | | |
| **Site location:** | Land east of Upper Street,<br>Stanstead | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon hertiage assets<br>Landscape - site lies within Special Landscape Area |
| **Availability:** | Site is owned by a developer - site has not been marketed. 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 does not provide indication of the likely annual build out rate. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 8 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Stanstead, (Babergh) | | |
| **Site reference:** | SS0503 | | |
| **Site location:** | Land north-east of Valley View, Stanstead | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.20 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | Amenity land<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets. |
| **Availability:** | Site is under single ownership - by a developer.<br>Land is available in 0 - 5 years. |
| **Achievability:** | The submission does not confirm 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. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Stoke Ash

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|---|---|---|---|
| **Parish / District:** | Stoke Ash, (Mid Suffolk) | | |
| **Site reference:** | SS0723 | | |
| **Site location:** | Land to the west of The Street,<br>Stoke Ash | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets. |
| **Availability:** | Site is under multiple ownership, and was submitted by an agent on behalf of one of the landowners. Title deeds were not submitted. |
| **Achievability:** | Submission confirms that there are no legal constraints or covenants on the site. No known abnormal costs which would impact upon the viability of the site. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 8 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Stoke by Nayland

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|---|---|---|---|
| **Parish / District:** | Stoke By Nayland, (Babergh) | | |
| **Site reference:** | SS1155 | | |
| **Site location:** | Land north of Goldenlond,<br>Stoke By Nayland | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.32 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | residential<br>residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Landscape - site lies within AONB<br>Heritage - potential impact on Conservation Area and heritage assets<br>Biodiversity - Protected species have been recorded in close proximity |
| **Availability:** | site is identified as being available.<br>Site is under single ownership.<br>Title deeds have been submitted. |
| **Achievability:** | Submission states that there are no legal constraints or restrictions on the site. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking identified constraints into account. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Stoke by Nayland, (Babergh) | | |
| **Site reference:** | SS0465 | | |
| **Site location:** | Land north of B1068 and east of Sudbury Road, Stoke by Nayland | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural and woodland<br>residential and agricultural | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Environmental - Site is located within the AONB.<br>Landscape - woodland identified in the conservation area on site impact, the loss of significant feature would need to be considered.<br>Heritage - site lies within Conservation Area.<br>Biodiversity - protected species identified on site.<br>Utilities - water mains passes through site |
| **Availability:** | Submission has proposed 0-5 years deliverability. Site is under option to a developer. |
| **Achievability:** | Submission states that the site could be built out within 12 months of gaining planning permission. Submission states that there are no legal constraints on the site. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development. |
| **Estimated dwellings yield:** | 8 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Stoke by Nayland, (Babergh) | | |
| **Site reference:** | SS0709 | | |
| **Site location:** | Land to the south-east of Butt Road, Stoke-by-Nayland | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | allotments<br>allotments and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets and Conservation Area.<br>Landscape - potential impact upon AONB. |
| **Availability:** | Interest has been expressed by local housing trust.<br>Site is under multiple ownership (Private Trust)<br>Site is available within 0 - 5 years.<br>No estimated build out rate provided. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking into account identified constraints. |
| **Estimated dwellings yield:** | 8 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Stonham Aspal

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|---|---|---|---|
| **Parish / District:** | Stonham Aspal, (Mid Suffolk) | | |
| **Site reference:** | SS0141 | | |
| **Site location:** | Land south of The Street,<br>Stonham Aspal | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Playing fields<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding footpaths, infrastructure and access required.<br>Biodiveristy - potential impact upon protected species.<br>Heritage - potential impact upon heritage assets.<br>Open Space - local replacement of playing fields. Public rights of way pass through site. |
| **Availability:** | Site is under single ownership. Land is available within 0 - 5 years. Title deeds have been submitted. No estimated build out rates have been submitted. Using local averages a build out rate of 25-30 dwellings per annum can be assumed. |
| **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. |

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| **JLP allocated site reference:** | LA076 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, should replacement playing pitches be provided, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 35 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Stonham Earl

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|---|---|---|---|
| **Parish / District:** | Stonham Earl, (Mid Suffolk) | | |
| **Site reference:** | SS1058 | | |
| **Site location:** | Land north east of Haggars Mead,<br>Earl Stonham | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site appears to be appropriate for development, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Potentially Contaminated Land.<br>Biodiversity - potential impact upon Protected Species. |
| **Availability:** | The site was submitted by a planning agent on the land owner.<br>Site is owned by a developer.<br>Submission states that the land is available in 0 - 5 years.<br>Title deeds have been submitted. |
| **Achievability:** | The submission confirms that there are no legal constraints or leasehold agreements relating to the site.<br>Title deeds have been submitted. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 20 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Stonham Earl, (Mid Suffolk) | | |
| **Site reference:** | SS0792 | | |
| **Site location:** | Land north of A1120 and east of Church Lane, Stonham Earl | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 5.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, industrial, offices, highway | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site is considered suitable taking into account identified constraints:<br>Potentially contaminated land and potential impact upon heritage assets<br>Utilities - water mains cross site |
| **Availability:** | Site is currently vacant and available for development. |
| **Achievability:** | Submission states no legal constraints or abnormal costs and land available immediately for employment development. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | This site is well located with few constraints to development. It has excellent road links and is adjacent to a successful existing employment use, it could form an extension to the national manufacturing company Ichiban Sushi. The submission indicates there is some demand for development due to enquiries being received, and the site is currently vacant and available now. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 5 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Stonham Parva

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|---|---|---|---|
| **Parish / District:** | Stonham Parva, (Mid Suffolk) | | |
| **Site reference:** | SS0810 | | |
| **Site location:** | Land west of Norwich Road,<br>Stonham Parva | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential and baptist church | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following considerations would require further investigations:<br>Highways - regarding access, footpaths and infrastructure required.<br>Scale of site - Part development is recommended to avoid disproprtionate development to the existing settlement.<br>Heritage - potential impact upon heritage assets.<br>Utilities - water mains cross site. |
| **Availability:** | Site is under single ownership. Site has not been marketed.<br>Title deeds have been submitted.<br>Estimated that site would be built out within 1 - 2 years of work commencing. |
| **Achievability:** | Submission form states that there are no known abnormal costs or legal restrictions on the land which may impact upon the delivery/viability of the site. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development along road frontage is recommended to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Stonham Parva, (Mid Suffolk) | | |
| **Site reference:** | SS0163 | | |
| **Site location:** | Land east of Norwich Road,<br>Little Stonham | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Not stated<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Biodiveristy - potential impact upon protected species Heritage - potential impact upon heritage assets |
| **Availability:** | Site has not been marketed, and was submitted by one of the landowners.<br>Site is under multiple ownership. Title deeds have been submitted. |
| **Achievability:** | The submission confirms that there are no legal constraints or restrictive covenants on the land. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended to avoid a disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Stowmarket

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|---|---|---|---|
| **Parish / District:** | Stowmarket, (Mid Suffolk) | | |
| **Site reference:** | SS1022 | | |
| **Site location:** | Chilton Leys,<br>Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 25.17 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/19/02933/FUW | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Allocated site in Stowmarket Area Action Plan. |
| **Availability:** | Allocated site in Stowmarket Area Action Plan. Currently being built out in phases. |
| **Achievability:** | Delivery of housing of approximately 140 units expected in 5 years, with the rest phased over the remainder of the Plan period. |

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| **JLP allocated site reference:** | LA034 |
| **Site conclusions:** | The site has been allocated in the Core Strategy (Stowmarket Area Action Plan, Feb 2013 - Policy 6.5). |
| **Estimated dwellings yield:** | 600 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Stowmarket, (Mid Suffolk) | | |
| **Site reference:** | SS0264 | | |
| **Site location:** | Ashes Farm,<br>Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 22.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site allocated as part of the Stowmarket Area Action Plan (SAAP) - 'The Ashes'. The following constraints have been identified:<br>Highways - regarding access, footpaths and infrastructure required<br>Hertiage - potential impact upon heritage assets;<br>Open Space - public rights of way passes through the site;<br>Flood risk is identified. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work.<br>Utilities Infrastucture - water mains cross site. |
| **Availability:** | Land under multiple onwership and available within 0-5 years. Site submitted by agent on behalf of landowners. Approximate rate of delivery is 50 dwellings per annum. |
| **Achievability:** | Site can be expected to begin development within 5 years. |

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| **JLP allocated site reference:** | LA035 |
| **Site conclusions:** | Site identified in the Stowmarket Area Action Plan (SAAP). The site is potentially considered suitable for residential development, taking identified constraints into consideration. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work. |
| **Estimated dwellings yield:** | 575 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Stowmarket, (Mid Suffolk) | | |
| **Site reference:** | SS0064 | | |
| **Site location:** | Land south of Gun Cotton Way, Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 2.76 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Vacant, undeveloped land<br>Residential to north, vacant land surrounds site | | |
| **Recent planning history:** | DC/18/01163/FUL | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Biodiversity - impact upon adjacent Couty Wildlife Site required<br>Compatibility - Impact upon potential development from Sewage works required |
| **Availability:** | Site delivery is linked with Site 3A (west of site) and Site 3D (east of site) |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no known legal restrictions affecting the development of the land, altough a footpath diversion is required. There are no known abnormal costs which would affect viability<br>The submission estimates the likely build out rate at 30 units per annum |

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| **JLP allocated site reference:** | LA033 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration |
| **Estimated dwellings yield:** | 68 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Stowmarket, (Mid Suffolk) | | |
| **Site reference:** | SS1288 | | |
| **Site location:** | Land east and west of Prentice Road, Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 0.65 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | car park<br>cark park and offices | | |
| **Recent planning history:** | DC/19/01482/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Part of the site has a risk of flood risk, however the site is an existing allocation in the Stowmarket Area Action Plan (SAAP) and would contribute towards the regeneration of a site in close proximity to Stowmarket Train Station. |
| **Availability:** | Site is subject to a planning application. |
| **Achievability:** | There are no known legal conventants on the site. |

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|---|---|
| **JLP allocated site reference:** | LA112 |
| **Site conclusions:** | Part of the site has a risk of flood risk, however the site is an existing allocation in the Stowmarket Area Action Plan (SAAP) and would contribute towards the regeneration of a site in close proximity to Stowmarket Train Station. 33 dwellings granted prior to basedate of the plan, therefore site will contribute a net yield of 60 dwellings over the plan period. |
| **Estimated dwellings yield:** | 60 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Stowmarket, (Mid Suffolk) | | |
| **Site reference:** | SS0101 | | |
| **Site location:** | Former Stowmarket Middle School, Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 1.00 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Redundant Middle School<br>Residential and playing fields | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site is potentially deemed suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon Conservation Area and archaeological potential of the site.<br>Biodiversity - protected species recorded in close proximity.<br>Utilities - sewers and water mains cross site |
| **Availability:** | Site is in single ownership.<br>The title deeds have been submitted.<br>The submission form does not provide an estimated build-out rate. Using local averages an estimated build out rate of between 20 - 30 dwellings per annum can be assumed. |
| **Achievability:** | The site has not been approved for disposal by Secretary of State to change use of playing field or cease of use as 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. |

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| **JLP allocated site reference:** | LA037 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Due to the legal restrictions on the land, this site should be viewed as a medium to long term project. |
| **Estimated dwellings yield:** | 40 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Stowmarket, (Mid Suffolk) | | |
| **Site reference:** | SS0668 | | |
| **Site location:** | Land south of Creeting Road West, Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 0.90 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Council depot<br>Commercial and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable for residential and employment uses, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Biodiversity - potential impact upon Protected Species.<br>Neighbouring uses - potential for light, noise and/or odour pollution from neighbouring uses and cordon sanitaire to the east.<br>Flood Risk - surface water flood risk. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work.<br>Utilities Infrastructure - sewers crossing site. |
| **Availability:** | The site is in single ownership (Mid Suffolk District Council). The submission form does not provide an estimated build-out rate. Using local averages an estimated build-out rate of between 20 - 30 dwellings per annum can be assumed. |
| **Achievability:** | The council may require an alternative site to become available before this site becomes vacant and available for development. The submission form states that development could commence within 6 - 10 years. |

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|---|---|
| **JLP allocated site reference:** | LA038 |
| **Site conclusions:** | The site is potentially considered suitable for residential and employment uses, taking identified constraints into consideration. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work. |
| **Estimated dwellings yield:** | 25 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Stowmarket, (Mid Suffolk) | | |
| **Site reference:** | SS1286 | | |
| **Site location:** | Land Opposite Linnet Drive, Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 2.80 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use: Neighbouring land use:** | | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is located within an existing employment allocation. |
| **Availability:** | |
| **Achievability:** | |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is located within an existing employment allocation. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 3 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Stowmarket, (Mid Suffolk) | | |
| **Site reference:** | SS1032 | | |
| **Site location:** | Land south of Gun Cotton Way, Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 1.98 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Open Space<br>Residential, commercial | | |
| **Recent planning history:** | DC/18/04947/FUW | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site has no absolute constraints, although is potentially contaminated. Excellent access to strategic road network as well as good bus links. |
| **Availability:** | Site ownership status unknown, however there are currently no uses on site which would require relocation for development to commence and parts of the site are being marketed. The advertisement states that current consent is for warehouse and trade counter<br>uses. On balance, the site is assessed as avaliable as it is being promoted for development. |
| **Achievability:** | No known achievability constraints or abnormal costs to development provided extent of contamination doesn't prove unviable. |

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| **JLP allocated site reference:** | LA108 |
| **Site conclusions:** | The site is fairly large in area and would appear to have fairly strong market demand with some of the plots currently under offer. A portion of the site which sits opposite Tesco has been marketed for a considerable period of time without achieving an employment occupier, however it is considered that this would not forbid employment development coming forward across the majority of the site. The ownership of the site is unknown but as the site is activley being marketed for development it is, on balance, assessed as available. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 11 |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Stowmarket, (Mid Suffolk) | | |
| **Site reference:** | SS1287 | | |
| **Site location:** | Land East of Tomo Business Park, Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 3.20 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use: Neighbouring land use:** | | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is an existing employment allocation. |
| **Availability:** | |
| **Achievability:** | |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is an existing employment allocation. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 3 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Stowmarket, (Mid Suffolk) | | |
| **Site reference:** | SS1282 | | |
| **Site location:** | Land off Gipping Way, Stowmarket<br>Site D | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 0.62 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Vacant scrub land<br>Industrial uses | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is located within a Strategic Employment Site. Site is potentially suitable for employment use, subject to the following considerations:<br>Highways - regarding suitability of access;<br>Flood Risk - part of site is within Flood Zone 2;<br>Heritage - design sympathetic to Conservation Area<br>Compatability with neighbouring uses |
| **Availability:** | Site submitted by an agent on behalf of developer.<br>Land is under single ownership.<br>Site could be delivered within 5 years. |
| **Achievability:** | Submission confirms there are no legal constraints on the site. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | Site lies within a Strategic Employment Site and is potentially suitable for employment uses. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 1 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Stowmarket, (Mid Suffolk) | | |
| **Site reference:** | SS1223 | | |
| **Site location:** | Land at Mill Lane,<br>Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 79.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | Outline planning permission granted under ref: 1582/17 | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Allocated site in Stowmarket Area Action Plan (SAAP) Mill Lane. Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon nearby heritage assets.<br>Flooding - Flood risk to the southern section of the site. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work.<br>Open Space - public rights of way pass through the site.<br>Ecology - Potential ecological impacts. |
| **Availability:** | Allocated site in Stowmarket Area Action Plan (SAAP) Mill Lane. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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| **JLP allocated site reference:** | LA044 |
| **Site conclusions:** | Site is considered potentially suitable for employment uses, taking into account identified constraints. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 79 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Stowmarket, (Mid Suffolk) | | |
| **Site reference:** | SS0436 | | |
| **Site location:** | Land south-west of Needham Road, Stowmarket | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 12.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential, Commercial, Greenfield | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site is well suited to development with strong strategic road access. The site also has strong market attractiveness judging by strong occupancy rates at adjoining Stowmarket Business Park. |
| **Availability:** | CFS Submission indicates site available for development immediately. |
| **Achievability:** | Submission states there are no legal constraints and the site is available for development immediately. No known achievability constraints or abnormal costs to development of the site. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is well suited to development with excellent strategic access and the adjacent well occupied business park would suggest high demand for employment space in this location. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 12 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Stowupland

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| **Parish / District:** | Stowupland, (Mid Suffolk) | | |
| **Site reference:** | SS1071 | | |
| **Site location:** | Land south of Stowmarket Road, Stowupland | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 17.83 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural and allotments<br>Agricultural, residential and A14. | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon listed buildings<br>Noise pollution from A14.<br>Flooding - Part of the site has a surface water flood risk.<br>Open Space - Public rights of way passes through site, and allotments should be retained.<br>Utilities - water mains cross site |
| **Availability:** | Site was submitted by a planning agent on behalf of a developer.<br>Title deeds have been submitted. |
| **Achievability:** | Submission confirms that there are no restrictive covenants on the site that would prevent it coming forward for development. |

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| **JLP allocated site reference:** | LA078 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 300 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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| **Parish / District:** | Stowupland, (Mid Suffolk) | | |
| **Site reference:** | SS0073 | | |
| **Site location:** | Land north of B1115,<br>Stowupland | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 7.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture<br>Residential and agricultural | | |
| **Recent planning history:** | M /5024/16/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon listed buildings.<br>Biodiversity - potential impact on a protected species Flood Risk - part of the site has a risk of surface water flooding.<br>Utilities Infrastructure - Water mains cross the site |
| **Availability:** | The site is subject to a planning application.<br>The site is in single ownership |
| **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. |

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| **JLP allocated site reference:** | LA100 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 143 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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| **Parish / District:** | Stowupland, (Mid Suffolk) | | |
| **Site reference:** | SS1106 | | |
| **Site location:** | Land south of Gipping Road,<br>Stowupland | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 5.62 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, and residential development | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable for residential development, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required (pedestrian access through adjoining development site).<br>Heritage - potential impact upon listed buildings.<br>Surface water flood risk. |
| **Availability:** | Site was submitted by a land promoter on behalf of the landowner<br>The submission estimates delivery of 30 dwellings per annum.<br>Title deeds have not been submitted. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no<br>known abnormal costs which would affect viability. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, once the adjoining development has has been built out, taking identified constraints into account. |
| **Estimated dwellings yield:** | 100 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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| **Parish / District:** | Stowupland, (Mid Suffolk) | | |
| **Site reference:** | SS0151 | | |
| **Site location:** | Land south of Church Road, Stowupland | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 1.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | M /1884/16/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Scale of site- consider reducing size of site to be more in keeping with the existing settlement<br>Heritage - potential impact upon heritage assets<br>Biodiversity - potential impact upon Protected Species<br>Flooding - Eastern edge of the site has a risk of surface water flooding<br>Utilities Infrastructure - water mains cross site. |
| **Availability:** | The site is under single ownership.<br>The site is currently subject to a planning application.<br>The title deeds have been submitted for the site.<br>The submission confirms an estimated build out rate of 20 per annum. |
| **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 20 units per annum. |

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| **JLP allocated site reference:** | LA077 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. NP allocations - SNP4 |
| **Estimated dwellings yield:** | 18 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Stradbroke

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|---|---|---|---|
| **Parish / District:** | Stradbroke, (Mid Suffolk) | | |
| **Site reference:** | SS0079 | | |
| **Site location:** | Land west of Queen Street, Stradbroke | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 3.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agriculture use<br>Residential, primary school and agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required Heritage - potential impact upon heritage assets and Conservation Area.<br>Scale of site - Partial development recommended.<br>Flood Risk - part has a risk of surface water flooding. |
| **Availability:** | The land has not yet been marketed. Site was submitted by a planning agent on behalf of the land owner.<br>Title deeds have been submitted.<br>Submission states an estimated development rate of 10 to 15 dwellings per year. |
| **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. |

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| **JLP allocated site reference:** | LA080 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development on northern aspect recommended as only the northern and north-east part of site is well related to existing settlment pattern. NP allocation - STRAD18 |
| **Estimated dwellings yield:** | 75 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Stradbroke, (Mid Suffolk) | | |
| **Site reference:** | SS1043 | | |
| **Site location:** | Land south of New Street, Stradbroke | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural - in use<br>Residential and agricultural | | |
| **Recent planning history:** | DC/19/00022/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets and a key view as listed in the Heritage Sensitivity Assessment<br>Flood Risk - southern section of the site has a risk of surface water flooding |
| **Availability:** | Submission confirms that the site could come forward in 0 - 5 years.<br>Site is under single ownership. Title unregistered, therefore no title deeds have been submitted. |
| **Achievability:** | Assumed that new development will be built out in line with districts standard build out rate of 25 - 30 dwellings per annum. No known legal constraints on the site. No known costs that would impact on viability. |

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| **JLP allocated site reference:** | LA082 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. NP allocation - STRAD17. |
| **Estimated dwellings yield:** | 60 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Stradbroke, (Mid Suffolk) | | |
| **Site reference:** | SS1198 | | |
| **Site location:** | Land north of Laxfield Road, Stradbroke | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use: Neighbouring land use:** | | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site allocated in adopted Neighbourhood Plan |
| **Availability:** | Site allocated in adopted Neighbourhood Plan |
| **Achievability:** | Site allocated in adopted Neighbourhood Plan |

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| **JLP allocated site reference:** | LA081 |
| **Site conclusions:** | NP Allocation - STRAD15. Further detailed flood risk assessment to be done through Strategic Flood Risk Assessment level 2 work. |
| **Estimated dwellings yield:** | 45 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Stradbroke, (Mid Suffolk) | | |
| **Site reference:** | SS0681 | | |
| **Site location:** | Land east of Farriers Close,<br>Stradbroke | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 1.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Amenity land<br>Residential use to the West and North of the site.<br>Agricuultural use to the east and the local High School Playing field ajoins to the south. | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Townscape - impact on settlement pattern.<br>Heritage - Impact upon heritage assets required, including field evaluation - partial development to retain a green open space south and east of the moat recommended. |
| **Availability:** | Land is under multiple ownership and is available within 0-5 years. Enquiries received. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

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| **JLP allocated site reference:** | LA083 |
| **Site conclusions:** | NP allocation - STRAD16 |
| **Estimated dwellings yield:** | 35 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Stradbroke, (Mid Suffolk) | | |
| **Site reference:** | SS0575 | | |
| **Site location:** | Land east of Queen Street,<br>Stradbroke | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture use<br>Agricultural use to the east of the site otherwise framed by residential development | | |
| **Recent planning history:** | | | |

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| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Flood Risk - eastern aspect of site vulnerable to flooding.<br>Townscape - partial development south of Stradbroke Hall would have the least detrimential impact on townscape.<br>Biodiversity - impact on protected species will need to be assessed.<br>Heritage - Impact assessment needed on setting of Stradbroke Hall and its associated moated site. Field evaluation will be required. Eastern aspect of site should be retained as green open space. |
| **Availability:** | Site is under multiple ownership. Title deeds have not been submitted.<br>Submission states that land is available within 0 - 5 years. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability.<br>It is assumed that new development will be built out in line with distrcits standart built out rate of 25-30 dwellings per year. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | 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 and limit negative impact upon the setting Stradbroke Hall and associated moated site. |

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| **Estimated dwellings yield:** | 30 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Stradbroke, (Mid Suffolk) | | |
| **Site reference:** | SS0087 | | |
| **Site location:** | Land south of Ash Plough and west of Queen Street, Stradbroke | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.60 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Arable Farmland<br>Sites abutts existing residential and employment areas to the west. Otherwise framed by open country side. | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Compatibility to neighbouring uses would require further investigation. |
| **Availability:** | Land available in 0-5 years. Submission states an estimated development rate of 10 to 15 dwellings per year. |
| **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. It is assumed that new development will be built out in line with districts standard built out rate of 25-30 dwellings per year. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 20 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Stradbroke, (Mid Suffolk) | | |
| **Site reference:** | SS0080 | | |
| **Site location:** | Land east of Queen Street,<br>Stradbroke | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Arable Farmland/Grass Meadow<br>Residential development to the south and south-west, agricultural use to the north and west of site | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>HRA work may be required.<br>Heritage - potential impact upon listed farmhouse to the west of the site. |
| **Availability:** | Site has not been marketed. Site submitted by a planning agent on behalf of the landowner.<br>Title deeds have not been submitted.<br>Submission states an estimated development rate of 10 to 15 dwellings per year. |
| **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. It is assumed that new development will be built out in line with districts standard built out rate of 25-30 dwellings per year. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Stutton

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|---|---|---|---|
| **Parish / District:** | Stutton, (Babergh) | | |
| **Site reference:** | SS0179 | | |
| **Site location:** | Land east of Church Road,<br>Stutton | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Scrubland / informal greenspace (Accessible?)<br>residential | | |
| **Recent planning history:** | B /17/00950/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Landscape- site is within Suffolk Coast and Heaths AONB. Assessment of impact upon sensitive landscapes required.<br>Heritage Assets - assessment of impact upon heritage assets and their settings required.<br>Water - mitigation measures for surface water flooding identified on site required.<br>Biodiversity - potential impact upon protected species. |
| **Availability:** | Submission has proposed 0-5 years deliverability. Enquiries received for purchasing land. Site is under multiple ownership. 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 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, but states that development is possible in one phase. |

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| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 34 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Stutton, (Babergh) | | |
| **Site reference:** | SS1125 | | |
| **Site location:** | Land north of Manningtree Road,<br>Stutton | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.18 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | ex-agriculture and informal recreation land<br>north and west - Recreational use<br>south - resiential and community facilities<br>east - agricultural | | |
| **Recent planning history:** | DC/17/02111/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, subject to further investigation of:<br>Highways - regarding access, footpaths and infrastructure required.<br>Landscape- site is within close proximity to Suffolk Coast and Heaths AONB. Assessment of impact upon sensitive landscapes required.<br>Heritage Assets - assessment of impact upon heritage assets and their settings required.<br>Open Space - measures for open space provision site required.<br>Biodiversity - potential impact upon protected species. |
| **Availability:** | The site is under contract with a developer.<br>Site is under single ownership. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development, taking identified constraints into account |
| **Estimated dwellings yield:** | 14 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Stutton, (Babergh) | | |
| **Site reference:** | SS0696 | | |
| **Site location:** | Land north of Holbrook Road,<br>Stutton | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural<br>residential | | |
| **Recent planning history:** | DC/19/02831/FUW | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Environmental - protected trees identified on site.<br>Utilities - water mains crossing site |
| **Availability:** | Attempts at marketing have been undertaken. Site is under multiple ownership - title deeds have not been submitted. Submission has proposed 0-5 years deliverability. Expected that development could be completed within 2 years of work commencing. |
| **Achievability:** | Submission states that there are no known legal constraints or abnormal costs associated with the site which could impact upon viability/deliverability of the site. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development. |
| **Estimated dwellings yield:** | 6 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Sudbury

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|---|---|---|---|
| **Parish / District:** | Sudbury, (Babergh) | | |
| **Site reference:** | SS0509 | | |
| **Site location:** | Land north of Newton Road,<br>Sudbury | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 0.45 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Amenity land<br>Residential and Industrial | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Impact of the industrial estate to the north of the site, which may have noise, odour and air quality impacts on the proposed residential development.<br>Utilities - water mains crossing site. |
| **Availability:** | Site is owned by a developer.<br>Site has not been marketed. |
| **Achievability:** | The submission confirms that the site could come forward in 0-10 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 annual build out rate. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 12 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Sudbury, (Babergh) | | |
| **Site reference:** | SS0750 | | |
| **Site location:** | Second Avenue (Garages),<br>Sudbury | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 0.37 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Residential<br>Residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable taking identified constraints into account:<br>Highways - regarding access, footpaths and infrastructure required. |
| **Availability:** | Site is owned by Babergh DC.<br>Site has not been marketed. Completion of site within 2 years of commencement can be expected. |
| **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. |

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| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially suitable for residential development. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Sudbury, (Babergh) | | |
| **Site reference:** | SS0745 | | |
| **Site location:** | Elm Road/Chilton Lodge Road, Sudbury | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 0.10 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Residential<br>Residential and Commercial | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: - Highways – regarding access, footpaths and infrastructure required.<br>Utilities - sewers and water mains crossing site. |
| **Availability:** | Site is owned by Babergh DC.<br>Site has not been marketed. It can be expected that the site would be completed within 2 years of work commencing. |
| **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. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Sudbury, (Babergh) | | |
| **Site reference:** | SS0968 | | |
| **Site location:** | Highfield Mill,<br>Sudbury | | |
| **JLP settlement hierarchy:** | Urban Areas and Market Towns | | |
| **Approx site area (ha):** | 0.79 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential and Agricultural | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon the Conservation Area and heritage assets.<br>Landscape - site adjoins Special Landscape Area.<br>Utilities - water mains crosses site. |
| **Availability:** | Site is under multiple ownership - title deeds have been submitted.<br>The submission form indicates that the 5 proposed dwellings could be built within 18 months of development commencing on site. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years and that the 5 proposed dwellings could be built within 18 months of development commencing. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Tattingstone

| | | | |
|---|---|---|---|
| **Parish / District:** | Tattingstone, (Babergh) | | |
| **Site reference:** | SS0392 | | |
| **Site location:** | Land west of A137, The Heath, Tattingstone | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>agricultural and residential | | |
| **Recent planning history:** | DC/19/02617 | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required compatibility.<br>Townscape - to reflect existing linear low density form.<br>Minerals - site lies within Mineral Consultation Zone.<br>Utilities - water mains passes through site |
| **Availability:** | Submission has proposed 0-5 years deliverability. Enquiries have been received. Title deeds have been submitted. |
| **Achievability:** | Submission confirms that there are no legal restrictions on the site. Submission states that development could commence within 0 - 5 years. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Thorndon

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|---|---|---|---|
| **Parish / District:** | Thorndon, (Mid Suffolk) | | |
| **Site reference:** | SS0453 | | |
| **Site location:** | Land north of Stoke Road and west of Clint Road, Thorndon | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.27 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | Mixed use: offices, residential, playing field<br>Agricultural, residential | | |
| **Recent planning history:** | DC/19/01310/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following would require further consideration:<br>Highways - regarding access, footpaths and infrastructure required<br>Protected species<br>Open space - replacement of open space |
| **Availability:** | Site has not been marketed.<br>Site is under single ownership. |
| **Achievability:** | There are leases on some of the buildings, however it is anticipated that vacant possession could be obtained prior to commencement of redevelopment. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development, taking into account identified constraints. |
| **Estimated dwellings yield:** | 20 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Thurston

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|---|---|---|---|
| **Parish / District:** | Thurston, (Mid Suffolk) | | |
| **Site reference:** | SS0716 | | |
| **Site location:** | Land west of Ixworth Road,<br>Thurston | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 7.82 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential and educational (Thurston Community College) | | |
| **Recent planning history:** | DC/18/03547/RES | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Open Space - Public Right of Way pass through site.<br>Biodiversity - Potential impact upon protected species.<br>Minerals - Site located within the Mineral Consultation Zone.<br>Utilities Infrastructure - Water mains cross site |
| **Availability:** | The site is under option to a developer, and the submission is made on their behalf. Title deeds have been submitted. Site is subject to a planning application highlighting the availability of the site. |
| **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 indicates a likely build out rate of 50 to 75 units per year, however an average of 20 to 30 dwellings per annum will be used for the purpose of this assessment. |

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|---|---|
| **JLP allocated site reference:** | LA088 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 250 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Thurston, (Mid Suffolk) | | |
| **Site reference:** | SS0729 | | |
| **Site location:** | Land south of Beyton Road,<br>Thurston | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 7.90 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Minerals - site lies within Mineral Consultation Zone.<br>Biodiversity - potential impact upon protected species and other ecological impacts. |
| **Availability:** | The submission is made on behalf of a developer who has an option on the site. Title deeds have been submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years. The submission does not provide indication of the likely annual build out rate, can be assumed to be 20 - 30 dwellings per annum in line with local averages. Some convenants are in place for rights of access |

| | |
|---|---|
| **JLP allocated site reference:** | LA087 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 200 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Thurston, (Mid Suffolk) | | |
| **Site reference:** | SS0075 | | |
| **Site location:** | Land east of Ixworth Road,<br>Thurston | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 8.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Rugby Club playing field to the north, Agricultural use to the east and west, residential development to the south | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required<br>Biodiversity - potential impact upon protected species<br>TPO area identified<br>Minerals - site lies within Mineral Safeguarding Zone |
| **Availability:** | A planning agent has submitted the site on behalf of the land owners.<br>No estimated build out rates have been submitted. However, using local build out rates an estimate of 25 - 30 dwellings can be expected. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability |

| | |
|---|---|
| **JLP allocated site reference:** | LA089 |
| **Site conclusions:** | Site is potentially considered suitable for residential development, taking into account identified constraints. |
| **Estimated dwellings yield:** | 200 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Thurston, (Mid Suffolk) | | |
| **Site reference:** | SS0006 | | |
| **Site location:** | Land west of Barton Road,<br>Thurston | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 5.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential and agricultural | | |
| **Recent planning history:** | DC/17/02232/FUL | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required Minerals- site lies within Mineral Consultation Zone<br>Biodiversity - potential impact on species and/or habitats of nature conservation |
| **Availability:** | Site was submitted by a planning agent on behalf of developers Land is under multiple ownership, and the title deeds have been submitted<br>The submission estimates a build out rate of 50 dwellings per annum. 20 - 30 is considered more realistic. |
| **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. |

| | |
|---|---|
| **JLP allocated site reference:** | LA090 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 129 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Thurston, (Mid Suffolk) | | |
| **Site reference:** | SS0319 | | |
| **Site location:** | Land south of Heath Road,<br>Thurston | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 4.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential development to the North, east and north-west of site. Agriculutral use to the south, which forms a buffer to the A14. | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets, site has archaeological potential.<br>Minerals - site lies within a Mineral Consultation Zone.<br>Retain open space. |
| **Availability:** | Site is submitted on behalf of Suffolk Housing Society, who are currently agreeing Heads of Terms with the landowners. Title deeds have been submitted. |
| **Achievability:** | No major constraints have been identified. Exclusivity Agreement is with solicitors between the Trust and Suffolk Housing.<br>None known legal constraints at present, but solicitors will complete due diligence. |

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|---|---|
| **JLP allocated site reference:** | LA086 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 110 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Thurston, (Mid Suffolk) | | |
| **Site reference:** | SS0019 | | |
| **Site location:** | Land west of Meadow Lane,<br>Thurston | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 3.10 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | Horticulture<br>Residential | | |
| **Recent planning history:** | M /4942/16/FUL | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required along meadow lane<br>Minerals- site lies within Minerals Safeguard Area<br>Ecology - further assessment required on potential ecological impact<br>Utilities Infrastructure - sewers and water mains cross site. |
| **Availability:** | Site is under single ownership and under option to a developer. Using local build out rates 20/25 dwellings per annum is deemed appropriate.<br>Land being available in 0 - 5 years is considered realistic.<br>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 known legal restrictions on the land and no known abnormal costs which would affect viability |

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|---|---|
| **JLP allocated site reference:** | LA084 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 64 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Thurston, (Mid Suffolk) | | |
| **Site reference:** | SS0090 | | |
| **Site location:** | Land east of Church Road and south of Old Post Office Lane,<br>Thurston | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture<br>Residential development to the north, south and west, agricultural use to the east. | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Minerals- site lies within Mineral Safeguarding Zone.<br>Ecological impact would require further assessment. |
| **Availability:** | Land available in 0-5 years. Submission states a build out rate of 10 units per year. |
| **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 |

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|---|---|
| **JLP allocated site reference:** | LA085 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 25 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Thurston, (Mid Suffolk) | | |
| **Site reference:** | SS0765 | | |
| **Site location:** | Land to the West of Church Road, Thurston | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 3.85 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential and railway line | | |
| **Recent planning history:** | DC/17/02782/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Minerals - site lies within Mineral Safeguarding Zone |
| **Availability:** | Site is under single ownership.<br><br>Submission states land available in 0 - 5 years. |
| **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. |

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|---|---|
| **JLP allocated site reference:** | LA118 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 15 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Thurston, (Mid Suffolk) | | |
| **Site reference:** | SS0008 | | |
| **Site location:** | Land south of Barrells Road,<br>Thurston | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 0.95 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Meadow<br>railway liine, adjoins linear development along Barrells Road and agricultural. | | |
| **Recent planning history:** | DC/17/03268/OUT | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site is not well related to the existing settlement. |
| **Availability:** | the site is not being marketed at present. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability<br>The submission does not provide indication of the likely annual build out rate |

| | |
|---|---|
| **JLP allocated site reference:** | LA103 |
| **Site conclusions:** | The configuraiton of the site with the proposed development would be out of context to the adjoining properties. |
| **Estimated dwellings yield:** | 6 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Twaite

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|---|---|---|---|
| **Parish / District:** | Thwaite, (Mid Suffolk) | | |
| **Site reference:** | SS0786 | | |
| **Site location:** | Land to the south of Wickham Road and west of A140, Thwaite | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.03 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural<br>residential / agricultural | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets<br>Biodiversity - potential impact upon Protected Species |
| **Availability:** | Site has not been marketed. Site is under multiple ownership, and submission was made by an agent on behalf of the landowners. Title deeds have been submitted. Land available in 0 - 5 years, and 1 - 2 years for development. |
| **Achievability:** | The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability. No viability testing has been conducted. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially suitable for residential development taking identified constraints into account. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Thwaite, (Mid Suffolk) | | |
| **Site reference:** | SS1228 | | |
| **Site location:** | Land west of Church Lane,<br>Thwaite | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.62 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Amenity land<br>Residential and agricultural land | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable for residential development, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon listed building |
| **Availability:** | Site is owned by a developer.<br>Land available in 0 - 5 years.<br>No estimated build out rates provided. |
| **Achievability:** | The submission states that there are no legal constraints relating to the site. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking indentified constraints into account. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Tostock

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|---|---|---|---|
| **Parish / District:** | Tostock, (Mid Suffolk) | | |
| **Site reference:** | SS0513 | | |
| **Site location:** | Land between New Road and Leys Road, Tostock | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 0.46 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Biodiversity - a County Wildlife Site is in close proximity to the site<br>Heritage - part of the site is within the Tostock Conservation Area.<br>Minerals - site lies within Mineral Safeguarding Zone.<br>Scale of Site - part development is recommended to avoid a disproportionate development with the existing settlement. |
| **Availability:** | Site is under multiple ownership. Title deeds have been submitted. Site submitted by an agent on behalf of the landowners. |
| **Achievability:** | Submission confirms that there are no legal constraints on the site. Estimates that land could come forward within 0 - 5 years. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially suitable taking identified constraints into consideration. However, only partial development at eastern boundary is recommended in order to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Tostock, (Mid Suffolk) | | |
| **Site reference:** | SS0924 | | |
| **Site location:** | Land south of New Road and north of A14, Tostock | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.37 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural / vacant grassland<br>employment, agricultural, minerals site | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site is potentially suitable for development, subject to further investigation of: landscape and heritage assets impact, transport and local road impact, minerals extraction constraints. |
| **Availability:** | The site is in single ownership, although there is no known current market interest for the land. Site is available beyond 5 years. |
| **Achievability:** | The site is available for delivery in 6-10 years, however further analysis will be required on scheme viability. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially suitable for employment uses, taking identified constraints into account. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 1 |
| **Estimated delivery timescale:** | Developable 6-15 |

## Walsham-le-Willows

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|---|---|---|---|
| **Parish / District:** | Walsham-le-Willows, (Mid Suffolk) | | |
| **Site reference:** | SS0040 | | |
| **Site location:** | Land west of Wattisfield Road,<br>Walsham le Willows | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural | | |
| **Recent planning history:** | M /1352/17/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required<br>Scale of site - Part development is recommended to avoid disproprtionate development to the existing settlement. |
| **Availability:** | The site is in joint ownership.<br>An agent has submitted the site on request of the landowners. The submission form does not provide an estimated build out rate. Using local averages an estimated build out rate of between 25 - 30 dwellings per annum can be assumed. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability |

| | |
|---|---|
| **JLP allocated site reference:** | LA091 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 60 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Walsham-le-Willows, (Mid Suffolk) | | |
| **Site reference:** | SS0369 | | |
| **Site location:** | Land east of Wattisfield Road,<br>Walsham le Willows | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Vacant<br>Agricultural and residential | | |
| **Recent planning history:** | DC/17/02783/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Utilities Infrastructure - sewers and water mains crossing site |
| **Availability:** | An agent has submitted the site on behalf of the landowners. The site is under multiple ownership.<br>The submission form does not provide an estimated build-out rate. Using local averages an estimated build out rate of between 25 - 30 dwellings per annum can be assumed. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

| | |
|---|---|
| **JLP allocated site reference:** | LA092 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 22 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Wattisfield

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|---|---|---|---|
| **Parish / District:** | Wattisfield, (Mid Suffolk) | | |
| **Site reference:** | SS0110 | | |
| **Site location:** | Land east of The Street,<br>Wattisfield | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | DC/17/04520/FUL | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially deemed suitable, but the following considerations would require further investigation:<br>Highways - regarding access, services and infrastructure required.<br>Scale of Site - part development recommended Heritage - potential impact upon listed buildings. |
| **Availability:** | Title deeds submitted.<br>Site is under single ownership.<br>Estimated build out rate of 10 dwellings per year or greater. |
| **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 |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially deemed suitable for residential development, taking identified constraints into consideration. However, only part development is recommended to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 8 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Wenham Magna

| | | | |
|---|---|---|---|
| **Parish / District:** | Wenham Magna, (Babergh) | | |
| **Site reference:** | SS0507 | | |
| **Site location:** | Council Depot, Wenham Magna | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.35 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Amenity<br>Residential and agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Heritage - potential impact upon heritage assets.<br>Minerals - site lies within Mineral Consultation Zone. |
| **Availability:** | Submission has proposed 0-5 years deliverability. Site owned by a developer. |
| **Achievability:** | Submission confirms that there are no legal constraints on the site. Submission states that the site is available in 0 - 5 years. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 6 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Westhorpe

| | | | |
|---|---|---|---|
| **Parish / District:** | Westhorpe, (Mid Suffolk) | | |
| **Site reference:** | SS0735 | | |
| **Site location:** | Land south of Church Road, Westhorpe | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required. Heritage - potential impact upon heritage assets.<br>Scale of site - partial development recommended. |
| **Availability:** | Site is under single ownership and title deeds have been submitted. Site has not been marketed. No estimated build out rate has been provided, but it could be estimated to be within 2 years of work commencing. |
| **Achievability:** | Submission states that there are no legal constraints or abnormal costs on the site, or restrictive covenants which would impact on the viability or deliverability of the site. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development is recommended to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

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|---|---|---|---|
| **Parish / District:** | Westhorpe, (Mid Suffolk) | | |
| **Site reference:** | SS0084 | | |
| **Site location:** | Land north of The Street,<br>Westhorpe | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.53 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets<br>Scale of Site - Part development is recommended to avoid disproprtionate development to the existing settlement. |
| **Availability:** | Site was submitted by a planning agent on behalf of the landowners. Site has not been marketed.<br>Submission estimates 10 - 15 dwellings per annum.<br>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 known legal restrictions on the land and no known abnormal costs which would affect viability. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into account. However, part development is recommended to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Wetherden

| | | | |
|---|---|---|---|
| **Parish / District:** | Wetherden, (Mid Suffolk) | | |
| **Site reference:** | SS0782 | | |
| **Site location:** | Land north of New Haughley Street, Wetherden | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 7.00 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, landfill, highway | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Dwelling on site and farm outbuildings and site is not within a settlement. |
| **Availability:** | Need to relocate current uses - site available in medium term(6+ years) |
| **Achievability:** | Submission states no legal constraints or abnormal costs, however levelling may need to be considered |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | This site is suitable for development and well located. Proposals will need to consider impact on the house which is on site, and levelling of the site may be required. The relocation of current farming uses is also required. The submission indicates there has been some enquiries about development of this site. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 5 |
| **Estimated delivery timescale:** | Developable 6-15 |

## Wetheringsett-cum-Brockford

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|---|---|---|---|
| **Parish / District:** | Wetheringsett-cum-Brockford, (Mid Suffolk) | | |
| **Site reference:** | SS0599 | | |
| **Site location:** | Land to the north-east of the junction between The Street and Cedars Hill,<br>Wetheringsett | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Flood Risk - northern aspect of the site is within Flood Zone 2 once the effects of climate change have been considered.<br>Heritage - potential impact upon heritage assets. |
| **Availability:** | Title deeds have been submitted. Site is under the ownership of a single trust. |
| **Achievability:** | Submission confirms that there are no legal constraints on the site, and no known abnormal costs which would impact on the delivery of the site. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially suitable for residential development taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Wetheringsett-cum-Brockford, (Mid Suffolk) | | |
| **Site reference:** | SS0570 | | |
| **Site location:** | Land east of A140 The Street, Wetheringsett | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential, service station | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required. Biodiversity - potential impact upon Protected Species Heritage - potential impact upon heritage assets and Conservation Area. Potential surface water flood risk.<br>Neighbouring uses - potential light / noise pollution from nearby service station. |
| **Availability:** | Site has not been marketed.<br>Site is under single ownership, title deeds submitted.<br>Can be expected that site would be built out within 12 months of development commencing. |
| **Achievability:** | Submission confirms that there are no legal constraints on the site. Indicates that development could commence within 0 - 5 years. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 10 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Wetheringsett-cum-Brockford, (Mid Suffolk) | | |
| **Site reference:** | SS0536 | | |
| **Site location:** | Land east of Norwich Road, Mendlesham | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 18.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Industrial, agricultural | | |
| **Recent planning history:** | | | |

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|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site has no overriding constraints and its location next to the A140 and an employment site, which indicates it is suitable. |
| **Availability:** | Site currently farmed by the owner so can be made available in the short term |
| **Achievability:** | Submission states no legal constraints or abnormal costs, provided a suitable access to A140 can be provided, and development could commence in the short term. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is well located next to the A140 and could serve as an extension to the existing employment site to the north. The site is available and achievable and is therefore assessed to be deliverable. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 17 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Weybread

| | | | |
|---|---|---|---|
| **Parish / District:** | Weybread, (Mid Suffolk) | | |
| **Site reference:** | SS0054 | | |
| **Site location:** | Land north-east of The Street, Weybread | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 1.87 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential and agricultural | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints have been identified which would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Scale of Site - Part development is recommended to avoid disproprtionate development to the existing settlement.<br>Heritage - potential impact on heritage assests<br>Open Space - public rights of way passes through the site<br>Compatibility of adjacent poultry unit would need to be considered |
| **Availability:** | The site is under multiple ownership and no market interest has been received therefore the site can be assumed to be deliverable in 6 - 15 years.<br>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. However, no viability testing has been conducted. |

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|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development of the north-western and south-eastern aspect (road frontage only) is recommended. |
| **Estimated dwellings yield:** | 15 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Wherstead

| | | | |
|---|---|---|---|
| **Parish / District:** | Wherstead, (Babergh) | | |
| **Site reference:** | SS1020 | | |
| **Site location:** | Land west of Bourne Hill,<br>Wherstead | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 3.48 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential | | |
| **Recent planning history:** | DC/18/00706/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable for residential development, however the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Landscape - AONB in close proximity.<br>Biodiversity - proximity to RAMSAR, SSSI and Special Protection Area of the Stour and Orwell Estuaries.<br>Heritage - potential impact upon heritage assets.<br>Flood risks along the northern boundary of the site.<br>Utilities - water mains crossing site. |
| **Availability:** | Site is subject to a planning application.<br>Site is under single ownership.<br>No estimated build out rates have been provided. An estimated build out rate of 20 - 30 dwellings per annum. |
| **Achievability:** | Site is subject to a planning application. No known legal constraints or abnormal costs which could impact upon the viability of the site. |

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|---|---|
| **JLP allocated site reference:** | LA016 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 75 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Wherstead, (Babergh) | | |
| **Site reference:** | SS1273 | | |
| **Site location:** | Park Farm Barns and land west of Vicarage Land, Wherstead | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 9.69 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable for employment development, the following constraints would require further consideration:<br>Highways - regarding access, footpaths and infrastructure required<br>Landscape - potential impact upon AONB<br>Biodiveristy - HRA may be required. Protected species recorded in close proximity Heritage - potential impact upon heritage assets<br>Open Space - PROW through site. |
| **Availability:** | |
| **Achievability:** | |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially considered suitable taking identified constraints into account. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 10 |
| **Estimated delivery timescale:** | Developable 6-15 |

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|---|---|---|---|
| **Parish / District:** | Wherstead, (Babergh) | | |
| **Site reference:** | SS1027 | | |
| **Site location:** | Land north of The Street,<br>Wherstead | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 3.20 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | Agriculture, commercial/offices, residential<br>Agriculture, residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable for employment development. Following constraints have been identified:<br>Highways - regarding access, footpaths and infrastructure required;<br>Heritage - potential impact upon heritage assets;<br>Landscape - site adjoins AONB;<br>Ecology - protected species recorded in close proximity;<br>Open Space - public rights of way pass through the site.<br>Utilities - water mains crossing site. |
| **Availability:** | Site ownership status unknown. |
| **Achievability:** | It is unknown whether there are legal constraints on the site but it would appear there are no abnormal costs associated with the delivery of this site. |

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|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | This site is well suited to employment evidenced by the existing use on site at Wherstead Business Park. It has excellent road transport links and the market attractiveness of the existing business park means expansion could be appropriate. Availability is however unknown and as such it cannot be assessed as deliverable or developable currently. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 3 |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Wherstead, (Babergh) | | |
| **Site reference:** | SS1168 | | |
| **Site location:** | Land west of the A137,<br>Wherstead | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 7.10 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, A14/A137 and railway line | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable for employment use, subject to the following constraints:<br>Highways - regarding access, footpaths and infrastructure required<br>Surface water flood risk<br>Potentially contaminated land<br>Landscape - AONB within 100m<br>Biodiversity - potential impact upon SSSI's/Ramsar/County Wildlife Site/SPA. HRA may be required<br>Heritage - site has archaeological potential<br>Utilities - water mains crossing site |
| **Availability:** | Site is owned by a developer.<br>Title deeds have been submitted. |
| **Achievability:** | Submission confirms there are no legal constraints or restrictions on the land. |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is possibly suitable for employment use, taking into account identified constraints and market demand. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 11 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Whitton

| | | | |
|---|---|---|---|
| **Parish / District:** | Whitton, (Mid Suffolk) | | |
| **Site reference:** | SS0033 | | |
| **Site location:** | Land west of Old Norwich Road,<br>Whitton | | |
| **JLP settlement hierarchy:** | Ipswich Policy Area | | |
| **Approx site area (ha):** | 11.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential and employment | | |
| **Recent planning history:** | M /1832/17/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Ecology - HRA work may be required. Protected species have been recorded in close proximity<br>Heritage - part of the site has archaeological potential |
| **Availability:** | Some completions expected within 5 years.<br>Site is in single ownership and land is available within 0 - 5 years. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no known legal restrictions on the land. No indication has been provided as to whether there are any known abnormal costs which would affect viability, as a viability assessment has not been carried out- therefore the cost of infrastructure including access and drainage is unknown.<br>The submission does not provide indication of the likely annual build out rate |

| | |
|---|---|
| **JLP allocated site reference:** | LA102 |
| **Site conclusions:** | Site is potentially considered suitable for residential development, taking identified constraints into account. |
| **Estimated dwellings yield:** | 190 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Wickham Skeith

| | | | |
|---|---|---|---|
| **Parish / District:** | Wickham Skeith, (Mid Suffolk) | | |
| **Site reference:** | SS1166 | | |
| **Site location:** | Land west of Grange Road,<br>Wickham Skeith | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.34 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Occasional horse grazing<br>north and east - residential<br>west- meadow<br>south - agricultural | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following constraints require further investigation:<br>Highways - regarding access, footpaths and infrastructure required. |
| **Availability:** | Title deeds have been submitted.<br>Submission states that land is available within 5 years.<br>Site is under multiple ownership. |
| **Achievability:** | Submission confirms that there are no legal constraints or restrictions on the site. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potential considered suitable for residential development taking identified constraints into account. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Wilby

| | | | |
|---|---|---|---|
| **Parish / District:** | Wilby, (Mid Suffolk) | | |
| **Site reference:** | SS0825 | | |
| **Site location:** | Land west of B1118,<br>Wilby | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required .<br>Biodiversity - potential impact upon Protected Species.<br>Heritage - potential impact upon heritage assets. |
| **Availability:** | Site is under single ownership - title deeds have been submitted.<br>Land is available within 0 - 5 years, and development should be completed within 1 - 2. years once development has commenced. |
| **Achievability:** | Submission confirms that there are no legal restraints or abnormal costs associated with the site. |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | 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 dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Wilby, (Mid Suffolk) | | |
| **Site reference:** | SS1279 | | |
| **Site location:** | Land to the west of Brundish Road, Wilby, IP21 5LP | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.89 | **Brownfield / greenfield / mixed use land:** | brownfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable but the following constraints would require further assessment:<br>Highways - regarding access, footpaths and infrastructure required<br>Biodiversity - protected species recorded in proximity to the site |
| **Availability:** | Site has not been marketed.<br>Site under single ownership.<br>Land available in 0 - 5 years. |
| **Achievability:** | Submission confirms that there are no legal constraints identified on the site. |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking into account identified constraints. Part development recommended. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Wilby, (Mid Suffolk) | | |
| **Site reference:** | SS1278 | | |
| **Site location:** | Land to the south of Willow Farm, Wilby, IP21 5LE | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 2.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, the following constraints would require further assessment:<br>Highways - regarding access, footpath and infrastructure<br>Biodiversity - protected species recorded in close proximity<br>Flood Risk - surface water flood risk<br>Heritage - potential impact upon heritage assets |
| **Availability:** | |
| **Achievability:** | |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially considered suitable for development subject to identified constraints. Part development recommended. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Woolpit

| | | | |
|---|---|---|---|
| **Parish / District:** | Woolpit, (Mid Suffolk) | | |
| **Site reference:** | SS0670 | | |
| **Site location:** | Land north-east of The Street,<br>Woolpit | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 36.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Residential development to the south and the south west of site. To the north and east agricultural use. | | |
| **Recent planning history:** | DC/18/04247 | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways – regarding access, footpaths and infrastructure required. Heritage- impact upon listed building, scheduled monument and conservation area.<br>Biodiversity - potential impact upon species and/or habitats of nature conservation. Surface water flood risk Minerals - site lies within Mineral Consultation Zone. Utilities Infrastructure - sewers and water mains cross site |
| **Availability:** | Land is under single ownership and is available within 0-5 years. Site is under option to developer. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years. It is assumed that new development will be built out in line with districts standart built out rate of 25-30 dwellings per year. |

| | |
|---|---|
| **JLP allocated site reference:** | LA095 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration on. |
| **Estimated dwellings yield:** | 500 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Woolpit, (Mid Suffolk) | | |
| **Site reference:** | SS0547 | | |
| **Site location:** | Land south of Old Stowmarket Road, Woolpit | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 6.50 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Site abutts the existing settlement to the west and the north. Agricultural land ajoins to the east and the south. | | |
| **Recent planning history:** | M /1636/16/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Contaminated Land - part of the site has the potential to be contaminated<br>Heritage - potential impact upon heritage assets and Conservation Area.<br>Biodiversity - Protected Species have been recorded in close proximity and further ecological assessment required.<br>Site lies within a Mineral Safeguarding Zone. |
| **Availability:** | Site is subject to a planning application<br>There are multiple landowners<br>The submission estimates a build out rate of 50 units per annum. Using local averages a build out rate of between 20 - 30 dwellings per annum may be more appropriate. |
| **Achievability:** | The submission states that there are no legal constraints to development coming forward. Site is subject to a S106 agreement and therefore can be assumed that development will commence within 0 - 5 years. |

| | |
|---|---|
| **JLP allocated site reference:** | LA094 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 120 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Woolpit, (Mid Suffolk) | | |
| **Site reference:** | SS0093 | | |
| **Site location:** | Land east of Green Road,<br>Woolpit | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 2.30 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Site is adjoining the existing settlement to the north and east. Open country side abutts the site to the south and west. | | |
| **Recent planning history:** | M /2112/16/FUL | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets and Conservation Area<br>Biodiversity - potential impact upon Protected Species |
| **Availability:** | The submission confirms that the site could come forward in 0-5 years<br>Site was submited by a planning agent.<br>Site is under multiple ownership. Title deeds have been submitted. |
| **Achievability:** | It is assumed that new development will be built out in line with districts standard build out rate of 25-30 dwellings per year. The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability |

| | |
|---|---|
| **JLP allocated site reference:** | LA093 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 49 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Woolpit, (Mid Suffolk) | | |
| **Site reference:** | SS0783 | | |
| **Site location:** | Land west of Heath Road,<br>Woolpit | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 1.80 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | agricultural<br>Residential to the North as well as West and agriculture to the East and South. | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required.<br>Biodiveristy - potential to impact upon species and/or habitats of nature conservation interest.<br>Surface water flood risk.<br>Open Space - public rights of way pass through site.<br>Utilities Infrastructure - water mains cross site. |
| **Availability:** | Site is under multiple ownership. Title deeds have been submitted.<br>Enquiries have been received for the site.<br>Estimated build out rate 2 - 3 years from commencement of development. |
| **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. |

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|---|---|
| **JLP allocated site reference:** | LA097 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 30 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Woolpit, (Mid Suffolk) | | |
| **Site reference:** | SS0787 | | |
| **Site location:** | Land south of A14,<br>Woolpit | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 4.40 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Sunday Market/car boot sale site<br>Agricultural, haulage yard | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | This site is suitable for development taking identified constraints into account:<br>Highways - regarding access, infrastructure.<br>Biodiversity - potential impact upon species and/or habitats of nature conservation;<br>Utilities Infrastructure - Water mains cross site. |
| **Availability:** | Submission states development to be phased to follow on from development of existing sites. |
| **Achievability:** | Submission states no legal constraints or abnormal costs |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | This site it suitable and available now, however submission indicates development would form part of a longer term phasing. It has good access to the strategic transport network and could form an extension to the nearby Woolpit Business Park. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 4 |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Woolpit, (Mid Suffolk) | | |
| **Site reference:** | SS0773 | | |
| **Site location:** | Lawn Farm,<br>Woolpit | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 17.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural, residential, industrial | | |
| **Recent planning history:** | DC/18/01279/FUL | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: There are a number of dwellings along Warren Lane adjacent to the site. Protected species/habitat on site - impact would require assessment and depend on proposed development. Utilities Infrastructure - Water mains cross site |
| **Availability:** | Site is currently vacant and available for development |
| **Achievability:** | Submission states no legal constraints or abnormal costs and land available immediately for employment development. |

| | |
|---|---|
| **JLP allocated site reference:** | LA120 |
| **Site conclusions:** | This site is suitable, available and achievable for employment development. There are very few constraints to development and the site is well located for road transport links, however proposals will need to consider the potential impact on nearby residential uses. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 17 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Woolpit, (Mid Suffolk) | | |
| **Site reference:** | SS0328 | | |
| **Site location:** | Goldstar Transport Ltd, Elmswell Road, Woolpit | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 3.66 | **Brownfield / greenfield / mixed use land:** | mixed-use |
| **Existing land use:**<br>**Neighbouring land use:** | B1, B8 uses active, part vacant<br>Commercial, residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is in existing employment use and well suited to this use, taking into account heritage and biodiversity. Most of the site appears to be built out, with some vacant land to the rear which forms part of the wider employment site. |
| **Availability:** | N/A - existing employment site |
| **Achievability:** | N/A - existing site |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | This site is well suited to employment use with few constraints. Most of the land is in existing use, although there is some potentially for expansion to the rear of the site. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 4 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Woolpit, (Mid Suffolk) | | |
| **Site reference:** | SS1154 | | |
| **Site location:** | Land to the south of the A14,<br>Woolpit | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 1.75 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultutal and employment land | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | The site is potentially considered suitable for employment development, taking identified constraints into account.<br>Highways - regarding access, footpaths and infrastructure required<br>Potentially contaminated land<br>Surface water flood risk<br>Part of site lies within Special Landscape Area<br>Biodiversity - potential impact upon County Wildlife Site<br>Geodiversity - site lies within Mineral Consultation Zone.<br>Utilities - water mains crosses site. |
| **Availability:** | Site was submitted by a planning agent on behalf of the landowners.<br>Title deeds have been submitted.<br>The submission states that the land is available in 0 - 5 years. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | The site is potentially considered suitable for employment use, subject to market demand. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 3 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Woolpit, (Mid Suffolk) | | |
| **Site reference:** | SS1156 | | |
| **Site location:** | Land south of Old Stowmarket Road, Woolpit | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 29.12 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural and business units<br>Agridcultural, residential and employment | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Potentially contaminated land<br>Site lies within Mineral Consultation Zone<br>Heritage - Potential impact upon heritage assets |
| **Availability:** | The land owners have submitted the site.<br>Title deeds have been submitted. |
| **Achievability:** | The submission states that development could commence in 6 - 10 years. |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially suitable for employment use subject to identified constraints and market demand. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 30 |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Woolpit, (Mid Suffolk) | | |
| **Site reference:** | SS1158 | | |
| **Site location:** | Land south-west of Wood Road,<br>Woolpit | | |
| **JLP settlement hierarchy:** | Core Villages | | |
| **Approx site area (ha):** | 3.41 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Redundant pig farm, paddocks and farm house<br>Residential and agricultural | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Employment |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required.<br>Biodiversity - potential impact upon County Wildlife Site.<br>Geodiversity - site lies within Mineral Consultation Zone.<br>Heritage - potential impact upon heritage assets. |
| **Availability:** | Site submitted by the land owners.<br>Title deeds have been submitted.<br>The submission confirms that the land will be available in 0 - 5 years. |
| **Achievability:** | The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. |

| | |
|---|---|
| **JLP allocated site reference:** | |
| **Site conclusions:** | Site is potentially suitable for employment use subject to identified constraints and market demand. |
| **Estimated dwellings yield:** | |
| **Estimated employment land area (ha) (where relevant)** | 2 |
| **Estimated delivery timescale:** | Deliverable 0-5 |

## Woolverstone

| | | | |
|---|---|---|---|
| **Parish / District:** | Woolverstone, (Babergh) | | |
| **Site reference:** | SS0203 | | |
| **Site location:** | Land south of Main Road, Woolverstone | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.60 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation:<br>Highways – regarding access, footpaths and infrastructure required<br>Landscape - site is adjacent to the AONB. TPO's identified on site.<br>Scale of Site - linear development recommended<br>Heritage - potential impact upon Conservation Area and heritage assets. |
| **Availability:** | Site has not been marketed. Site was submitted by a planning agent on behalf of the landowners.<br>Site is under single ownership.<br>Title deeds have been submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years.<br>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability.<br>The submission estimates the likely build out rate at 15 units per annum. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development of the site is recommended to mitigate impact on the Conservation Area. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Woolverstone, (Babergh) | | |
| **Site reference:** | SS0255 | | |
| **Site location:** | Land north of Glebe Lane and west of Main Road, Woolverstone | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Partial development of the site (linear development along Main Road) is potentially suitable, but the following considerations would require further investigation: -<br>Highways – regarding access, footpaths and infrastructure required.<br>Landscape - site is adjacent to AONB.<br>Heritage - potential impact upon Conservation Area and heritage assets. |
| **Availability:** | Submission indicates that development would require consent of Ipswich Diocese. Site has not been marketed. Title deeds submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years.<br>The submission estimates the likely build out rate at 2 years.<br>Development would require consent of Ipswich Diocese. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Partial development recommended fronting the road. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Worlingworth

| | | | |
|---|---|---|---|
| **Parish / District:** | Worlingworth, (Mid Suffolk) | | |
| **Site reference:** | SS1294 | | |
| **Site location:** | Land south of Shop Street, Worlingworth | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 1.70 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | | | |
| **Recent planning history:** | DC/17/04689/OUT | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially considered suitable, but the following would require further investigation:<br>Highways - regarding access, footpaths and infrastructure required<br>Heritage - potential impact upon heritage assets<br>Noise - Compatibility with adjacent commercial premises to be assessed |
| **Availability:** | |
| **Achievability:** | |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | Site is potentially considered suitable for residential development taking into account identified constraints. |
| **Estimated dwellings yield:** | 26 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Worlingworth, (Mid Suffolk) | | |
| **Site reference:** | SS0573 | | |
| **Site location:** | Land south of Church Road, Worlingworth | | |
| **JLP settlement hierarchy:** | Hamlets and Countryside | | |
| **Approx site area (ha):** | 0.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further investigation: Highways - regarding access, footpaths and infrastructure required Scale of site - Part development is recommended to avoid disproportionate development to the existing settlement. Heritage - potential impact upon listed buildings surface water flood risk. |
| **Availability:** | Site is under multiple ownership. Title deeds have been submitted.<br>Enquiries have been received for the site.<br>Estimated site completion within 3 years. |
| **Achievability:** | No legal covenants on the site relating to residential development. Estimates that land could become available in 0 - 5 years. |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. However only part development to the north-east road frontage is recommended in order to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 5 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

## Yaxley

| | | | |
|---|---|---|---|
| **Parish / District:** | Yaxley, (Mid Suffolk) | | |
| **Site reference:** | SS0042 | | |
| **Site location:** | Land west of Old Ipswich Road, Yaxley | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.61 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations would require further assessment: Highways - regarding access, footpaths and infrastructure required Heritage - potential impact upon heritage assets Biodiversity - potential impact on Protected Species Scale of Site - Part development is recommended to avoid disproprtionate development to the existing settlement. |
| **Availability:** | Site was submitted by a planning agent on behalf of the landowners.<br>Title deeds have been submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability<br>The submission does not provide indication of the likely annual build out rate |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. Part development is recommended to avoid disproportionate development to the existing settlement. |
| **Estimated dwellings yield:** | 20 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

| | | | |
|---|---|---|---|
| **Parish / District:** | Yaxley, (Mid Suffolk) | | |
| **Site reference:** | SS0038 | | |
| **Site location:** | Land east of Old Ipswich Road,<br>Yaxley | | |
| **JLP settlement hierarchy:** | Hinterland Villages | | |
| **Approx site area (ha):** | 1.20 | **Brownfield / greenfield / mixed use land:** | greenfield |
| **Existing land use:**<br>**Neighbouring land use:** | Agricultural<br>Agricultural and residential | | |
| **Recent planning history:** | | | |

| | |
|---|---|
| **Proposed land use description:** | Residential |
| **SHELAA site assessment summary** | |
| **Suitability:** | Site is potentially suitable, but the following considerations require further assessment; Highways - regarding access, footpaths and infrastructure required Heritage - potential impact on a Grade II* listed cottage Biodiversity - potential impact upon Protected Species Scale of Site - Part development is recommended to avoid disproprtionate development to the existing settlement. |
| **Availability:** | The site was submitted by a planning agent on behalf of the land owners.<br>Title deeds have been submitted. |
| **Achievability:** | The submission confirms that the site could come forward in 0-5 years<br>The submission confirms that there are no known legal restrictions on the land and no known abnormal costs which would affect viability<br>The submission estimates the likely build out rate at 10-12 units per annum |

| | |
|---|---|
| **JLP allocated site reference:** | LS01 |
| **Site conclusions:** | The site is potentially considered suitable for residential development, taking identified constraints into consideration. |
| **Estimated dwellings yield:** | 15 |
| **Estimated employment land area (ha) (where relevant)** | |
| **Estimated delivery timescale:** | Developable 6-15 |

# Appendix C – Sites not currently developable

An interactive online map tool has been produced showing all of the SHELAA sites (both potential and discounted). Printing facilities are also available through the online tool. To see the mapped locations of all the sites, please access this system through the Councils' websites at:
www.babergh.gov.uk/jointlocalplan and www.midsuffolk.gov.uk/jointlocalplan

| Parish / District / Site Ref | Proposed use | Location |
|---|---|---|
| Brantham, (Babergh) SS0211 | Residential | Land west of Brantham Hill, Brantham |
| Sudbury, (Babergh) SS1019 | Residential | Land west of Ballingdon Hill and south of Sandy Lane, Sudbury |
| Claydon, (Mid Suffolk) SS0119 | Residential | Land west of Old Ipswich Road, Claydon |
| Cotton, (Mid Suffolk) SS1187 | Residential | Land east of Stonham Road, Cotton |
| Great Blakenham, (Mid Suffolk) SS0864 | Residential | Land north of Gipping Road, Great Blakenham |
| Great Blakenham, (Mid Suffolk) SS0952 | Residential | Land south of Gipping Road, Great Blakenham |
| Kenton, (Mid Suffolk) SS1189 | Residential | Land east of Eye Road and north of Church Close, Kenton |
| Stowmarket, (Mid Suffolk) SS0324 | Employment | Land north of Spikes Lane, Stowmarket |
| Woolpit, (Mid Suffolk) SS0673 | Residential | Land north-east of Heath Road, Woolpit |

# Appendix D – Outstanding Planning Permissions

## Babergh

### As at 1st April 2018

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /12/00491/FUL | Acton | The Bungalow, Bassetts Farm, Lavenham Rd | 30/08/2012 | 1 | 0 | 1 | 0 |
| B /12/00957/FUL | Acton | The Lodge, Melford Rd | 01/11/2012 | 1 | 1 | 1 | 0 |
| B /15/01332/FUL | Acton | Former Tola W/shop, Waldingfield Road | 12/01/2016 | 2 | 2 | 1 | 1 |
| B /16/00088/OUT | Acton | Meadow View, Melford Road, Acton, CO10 0BA | 05/04/2016 | 3 | 3 | 3 | 0 |
| DC/17/05967/RES | Acton | Land adjacent Meadow View, Melford Road, Acton | 17/08/2016 | 3 | 3 | 3 | 0 |
| B /16/00726/FUL | Acton | The Pool House, High Street, Acton, CO10 0AJ | 26/08/2016 | 1 | 1 | 1 | 0 |
| B /17/01066/OUT | Acton | Land North of Rectory House, High Street, Acton | 10/07/2017 | 2 | 2 | 2 | 0 |
| B /17/01120/OUT | Acton | Land to the rear of 6 High Street, Acton, CO10 0AL | 26/07/2017 | 1 | 1 | 1 | 0 |
| DC/17/02751/OUT | Acton | Land South East Of Barrow Hill, Acton, CO10 0AS | 22/12/2017 | 100 | 100 | 100 | 0 |
| B /15/00531/AGD | Aldham | Frog Hall Farm, The Street (Prior Approval App) | 22/06/2015 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /17/01103/FUL | Alpheton | Newmans Lodge, Bury Road, Alpheton | 08/09/2017 | 4 | 4 | 4 | 0 |
| B /09/00230/FUL | Assington | Chestnut Grove, Bures Road | 13/10/2009 | 1 | 0 | 1 | 0 |
| B /12/01347/FUL | Assington | Hill Farm, The Street | 24/04/2013 | 1 | 1 | 1 | 0 |
| B /14/01305/FUL | Assington | St Edmunds Cottage, The Street, CO10 5LN | 04/12/2014 | 1 | 1 | 1 | 0 |
| B /14/00805/FUL | Assington | Celandine, The Street | 14/01/2015 | 2 | 1 | 2 | 0 |
| B /15/01393/FUL | Assington | The Barn at Assington, The Street (B/14/00362/OUT also ref'd) | 18/11/2015 | 3 | 3 | 2 | 1 |
| B /16/00890/AGD | Assington | Land at, Gedding Hall, Nayland Road, Assington, CO10 5LR | 25/08/2016 | 1 | 1 | 1 | 0 |
| B /16/00891/AGD | Assington | Land at, Gedding Hall, Nayland Road, Assington, CO10 5LR | 25/08/2016 | 1 | 1 | 1 | 0 |
| B /16/01056/FUL | Assington | Land south of 1 Woodfield | 29/09/2016 | 2 | 2 | 2 | 0 |
| B /16/01353/FUL | Assington | Assington Fruit Farm, The Street, Assington, CO10 5LW | 02/12/2016 | 1 | 1 | 1 | 0 |
| B /15/01382/FUL | Assington | Gedding Hall, Nayland Road, Assington, CO10 5LR | 23/12/2016 | 2 | 2 | 2 | 0 |
| B /16/01638/FUL | Assington | Chestnut Grove, Bures Road, Assington, CO10 5NF | 01/02/2017 | 1 | 0 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /17/00430/FUL | Assington | Dale Cottage, The Street, Assington, CO10 5LH | 10/05/2017 | 1 | 1 | 1 | 0 |
| DC/17/06170/RES | Assington | Land North Of The Hollies, The Street, Assington, CO10 5LH | 14/08/2017 | 10 | 10 | 10 | 0 |
| DC/17/03535/AGD | Assington | Hill Farm, The Street, Assington, CO10 5LH | 22/09/2017 | 3 | 3 | 3 | 0 |
| DC/17/05628/FUL | Assington | Land To South Of Dale Cottage, 1 The Street, Assington, CO10 5LH | 04/01/2018 | 1 | 1 | 1 | 0 |
| DC/17/06079/FUW | Assington | Cart Lodge In Farmyard Adjoining Hill Farmhouse, The Street, Assington, CO10 5LH | 02/02/2018 | 2 | 2 | 2 | 0 |
| DC/18/00188/OUT | Assington | Land To North Of Assington Barn, The Street, Assington, CO10 5LW | 26/03/2018 | 8 | 8 | 8 | 0 |
| B /08/01309/RES | Belstead | Mill Farm Place (Mill Poultry Farm), Grove Hill | 24/12/2008 | 5 | 5 | 0 | 5 |
| B /09/00901/OUT | Belstead | Land south of Grove Hill | 04/08/2015 | 9 | 9 | 9 | 0 |
| B /16/01563/FUL | Belstead | Wayside, Grove Hill, Belstead, IP8 3LU | 11/01/2017 | 1 | 0 | 1 | 0 |
| B /08/01450/FUL | Bentley | Land S of Anchor Ctge (btw Wagg' Way & The Bridels), Link Lane | 28/11/2008 | 1 | 1 | 1 | 0 |
| B /14/00300/FUL | Bentley | Martins Hill Cottage, Bergholt Road (see note) | 04/08/2014 | 1 | 0 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /14/01330/OUT | Bentley | Land south of Wayside, Capel Road (Also in reference to submission of details: B/16/00595/RES.) | 02/02/2015 | 1 | 1 | 1 | 0 |
| B /15/00530/AGD | Bentley | Dodnash Fruit Farm, Hazel Shrub | 30/06/2015 | 3 | 3 | 3 | 0 |
| B /16/01051/OUT | Bentley | Roman Acres, Capel Road, Bentley, IP9 2DL | 26/09/2016 | 1 | 1 | 1 | 0 |
| B /16/01189/FUL | Bentley | 3 South View Green, Bentley, IP9 2DR | 25/10/2016 | 1 | 1 | 1 | 0 |
| B /16/00949/FUL | Bentley | Ivy Cottage, Capel Road, Bentley, IP9 2DW | 17/11/2016 | 2 | 2 | 2 | 0 |
| B /17/00936/FUL | Bentley | Woodfield, Bergholt Road, Bentley, IP9 2DH | 09/06/2017 | 1 | 1 | 1 | 0 |
| DC/17/02077/AGD | Bentley | Pond Hall Farm, Bentley Hall Road, Bentley, IP9 2LR | 12/07/2017 | 1 | 1 | 1 | 0 |
| DC/17/03175/FUL | Bentley | Trevlac, Capel Road, Bentley, IP9 2DL | 17/10/2017 | 1 | 1 | 1 | 0 |
| B /16/01686/LCE | Bentley | Holly Oak, Hazel Shrub, Bentley, IP9 2DG | 25/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/05497/FUL | Bentley | Land East Of Grove Road, Grove Road, Bentley | 20/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/06071/OUT | Bentley | Linkfield, Hazel Shrub, Bentley, IP9 2DG | 31/01/2018 | 1 | 1 | 1 | 0 |
| DC/17/06221/FUL | Bentley | Satis, Potash Lane, Bentley, IP9 2BY | 14/02/2018 | 1 | 0 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| DC/18/00163/FUL | Bentley | The Cottage, Grove Road, Bentley, Ipswich, Suffolk, IP9 2DD | 20/03/2018 | 1 | 1 | 1 | 0 |
| B /17/00003/FUL | Bentley | Oakleigh, Capel Road, Bentley, IP9 2DW | 27/03/2018 | 16 | 16 | 16 | 0 |
| B /12/00516/FUL | Bildeston | Land (garden) at Willow Cottage, Wattisham Rd | 08/10/2012 | 1 | 1 | 1 | 0 |
| B /15/00626/FUL | Bildeston | West View, High Street (See notes) | 29/10/2015 | 2 | 1 | 1 | 0 |
| B /15/01110/FUL | Bildeston | Redwick House, High Street | 11/11/2015 | 1 | 0 | 1 | 0 |
| B /16/00026/FUL | Bildeston | West View, High Street, Bildeston, IP7 7EF | 05/04/2016 | 2 | 1 | 2 | 0 |
| B /15/01433/OUT | Bildeston | Land East of Artiss Close and, Rotherham Road, Bildeston | 05/04/2016 | 48 | 48 | 48 | 0 |
| B /16/00809/FUL | Bildeston | Church Farm, Church Road | 12/05/2016 | 2 | 2 | 2 | 0 |
| B /15/01061/FHA | Bildeston | Church Farm, Church Road | 12/05/2016 | 2 | 2 | 2 | 0 |
| B /16/01136/FUL | Bildeston | 80 High Street, Bildeston, IP7 7EA | 23/01/2017 | 1 | 1 | 1 | 0 |
| B /14/00705/FUL | Boxford | Old School House, School Hill, CO10 5JT | 10/09/2014 | 0 | -1 | 1 | 0 |
| B /15/00233/FUL | Boxford | 1 The Causeway | 17/04/2015 | 1 | 0 | 1 | 0 |
| B /16/00074/OFD | Boxford | Cygnet Court, Swan Street (Units 1 & 2) | 24/03/2016 | 2 | 2 | 2 | 0 |
| B /15/01078/FUL | Boxford | Cygnet Court, Swan Street | 30/03/2016 | 4 | 4 | 4 | 0 |
| B /17/01095/OUT | Boxford | (Land adjacent to) The Pippins, Calais Street, Boxford, CO10 5JA | 30/06/2017 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /17/01053/LCE | Boxford | Richmond Lodge, Calais Street, Boxford, CO10 5JA | 28/07/2017 | 1 | 1 | 1 | 0 |
| DC/17/04548/FUL | Boxford | Land Adjacent to Old School House, School Hill, Boxford, CO10 5JT | 02/11/2017 | 1 | 1 | 1 | 0 |
| B /08/01028/FUL | Brantham | Fernhurst, Brantham Hill Brantham Hill | 26/06/2009 | 1 | 1 | 1 | 0 |
| B /11/00802/FUL | Brantham | Land East of Bramerton, Ipswich Road (Plot 3) | 28/05/2012 | 1 | 1 | 1 | 0 |
| B /14/00651/FUL | Brantham | Land North of Koziville, Cattawade Street | 12/12/2014 | 1 | 1 | 1 | 0 |
| B /15/01737/FUL | Brantham | Land North of Windyridge, Brantham Hill, Brantham | 04/04/2016 | 13 | 13 | 13 | 0 |
| B /15/01659/FUL | Brantham | Fairlawns, Ipswich Road, Brantham, CO11 1NP (PP Granted at Appeal 12/09/2016) | 12/09/2016 | 2 | 2 | 2 | 0 |
| B /15/00263/FUL | Brantham | Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL | 18/11/2016 | 320 | 320 | 320 | 0 |
| B /16/01515/OUT | Brantham | Rosemary, Church Lane, Brantham, CO11 1QD | 06/02/2017 | 2 | 2 | 2 | 0 |
| B /16/01493/OFD | Brantham | Britannia House, Factory Lane, Brantham, CO11 1NH | 15/02/2017 | 21 | 21 | 21 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| DC/17/05463/OUT | Brantham | 1 Broughton Villa, Cattawade Street, Brantham, CO11 1SA | 12/01/2018 | 1 | 1 | 1 | 0 |
| B /15/00213/FUL | Brent Eleigh | Land rear of Millstone, Brent, Mill Drive (B/13/01162/FUL also refs) | 11/11/2015 | 1 | 1 | 1 | 0 |
| B /16/01537/FUL | Brent Eleigh | Farm Buildings, Hill Farm, Lavenham Road, Brent Eleigh | 01/03/2018 | 2 | 2 | 2 | 0 |
| B /12/00762/FUL | Brettenham | Honeysuckle Cottage, 18 The Street | 08/10/2012 | 2 | 1 | 2 | 0 |
| B /14/01297/FUL | Brettenham | Church Farm, Buxhall Road | 11/05/2015 | 1 | 1 | 1 | 0 |
| B /16/00661/FUL | Brettenham | F A Brinkley, Breakers Yard and Premises, Old School Corner, Brettenham, IP7 7PA | 28/07/2016 | 3 | 3 | 3 | 0 |
| B /16/01512/FUL | Brettenham | 4 The Street, Brettenham, IP7 7QP | 05/01/2017 | 1 | 1 | 1 | 0 |
| B /17/00909/FUL | Brettenham | (Land adj) 66 The Street, IP7 7QP (REVISED SCHEME FROM B/15/00362/OUT AND B/16/00149/RES) | 07/06/2017 | 1 | 1 | 1 | 0 |
| DC/18/00242/FUL | Brettenham | Land North East Of 4 The Street, Brettenham, Ipswich, Suffolk, IP7 7QP | 01/03/2018 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /13/00596/FUL | Bures St Mary | Former Cottages & Packing Sheds, Eves Orchard (B/06/00886/FUL also refs) | 05/11/2013 | 2 | 2 | 2 | 0 |
| B /14/01103/FUL | Bures St Mary | The Slaughter House and land adj Cuckoo Hill adjacent, Cuckoo Hill | 13/02/2015 | 6 | 6 | 3 | 3 |
| DC/17/03257/FUL | Bures St Mary | 25 Nayland Road, Bures St Mary, CO8 5BX | 03/11/2017 | 1 | 1 | 1 | 0 |
| B /12/00676/FUL | Burstall | (Barn at) Burstall Hall, Hall Lane | 14/01/2013 | 1 | 1 | 1 | 0 |
| B /15/00358/AGD | Burstall | Hill Farm House, Burstall Hill | 03/06/2015 | 1 | 1 | 1 | 0 |
| B /17/00029/AGD | Burstall | Barn west of Rose Cottage, Church Hill, Burstall | 28/02/2017 | 1 | 1 | 1 | 0 |
| B /14/00219/FUL | Capel St Mary | (Land at) The White Horse, London Road | 03/04/2013 | 2 | 2 | 1 | 1 |
| B /12/00592/OUT | Capel St Mary | Land west of the Drift (Granted on Appeal) | 12/09/2013 | 8 | 8 | 8 | 0 |
| B /14/00621/FUL | Capel St Mary | Pound Cottage, Pound Lane | 26/06/2014 | 1 | 0 | 1 | 0 |
| B /14/00942/OFD | Capel St Mary | Colne Bar Properties Ltd, 107 The Street | 08/10/2014 | 3 | 3 | 3 | 0 |
| B /14/01456/FUL | Capel St Mary | The White Horse, London Road | 20/03/2015 | 1 | 1 | 1 | 0 |
| B /14/01488/FUL | Capel St Mary | St Marys Cottage, 120 The Street | 24/03/2015 | 1 | 1 | 1 | 0 |
| B /14/00100/OUT | Capel St Mary | Land west of Pine Dell & Ashcroft (See Notes) | 01/06/2015 | 24 | 24 | 0 | 24 |
| B /15/01741/AGD | Capel St Mary | Land rear of Boynton Hall, Old London Rd | 12/02/2016 | 2 | 2 | 2 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /16/00273/FUL | Capel St Mary | Land at the rear of Boynton Hall Old London Road, Capel St Mary | 16/06/2016 | 2 | 1 | 1 | 0 |
| B /17/01075/FUL | Capel St Mary | Part side-gdn Sylvan Leas, The Street (REVISED SCHEME FROM: B/12/00984/FUL) | 07/07/2017 | 1 | 1 | 1 | 0 |
| DC/17/02384/AGD | Capel St Mary | Barn On Land At Springhill, Pound Lane, IP9 2JB | 07/08/2017 | 1 | 1 | 1 | 0 |
| B /17/00122/FUL | Capel St Mary | Land North And West Of Capel Community Church, Days Road | 30/10/2017 | 97 | 97 | 96 | 1 |
| DC/17/05537/OUT | Capel St Mary | (Land rear of) 71 The Street, Capel St Mary, IP9 2EG | 06/02/2018 | 1 | 1 | 1 | 0 |
| DC/17/06152/FUL | Capel St Mary | 16 The Street, Capel St Mary, Ipswich, Suffolk, IP9 2EB | 28/03/2018 | 1 | 0 | 1 | 0 |
| B /15/00869/FUL | Chattisham | West View, The Street (Replacement Dwlg) | 12/08/2015 | 1 | 0 | 1 | 0 |
| B /16/00454/FUL | Chattisham | West View, The Street, Chattisham, IP8 3QF | 24/06/2016 | 1 | 0 | 1 | 0 |
| B /14/01550/FUL | Chelmondiston | Halcyon, Pin Mill Road | 09/04/2015 | 1 | 0 | 1 | 0 |
| B /15/01094/FUL | Chelmondiston | Flat above Hollingsworths Store, 1 Church Road | 29/10/2015 | 0 | -1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /16/00685/FUL | Chelmondiston | Little Barnes Nursery, Shotley Road, Chelmondiston, Ipswich, IP9 1EE | 04/08/2016 | 1 | 1 | 1 | 0 |
| B /16/01024/FUL | Chelmondiston | The Crow's Nest, Pin Mill Road, Chelmondiston, IP9 1JN | 15/09/2016 | 1 | 0 | 1 | 0 |
| B /16/01081/FUL | Chelmondiston | White House Farm, Shotley Road, Chelmondiston, IP9 1EE | 21/02/2017 | 2 | 2 | 1 | 1 |
| B /17/01118/FUL | Chelmondiston | (Land adjacent to) Highlands, Shotley Road, Chelmondiston, IP9 1EE | 30/06/2017 | 1 | 1 | 1 | 0 |
| DC/17/04302/FUL | Chelmondiston | Foresters Arms, Main Road (Replaces B/11/00349/FUL) | 04/12/2017 | 3 | 3 | 3 | 0 |
| DC/17/05308/FUL | Chelmondiston | Land South Of White House Farm, Shotley Road, Chelmondiston, IP9 1EE | 09/02/2018 | 7 | 7 | 7 | 0 |
| B /15/00050/FUL | Chelsworth | Chelsworth Hall, Hall Road | 06/03/2015 | 2 | 1 | 2 | 0 |
| B /17/00075/FUL | Chelsworth | 9 Cakebridge Lane, Chelsworth, IP7 7JA | 07/04/2017 | 1 | 1 | 1 | 0 |
| B /17/00102/AGD | Chelsworth | Parsonage Barn, Parsonage Lane, Chelsworth | 09/06/2017 | 1 | 1 | 1 | 0 |
| B /16/01577/FUL | Chilton | Scrumpys, 23 St Marys Close, Chilton, CO10 0PN | 26/01/2017 | 2 | 1 | 2 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /16/01406/FUL | Chilton | Chilton Grove, Waldingfield Road, Chilton, CO10 0PR | 22/06/2017 | 5 | 5 | 5 | 0 |
| B /17/01099/FUL | Chilton | Land Adjacent to Avalon, Newton Road, Chilton, Sudbury, CO10 0PY | 31/07/2017 | 1 | 1 | 1 | 0 |
| DC/17/05313/FUL | Chilton | 2 Chilton Grove Bungalows, Waldingfield Road, Chilton, CO10 0PR | 15/12/2017 | 2 | 1 | 1 | 1 |
| DC/18/00010/OUT | Chilton | Grove Hall, Waldingfield Road, Chilton, Sudbury, Suffolk, CO10 0PR | 01/03/2018 | 2 | 2 | 2 | 0 |
| DC/18/00025/OUT | Chilton | Chilton Hall, Farmhouse, Waldingfield Road, Chilton, Sudbury, Suffolk, CO10 0PS | 29/03/2018 | 1 | 1 | 1 | 0 |
| B /15/00827/FUL | Cockfield | Land north of Gt Green Farmhouse | 04/09/2015 | 1 | 1 | 1 | 0 |
| B /16/00527/AGD | Cockfield | Earls Hall Farm, Earls Hall Road, Cockfield, IP30 0JD | 16/06/2016 | 1 | 1 | 1 | 0 |
| B /16/00591/AGD | Cockfield | Hope House, Cross Green, Cockfield, IP30 0LG | 21/06/2016 | 1 | 1 | 1 | 0 |
| B /16/00778/AGD | Cockfield | Kings Barn, Smallbridge Farm, Bradfield Road, Cockfield, IP30 0HH | 18/07/2016 | 1 | 1 | 1 | 0 |
| B /16/00408/FUL | Cockfield | Hope House, Gross Green, Cockfield, IP30 0LG | 28/07/2016 | 1 | 1 | 1 | 0 |
| B /16/01141/FUL | Cockfield | Yvy Farm, Chapel Road, Cockfield, IP30 0HE | 17/10/2016 | 1 | 0 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /16/00911/FUL | Cockfield | Hope House, Cross Green, Cockfield, IP30 0LG | 29/11/2016 | 1 | 1 | 1 | 0 |
| B /16/01356/FUL | Cockfield | Hope House, Cross Green, Cockfield, IP30 0LG | 02/12/2016 | 2 | 2 | 1 | 1 |
| B /17/00379/FUL | Cockfield | Abbey Farm, Bury Road, IP30 0LB (revised scheme from B/16/01107/AGDW) | 26/04/2017 | 1 | 1 | 1 | 0 |
| B /17/00915/FUL | Cockfield | Ivy Farm, Chapel Road, Cockfield, IP30 0HE | 07/06/2017 | 1 | 1 | 1 | 0 |
| B /17/01133/OUT | Cockfield | Land South of Jupiter, Great Green, IP30 0HQ (SAME SITE AS PLOT 1 OF B/16/01105/OUT) | 11/07/2017 | 1 | 1 | 1 | 0 |
| B /17/00988/RES | Cockfield | Land South of Jupiter, Great Green, Cockfield (Details to Outline permission: B*/16/01105/OUT) | 12/08/2017 | 5 | 5 | 5 | 0 |
| DC/17/03940/OFD | Cockfield | Potash Farm, Cockfield Road, Thorpe Morieux, IP30 0NG | 13/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/04865/FUL | Cockfield | Land at Chapel Road, Cockfield, IP30 0HQ | 20/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/04866/FUL | Cockfield | The Old Manse, Chapel Road, Cockfield, IP30 0HE | 05/12/2017 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| DC/17/03011/FUL | Cockfield | Land North Of Ivy Farm, Chapel Road, Cockfield, IP30 0HE | 08/12/2017 | 6 | 6 | 6 | 0 |
| DC/17/05303/FUL | Cockfield | The Croft, Windsor Green, Cockfield, IP30 0LY | 14/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/03524/OUT | Cockfield | Hope House, Cross Green, Cockfield, IP30 0LG | 19/12/2017 | 5 | 5 | 5 | 0 |
| DC/17/05414/AGD | Cockfield | The Hay Barn, Earls Hall Road, Cockfield, IP30 0JD | 19/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/06015/RES | Cockfield | Land west of Clovelly, Howe Lane, Cockfield (Reserved Matters for: B*/17/00900/OUT) | 18/01/2018 | 2 | 2 | 1 | 1 |
| DC/17/06124/OUT | Cockfield | Land Adj The Threshing Floor Great Green, Cockfield, IP30 0HQ | 12/02/2018 | 2 | 2 | 2 | 0 |
| DC/17/06308/AGD | Cockfield | Agricultural Building Opposite Mill House, Bury Road, Cockfield, IP30 0LB | 14/02/2018 | 1 | 1 | 1 | 0 |
| DC/17/06292/FUL | Cockfield | Land South Of Birds Lane, Cockfield | 01/03/2018 | 1 | 1 | 1 | 0 |
| DC/18/00474/OUT | Cockfield | Land At Bury Road, Cross Green, Cockfield, IP30 0LG | 26/03/2018 | 3 | 3 | 3 | 0 |
| B /16/00070/AGD | Copdock & Washbrook | Grange Farm Barn, Wenham Road | 08/03/2016 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /16/01218/AGD | Copdock & Washbrook | Land North of Cameo Hotel, London Road, Copdock And Washbrook, IP8 3JD | 31/10/2016 | 1 | 1 | 1 | 0 |
| B /17/01076/FUL | Copdock & Washbrook | Caravan, Longlands Place, Wenham Road, IP8 3EZ | 25/07/2017 | 1 | 1 | 1 | 0 |
| B /16/00802/FUL | Copdock & Washbrook | Football Ground North East of Elm Lane, Copdock & Washbrook | 10/08/2017 | 15 | 15 | 15 | 0 |
| DC/17/04721/FUL | Copdock & Washbrook | Land on the North East of Elm Lane, Copdock and Washbrook, IP8 3EX | 09/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/04263/FUL | Copdock & Washbrook | Apple Tree Farm, Folly Lane, Copdock And Washbrook, IP8 3JQ (Revised Scheme from: B/15/00112/FUL) | 22/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/06054/OUT | Copdock & Washbrook | Land Between The Oaks And Wanderlaar, Folly Lane, Copdock And Washbrook | 31/01/2018 | 7 | 7 | 7 | 0 |
| DC/18/00049/RES | Copdock & Washbrook | Coachmans, Elm Lane, Copdock And Washbrook, IP8 3ET | 28/02/2018 | 1 | 1 | 1 | 0 |
| DC/17/06175/OUT | Copdock & Washbrook | White House, Old London Road, Copdock And Washbrook, IP8 3JH | 02/03/2018 | 6 | 6 | 6 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| DC/18/00189/FUL | Copdock & Washbrook | Land Adjacent Oakfield Cottage, Oakfield Road, Copdock And Washbrook, IP8 3JS | 23/03/2018 | 2 | 2 | 2 | 0 |
| B /12/00832/FUL | East Bergholt | Fenbridge Cottage, Fenbridge Lane (See notes) | 28/09/2012 | 1 | 0 | 1 | 0 |
| B /13/01280/FUL | East Bergholt | 10 White Horse Road (see note) | 30/01/2014 | 1 | 0 | 1 | 0 |
| B /13/01494/FUL | East Bergholt | (Former) No 1 Gaston Street | 06/02/2014 | 1 | 1 | 1 | 0 |
| B /14/01001/FUL | East Bergholt | West Lodge Cottage, The Street | 15/10/2014 | 0 | -1 | 1 | 0 |
| B /15/01665/FUL | East Bergholt | Appletrees, Fiddlers Lane | 01/02/2016 | 1 | 1 | 1 | 0 |
| B /15/01689/AGD | East Bergholt | Manor Farm, East End Lane | 03/02/2016 | 3 | 3 | 3 | 0 |
| *B /15/01678/FUL | East Bergholt | Land South of Gatton Hse (Over 55's Scheme) | 29/03/2016 | 10 | 10 | 10 | 0 |
| B /16/00297/FUL | East Bergholt | Etheldene, Dazeleys Lane | 27/05/2016 | 1 | 0 | 1 | 0 |
| B /16/00881/FUL | East Bergholt | Flatford Tea Gardens, Flatford Lane, East Bergholt | 24/08/2016 | 0 | -1 | 1 | 0 |
| B /16/01292/FUL | East Bergholt | Home Farm, Straight Road, East Bergholt, CO7 6UU | 15/12/2016 | 3 | 3 | 2 | 1 |
| B /16/01715/CEU | East Bergholt | Valley Farm Cottage, Flatford, East Bergholt, CO7 6UL | 06/03/2017 | 1 | 1 | 1 | 0 |
| B /17/00224/ROC | East Bergholt | Land rear of The Court, The Street (revised plans from B/16/00350/FUL) | 10/04/2017 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /17/00917/FUL | East Bergholt | Rosemary, Rectory Hill, East Bergholt, CO7 6TH | 26/05/2017 | 1 | 1 | 1 | 0 |
| B /17/00407/FUL | East Bergholt | Trellis House, Hadleigh Road, East Bergholt, CO7 6QT | 12/06/2017 | 2 | 1 | 1 | 1 |
| DC/17/02501/FUL | East Bergholt | The Red Lion, The Street, East Bergholt | 11/08/2017 | 1 | 1 | 1 | 0 |
| DC/17/04176/FUL | East Bergholt | The Haywain, Rectory Hill, East Bergholt | 24/10/2017 | 1 | 1 | 1 | 0 |
| *B /15/00673/FUL | East Bergholt | Land North West Of, Moores Lane, East Bergholt | 23/11/2017 | 144 | 144 | 144 | 0 |
| *B /16/01092/OUT | East Bergholt | Land East Of The Constable Country Medical Centre, Heath Road, East Bergholt | 09/02/2018 | 75 | 75 | 75 | 0 |
| B /15/01401/FUL | Edwardstone | Borehouse Manor Farm, Groton Street | 26/11/2015 | 1 | 1 | 1 | 0 |
| B /12/01525/FUL | Elmsett | Farm Bldgs W of Red House Barn, Flowton Rd (B/08/01080 also ref'd) | 22/03/2013 | 1 | 1 | 1 | 0 |
| B /15/01397/FUL | Elmsett | 1 Manor Road (B/13/01045/FUL also refs) | 26/11/2015 | 1 | 0 | 1 | 0 |
| B /16/00447/FUL | Elmsett | The Malting, Whatfield Road, Elmsett, IP7 6LZ | 15/11/2017 | 7 | 7 | 7 | 0 |
| DC/17/06286/FUL | Erwarton | Land To The North Of, Queens Road, Erwarton | 22/02/2018 | 9 | 9 | 9 | 0 |
| B /14/00575/FUL | Freston | Hill House, Freston Hill, IP9 1AB | 05/09/2014 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /16/01084/OUT | Glemsford | Former Builders Yard, Drapery Common (Renewal of previous permission B/13/00339/OUT) | 26/06/2013 | 3 | 3 | 3 | 0 |
| B /13/01356/FUL | Glemsford | 15 Hunts Hil (see note) | 06/01/2014 | 2 | 1 | 2 | 0 |
| B /13/01398/FUL | Glemsford | Hunts Hill Stores, 21A Hunts Hill | 30/01/2014 | 2 | 1 | 1 | 0 |
| B /14/01038/FUL | Glemsford | 20 Bells Lane (amended scheme to B/08/01676/RES) | 24/11/2014 | 1 | 1 | 1 | 0 |
| B /15/00485/FUL | Glemsford | Land West of 18 Bells Lane | 11/06/2015 | 1 | 1 | 1 | 0 |
| B /15/01287/OUT | Glemsford | Land Sth of 13 and East of 15 Whitlands | 12/02/2016 | 1 | 1 | 1 | 0 |
| B /16/12342/TES | Glemsford | Casey, The Croft CO10 7RT | 05/05/2016 | 3 | 0 | 1 | 0 |
| B /16/00142/FUL | Glemsford | Casey, The Croft CO10 7RT | 05/05/2016 | 1 | 1 | 1 | 0 |
| B /16/00614/FUL | Glemsford | Land adjacent to 48 Fourth Avenue, Glemsford, CO10 7UA | 14/07/2016 | 2 | 1 | 1 | 0 |
| B /16/00103/FUL | Glemsford | 20 Egremont Street, Glemsford, CO10 7SA | 17/10/2016 | 5 | 4 | 4 | 1 |
| B /16/01155/FUL | Glemsford | Lodge Farm Barn, Lodge Farm Road, Glemsford | 25/11/2016 | 1 | 1 | 1 | 0 |
| DC/17/02706/FUL | Glemsford | Plot 7 and Plot 8, Scossels, Glemsford | 25/07/2017 | 2 | 2 | 1 | 1 |
| DC/17/02569/FUL | Glemsford | Part side garden, 8 Chesnut Road, Glemsford, CO10 7PS | 31/07/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/02101/FUL | Glemsford | Hunts Hill Stores, 21A Hunts Hill, Glemsford, CO10 7RP | 07/09/2017 | 1 | 1 | 1 | 0 |
| DC/17/04086/OUT | Glemsford | Land adjacent to Langley, New Street, Glemsford, CO10 7PY | 03/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/03959/AGD | Glemsford | Barns At Mill Hill Farm, Shepherds Lane, Glemsford, CO10 7PU | 09/11/2017 | 3 | 3 | 3 | 0 |
| B /17/01014/RES | Glemsford | Silk Factory, Chequers Lane (Reserved Matters for PP: B*/14/00468/OUT) | 04/12/2017 | 10 | 10 | 10 | 0 |
| B /17/01002/FUL | Glemsford | (Old Mill building) Silk Factory, Chequers Lane, Glemsford, CO10 7PW | 04/12/2017 | 3 | 3 | 3 | 0 |
| DC/17/05452/FUL | Glemsford | (Garden Land of) 46 Fourth Avenue Glemsford, CO10 7UA | 20/12/2017 | 1 | 1 | 1 | 0 |
| B /13/00113/OUT | Great Cornard | (Guilford Europe), Land at Radiator Road | 07/11/2013 | 112 | 7 | 0 | 7 |
| B /14/01487/OUT | Great Cornard | Moorlands Barn, Blackhouse Lane - (Submission of details under B/16/01511/RES) | 27/02/2015 | 2 | 2 | 2 | 0 |
| B /15/01233/FUL | Great Cornard | 42 Bures Road | 14/12/2015 | 1 | 0 | 1 | 0 |
| B /14/00804/FUL | Great Cornard | Land East of Carsons Drive (Persimmons) | 15/02/2016 | 166 | 166 | 116 | 50 |

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|---|---|---|---|---|---|---|---|
| B /16/00511/FUL | Great Cornard | The Coach House, 2a The Pot Kilns, Great Cornard, CO10 0DY | 12/07/2016 | 1 | 1 | 1 | 0 |
| B /17/00899/FUL | Great Cornard | Queens Arms, 28 Broom Street, CO10 0JT (REVISED SCHEME FROM B/09/00860/FUL) | 27/07/2017 | 3 | 3 | 2 | 1 |
| DC/17/02341/OUT | Great Cornard | Land adjacent to Brook Farm House, Bures Road (REVISED SITE AREA FROM PREVIOUS PP: B/16/00433/OUT) | 27/07/2017 | 2 | 2 | 2 | 0 |
| B /17/00410/FUL | Great Cornard | 3 Mill Tye, Great Cornard, CO10 0JA | 22/09/2017 | 4 | 4 | 4 | 0 |
| DC/17/03499/FUL | Great Cornard | The Firs, 21 Kings Hill, Great Cornard, CO10 0EH | 10/10/2017 | 2 | 2 | 2 | 0 |
| DC/17/05137/FUL | Great Cornard | Orchard House, 2 The Pot Kilns, Great Cornard, CO10 0DY | 07/12/2017 | 5 | 4 | 5 | 0 |
| DC/17/05653/FUL | Great Cornard | The Firs, 21 Kings Hill, Great Cornard, CO10 0EH | 23/02/2018 | 1 | 1 | 1 | 0 |
| B /17/01138/LCE | Great Cornard | Garden Annexe, 33 Bures Road, Great Cornard, Sudbury, CO10 0EJ | 22/03/2018 | 1 | 1 | 1 | 0 |
| B /12/00983/FUL | Great Waldingfield | Land Rear of Ivy Cottage, Lavenham Rd | 07/12/2012 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| B /15/01501/FUL | Great Waldingfield | The Hives, Lavenham Road, The Heath (B/14/00918/FUL also refs) | 24/12/2015 | 1 | 1 | 1 | 0 |
| B /16/00175/FUL | Great Waldingfield | Greenleys, Badley Road, Great Waldingfield, CO10 0RY | 08/04/2016 | 1 | 0 | 1 | 0 |
| B /16/00888/FUL | Great Waldingfield | Oakham View, Lavenham Road, The Heath, CO10 0SE | 24/08/2016 | 1 | 1 | 1 | 0 |
| B /16/01430/FUL | Great Waldingfield | 39 Heath Estate, Great Waldingfield, CO10 0TZ | 24/02/2017 | 1 | 1 | 1 | 0 |
| B /16/01261/FUL | Great Waldingfield | Brandeston Hall, Lavenham Road, CO10 0TG | 21/04/2017 | 3 | 3 | 3 | 0 |
| DC/17/05105/FUL | Great Waldingfield | Land Adjacent To The Old Mill House, Lavenham Road, The Heath, CO10 0SE (Replaces B*/07/01216/FUL) | 01/12/2017 | 1 | 0 | 1 | 0 |
| B /16/00084/FUL | Groton | (Land adj) Rose Cottage, 2 Daisy Green | 24/03/2016 | 1 | 1 | 1 | 0 |
| B /17/01010/FUL | Groton | Groton Manor, Castlings Heath, Groton, CO10 5ET | 30/08/2017 | 1 | 1 | 1 | 0 |
| B /06/00330/RES | Hadleigh | Former Hadleigh Building Supplies, Benton Street | 27/10/2006 | 11 | 11 | 0 | 11 |
| B /06/02022/FUL | Hadleigh | Land adj 7 The Green | 10/04/2008 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| B /09/00560/RES | Hadleigh | Rowan House, 63a Aldham Rd (B12/01323/FUL also refers) | 13/08/2009 | 1 | 1 | 1 | 0 |
| B /13/00316/FUL | Hadleigh | (Land to rear of) 109 High Street | 15/08/2013 | 5 | 5 | 5 | 0 |
| B /14/00908/FUL | Hadleigh | 14 High Street, IP7 5AP | 25/09/2014 | 1 | 1 | 1 | 0 |
| B /14/00749/FUL | Hadleigh | Folly West of 2, Benton Street | 30/10/2014 | 1 | 1 | 1 | 0 |
| B /14/00551/FUL | Hadleigh | 93A High Street, Hadleigh | 20/01/2015 | 2 | 1 | 2 | 0 |
| B /15/00795/FUL | Hadleigh | 30 High Street (See notes) | 06/10/2015 | 1 | 1 | 1 | 0 |
| B /17/01140/FUL | Hadleigh | 1A Bradfield Avenue, Hadleigh, IP7 5ES | 01/04/2016 | 3 | 3 | 2 | 1 |
| B /15/01587/FUL | Hadleigh | Land adjacent to 7 The Green, Hadleigh IP7 6AE | 04/04/2016 | 1 | 1 | 1 | 0 |
| B /15/00634/FUL | Hadleigh | Clivann, Tower Mill Lane IP7 6AD | 27/05/2016 | 1 | 1 | 1 | 0 |
| B /16/00467/FUL | Hadleigh | 14 High Street, Hadleigh, IP7 5AP | 17/06/2016 | 1 | 1 | 1 | 0 |
| B /16/00322/FUL | Hadleigh | Cross Maltings Folly, High Street, Hadleigh | 29/06/2016 | 1 | 1 | 1 | 0 |
| B /16/01111/AGD | Hadleigh | Barn to the East of Pond Hall Farm, Pond Hall Road, Hadleigh, IP7 5PP | 20/09/2016 | 1 | 1 | 1 | 0 |
| B /16/00825/FUL | Hadleigh | 12 High Street, Hadleigh, IP7 5AP | 16/11/2016 | 1 | 1 | 1 | 0 |
| B /16/00903/FUL | Hadleigh | Land North of Castle Road, Hadleigh | 19/12/2016 | 14 | 14 | 14 | 0 |
| B /16/01411/FUL | Hadleigh | Pond Hall Farm, Pond Hall Road, Hadleigh, IP7 5PP | 17/02/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| B /16/01701/FUL | Hadleigh | Greenways, 7 Bridge Street, IP7 6BY | 18/04/2017 | 2 | 1 | 1 | 1 |
| B /17/00144/FUL | Hadleigh | Sydney Brown Court, Tayler Road | 27/04/2017 | 2 | 2 | 2 | 0 |
| B /17/00109/FUL | Hadleigh | 81 High Street, IP7 5EA | 27/04/2017 | 1 | 1 | 1 | 0 |
| B /17/00408/FUL | Hadleigh | (Part Garden) Cross Farm House, Station Rd, IP7 5JF (New app replacing B/12/01324/FUL) | 03/05/2017 | 1 | 1 | 1 | 0 |
| B /17/00426/FUL | Hadleigh | 44 High Street, Hadleigh, IP7 5AB | 05/06/2017 | 1 | 1 | 1 | 0 |
| B /17/00948/FUL | Hadleigh | Sunnybank, Lady Lane, Hadleigh, IP7 6AF | 08/06/2017 | 1 | 1 | 1 | 0 |
| B /17/01110/OUT | Hadleigh | 17 Gallows Hill, Hadleigh, IP7 6DD | 29/06/2017 | 1 | 1 | 1 | 0 |
| B /16/00760/FUL | Hadleigh | Former Brett Works And 109 High Street, Hadleigh, IP7 5EJ | 15/08/2017 | 66 | 65 | 65 | 0 |
| DC/17/03770/FUL | Hadleigh | East House, 38 George Street, Hadleigh, IP7 5BE | 03/10/2017 | 2 | 2 | 1 | 1 |
| DC/17/03861/FUL | Hadleigh | 12 High Street, Hadleigh, IP7 5AP | 11/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/05847/FUL | Hadleigh | Capitol Stud Farm, Pond Hall Road, Hadleigh, IP7 5PS | 02/02/2018 | 1 | 1 | 1 | 0 |
| DC/17/05795/OUT | Hadleigh | Land West of 39 Aldham Road, Hadleigh, IP7 6BL | 19/03/2018 | 2 | 2 | 2 | 0 |
| DC/17/05993/FUL | Hadleigh | The Moorings, Ipswich Road, Hadleigh, IP7 6BE | 20/03/2018 | 1 | 0 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /16/01486/FHA | Harkstead | 1 Walkgate Cottages, The Street, Harkstead, IP9 1BX | 22/12/2016 | 1 | -1 | 1 | 0 |
| B /16/01456/FUL | Harkstead | Land west of Hill Cottage, The Street, Harkstead, IP9 1BN - REVISED SCHEME FROM B/14/00241/OUT | 17/02/2017 | 1 | 1 | 1 | 0 |
| B /17/00243/FUL | Harkstead | Land Adjacent to Rosedale, The Street, Harkstead | 07/06/2017 | 1 | 1 | 1 | 0 |
| B /17/01071/FUL | Harkstead | Gallister Cottage, Shore Lane, Harkstead, IP9 1BW | 30/06/2017 | 1 | 0 | 1 | 0 |
| B /17/01150/FUL | Harkstead | Copperas Reach, Shore Lane, Harkstead, IP9 1BW | 17/09/2017 | 1 | 0 | 1 | 0 |
| B /15/00026/FUL | Hartest | Fosters, Hartest Hill | 20/03/2015 | 1 | 1 | 1 | 0 |
| B /15/00061/FUL | Hartest | Hartest House, Lawshall Road | 30/03/2015 | 1 | 0 | 1 | 0 |
| B /16/01623/AGD | Hartest | Barn at Willow Tree Farm, Mill Road, Hartest | 20/01/2017 | 1 | 1 | 1 | 0 |
| B /16/00981/CEU | Hartest | Cooks Farm Barn, Cooks Farm, Lawshall Road, Hartest, IP29 4DZ | 09/05/2017 | 1 | 1 | 1 | 0 |
| B /17/00932/FUL | Hartest | Land north of 1, Brockley Road, Hartest | 11/05/2017 | 1 | 1 | 1 | 0 |
| DC/17/04259/AGD | Hartest | Barn South West Of Waldegrave Farm, Lawshall Road, Hartest, IP29 4EA | 18/10/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/03284/FUL | Hartest | Hartest Lake (Formerly Known As The Land Opposite Pear Tree Farm) Hartest | 15/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/04049/FUL | Hartest | The Paddocks, Lawshall Road, Hartest, IP29 4DR | 08/02/2018 | 6 | 6 | 6 | 0 |
| DC/18/00888/FUW | Hartest | Hartest House, Lawshall Road, Hartest, Bury St Edmunds, Suffolk, IP29 4DR | 26/03/2018 | 1 | 0 | 1 | 0 |
| B /13/01550/FUL | Higham | 4a Higham Lodge Cottage, Upper Street | 21/05/2014 | 1 | 1 | 1 | 0 |
| B /13/01301/FUL | Hintlesham | Land West of Manor Farm, Duke Street | 15/01/2014 | 1 | 1 | 1 | 0 |
| B /14/01254/CEU | Hintlesham | The Barn, Wood Farm, Pond Hall Road | 14/01/2015 | 1 | 1 | 1 | 0 |
| B /15/00872/FUL | Hintlesham | Chapel Cottage, Duke Street [B/15/00083/FUL also ref'd] | 03/09/2015 | 2 | 1 | 1 | 0 |
| B /15/01245/FUL | Hintlesham | Three Mile Farm Cottage, Pond Hall Road (see notes) | 20/10/2015 | 1 | 0 | 1 | 0 |
| DC/17/03335/RES | Hintlesham | Land between 2 Victoria Cottages and Red House Cottages, Duke Street (Details to OPP B/15/01490/OUT) | 01/04/2016 | 8 | 8 | 8 | 0 |
| B /16/00318/FUL | Hintlesham | Rowan Cottage, Duke Street, Hintlesham, IP8 3PN | 08/06/2016 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /16/00829/FUL | Hintlesham | Hill House, Silver Hill, Hintlesham, IP8 3NJ | 17/08/2016 | 1 | 0 | 1 | 0 |
| B /16/01045/OUT | Hintlesham | The Pony Paddock, Duke Street, Hintlesham | 22/11/2016 | 5 | 5 | 5 | 0 |
| B /17/00218/FUL | Hintlesham | (Land adj) Vine Cottage, Duke Street (Revised scheme from B/12/00773/FUL) | 10/05/2017 | 1 | 1 | 1 | 0 |
| B /17/00023/OUT | Hintlesham | Ceylon House, Raydon Road, Hintlesham, IP8 3QH | 29/06/2017 | 1 | 1 | 1 | 0 |
| DC/17/04135/FUL | Hintlesham | Land North of Nightingales, Clay Hill, Hintlesham | 03/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/03446/FUL | Hintlesham | Land Adjacent to 2 Victoria Cottages, Duke Street, Hintlesham, IP8 3PP | 14/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/03982/OUT | Hintlesham | Land To The East Of Duke Street And North Of Red House Cottages, Hintlesham | 30/01/2018 | 11 | 11 | 11 | 0 |
| DC/17/06287/FUL | Hintlesham | Walnut Tree Barn, Duke Street, Hintlesham, IP8 3PW | 14/02/2018 | 1 | 1 | 1 | 0 |
| DC/18/00419/OUT | Hintlesham | The Pony Paddock, Duke Street, Hintlesham, Suffolk | 26/03/2018 | 6 | 6 | 6 | 0 |
| B /15/00768/FUL | Hitcham | Hitcham Garage, The Causeway [B/14/00126/OUT also refers] | 30/09/2015 | 2 | 2 | 2 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/02486/FUL | Hitcham | Barn Next to The Gables, Bird Street, Hitcham | 20/07/2017 | 1 | 1 | 1 | 0 |
| DC/17/03469/OUT | Hitcham | Land adjacent to Magnolia Cottage, 12 Bury Road, Hitcham, IP7 7PS | 30/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/05229/AGD | Hitcham | Mill Hill Farm, Finborough Road (Revised scheme to: B/15/00690/AGDW) | 28/11/2017 | 1 | 1 | 1 | 0 |
| B /08/01820/FUL | Holbrook | Potash Farm Bungalow, Ipswich Rd (see note) | 10/03/2009 | 1 | 0 | 1 | 0 |
| B /15/00150/FUL | Holbrook | Orchard Lea, Ipswich Road | 19/07/2013 | 1 | 0 | 1 | 0 |
| B /15/00230/FUL | Holbrook | (Land adj) Hazelmere, Heathfield Road | 10/06/2015 | 1 | 1 | 1 | 0 |
| B /14/01288/FUL | Holbrook | Land on East side of Ipswich Road | 28/07/2015 | 78 | 51 | 18 | 33 |
| B /15/01440/FUL | Holbrook | Entre Deux Mers, Church Hill (B/13/01195/FUL also ref'd) | 24/11/2015 | 1 | 0 | 1 | 0 |
| B /17/00094/FUL | Holbrook | Hillside House, Church Hill, IP9 2PQ (Revised scheme from B/16/00532/FUL) | 05/07/2016 | 1 | 1 | 1 | 0 |
| B /16/00494/FUL | Holbrook | Barn Cottage, Harkstead Road, Holbrook, IP9 2RQ | 16/09/2016 | 1 | 1 | 1 | 0 |
| B /16/01720/FUL | Holbrook | Amroth House, Harkstead Road, Holbrook, IP9 2RA | 14/02/2017 | 1 | 0 | 1 | 0 |
| B /16/01733/AGD | Holbrook | 2 Woodlands Corner, Woodlands Road, Holbrook, IP9 2PU | 16/02/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| B /17/00042/FUL | Holbrook | Solarium, Ipswich Rd, IP9 2QT | 09/03/2017 | 1 | 1 | 1 | 0 |
| DC/17/03404/OUT | Holbrook | Wisteria House, Ipswich Road, Holbrook, IP9 2QR | 21/12/2017 | 1 | 1 | 1 | 0 |
| DC/18/00122/FUW | Holbrook | Barn Cottage, Harkstead Road, Holbrook, Ipswich, Suffolk, IP9 2RQ | 07/03/2018 | 1 | 1 | 1 | 0 |
| B /16/00336/FUL | Holton St Mary | Melbourne House, Hadleigh Road, Holton St Mary, CO7 6NS | 02/06/2016 | 1 | 1 | 1 | 0 |
| B /14/01635/FUL | Kersey | [Barn 3 at] (Kersey) Rushes Farm, Hadleigh Road | 02/07/2015 | 1 | 1 | 1 | 0 |
| B /15/01074/FUL | Kersey | (Barns at) River House Farm, Chuch Hill | 29/02/2016 | 1 | 1 | 1 | 0 |
| B /16/00507/FUL | Kersey | Land to North East of 2 Vale Corner, Vale Lane, Kersey, IP7 6EH | 21/06/2016 | 1 | 1 | 1 | 0 |
| B /16/01583/CEU | Kersey | Blessem Hall, Wickerstreet Green, Kersey, IP7 6EY | 10/04/2017 | 1 | 1 | 1 | 0 |
| B /17/00974/FUL | Kersey | Agricultural Building Adjacent To Red House Farm, Wickerstreet Green, Kersey | 20/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/04632/AGD | Kettlebaston | Old Rectory, Rectory Lane, Kettlebaston, IP7 7QD | 28/11/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/06303/FUL | Kettlebaston | Land Adjacent To Church House, The Street, Kettlebaston, Ipswich | 08/01/2018 | 1 | 1 | 1 | 0 |
| B /08/01040/FUL | Lavenham | Part garden for 53e High St | 27/11/2008 | 1 | 1 | 1 | 0 |
| B /13/00974/FUL | Lavenham | (Land rear of) The Crooked House, 7 High Street | 05/11/2013 | 1 | 1 | 1 | 0 |
| B /15/00653/FUL | Lavenham | Oak Tree House, Church Street [See notes] | 01/09/2015 | 1 | 0 | 1 | 0 |
| B /15/00860/FUL | Lavenham | (Land adj) Great House Hotel, Market Place | 16/12/2015 | 1 | 1 | 1 | 0 |
| B /16/00340/FUL | Lavenham | 18 High Street, Lavenham | 23/05/2016 | 1 | 1 | 1 | 0 |
| B /16/00627/FUL | Lavenham | Bears Lane Farm, Bears Lane, Lavenham, CO10 9RX | 27/06/2016 | 1 | 0 | 1 | 0 |
| B /16/01556/AGD | Lavenham | The Old Piggery, Slough Farm, Bridge Street Road, Lavenham, CO10 9SJ | 16/01/2017 | 1 | 1 | 1 | 0 |
| B /16/01463/FUL | Lavenham | Stone Farm, Brent Eleigh Road, CO10 9PE (Conversion of existing dwelling to 2No Holiday lets.) | 23/02/2017 | 0 | -1 | 1 | 0 |
| B /16/01559/FUL | Lavenham | Former Highways Depot, Melford Road, Lavenham | 24/02/2017 | 18 | 18 | 17 | 1 |
| B /16/00437/OUT | Lavenham | Land Off Norman Way, Lavenham | 28/09/2017 | 25 | 25 | 25 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| DC/17/03718/AGD | Lavenham | Barn At Clayhill Farm, Clay Hill Farm, Lavenham, CO10 9PG | 12/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/05210/FUL | Lavenham | The Granary, Mill Hill, Bury Road, Lavenham, CO10 9QG | 14/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/03100/OUT | Lavenham | Land South Of Howlett Of Lavenham, Melford Road, Lavenham | 16/01/2018 | 25 | 25 | 25 | 0 |
| DC/17/04024/FUL | Lavenham | Land Adjacent To Bear's Lane, Lavenham | 29/03/2018 | 24 | 24 | 24 | 0 |
| B /15/00484/FUL | Lawshall | Land south of Mages Yard, Lambs Lane | 05/06/2015 | 1 | 1 | 1 | 0 |
| B /17/00258/ROC | Lawshall | Coopers Farm, Melford Road, Lawshal, IP29 4PX | 10/05/2017 | 1 | 1 | 1 | 0 |
| B /17/00475/FUL | Lawshall | Land adjacent to Leathean House, Bury Road, Lawshall, IP29 4PL | 05/07/2017 | 1 | 1 | 1 | 0 |
| DC/18/00707/FUL | Lawshall | 1-2 Waldegrave Cottages, Hartest Lane, Lawshall, IP29 4EA | 26/03/2018 | 1 | 0 | 1 | 0 |
| B /06/00544/FUL | Layham | Shepherds Farm, Overbury Hall Rd | 10/10/2008 | 1 | 1 | 1 | 0 |
| B /14/01358/AGD | Layham | Shepherds Farm, Overbury Hall Road | 23/01/2015 | 1 | 1 | 1 | 0 |
| B /15/00204/AGD | Layham | Cherry Orchard Farm, Stoke Road | 14/04/2015 | 1 | 1 | 1 | 0 |
| B /16/01371/AGD | Layham | (Barn 2) Popes Green Farm, Popes Green Lane, Layham, IPSWICH | 11/01/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| B /16/01372/AGD | Layham | (Barn 3) Popes Green Farm, Popes Green Lane, Layham, IPSWICH | 11/01/2017 | 1 | 1 | 1 | 0 |
| DC/17/04186/FUL | Layham | Popes Green Farm, Popes Green Lane (Alterations to PP: B*/15/00187/FUL) | 10/10/2017 | 1 | 1 | 1 | 0 |
| B /14/01382/FUL | Leavenheath | Sanjika, 28 Edies Lane | 29/01/2015 | 1 | 0 | 1 | 0 |
| DC/17/06251/FUL | Leavenheath | (Land adjacent to) Stewards Barn, Stoke Road, Leavenheath, CO6 4PS | 16/06/2016 | 1 | 1 | 1 | 0 |
| B /16/00852/FUL | Leavenheath | Oak Cottage, Breach Grove, Kingsland Lane, Leavenheath, CO6 4NG (Superseeded B/13/01089) | 26/08/2016 | 1 | 0 | 1 | 0 |
| B /16/01244/FUL | Leavenheath | Keebles Cottage, Nayland Road, Leavenheath, CO6 4PU | 30/11/2016 | 1 | 0 | 1 | 0 |
| DC/17/03772/FUL | Leavenheath | Land West Of Keebles Barn, Leavenheath, CO6 4PU | 05/10/2017 | 2 | 2 | 1 | 1 |
| DC/17/04402/FUL | Leavenheath | Beachams Farm, Cock Street, Leavenheath, CO6 4PJ | 12/12/2017 | 1 | 1 | 1 | 0 |
| B /15/00052/FUL | Lindsey | Old Rectory, The Tye | 29/05/2015 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| B /16/01374/FUL | Lindsey | Lodge Farm, Kersey Road, Lindsey, IP7 6QA - (Revised scheme from B/16/00386/AGDW) | 03/06/2016 | 1 | 1 | 1 | 0 |
| B /16/00542/FUL | Lindsey | Land adjacent Birdsfield, Rose Green Road, Lindsey, IP7 6PX | 20/06/2016 | 2 | 2 | 2 | 0 |
| B /16/00955/FUL | Lindsey | Land adjacent to Lodge Farm, Kersey Road, Lindsey, IP7 6QA | 18/07/2017 | 1 | 1 | 1 | 0 |
| DC/17/03751/FUL | Lindsey | The Bungalow, The Street, Lindsey, IP7 6PU | 21/12/2017 | 2 | 1 | 2 | 0 |
| DC/17/04868/FUL | Lindsey | Ivydene, The Tye, Lindsey, Ipswich, Suffolk, IP7 6PP | 02/03/2018 | 1 | 1 | 1 | 0 |
| B /15/00813/FUL | Little Cornard | Land N of The Bungalow, Bures Road | 03/03/2016 | 3 | 3 | 3 | 0 |
| B /16/01349/FUL | Little Cornard | Little Mere, Blackhouse Lane, Little Cornard, CO10 0NL | 02/12/2016 | 1 | 0 | 1 | 0 |
| B /13/01330/FUL | Little Waldingfield | Hammonds Holt, Church Road CO10 5PN | 16/01/2014 | 2 | 0 | 1 | 0 |
| B /14/00864/AGD | Little Waldingfield | High Street Farm, Church Road | 27/08/2014 | 1 | 1 | 1 | 0 |
| B /17/00369/FUL | Little Waldingfield | Coach House, Rear of Wood Hall, Haymarket, (REVISED SCHEME FROM B/13/01310/FUL) | 09/06/2017 | 1 | 1 | 1 | 0 |
| DC/17/03214/FUL | Little Waldingfield | Priory Farm, Church Road | 29/08/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/05333/FUL | Little Waldingfield | The Grange, The Street, Little Waldingfield, CO10 0SG | 21/12/2017 | 1 | 1 | 1 | 0 |
| B /09/01366/FUL | Long Melford | Linden House, Hall Street (See also Non-Res Table) | 19/03/2010 | 1 | 1 | 1 | 0 |
| B /11/01595/FUL | Long Melford | Part side garden 16 Martyns Rise | 30/05/2012 | 2 | 0 | 2 | 0 |
| B /12/01203/FUL | Long Melford | 36 Cordell Road (Prev' approved under B/12/007810/FUL) | 24/12/2012 | 4 | 3 | 4 | 0 |
| B /13/00472/FUL | Long Melford | Windmill Hill Hse, Windmill Hill (Replacement Dwlg) | 25/06/2013 | 1 | 0 | 1 | 0 |
| B /14/00211/FUL | Long Melford | Melford House, Hall Street | 11/07/2014 | 0 | -1 | 1 | 0 |
| B /14/00604/FUL | Long Melford | The Old Barn, Withindale Lane | 15/01/2015 | 1 | 1 | 1 | 0 |
| B /14/01168/FUL | Long Melford | 3 Chapel Green, Little St Mary's (Joinery w/shop - See note) | 10/06/2015 | 1 | 1 | 1 | 0 |
| B /15/01656/OFD | Long Melford | The Lodge, Withindale Lane | 21/01/2016 | 1 | 1 | 1 | 0 |
| B /15/01191/FUL | Long Melford | Springvale, Rodbridge Hill (See notes) | 17/02/2016 | 2 | 1 | 2 | 0 |
| B /15/01188/FUL | Long Melford | Springvale (Land rear), Rodbridge Hill | 03/03/2016 | 1 | 1 | 1 | 0 |
| B /15/01043/FUL | Long Melford | Former Fleetwood Caravan Site, Hall Street | 23/03/2016 | 48 | 48 | 30 | 18 |
| B /16/00247/FUL | Long Melford | Windmill Hill House, Windmill Hill, Long Melford, CO10 9AD | 11/04/2016 | 1 | 0 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| B /16/00092/FUL | Long Melford | The Swan and Duck Cottage, 9 Hall Street, Long Melford, CO10 9JQ | 15/04/2016 | 0 | -1 | 1 | 0 |
| B /16/00766/AGD | Long Melford | Cranfield Barn, Clare Road, Long Melford, CO10 9AE | 03/08/2016 | 1 | 1 | 1 | 0 |
| B /16/00799/FUL | Long Melford | Foundry House, Hall Street, Long Melford, CO10 9JR | 23/09/2016 | 1 | 1 | 1 | 0 |
| B /16/00746/CEU | Long Melford | Bassetts House, Hall Street, Long Melford, CO10 9JQ | 20/12/2016 | 1 | 1 | 1 | 0 |
| B /16/01408/FUL | Long Melford | The Patisserie, Hall Street, Long Melford, CO10 9LA | 03/02/2017 | 2 | 2 | 1 | 1 |
| B /16/01581/RES | Long Melford | Land N of Ropers Lane, Rodbridge Hill (Southgate Prop. Ltd) (Planning Permission: B/15/00180/OUT) | 02/03/2017 | 77 | 77 | 61 | 16 |
| B /17/01031/FUL | Long Melford | The Long Melford Inn, Station Road, Long Melford, CO10 9HN | 29/06/2017 | 1 | 1 | 1 | 0 |
| B /17/01089/FUL | Long Melford | 63 Hall Street (Conversion from Art Gallery back to dwelling) (Change back from B/14/00814/FUL) | 18/08/2017 | 1 | 1 | 1 | 0 |
| DC/17/03629/FUL | Long Melford | Lyston House, Little St Marys, Long Melford, CO10 9LB | 17/10/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/04477/AGD | Long Melford | Guildhall Farm, Sudbury Road, Long Melford, CO10 9HE | 10/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/05298/LCE | Long Melford | Downs Garage, Southgate Street, CO10 9HU (LCE confirmed PP: B/13/00875/FUL still valid) | 05/12/2017 | 3 | 3 | 3 | 0 |
| DC/17/05474/FUL | Long Melford | 50 High Street, Long Melford, CO10 9DD | 12/01/2018 | 1 | 1 | 1 | 0 |
| B /16/00777/FUL | Long Melford | Land On The South Side Of, Bull Lane, Long Melford | 19/01/2018 | 71 | 71 | 70 | 1 |
| DC/17/06177/FUL | Long Melford | Chips 'n' Chopstix, Hall Street, Long Melford, CO10 9JT | 15/02/2018 | 1 | 1 | 1 | 0 |
| B /14/01584/FUL | Milden | Moat Farm, Church Road | 24/04/2015 | 1 | 1 | 1 | 0 |
| B /15/01192/AGD | Milden | Barn Two, Pound Farm Barn, Boxford Road | 14/10/2015 | 1 | 1 | 1 | 0 |
| B /15/01193/AGD | Milden | Barn One, Pound Farm Barns, Boxford Road | 21/10/2015 | 1 | 1 | 1 | 0 |
| B /16/01070/AGD | Milden | Barn One, Pound Farm Barn, Boxford Road, Milden | 08/12/2016 | 1 | 1 | 1 | 0 |
| B /09/01532/FUL | Monks Eleigh | Village Hall, Chuch Hill (See also note re loss of D2) | 25/03/2011 | 4 | 4 | 4 | 0 |
| B /13/01223/FUL | Monks Eleigh | The Bungalow, Brent Eleigh Road | 24/12/2013 | 1 | 0 | 1 | 0 |
| B /14/00273/FUL | Monks Eleigh | Coronation Hall, Church Hill | 29/10/2014 | 4 | 4 | 0 | 4 |

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|---|---|---|---|---|---|---|---|
| B /16/00036/FUL | Monks Eleigh | Former Rushbrooks Nursery Site, The Street, Monks Eleigh | 06/04/2016 | 1 | 1 | 1 | 0 |
| B /16/00205/FUL | Monks Eleigh | Land south west of Hill View, The Street, Monks Eleigh, IP7 7JE | 08/04/2016 | 1 | 1 | 1 | 0 |
| DC/17/03678/FUL | Monks Eleigh | New House, Mill Lane, Monks Eleigh, IP7 7JE | 17/08/2017 | 1 | 1 | 1 | 0 |
| DC/17/05751/FUL | Monks Eleigh | Land West Of The Fenn, Swingleton Green, Monks Eleigh, IP7 7AB | 12/01/2018 | 1 | 1 | 1 | 0 |
| B /16/01718/OUT | Monks Eleigh | Former Monks Eleigh Controlled School, Churchfield, Monks Eleigh, Colchester, IP7 7JH | 26/03/2018 | 17 | 17 | 17 | 0 |
| DC/18/00621/FUL | Monks Eleigh | Fen Cottage, Brent Eleigh Road, Monks Eleigh, Ipswich, Suffolk, IP7 7JG | 28/03/2018 | 1 | 1 | 1 | 0 |
| B /16/01580/FUL | Nayland-with-Wissington | Westwood, Harpers Hill, Nayland with Wissington, CO6 4NU | 22/06/2016 | 1 | 0 | 1 | 0 |
| DC/17/04048/FUL | Nayland-with-Wissington | Land Rear Of Bear House, Bear Street, Nayland With Wissington, CO6 4HX | 25/10/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/04206/OUT | Nayland-with-Wissington | New Farm, Harpers Hill, Nayland With Wissington, CO6 4NT (Superseeding PP: B/14/00340/FUL for B1a) | 20/11/2017 | 9 | 9 | 9 | 0 |
| B /17/01128/OUT | Nayland-with-Wissington | The Bungalow, Harpers Hill, Nayland With Wissington, CO6 4NT | 01/12/2017 | 5 | 5 | 5 | 0 |
| DC/17/05322/FUL | Nayland-with-Wissington | 4 Church Mews, High Street, Nayland With Wissington, CO6 4JF | 29/03/2018 | 1 | 1 | 1 | 0 |
| B /15/00843/AGD | Nedging-with-Naughton | Barn opp Tye Farm, Crowcroft Road | 24/08/2015 | 1 | 1 | 1 | 0 |
| B /15/01612/FUL | Nedging-with-Naughton | Land adj 1 Crowcroft Rd (and 6 Pykes Field) | 23/03/2016 | 1 | 1 | 1 | 0 |
| B /15/00621/FUL | Nedging-with-Naughton | Land W of Crowcroft Rd (and N of Blenheim Mdw) (see notes) | 31/03/2016 | 8 | 8 | 8 | 0 |
| B /16/01437/OUT | Nedging-with-Naughton | Barn opposite Tye Farm, Crowcroft Road, Nedging with Naughton | 14/12/2016 | 2 | 2 | 2 | 0 |
| DC/17/04439/FUL | Nedging-with-Naughton | (Land South of) Land Adjacent The Laurels, Whatfield Road, Naughton, IP7 7BP | 03/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/05569/FUL | Nedging-with-Naughton | (Land East of) Land Adj The Laurels, Whatfield Road, Naughton | 21/12/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| B /15/01080/FUL | Newton | Fairways, The Green | 23/11/2015 | 1 | 1 | 1 | 0 |
| B /16/01170/FUL | Newton | Land opposite Saracens Head, Sudbury Road | 14/10/2016 | 8 | 8 | 0 | 8 |
| B /17/01072/LCE | Newton | Caravan, Wheldons Fruit Farm, Joes Road, Newton, CO10 0QE | 22/06/2017 | 1 | 1 | 1 | 0 |
| DC/17/04074/FUL | Newton | Valley Farm, Valley Road, Newton, CO10 0QQ | 03/10/2017 | 1 | 1 | 1 | 0 |
| B /16/01038/FUL | Newton | Red House Farm, Sudbury Road, Newton, CO10 0QH (B/17/01105/FUL also granted for 6 dwllgs 28/07/17) | 16/11/2017 | 10 | 9 | 10 | 0 |
| DC/17/05831/OUT | Newton | Brook Farm, Sudbury Road, Newton, CO10 0QS | 26/02/2018 | 2 | 2 | 2 | 0 |
| DC/18/00404/FUL | Newton | The Yew, Assington Road, Newton, Sudbury, Suffolk, CO10 0QU | 07/03/2018 | 2 | 1 | 2 | 0 |
| B /14/01377/OUT | Pinewood | Belstead House, Sprites Lane, Pinewood, IP8 3NA | 08/04/2016 | 155 | 155 | 155 | 0 |
| B /08/01648/FUL | Polstead | Woodfield, Stackwood Rd, Hadleigh Heath | 15/12/2008 | 1 | 0 | 1 | 0 |
| B /08/00319/OUT | Polstead | Sprotts Farm, Holt Rd (B/09/01333/VOT also refers) | 16/01/2009 | 1 | 1 | 1 | 0 |
| B /12/01301/FUL | Polstead | Land north of 12 White Street Green | 19/04/2013 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| B /14/00396/FUL | Polstead | 7 Rockalls Road | 15/10/2014 | 2 | 1 | 1 | 0 |
| B /16/00636/FUL | Polstead | Stackwood Cottage, Stackwood Road, Polstead, CO6 5BA | 12/07/2016 | 1 | 0 | 1 | 0 |
| B /16/00586/SHD | Polstead | Brewery Farm, Bower House Tye | 27/07/2016 | 1 | 1 | 1 | 0 |
| B /16/00761/FUL | Polstead | Land South of Wood Hall Farm, Stackwood Road, Polstead, CO6 5BA | 24/08/2016 | 1 | 1 | 1 | 0 |
| DC/17/05010/OUT | Polstead | Polstead Lodge, Mill Street, Polstead, CO6 5AD | 04/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/04784/FUL | Polstead | The Bungalow, Potash Lane, Polstead, CO6 5DJ (Superseeds: B/17/00414/FUL) | 12/01/2018 | 1 | 0 | 1 | 0 |
| DC/18/00042/AGD | Polstead | Barn At Stackwood Farm Stackwood Road, Polstead, CO6 5BA | 28/02/2018 | 1 | 1 | 1 | 0 |
| B /15/00656/CPU | Preston St Mary | Barn adj to Mortimers Barn | 14/08/2015 | 1 | 1 | 1 | 0 |
| DC/17/04809/FUL | Preston St Mary | Model Farm, Whelp Street, Preston St Mary, CO10 9NJ (Revised Scheme from: B/16/00712/FUL) | 17/11/2016 | 1 | 0 | 1 | 0 |
| B /16/01328/AGD | Preston St Mary | Barns East of Model Farm, Whelp Street, Preston St Mary, CO10 9NJ | 07/12/2016 | 2 | 2 | 2 | 0 |
| DC/17/02708/FUL | Preston St Mary | Hall Barn,The Street, Preston St Mary, CO10 9NG | 19/10/2017 | 2 | 1 | 2 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/18/00161/OUT | Preston St Mary | Land Adjacent To The Street, The Street, Preston St Mary, CO10 9NG | 23/03/2018 | 9 | 9 | 9 | 0 |
| B /14/00912/FUL | Raydon | 10 Sulleys Hill, IP7 5QQ | 17/09/2014 | 1 | 0 | 1 | 0 |
| B /16/01355/FUL | Raydon | Barncroft, The Street, Raydon, IP7 5LW | 22/12/2016 | 2 | 1 | 2 | 0 |
| B /17/01102/FUL | Raydon | Bluebell Cottage, Sulleys Hill, Raydon, IP7 5QQ | 25/07/2017 | 1 | 0 | 1 | 0 |
| DC/18/00371/OUT | Raydon | Land To The North Of The Street, Raydon, Ipswich, IP7 5LU | 22/03/2018 | 9 | 9 | 9 | 0 |
| DC/17/05559/AGD | Semer | Barn At Land At Ash Street, Semer, IP7 6QZ | 21/12/2017 | 1 | 1 | 1 | 0 |
| B /15/01724/FUL | Shelley | Shelley Priory, Stoke Road, Shelley, IP7 5RQ | 07/04/2016 | 1 | 1 | 1 | 0 |
| B /14/00409/FUL | Shimpling | Gatefields Meadow, Hartest Hill | 03/07/2014 | 1 | 1 | 1 | 0 |
| B /12/00485/FUL | Shimpling | Trevilla, The Street | 04/06/2015 | 1 | 1 | 1 | 0 |
| B /17/01043/FUL | Shimpling | Plot 2, Land northwest side of, Gents Lane, Shimpling (REVISED SCHEME FROM B/16/00750/FUL | 22/06/2017 | 1 | 1 | 1 | 0 |
| B /17/01044/FUL | Shimpling | Plot 1, Land northwest side of, Gents Lane, Shimpling (REVISED SCHEME FROM B/16/00750/FUL) | 22/06/2017 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /17/01061/FUL | Shimpling | Garage Adjacent to Marchwood House, The Street, Shimpling, IP29 4HW | 17/07/2017 | 1 | 1 | 1 | 0 |
| B /91/00723/OUT | Shotley | Shotley Marina, Ltd King Edward Vii Drive | 11/10/2000 | 131 | 131 | 131 | 0 |
| B /15/01672/FUL | Shotley | Shotley Lodge, Bristol Hill (Was B/07/01648/FUL) | 05/05/2009 | 12 | 12 | 0 | 12 |
| B /12/00733/FUL | Shotley | Raleigh Lodge, School Road | 08/02/2013 | 1 | 0 | 1 | 0 |
| B /14/00510/FUL | Shotley | Charity Farmhouse, Wades Lane, IP9 1EN | 30/09/2014 | 1 | 1 | 1 | 0 |
| B /15/00355/FUL | Shotley | Cockle Creek Cottage, Rose Farm Lane (B/12/00625/FUL also refs) | 12/08/2015 | 1 | 0 | 1 | 0 |
| B /12/00500/FUL | Shotley | Former HMS Ganges Site, Shotley Gate | 18/12/2015 | 285 | 285 | 285 | 0 |
| B /13/01384/FUL | Shotley | Shotley Marina Ltd, King Edward Vii Drive, Shotley, IP9 1QJ (Part revised scheme of B/91/00723/OUT) | 07/03/2016 | 19 | 19 | 19 | 0 |
| B /15/00208/FUL | Shotley | 6 Great Harlings, Shotley, IP9 1NY | 10/06/2016 | 1 | 1 | 1 | 0 |
| DC/17/05380/OUT | Shotley | (Garden Land of) 1 Visdelou Terrace, Shotley | 22/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/03738/FUL | Shotley | 32 Blake Avenue,Shotley Gate, IP9 1RL | 12/01/2018 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/05704/FUL | Shotley | Hill House Farm, Wades Lane, Shotley, IP9 1EW | 28/02/2018 | 2 | 2 | 2 | 0 |
| B /12/00133/VOT | Somerton | Brittons Bungalow, Cooks Road (B/12/0133/VOT) SEE NOTES | 13/03/2012 | 1 | 0 | 1 | 0 |
| B /10/00282/FUL | Sproughton | Springvale, Hadleigh Road | 19/05/2010 | 1 | 1 | 1 | 0 |
| B /10/00769/FUL | Sproughton | Part garden Kered Aleihs, Elton Park | 01/12/2010 | 1 | 1 | 1 | 0 |
| B /14/00636/PRN | Sproughton | Sproughton House, High Street | 27/06/2014 | 12 | 5 | 5 | 0 |
| B /14/00460/FUL | Sproughton | Land rear of Geest House, Hadleigh Road | 03/08/2015 | 8 | 8 | 8 | 0 |
| B /15/00029/OUT | Sproughton | Russetts, Hadleigh Road (See notes + B/16/00067/ROC also refs) | 11/12/2015 | 16 | 15 | 16 | 0 |
| B /16/00157/FUL | Sproughton | Pine Trees, Elton Park, Sproughton, IP2 0DG | 05/04/2016 | 1 | 1 | 1 | 0 |
| B /16/00098/FUL | Sproughton | Third Mile, London Road, Sproughton, IP8 3LE | 16/06/2016 | 5 | 5 | 5 | 0 |
| B /16/00698/FUL | Sproughton | The Limes, Elton Park, Sproughton, IP2 0DG | 16/09/2016 | 3 | 2 | 2 | 1 |
| B /16/01469/OFD | Sproughton | Geest House, Hadleigh Rd, IP8 3AS (B/14/00826/OFDW also refs. See also Non-Res record) | 22/12/2016 | 15 | 15 | 15 | 0 |

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|---|---|---|---|---|---|---|---|
| B /16/01216/RES | Sproughton | Land south of Sproughton VC, Primary School, Church Lane (Submission of details OPP B/11/00745/OUT) | 26/04/2017 | 30 | 30 | 30 | 0 |
| DC/17/05725/FUL | Sproughton | Land At Orchard Grove, Elton Park, Sproughton, Ipswich, IP2 0DG | 28/02/2018 | 1 | 1 | 1 | 0 |
| B /07/02043/FUL | Stanstead | Sparrows Hall, Lower St (B/11/0290/VOT also refers) | 15/05/2008 | 1 | 1 | 1 | 0 |
| B /16/01076/FUL | Stanstead | Land E of 5 Blooms Hall Lane | 10/03/2016 | 1 | 1 | 1 | 0 |
| B /16/00701/FUL | Stanstead | Highbank Nursery, The Hill, CO10 9AP (Revised scheme from B/16/00127/FUL) | 17/08/2016 | 1 | 1 | 1 | 0 |
| B /16/01044/FUL | Stanstead | Land west of Brambles, Lower Street, Stanstead | 19/09/2016 | 1 | 1 | 1 | 0 |
| DC/17/04166/RES | Stanstead | (Land to the south of) Highbank Nursery, The Hill, CO10 9AP (Details for PP: B*/16/01265/OUT) | 20/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/04145/OUT | Stanstead | Highbank Nursery, The Hill, Stanstead, CO10 9AP | 28/12/2017 | 4 | 4 | 4 | 0 |
| DC/18/00045/FUL | Stoke-by-Nayland | 6 School Street, Stoke By Nayland, Colchester, Suffolk, CO6 4QZ | 14/03/2018 | 1 | 1 | 1 | 0 |
| B /10/01013/FUL | Stutton | Land south of High Lodge, Church Road | 10/06/2011 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| B /14/00222/FUL | Stutton | Post Office Farm, Church Road | 19/06/2014 | 1 | 1 | 1 | 0 |
| B /15/00280/FUL | Stutton | 5 Wheelwrights Close | 16/11/2015 | 1 | 1 | 1 | 0 |
| B /17/00973/FUL | Stutton | White House Farm Kennels, Bentley Lane, Stutton, IP9 2SX | 01/09/2017 | 1 | 0 | 1 | 0 |
| DC/17/03445/FUL | Stutton | The Old Telephone Exchange, Holbrook Road, Stutton | 24/11/2017 | 1 | 1 | 1 | 0 |
| B /17/00406/FUL | Stutton | Land Opposite Stutton CEVC School, Holbrook Road, Stutton | 06/02/2018 | 6 | 6 | 6 | 0 |
| DC/17/06310/FUL | Stutton | Tawnys, Lower Street, Stutton, IP9 2SQ | 28/03/2018 | 1 | 1 | 1 | 0 |
| B /10/00141/FUL | Sudbury | Land south of Elec' Sub-station, Waldingfield Road | 24/05/2010 | 2 | 2 | 1 | 1 |
| B /11/00383/FUL | Sudbury | Dunedin, Queens Close | 26/04/2012 | 3 | 2 | 3 | 0 |
| B /12/00658/FUL | Sudbury | Melton Road Post Office, 123 Melton Road | 08/10/2012 | 1 | 1 | 1 | 0 |
| B /13/00730/FUL | Sudbury | 89 - 90 North Street | 03/09/2013 | 2 | 1 | 1 | 0 |
| B /13/00104/FUL | Sudbury | 38 Market Hill | 24/10/2013 | 3 | 3 | 3 | 0 |
| B /13/01350/FUL | Sudbury | Land adj (Nth of) Dunedin, Queens Close | 08/01/2014 | 1 | 1 | 1 | 0 |
| B /13/01052/FUL | Sudbury | 35 Frairs Street | 17/01/2014 | 1 | 1 | 1 | 0 |
| B /14/00189/FUL | Sudbury | 12 Garden Place, Cross Street | 26/06/2014 | 2 | 1 | 2 | 0 |
| B /14/00536/FUL | Sudbury | 38 Market Hill, CO10 2EN | 25/09/2014 | 4 | 4 | 4 | 0 |
| B /14/01054/OFD | Sudbury | Wellesley House, 96 East Street | 08/10/2014 | 6 | 6 | 6 | 0 |

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|---|---|---|---|---|---|---|---|
| B /14/01114/FUL | Sudbury | The Mount, 118 Queens Road, CO10 1PQ | 03/12/2014 | 1 | 1 | 1 | 0 |
| B /15/00048/OFD | Sudbury | 51 Station Road | 20/02/2015 | 1 | 1 | 1 | 0 |
| B /14/01520/RES | Sudbury | Harp Close Meadow, Waldingfield Rd | 16/03/2015 | 100 | 1 | 1 | 0 |
| B /15/00445/OFD | Sudbury | Talas House, 47-48 Ballingdon Street (See Notes) | 03/06/2015 | 8 | 8 | 7 | 1 |
| B /15/00805/FUL | Sudbury | Mulberry House, Stour Street | 25/09/2015 | 4 | 3 | 3 | 0 |
| B /15/01495/FUL | Sudbury | 4 Quay Lane | 12/01/2016 | 2 | 1 | 2 | 0 |
| B /14/00499/FUL | Sudbury | Walnut Tree Hospital, Walnut Tree Lane, Sudbury | 22/02/2016 | 49 | 42 | 42 | 0 |
| B /14/00585/FUL | Sudbury | St Leonards Hospital, Newton Road (B/03/00282/OUT also ref) | 22/02/2016 | 12 | 12 | 12 | 0 |
| B /14/01069/OUT | Sudbury | Land East Of 66 Cat's Lane, Sudbury | 26/02/2016 | 5 | 5 | 5 | 0 |
| B /15/01035/FUL | Sudbury | (Land SW) Deepside, Queens Close | 03/03/2016 | 1 | 1 | 1 | 0 |
| B /15/00625/FUL | Sudbury | (Former) Sudbury Hall Hotel, Melford Rd | 18/03/2016 | 12 | 12 | 12 | 0 |
| B /16/00099/FUL | Sudbury | 91 North Street, Sudbury, CO10 1RF | 05/04/2016 | 2 | 1 | 2 | 0 |
| B /16/00610/OUT | Sudbury | Belltack Works, Middleton Road, Sudbury, CO10 7LJ | 30/06/2016 | 2 | 2 | 2 | 0 |
| B /16/00997/OFD | Sudbury | 20-21 North Street, Sudbury | 09/09/2016 | 2 | 1 | 1 | 0 |
| B /16/01011/FUL | Sudbury | 3 Gaol Lane, Sudbury, CO10 1JL | 18/10/2016 | 2 | 2 | 2 | 0 |

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|---|---|---|---|---|---|---|---|
| B /16/01168/FUL | Sudbury | The Anchor, 2 Friars Street, Sudbury | 18/10/2016 | 2 | 1 | 2 | 0 |
| B /16/01352/FUL | Sudbury | Tall Trees, 22 Waldingfield Road, Sudbury. CO10 2PU | 13/01/2017 | 3 | 2 | 2 | 0 |
| B /16/01503/FUL | Sudbury | 41 - 42 Market Hill, Sudbury, CO10 2ER | 09/02/2017 | 6 | 2 | 5 | 1 |
| B /16/01647/OUT | Sudbury | St Gregorys Church Hall, Prince Street, SUDBURY, CO10 1JA | 23/02/2017 | 4 | 4 | 4 | 0 |
| B /17/00203/FUL | Sudbury | 89 East Street, Sudbury, CO10 2TP | 08/05/2017 | 2 | 1 | 2 | 0 |
| DC/17/04796/OFD | Sudbury | Sulby House, North Street, Sudbury, CO10 1RE (Revised Scheme from: B/17/00506/OFDW) | 09/05/2017 | 39 | 39 | 39 | 0 |
| B /17/00247/FUL | Sudbury | 15 Market Hill, Sudbury, CO10 2EA | 09/06/2017 | 4 | 4 | 4 | 0 |
| B /17/00200/FUL | Sudbury | Land to the rear of Dunedin, Queens Close, Sudbury, CO10 1US (REVISED SCHEME FROM B/15/00770/FUL) | 22/06/2017 | 2 | 2 | 2 | 0 |
| B /16/01609/FUL | Sudbury | 74 Ballingdon Street, Sudbury, CO10 2DA | 30/06/2017 | 2 | 2 | 2 | 0 |
| B /17/00235/FUL | Sudbury | 20 Market Hill, Sudbury, CO10 2EA | 21/07/2017 | 1 | 1 | 1 | 0 |
| B /17/00971/FUL | Sudbury | 53 Station Road, Sudbury, CO10 2SP | 01/08/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| B /16/00956/FUL | Sudbury | Victoria Hall, 39 New Street, Sudbury, CO10 1JB | 03/08/2017 | 5 | 5 | 5 | 0 |
| B /16/01670/FUL | Sudbury | Easterns, 31 Station Road, Sudbury, CO10 2SS | 03/08/2017 | 15 | 15 | 15 | 0 |
| DC/17/03884/FUL | Sudbury | (Rear garden) Kentish Lodge, Stour Street (Renewal of PP: B*/13/01466/FUL) | 31/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/04765/FUL | Sudbury | Hill House, Woodhall Road, Sudbury, CO10 1PF | 09/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/04872/FUL | Sudbury | Orchard Way, 141 New Queens Road, Sudbury, CO10 1PJ | 14/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/04365/OUT | Sudbury | Ormiston Sudbury Academy (Bungalow Site) 1 & 2 Tudor Road, Sudbury, CO10 1NW | 15/11/2017 | 3 | 1 | 3 | 0 |
| B /17/01023/OUT | Sudbury | Crown Building, Newton Road, Sudbury, CO10 2RL | 22/11/2017 | 20 | 20 | 20 | 0 |
| DC/17/04326/RES | Sudbury | Land east of Bulmer Road, Sudbury (Reserved Matters for PP: B*/13/00917/OUT) | 18/12/2017 | 43 | 43 | 43 | 0 |
| DC/17/05323/FUL | Sudbury | 7 East Street, Sudbury, CO10 2TP | 21/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/06300/FUL | Sudbury | Land Adjacent To 11 Weavers Lane, Sudbury, CO10 2EZ | 07/03/2018 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| B /15/01718/OUT | Sudbury | Chilton Woods Mixed Use Development Land North Of Woodhall Business Park, Sudbury | 29/03/2018 | 1150 | 1150 | 1150 | 0 |
| B /15/01085/FUL | Tattingstone | Homeleigh, The Heath (see notes) | 09/10/2015 | 2 | 1 | 1 | 0 |
| DC/17/02437/RES | Tattingstone | Land west of 1 Holly Cottages, Church Road, Tattingstone | 17/11/2016 | 1 | 1 | 1 | 0 |
| DC/17/03886/OUT | Tattingstone | Mill Cottage, White Horse Hill, Tattingstone, IP9 2NW | 13/09/2017 | 1 | 1 | 1 | 0 |
| B /14/01197/FUL | Thorpe Morieux | Jaggards Barn, Bury Road | 29/06/2015 | 1 | 1 | 1 | 0 |
| DC/17/05072/OFD | Thorpe Morieux | Old Hamlet Wine And Spice Co, Maltings Farm Cottage, Thorpe Morieux, IP30 0NG | 29/11/2017 | 1 | 1 | 1 | 0 |
| DC/18/00534/FUW | Thorpe Morieux | Maltings Farm, Cockfield Road, Thorpe Morieux, IP30 0NG | 23/03/2018 | 4 | 4 | 4 | 0 |
| B /13/00850/FUL | Wattisham | Cottage Farm Barn, Wattisham Stone | 29/05/2014 | 1 | 1 | 1 | 0 |
| B /14/01281/FUL | Wattisham | Brick Kiln Cottage, Hitcham Road, IP7 7LB | 24/12/2014 | 1 | 0 | 1 | 0 |
| B /14/00855/AGD | Wenham Magna | Land north of Birchwood (formerly Rhodelands), Wenham Lane | 16/09/2014 | 1 | 1 | 1 | 0 |
| B /13/00702/FUL | Whatfield | (Part garden), Holmleigh, The Street | 01/10/2013 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| B /17/00182/FUL | Wherstead | Bournehaven, Bourne Hill, Wherstead, IP2 8NQ | 14/05/2017 | 1 | 0 | 1 | 0 |
| B /14/00703/FUL | Woolverstone | Former Paul Double Nurseries Ltd (See notes) | 15/01/2016 | 4 | 4 | 3 | 1 |
| B /16/01521/AGD | Woolverstone | White House Farm, Harkstead Lane, IP9 1BD | 22/12/2016 | 3 | 3 | 3 | 0 |
| B /16/01337/FUL | Woolverstone | Home Farm, Main Road, IP9 1AJ | 23/12/2016 | 4 | 1 | 3 | 1 |
| B /17/01125/FUL | Woolverstone | White House Farm, Harkstead Lane, IP9 1BD | 31/08/2017 | 4 | 4 | 4 | 0 |
| DC/17/02347/FUL | Woolverstone | Home Farm, Main Road, Woolverstone, IP9 1AJ | 21/09/2017 | 4 | 4 | 4 | 0 |
| **Totals** | | | | ***4401** | ***4036** | ***3931** | **217** |

* not included in totals due to undetermined legal challenge at time of data

## Mid Suffolk

### As at 1st April 2018

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| M /1386/15/FUL | Ashbocking | Land at Allotment Lane | 16/06/2015 | 1 | 1 | 1 | 0 |
| M /0817/17/PRN | Ashbocking | Red House Access Road from B1078 to Red House Farm, IP6 9LD | 20/04/2017 | 2 | 2 | 2 | 0 |
| M /1597/16/OUT | Ashbocking | Land adjacent to El Olivar The Green | 30/06/2017 | 1 | 1 | 1 | 0 |
| M /3057/10/FUL | Ashfield cum Thorpe | Barn south east of Keeper's Lodge, Thorpe Lane | 01/02/2011 | 1 | 1 | 1 | 0 |
| M /3055/10/FUL | Ashfield cum Thorpe | Keeper's Lodge Thorpe Hall, Thorpe Lane | 01/03/2011 | 1 | 0 | 1 | 0 |
| M /1983/15/FUL | Ashfield cum Thorpe | The Willows, Lemans Corner The Street | 10/08/2015 | 1 | 0 | 1 | 0 |
| M /0681/17/PRN | Ashfield cum Thorpe | Pear Tree Farm The Street | 11/07/2017 | 1 | 1 | 1 | 0 |
| M /2456/15/FUL | Athelington | Athelington Hall Horham Road | 27/10/2015 | 1 | 1 | 1 | 0 |
| M /1214/12/FUL | Bacton | 1-2 Broadway House Broadway (Cotton - but within 'Bacton - Church' SB map) | 25/06/2013 | 4 | 1 | 1 | 0 |
| M /1338/14/FUL | Bacton | Manor House Christian Rest Home, Church Road | 28/07/2014 | 1 | 1 | 1 | 0 |
| M /1735/14/FUL | Bacton | Mildmay Lodge, Pine View | 22/05/2015 | 1 | 1 | 1 | 0 |
| M /0764/15/OUT | Bacton | Land West of Broad Road | 05/04/2016 | 47 | 47 | 47 | 0 |
| M /4945/16/FUL | Bacton | Land at the Bull Inn Church Road | 15/06/2016 | 2 | 2 | 2 | 0 |
| M /1038/16/FUL | Bacton | Coppings Farm The Street | 07/09/2016 | 1 | 1 | 1 | 0 |
| M /1676/17/FUL | Bacton | 30 Pound Hill | 01/09/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/03896/FUL | Bacton | Willow Cottage Earls Green Road | 03/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/04398/FUL | Bacton | Land adjacent to Mills Cottage Broad Road | 21/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/04991/OUT | Bacton | Land to south west of Nutwood The Street | 28/11/2017 | 5 | 5 | 5 | 0 |
| M /3270/16/OUT | Bacton | Land adjacent Wyverstone Road (opposite School) | 22/12/2017 | 64 | 64 | 64 | 0 |
| DC/18/00537/FUL | Bacton | Land to rear of 7 & 8 Earls Green | 27/03/2018 | 2 | 2 | 2 | 0 |
| M /2759/13/FUL | Badley | Woodlands Stowmarket Road | 04/02/2014 | 1 | 1 | 1 | 0 |
| M /1304/15/FUL | Badley | Badley Green Farm Cottage Badley Hill | 03/07/2015 | 1 | 1 | 1 | 0 |
| M /2758/15/FUL | Badley | Barn adjacent Badley Bridge House, Badley Hill | 23/10/2015 | 1 | 1 | 1 | 0 |
| M /3299/15/FUL | Badwell Ash | Land adjoiningThe Bailey | 05/11/2015 | 1 | 1 | 1 | 0 |
| M /2674/15/FUL | Badwell Ash | Badwell Ash Primary School | 20/11/2015 | 2 | 2 | 2 | 0 |
| M /2506/16/OUT | Badwell Ash | Land at Dovedale Close (off Richer Road | 22/09/2016 | 3 | 3 | 3 | 0 |
| M /4070/16/FUL | Badwell Ash | Land adj to Donard Back Lane | 16/12/2016 | 17 | 17 | 15 | 2 |
| DC/17/02761/FUL | Badwell Ash | The Boltons, The Street | 03/08/2017 | 1 | 1 | 1 | 0 |
| DC/17/03035/FUL | Badwell Ash | Land at Broadway | 14/09/2017 | 6 | 6 | 6 | 0 |
| DC/17/05056/FUL | Badwell Ash | Street Farm | 05/01/2018 | 1 | 1 | 1 | 0 |
| DC/17/06268/OUT | Badwell Ash | Land at Wyverstone Road | 20/03/2018 | 3 | 3 | 3 | 0 |
| M /0300/13/FUL | Barham | Red Barn Farm, Rede Lane | 13/06/2013 | 1 | 1 | 1 | 0 |
| M /3750/14/OUT | Barham | Land to rear of The Sorrel Horse PH, Norwich Road | 15/01/2015 | 1 | 1 | 1 | 0 |
| M /4210/15/FUL | Barham | Chestnut Farm Barham Green | 11/03/2015 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| M /2365/15/FUL | Barham | Roseneath<br>Norwich Road | 28/08/2015 | 1 | 1 | 1 | 0 |
| M /2632/15/FUL | Barham | Rose Cottage<br>Barham Green | 13/11/2015 | 1 | 0 | 1 | 0 |
| M /2225/16/PRN | Barham | Bell Cross Farm<br>(Keys Farm on map)?<br>Bells Cross Road | 01/07/2016 | 2 | 2 | 1 | 1 |
| M /0081/17/PRN | Barham | Building north east of Redewood Cottage, Rede Lane | 09/01/2017 | 1 | 1 | 1 | 0 |
| DC/17/02210/PRN | Barham | Redewood Cottage (previously The Barn)<br>Rede Lane | 12/07/2017 | 1 | 1 | 1 | 0 |
| M /1844/17/FUL | Barham | Honeymoon House<br>Land north of 3 Lower Farm Cottages,<br>Norwich Road | 09/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/03026/FUL | Barham | Land at Sandy Lane | 04/12/2017 | 2 | 2 | 2 | 0 |
| M /0191/17/FUL | Barham | Land rear of De Saumarez Drive | 25/01/2018 | 23 | 23 | 23 | 0 |
| DC/18/00602/FUL | Barham | Chelston, Jackson Place, Norwich Rd | 27/03/2018 | 1 | 1 | 1 | 0 |
| M /0928/17/FUL | Barham | Land at Norwich Road (adjacent to Henry VIII Farmhouse) | 29/03/2018 | 10 | 10 | 10 | 0 |
| M /3140/15/FUL | Barking | Plots 5 & 6, Moat Farm Barns, The Tye, Barking Rd | 20/06/2016 | 2 | 2 | 2 | 0 |
| M /3189/16/LDC | Barking | Barking Tye Service Station<br>Flats:<br>Sugarloaf/Blorenge | 31/03/2017 | 2 | 1 | 1 | 0 |
| M /1401/17/FUL | Barking | Land adjacent to Home Farm<br>Hascot Hill | 06/06/2017 | 1 | 1 | 1 | 0 |
| DC/17/03564/OUT | Barking | Land on the southern side of Barking Road<br>Barking Tye | 18/08/2017 | 5 | 5 | 5 | 0 |
| DC/17/03936/PRN | Barking | Barking Tye Service Station<br>The Tye | 04/10/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| M /1215/17/FUL | Barking | Ashburnham Farm Needham Road | 18/01/2018 | 1 | 1 | 1 | 0 |
| M /4933/16/OUT | Barking | Land to the north of 1 Tye Green | 24/01/2018 | 9 | 9 | 9 | 0 |
| M /2314/09/FUL | Battisford | Barns at Baker's Farm Straight Road | 07/10/2009 | 3 | 3 | 2 | 1 |
| M /0752/12/FUL | Bedfield | The Beeches, Earl Soham Road | 03/05/2012 | 1 | 0 | 1 | 0 |
| M /2337/14/FUL | Bedfield | Home Farm Earl Soham Road | 12/01/2015 | 2 | 2 | 2 | 0 |
| M /2905/16/FUL | Bedfield | Mill Farm Long Green | 14/09/2016 | 2 | 1 | 2 | 0 |
| M /3119/17/FUL | Bedfield | Land adj Autumn Meadow Church Lane | 21/08/2017 | 1 | 1 | 1 | 0 |
| DC/17/05435/OUT | Bedfield | The Rabbits School Road | 11/01/2018 | 1 | 1 | 1 | 0 |
| DC/17/05873/RES | Bedfield | Land north of Chapel House Long Green | 16/03/2018 | 1 | 2 | 2 | 0 |
| M /0048/16/FUL | Bedingfield | Barn at Oak Cottage Hall Road | 10/03/2016 | 1 | 1 | 1 | 0 |
| M /2177/15/FUL | Beyton | Vacant plot between Pipits and Rivendell, Bury Road | 03/06/2011 | 1 | 1 | 1 | 0 |
| M /2365/16/FUL | Beyton | Land adjacent Fieldgate Church Road | 21/07/2016 | 1 | 1 | 1 | 0 |
| M /2638/16/FUL | Beyton | Land to the east of The Grange Tostock Road | 31/08/2016 | 2 | 2 | 2 | 0 |
| M /3895/16/OUT | Beyton | Rear garden to 2 Balmedie House Bear Meadow | 03/02/2017 | 1 | 1 | 1 | 0 |
| M /0833/17/FUL | Beyton | Land at Guerdon Cottage, Drinkstone Road | 10/05/2017 | 2 | 2 | 2 | 0 |
| M /0834/17/FUL | Beyton | Land adjacent to the Laurels Tostock Road | 09/08/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/02792/FUL | Beyton | Plot 2, Land north of Guerdon Cottage, Drinkstone Rd | 10/08/2017 | 1 | 1 | 1 | 0 |
| DC/17/03664/FUL | Beyton | Guerdon Cottage Drinkstone Road | 06/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/05731/FUL | Beyton | Land adjacent to Guerdon Cottage, Drinkstone Road | 05/02/2018 | 1 | 1 | 1 | 0 |
| M /2216/15/FUL | Botesdale | Land associated with Hollyclose/Dudley Orves Dental Surgery, The Drift | 05/08/2015 | 1 | 1 | 1 | 0 |
| M /0540/16/PRN | Botesdale | Barn at Lodge Farm | 22/03/2016 | 1 | 1 | 1 | 0 |
| M /0241/17/PRN | Botesdale | Grove Flock Farm | 04/04/2017 | 1 | 1 | 1 | 0 |
| DC/17/02845/PRN | Botesdale | The Barn | 03/08/2017 | 1 | 1 | 1 | 0 |
| DC/17/03002/FUL | Botesdale | Land at Common Road | 22/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/05076/FUL | Botesdale | The Limes | 11/01/2018 | 4 | 3 | 4 | 0 |
| M /1536/11/FUL | Bramford | Suffolk Water Park, Loraine Way | 16/09/2011 | 1 | 1 | 1 | 0 |
| M /2616/13/FUL | Bramford | Land to rear of 4-8 Paper Mill Lane, Bramford, Ipswich, IP8 4BS | 14/05/2014 | 1 | 1 | 1 | 0 |
| M /2728/14/FUL | Bramford | Quiet Sports Suffolk Golf Club & Water Park Loraine Way | 05/12/2014 | 1 | 1 | 1 | 0 |
| M /0257/15/FUL | Bramford | Land at Hillcrest Approach | 27/05/2015 | 2 | 2 | 2 | 0 |
| M /2405/15/FUL | Bramford | Bramford Golf Centre Loraine Way | 09/10/2015 | 1 | 1 | 1 | 0 |
| M /2700/12/FUL | Bramford | Former Scotts/Fisons site Paper Mill Lane Hybrid: Application ref. used twice for Full and Outline | 08/04/2016 | 74 | 74 | 74 | 0 |

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|---|---|---|---|---|---|---|---|
| M /2700/12/OUT | Bramford | Former Scotts/Fisons site<br>Paper Mill Lane<br>Hybrid: Application ref. used twice for OL and Full. | 08/04/2016 | 98 | 98 | 98 | 0 |
| M /4392/16/FUL | Bramford | 3-5 The Street | 09/12/2016 | 2 | 1 | 2 | 0 |
| M /4982/16/FUL | Bramford | Land adjacent to Belmont House<br>Limes Avenue | 13/03/2017 | 1 | 1 | 1 | 0 |
| M /0156/17/REM | Bramford | Land adjacent to Bramford Playing Field, The Street | 14/07/2017 | 130 | 130 | 102 | 28 |
| DC/17/04304/PRN | Bramford | Rushbrook House<br>Paper Mill Lane<br>(Currently used as offices by NHS) | 19/10/2017 | 6 | 6 | 6 | 0 |
| DC/17/03060/FUL | Bramford | Land at Hibbard Road | 24/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/04261/OUT | Bramford | Land adjacent to Rosehaven<br>Hibbard Road | 24/11/2017 | 1 | 1 | 1 | 0 |
| M /0408/17/OUT | Bramford | By-pass Nurseries<br>Bramford Road | 16/03/2018 | 20 | 20 | 20 | 0 |
| DC/17/02399/FUL | Brome and Oakley | The Swan PH<br>Norwich Road | 03/08/2017 | 1 | 1 | 1 | 0 |
| M /4151/15/PRN | Brundish | Dairy Farm<br>The Street | 19/01/2016 | 3 | 3 | 3 | 0 |
| M /3481/16/PRN | Brundish | Newtons Farm<br>Stradbroke Road | 12/10/2016 | 2 | 2 | 1 | 1 |
| M /2602/16/FUL | Buxhall | Barns at Leffey Hall<br>Brettenham Road | 19/12/2016 | 2 | 2 | 2 | 0 |
| DC/17/05519/REM | Buxhall | Oaklands<br>Rattlesden Road | 20/12/2017 | 1 | 1 | 1 | 0 |
| M /0893/13/FUL | Claydon | 11 Norwich Road | 23/05/2013 | 1 | 1 | 1 | 0 |
| M /0842/15/FUL | Claydon | High House Farm<br>Church Lane | 06/05/2015 | 5 | 5 | 5 | 0 |
| M /4088/15/FUL | Claydon | The Old Stable<br>Back Lane | 04/11/2016 | 1 | 1 | 1 | 0 |
| M /4887/16/FUL | Claydon | Land at Taimoshan<br>Church Lane | 09/02/2017 | 1 | 1 | 1 | 0 |
| M /0898/13/FUL | Coddenham | Dial Farm,<br>Coddenham Green | 19/06/2013 | 2 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| M /3052/15/FUL | Coddenham | The Caravan, Sawmill Yard, Shrubland Park, Old Norwich Road, Barham (in parish of Coddenham) | 06/10/2015 | 1 | 1 | 1 | 0 |
| M /0539/16/FUL | Coddenham | Pink Cottages (destroyed by fire) Old Norwich Road Barham (in parish of Coddenham) | 01/04/2016 | 2 | 0 | 2 | 0 |
| M /0897/16/PRN | Coddenham | Glebe Barn Vicarage Farm Needham Road | 27/04/2016 | 1 | 1 | 1 | 0 |
| M /3964/16/FUL | Coddenham | Barn at Vicarage Farm Needham Road | 19/12/2016 | 1 | 1 | 1 | 0 |
| M /4888/16/FUL | Coddenham | Beechwood, School Road | 06/01/2017 | 1 | 1 | 1 | 0 |
| M /3146/16/FUL | Coddenham | Orchard Way School Road | 06/03/2017 | 1 | 1 | 1 | 0 |
| DC/17/03868/FUL | Coddenham | Barn at Lime Kiln Farm Needham Road | 16/11/2017 | 1 | 1 | 1 | 0 |
| M /4326/16/FUL | Coddenham | Barn at Little Choppins Stud Spring Lane | 01/12/2017 | 1 | 1 | 1 | 0 |
| M /1528/14/FUL | Combs | Ebbs House, Bildeston Road | 07/01/2015 | 1 | 1 | 1 | 0 |
| M /2692/15/FUL | Combs | Tannery Cottage, Park Road | 25/09/2015 | 1 | 1 | 1 | 0 |
| M /2680/15/FUL | Combs | White House Farm, Moats Tye | 08/01/2016 | 1 | 1 | 1 | 0 |
| M /0587/16/FUL | Combs | Heathervale Combs Lane | 06/04/2016 | 2 | 2 | 2 | 0 |
| M /0631/16/FUL | Combs | The Thatches Moats Tye | 06/06/2016 | 1 | 1 | 1 | 0 |
| M /1492/15/FUL | Combs | Land W of Farriers Rd, Edgecomb Park, Hybird App (Phase 1) | 06/07/2016 | 75 | 44 | 31 | 13 |
| M /1492/15/OUT | Combs | Land W of Farriers Rd, Edgecomb Park, Hybrid App (Phase 2) | 06/07/2016 | 110 | 110 | 110 | 0 |

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|---|---|---|---|---|---|---|---|
| M /4213/16/PRN | Combs | Fir Tree Farm<br>Bildeston Road | 24/11/2016 | 1 | 1 | 1 | 0 |
| M /4912/16/FUL | Combs | High View<br>Little London | 03/02/2017 | 1 | 0 | 1 | 0 |
| DC/17/04413/FUL | Combs | Hilrose<br>Little London | 20/10/2017 | 1 | 0 | 1 | 0 |
| DC/17/04786/FUL | Combs | Fen Stables<br>Combs Lane | 16/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/05032/PRN | Combs | Pole Barn<br>Holy Oak Farm<br>Church Lane | 29/01/2018 | 1 | 1 | 1 | 0 |
| M /1109/17/REM | Cotton | Site north of Trowel & Hammer Inn<br>Mill Road | 11/05/2017 | 1 | 1 | 1 | 0 |
| M /3096/16/OUT | Cotton | Land to rear of Broadway Cottage<br>Broad Road | 29/06/2017 | 2 | 2 | 2 | 0 |
| DC/17/05520/FUL | Cotton | Willowfields<br>Willow Farm<br>Willow Lane | 26/02/2018 | 1 | 1 | 1 | 0 |
| M /2119/14/FUL | Creeting St Mary | Lings Farm<br>Green Lane<br>Stonham<br>(In parish of Creeting St. Mary) | 22/08/2014 | 1 | 0 | 1 | 0 |
| M /0565/15/FUL | Creeting St Mary | College Farm,<br>Creeting Hills | 19/03/2015 | 1 | 0 | 1 | 0 |
| M /0447/15/PRN | Creeting St Mary | The Barn<br>Osier Farm<br>The Lords Highway | 07/04/2015 | 1 | 1 | 1 | 0 |
| M /4188/15/OUT | Creeting St Mary | J. Breheny Contractors Ltd.<br>Flordon Road | 08/04/2016 | 52 | 52 | 52 | 0 |
| M /2293/16/FUL | Creeting St Mary | Whissels Farm<br>Whissels Ground<br>All Saint's Road | 25/07/2016 | 1 | 1 | 1 | 0 |
| M /4832/16/FUL | Creeting St Mary | 3 All Saints Road | 10/03/2017 | 1 | 1 | 1 | 0 |
| M /4617/16/REM | Creeting St Mary | The Laurels<br>Flordon Road | 26/04/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| M /4968/16/PRN | Creeting St Mary | Land to the rear of 1 Red Houses All Saints Road | 04/05/2017 | 1 | 1 | 1 | 0 |
| DC/17/02615/PRN | Creeting St Mary | Barn at Riverside Farm Kettle Lane | 11/08/2017 | 1 | 1 | 1 | 0 |
| DC/17/02339/FUL | Creeting St Mary | Creeting House All Saints Road | 21/08/2017 | 1 | 1 | 1 | 0 |
| DC/17/04357/REM | Creeting St Mary | Land adjacent to 54 All Saints Road | 03/11/2017 | 6 | 6 | 5 | 1 |
| DC/17/04743/OUT | Creeting St Mary | Land adjacent 1 Red Houses All Saints Road | 21/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/04987/OUT | Creeting St Mary | Land adjacent Highfield All Saints Road | 29/11/2017 | 3 | 3 | 3 | 0 |
| DC/17/06270/REM | Creeting St Mary | The Willows Flordon Road | 15/02/2018 | 1 | 1 | 1 | 0 |
| M /0993/08/FUL | Crowfield | The Old Stores, Stone Street | 01/05/2008 | 1 | 1 | 1 | 0 |
| M /3105/15/PRN | Crowfield | Home Farm Coddenham Green | 27/10/2015 | 2 | 2 | 2 | 0 |
| M /3952/16/OUT | Crowfield | Land adjacent Bridge House Debenham Road | 02/04/2017 | 1 | 1 | 1 | 0 |
| M /3928/14/FUL | Darmsden | Rose Cottage, Darmsden Hall Lane | 23/12/2015 | 1 | 0 | 1 | 0 |
| M /0246/12/FUL | Debenham | Police Station, Low Road | 20/03/2012 | 1 | 1 | 1 | 0 |
| M /1340/14/FUL | Debenham | Mill House, Gracechurch St | 18/06/2014 | 1 | 0 | 1 | 0 |
| M /0898/15/FUL | Debenham | The Trainshed Little London Hill | 04/08/2015 | 1 | 0 | 1 | 0 |
| M /2213/14/FUL | Debenham | Land adjacent The Red House Little London Hill | 24/11/2015 | 1 | 1 | 1 | 0 |
| M /0027/16/FUL | Debenham | Land adjacent Village End, Little London Hill | 24/03/2016 | 1 | 1 | 1 | 0 |
| M /4374/15/FUL | Debenham | The Angel Inn 5 High Street | 14/06/2016 | 1 | 1 | 1 | 0 |
| M /2671/16/PRN | Debenham | Debenham Hall Gracechurch Street | 20/09/2016 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| M /3318/16/FUL | Debenham | 21 Cross Green (part former Butcher's Shop) | 22/12/2016 | 3 | 3 | 3 | 0 |
| DC/17/02757/OUT | Debenham | 8 Gracechurch Street | 21/08/2017 | 1 | 1 | 1 | 0 |
| M /1581/17/PRN | Debenham | Greenlands Farm Hoxne Road | 14/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/04072/FUL | Debenham | Hogs Kiss Priory Lane | 08/02/2018 | 6 | 6 | 6 | 0 |
| M /2801/15/PRN | Denham | Street Farm The Street | 08/10/2015 | 1 | 1 | 1 | 0 |
| M /3054/16/FUL | Denham | The Barn, Vicarage Farmhouse, Hoxne Road | 10/03/2017 | 1 | 1 | 1 | 0 |
| M /0189/17/FUL | Denham | Greenlands Farm Hoxne Road | 14/03/2017 | 1 | 1 | 1 | 0 |
| M /4033/16/OUT | Drinkstone | The Cottage Rattelesden Road | 10/01/2017 | 1 | 1 | 1 | 0 |
| DC/17/03975/FUL | Drinkstone | Yew Tree Farm Barn Cross Street | 25/10/2017 | 1 | 0 | 1 | 0 |
| M /1637/05/FUL | Elmswell | Plot adj The Grove, Warren Lane | 23/07/2010 | 1 | 1 | 1 | 0 |
| M /3991/11/FUL | Elmswell | Eastwood Farm Ashfield Road | 09/01/2012 | 1 | 0 | 1 | 0 |
| M /3918/15/REM | Elmswell | Former Grampian/Harris Factory, St. Edmund Drive | 02/06/2016 | 190 | 170 | 128 | 42 |
| M /1680/16/FUL | Elmswell | Tirole House Church Road | 09/06/2016 | 1 | 1 | 1 | 0 |
| M /4438/15/FUL | Elmswell | Land adjoining Grantrose, Rose Lane | 08/07/2016 | 1 | 1 | 1 | 0 |
| M /3522/16/OUT | Elmswell | Yew Tree House Ashfield Road | 13/10/2016 | 1 | 1 | 1 | 0 |
| M /5056/16/FUL | Elmswell | Orchard Cottage New Road | 13/03/2017 | 1 | 1 | 1 | 0 |
| M /0087/17/FUL | Elmswell | South View Spong Lane | 04/05/2017 | 1 | 1 | 1 | 0 |
| M /0717/17/FUL | Elmswell | Spinnakers Ashfield Road | 11/05/2017 | 1 | 1 | 1 | 0 |
| M /3469/16/OUT | Elmswell | Land East of Borley Crescent | 26/05/2017 | 60 | 60 | 60 | 0 |
| M /4767/16/FUL | Elmswell | Land at Kiln Lane | 07/09/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/04244/RES | Elmswell | Land adjacent to The Barn<br>Grove Lane | 11/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/05409/FUL | Elmswell | Mulberry Farm<br>Ashfield Road | 20/12/2017 | 1 | 1 | 1 | 0 |
| M /4911/16/OUT | Elmswell | Land adjacent to Wetherden Road | 28/03/2018 | 240 | 240 | 240 | 0 |
| M /3631/13/FUL | Eye | The Willows, Cranley Road | 03/03/2013 | 1 | 0 | 1 | 0 |
| M /2387/13/FUL | Eye | 2 Magdalen Street | 19/11/2013 | 2 | 2 | 1 | 0 |
| M /3394/15/FUL | Eye | 1A Victoria Hill | 23/12/2015 | 2 | 1 | 2 | 0 |
| M /4135/15/REM | Eye | Land rear of 37 Oak Crescent | 15/01/2016 | 1 | 1 | 1 | 0 |
| M /1169/16/FUL | Eye | 27 Magdalen Street | 18/05/2016 | 2 | 1 | 1 | 0 |
| M /1957/16/FUL | Eye | Compton House | 18/07/2016 | 0 | -1 | 1 | 0 |
| M /3350/16/FUL | Eye | Land adjacent to Rookery House | 11/10/2016 | 1 | 1 | 1 | 0 |
| M /4568/16/FUL | Eye | Bothy House | 28/02/2017 | 3 | 3 | 1 | 2 |
| DC/17/03822/FUL | Eye | 7 Ludgate Causeway | 27/09/2017 | 1 | 1 | 1 | 0 |
| DC/18/00408/FUL | Eye | Highbanks, 6 Victoria Hill | 20/03/2018 | 1 | 1 | 1 | 0 |
| M /3563/15/OUT | Eye | Land South of Eye Airfield<br>Castleton Way | 27/03/2018 | 280 | 280 | 280 | 0 |
| DC/18/00341/FUL | Eye | Land adjacent Fairfields | 28/03/2018 | 1 | 1 | 1 | 0 |
| M /3148/15/FUL | Felsham | Valley Farm<br>Brettenham Road | 27/10/2015 | 1 | 1 | 1 | 0 |
| M /2816/15/FUL | Felsham | Moat Farm Bungalow<br>Dakings Lane | 19/08/2016 | 1 | 0 | 1 | 0 |
| M /1030/13/FUL | Finningham | Elmer Farm, Walsham Road | 17/06/2013 | 1 | 1 | 1 | 0 |
| DC/17/05871/FUL | Finningham | Gosford House | 07/02/2018 | 1 | 1 | 1 | 0 |
| M /0410/14/FUL | Framsden | 140 - 141 Church Row | 26/06/2014 | 1 | 1 | 1 | 0 |
| M /1161/15/FUL | Framsden | Barn at Southwood Farm, Otley Rd | 01/07/2015 | 1 | 1 | 1 | 0 |
| M /3734/15/PRN | Framsden | Bell Farm Barn<br>Birds Lane | 08/12/2015 | 1 | 1 | 1 | 0 |
| M /3566/12/FUL | Fressingfield | Woodlands Farm, Stradbroke Road | 31/01/2013 | 0 | -1 | 1 | 0 |
| M /1422/14/FUL | Fressingfield | Plot at The Gull, Cratfield Rd | 03/07/2014 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| M /3042/14/FUL | Fressingfield | Red House Farm, Priory Rd | 05/12/2014 | 1 | 1 | 1 | 0 |
| M /4024/14/FUL | Fressingfield | South View New Street | 03/03/2015 | 1 | 0 | 1 | 0 |
| M /0553/15/FUL | Fressingfield | Vales Hall Cottage Dales Road | 21/04/2015 | 1 | 0 | 1 | 0 |
| M /0466/15/FUL | Fressingfield | Barn atWoodside Farm Wood Lane | 30/04/2015 | 1 | 1 | 1 | 0 |
| M /2526/15/FUL | Fressingfield | Land to the rear of the Old Post Office, Church Street | 07/09/2015 | 1 | 1 | 1 | 0 |
| M /2781/15/FUL | Fressingfield | Plot adj Providence House, Church Street | 02/10/2015 | 1 | 1 | 1 | 0 |
| M /0044/16/LDC | Fressingfield | Gowers Farm Barn Dales Road | 08/06/2016 | 1 | 1 | 1 | 0 |
| M /4170/16/OUT | Fressingfield | The Cottage Church Street | 02/12/2016 | 1 | 1 | 1 | 0 |
| M /4410/16/OUT | Fressingfield | Land and buildings at Red House Farm, Priory Road | 15/08/2017 | 28 | 28 | 28 | 0 |
| M /3501/16/FUL | Fressingfield | Land to the north of Midnight Mill Harleston Hill | 08/09/2017 | 3 | 3 | 3 | 0 |
| DC/17/03205/RES | Fressingfield | Peeler House Stradbroke Road | 21/09/2017 | 1 | 1 | 1 | 0 |
| M /0376/13/FUL | Gedding | Clematis Cottage, Cockfield Road, Felsham (in the parish of Gedding) | 29/04/2013 | 1 | 0 | 1 | 0 |
| M /2873/15/FUL | Gedding | Gedding Grange Drinkstone Road | 18/03/2016 | 2 | 2 | 2 | 0 |
| DC/17/04782/FUL | Gedding | Gedding Grange Drinkstone Road | 14/12/2017 | 2 | 2 | 2 | 0 |
| M /2884/13/FUL | Gipping | Rookery Farm, Back Lane | 28/11/2013 | 1 | 1 | 1 | 0 |
| M /0599/14/FUL | Gislingham | The Chapel Mill Street Gislingham Eye, IP23 8JR | 30/04/2014 | 1 | 0 | 1 | 0 |
| M /1068/15/FUL | Gislingham | Land opp' Ivy House, Mellis Road | 18/05/2015 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| M /0067/16/FUL | Gislingham | (Adjacent Home Farm) Waters Edge, Little Green, Mill Street, Gislingham | 05/04/2016 | 3 | 3 | 3 | 0 |
| M /0294/15/OUT | Gislingham | Land to rear of West View Gardens, Thornham Road | 28/09/2016 | 40 | 40 | 40 | 0 |
| DC/17/02765/REM | Gislingham | Rowan Cottage Mill Street | 20/07/2017 | 5 | 5 | 4 | 1 |
| DC/17/02781/FUL | Gislingham | The Little House High Street | 10/08/2017 | 1 | 1 | 1 | 0 |
| DC/17/03393/FUL | Gislingham | Jaylands Mill Street | 28/09/2017 | 1 | 1 | 1 | 0 |
| DC/17/05075/FUL | Gislingham | Lodge Farm Back Street | 01/12/2017 | 3 | 3 | 3 | 0 |
| M /3851/11/FUL | Gosbeck | Barn at Greenway Farm, Ipswich Road | 01/02/2012 | 1 | 1 | 1 | 0 |
| DC/17/05739/PRN | Gosbeck | The Granary Fellows Farm Kings Lane | 26/01/2018 | 1 | 1 | 1 | 0 |
| M /1721/13/FUL | Great Ashfield | Oak Tree Bungalow, Elmswell Road | 05/08/2013 | 1 | 0 | 1 | 0 |
| DC/17/03655/FUL | Great Ashfield | Rookery Farm | 30/11/2017 | 1 | 1 | 1 | 0 |
| M /3310/14/FUL | Great Blakenham | Former Masons Cement Wks, Land btwn Gipping and Bramford Rd | 17/06/2015 | 426 | 153 | 64 | 89 |
| M /3165/14/FUL | Great Blakenham | Land to rear of 56 and 58 Chapel Lane | 18/09/2015 | 2 | 1 | 1 | 0 |
| M /2022/16/OUT | Great Blakenham | Land on West side of Stowmarket Road | 08/05/2017 | 130 | 130 | 130 | 0 |
| DC/17/04306/OUT | Great Blakenham | 70 & 72 Chapel Lane | 10/11/2017 | 2 | 2 | 2 | 0 |
| DC/17/04199/FUL | Great Finborough | The Cottage High Road | 21/11/2017 | 1 | 1 | 1 | 0 |
| M /0734/12/FUL | Haughley | Laurel Farm, Wetherden Road | 04/05/2012 | 1 | 1 | 1 | 0 |
| M /0869/15/FUL | Haughley | Land adjacent Meadow End Cottage, Fir Tree Lane, Haughley Green | 06/05/2015 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| M /1999/15/FUL | Haughley | Plot 8, The Old Auction Yard Old Street, Haughley, Stowmarket, IP14 3NX | 24/08/2015 | 1 | 1 | 1 | 0 |
| M /2543/15/PRN | Haughley | Bridge Farm, Haughley New St | 11/09/2015 | 1 | 1 | 1 | 0 |
| M /4048/16/FUL | Haughley | 2-4 St Mary's Avenue | 23/12/2016 | 2 | 1 | 1 | 1 |
| DC/17/03118/OUT | Haughley | Fieldwood House Haughley Green | 11/09/2017 | 1 | 1 | 1 | 0 |
| DC/18/00079/FUL | Haughley | Hill House Haughley Green | 20/03/2018 | 1 | 1 | 1 | 0 |
| M /1843/08/FUL | Hemingstone | Coppings Farm, Clay Lane | 26/09/2008 | 1 | 1 | 1 | 0 |
| M /1913/14/FUL | Hemingstone | Brewery Farm Barn, Ashbocking Road | 14/08/2014 | 1 | 1 | 1 | 0 |
| M /0821/17/FUL | Hemingstone | Primrose Hill Farm (Threshing Barn) Main Road | 20/04/2017 | 1 | 1 | 1 | 0 |
| M /4138/16/FUL | Hemingstone | Barns at Charity Farm Main Road | 10/05/2017 | 1 | 1 | 1 | 0 |
| M /0219/18/FUL | Hemingstone | Fairview Ashbocking Road | 12/03/2018 | 1 | 0 | 1 | 0 |
| M /3424/15/FUL | Henley | Rose Lodge, Ashbocking Road | 08/12/2015 | 1 | 0 | 1 | 0 |
| M /0393/17/PRN | Henley | White House Farm Ashbocking Road | 09/05/2017 | 1 | 1 | 1 | 0 |
| DC/17/03426/FUL | Henley | Chestnut Cottage Henley Square | 31/08/2017 | 1 | 0 | 1 | 0 |
| DC/17/06242/OUT | Henley | Headlands Ashbocking Road | 28/03/2018 | 1 | 1 | 1 | 0 |
| M /4166/08/FUL | Hessett | Land adjacent 9 The Green | 13/02/2009 | 1 | 1 | 1 | 0 |
| M /0959/13/FUL | Hessett | The Old Mill (Spring Farm) The Green IP30 9BQ | 30/05/2014 | 1 | 1 | 1 | 0 |
| DC/17/06024/FUL | Hessett | Five Bells Inn The Street | 09/03/2018 | 1 | 1 | 1 | 0 |
| DC/17/05953/OUT | Hinderclay | Ynysddu (to rear of Crown House) | 25/01/2018 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| M /3212/14/FUL | Horham | Land adjacent Firethorn, The Street | 15/01/2015 | 2 | 2 | 1 | 0 |
| M /5023/16/OUT | Horham | Benacre Worlingworth Road | 01/09/2017 | 1 | 1 | 1 | 0 |
| DC/17/04943/OUT | Horham | Land opposite Manor Park and fronting Worlingworth Road | 29/03/2018 | 7 | 7 | 7 | 0 |
| M /1503/11/FUL | Hoxne | Heckfield House, Heckfield Green | 29/07/2011 | 2 | 2 | 2 | 0 |
| M /0397/13/FUL | Hoxne | The Pipeworks, Eye Road | 09/12/2013 | 1 | 1 | 1 | 0 |
| M /3319/13/FUL | Hoxne | Farm Cottage, Heckfield Green | 10/01/2014 | 1 | 1 | 1 | 0 |
| M /4370/15/FUL | Hoxne | Chestnut Tree Farmhouse Denham Road | 05/04/2016 | 1 | 1 | 1 | 0 |
| M /4686/16/FUL | Hoxne | Land to rear of Market House Low Street | 05/01/2017 | 1 | 1 | 1 | 0 |
| M /0145/17/PRN | Hoxne | Green Street (southern side) Hoxne | 03/03/2017 | 1 | 1 | 1 | 0 |
| M /1230/17/PRN | Hoxne | The Barn, Waveney Farm, Capons Lane | 09/05/2017 | 1 | 1 | 1 | 0 |
| DC/17/02868/OUT | Hoxne | Land adjacent 6 Abbey Terrace Abbey Hill | 25/08/2017 | 4 | 4 | 4 | 0 |
| DC/17/04905/FUL | Hoxne | The Lodge Reading Green | 05/12/2017 | 1 | 1 | 1 | 0 |
| M /2963/13/FUL | Hunston | Brackenhurst, Mill Lane | 19/12/2013 | 1 | 0 | 1 | 0 |
| M /0747/13/FUL | Kenton | Barn at Messuage Farm, Eye Road | 24/06/2013 | 1 | 1 | 1 | 0 |
| DC/17/03859/FUL | Kenton | Old Kenton Station Eye Road | 05/10/2017 | 2 | 2 | 2 | 0 |
| M /0184/15/PRN | Langham | Langham Grange | 13/03/2015 | 1 | 1 | 1 | 0 |
| M /2838/16/FUL | Langham | Rasmus (Newsells) Stock Hill | 21/09/2016 | 1 | 0 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/03600/FUL | Langham | Langham Hall Bungalow Stock Hill | 03/11/2017 | 1 | 1 | 1 | 0 |
| M /3610/12/FUL | Laxfield | Co-operative Food Store, High Street | 15/01/2013 | 0 | -1 | 1 | 0 |
| M /3844/12/FUL | Laxfield | Belle View, Cake Street | 04/04/2013 | 1 | 0 | 1 | 0 |
| M /1683/13/FUL | Laxfield | The Old Boys School, Market Street | 29/08/2013 | 1 | 1 | 1 | 0 |
| M /3064/13/FUL | Laxfield | 2 Framlingham Road | 03/12/2013 | 1 | 1 | 1 | 0 |
| M /2326/14/FUL | Laxfield | Brick barn at Corner Farm, Banyards Green | 03/06/2015 | 1 | 1 | 1 | 0 |
| M /1683/15/FUL | Laxfield | Land rear of St. Helens, High Street | 23/07/2015 | 1 | 1 | 1 | 0 |
| M /1073/16/FUL | Laxfield | Fishers Farm, Dennington Rd | 11/05/2016 | 1 | 1 | 1 | 0 |
| M /3500/16/PRN | Laxfield | Corner Farm, Banyards Green | 12/10/2016 | 2 | 2 | 2 | 0 |
| M /3642/16/OUT | Laxfield | Land on west side of Bickers Hill Road | 11/04/2017 | 10 | 10 | 10 | 0 |
| DC/17/03501/FUL | Laxfield | The Villa High Street | 12/09/2017 | 1 | 1 | 1 | 0 |
| DC/17/04032/FUL | Laxfield | Land to rear of Underlimes and St. Helens, High Street | 06/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/04774/PRN | Laxfield | Chestnut Tree Farm Framlingham Road | 13/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/04375/FUL | Laxfield | Land adjacent to Mill Road (south side of 13 Noyes Avenue) | 23/11/2017 | 12 | 12 | 1 | 11 |
| DC/17/05227/FUL | Laxfield | Yew Tree Farm Station Road | 13/03/2018 | 2 | 2 | 1 | 1 |
| DC/17/06313/FUL | Laxfield | Land to rear of Suffolk House, Underlimes and St. Helens, High Street | 13/03/2018 | 1 | 1 | 1 | 0 |
| DC/17/05818/FUL | Laxfield | Land to rear of Suffolk House, High Street | 22/03/2018 | 1 | 1 | 1 | 0 |
| M /4060/15/FUL | Little Blakenham | Ingham's Farm, Nettlestead Road | 05/02/2016 | 1 | 1 | 1 | 0 |
| DC/17/04149/OUT | Little Blakenham | Lakeside Cottage 1 The Common | 06/11/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/05995/FUL | Little Blakenham | Chestnut Tree Farm Framlingham Road | 09/02/2018 | 1 | 1 | 1 | 0 |
| M /0588/13/FUL | Mellis | Land at, Whitegate Farm, Earlsford Road | 08/05/2013 | 2 | 2 | 1 | 1 |
| M /2882/16/FUL | Mellis | Pyecote, Rectory Road | 22/09/2016 | 1 | 1 | 1 | 0 |
| M /2843/16/REM | Mellis | White House Farm, The Common | 13/10/2016 | 1 | 1 | 1 | 0 |
| DC/17/04083/FUL | Mellis | Breccles Rectory Road | 17/11/2017 | 1 | 1 | 1 | 0 |
| M /5013/16/OUT | Mellis | Land at Bullocks Farm Earlsford Road | 07/03/2018 | 10 | 10 | 10 | 0 |
| M /1241/09/FUL | Mendham | Land adjacent to Ju Lin, Withersdale Road | 23/06/2009 | 1 | 1 | 1 | 0 |
| M /2081/13/FUL | Mendham | Studio Landia Bungalow, Studio Corner, The Street | 27/09/2013 | 2 | 2 | 2 | 0 |
| M /0582/11/FUL | Mendlesham | Land at The Cedars, Mendlesham Green | 14/07/2011 | 1 | 1 | 1 | 0 |
| M /4305/11/FUL | Mendlesham | Land adjacent Acorns, Wash Lane | 07/01/2013 | 1 | 1 | 1 | 0 |
| M /1220/13/FUL | Mendlesham | Cherrygate Farm, Norwich Road | 06/06/2013 | 1 | 0 | 1 | 0 |
| M /3184/11/FUL | Mendlesham | Barn at Oak Farm, Oak Farm Lane | 05/09/2013 | 2 | 2 | 2 | 0 |
| M /1149/16/FUL | Mendlesham | Land at Poplar Cottage Oak Farm Lane, Mendlesham, Stowmarket, IP14 5TE | 10/05/2014 | 1 | 0 | 1 | 0 |
| M /0509/16/PRN | Mendlesham | Tollgate Farm Barn,Norwich Road | 23/03/2016 | 1 | 1 | 1 | 0 |
| M /2211/16/REM | Mendlesham | GR Warehousing Site, Old Station Rd | 13/10/2016 | 56 | 43 | 19 | 24 |
| M /4670/16/OUT | Mendlesham | Land adjacent to Willow House Mill Road | 24/02/2017 | 3 | 3 | 2 | 1 |
| M /0712/17/OUT | Mendlesham | Land adjacent Jasmine Cottage Hobbies Lane | 12/05/2017 | 1 | 1 | 1 | 0 |
| DC/17/02241/PRN | Mendlesham | Elms Farm Old Station Road | 14/07/2017 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| DC/17/03572/FUL | Mendlesham | Latin Hall, Brockford Road | 27/09/2017 | 2 | 2 | 2 | 0 |
| M /0366/17/OUT | Mendlesham | Land adjacent to 17 Brockford Road | 27/09/2017 | 2 | 2 | 2 | 0 |
| M /4242/16/OUT | Mendlesham | Land to North West of Mason Court (known as Old Engine Meadow) | 27/02/2018 | 28 | 28 | 28 | 0 |
| DC/17/06103/FUL | Mendlesham | Champaignes Toft Hoggars Road | 27/03/2018 | 1 | 1 | 1 | 0 |
| M /3016/09/RES | Metfield | Fir Tree Farm, The Common | 23/12/2009 | 1 | 1 | 1 | 0 |
| M /0467/13/FUL | Metfield | Land rear Guildhall Cottage, The Street | 09/05/2013 | 1 | 1 | 1 | 0 |
| M /1158/13/FUL | Metfield | Main Barn and Cartlodge at Rookery Farm, Christmas Lane | 12/07/2013 | 1 | 1 | 1 | 0 |
| M /1574/15/FUL | Metfield | Hattens Farm Fressingfield Road | 24/06/2015 | 2 | 2 | 0 | 2 |
| M /3236/15/FUL | Metfield | Haxby Ceramics Ltd., School Lane | 25/11/2015 | 2 | 2 | 2 | 0 |
| M /3699/16/FUL | Metfield | Haxby Ceramics Ltd., (E of The Old School) School Lane | 30/11/2016 | 1 | 1 | 1 | 0 |
| M /4215/16/FUL | Metfield | Skinners Cottage, Skinners Lane | 06/12/2016 | 2 | 1 | 2 | 0 |
| M /0531/17/FUL | Metfield | Skinners Cottage, Skinners Lane | 26/04/2017 | 1 | 1 | 1 | 0 |
| DC/17/03174/PRN | Metfield | Stackyard Barn at Common Farm, The Common | 06/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/06107/FUL | Metfield | 5-6 Honeymoon Row The Street | 13/02/2018 | 1 | 1 | 1 | 0 |
| M /2857/13/FUL | Monk Soham | St Peter's View, School Road, IP13 7EN | 22/05/2014 | 1 | 1 | 1 | 0 |
| M /4227/11/FUL | Needham Market | 6-12 Station Yard | 22/03/2012 | 2 | 2 | 2 | 0 |
| M /1300/12/FUL | Needham Market | Rear of 17 Hawks Mill Street | 31/05/2012 | 1 | 1 | 1 | 0 |
| M /2660/14/FUL | Needham Market | 23 Crowley Road | 22/10/2014 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| M /0471/14/FUL | Needham Market | Barn 50m north west of Hawks Mill House | 23/07/2015 | 1 | 1 | 1 | 0 |
| M /0012/15/FUL | Needham Market | Land off Luff Meadow | 29/07/2015 | 8 | 8 | 8 | 0 |
| M /3190/15/FUL | Needham Market | 103 (Woodwards) High Street | 02/11/2015 | 1 | 1 | 1 | 0 |
| M /3153/14/FUL | Needham Market | Needham Chalks Ltd, Ipswich Rd (Although outside SB site is adj to it) | 14/12/2015 | 266 | 245 | 195 | 50 |
| M /3679/13/OUT | Needham Market | Land W of Anderson Close, Hill House Lane | 09/06/2016 | 37 | 37 | 37 | 0 |
| M /3104/16/OUT | Needham Market | Agric' Bldg & Land, Hill House Lane | 16/09/2016 | 2 | 2 | 2 | 0 |
| M /1850/17/FUL | Needham Market | Unit 4 3 Station Yard | 19/10/2017 | 2 | 2 | 2 | 0 |
| M /1127/17/FUL | Needham Market | 8 Freehold Road | 27/11/2017 | 2 | 2 | 2 | 0 |
| DC/17/03201/OUT | Needham Market | Land adjacent to 96 Stowmarket Road | 19/01/2018 | 9 | 9 | 9 | 0 |
| M /3295/16/FUL | Nettlestead | Coach House, High Hall, High Hall Road | 14/09/2016 | 1 | 1 | 1 | 0 |
| M /1762/09/FUL | Norton | Barn at Suffolk House, Ixworth Road | 27/11/2009 | 1 | 1 | 1 | 0 |
| M /1197/13/FUL | Norton | The Glen, Ashfield Road | 21/10/2013 | 1 | 0 | 1 | 0 |
| M /2127/15/FUL | Norton | Haydons, Ashfield Road | 25/09/2015 | 1 | 1 | 1 | 0 |
| M /0263/15/FUL | Norton | High Hall Cottage, Ashfield Road Norton Little Green | 12/10/2015 | 1 | 0 | 1 | 0 |
| M /4014/15/FUL | Norton | Norton Service Station Woolpit Road | 07/04/2016 | 1 | 1 | 1 | 0 |
| M /1751/16/FUL | Norton | Land adjoining Halfboys Ixworth Road | 22/06/2016 | 2 | 2 | 1 | 1 |
| M /0630/16/FUL | Norton | Land at Little Haugh Hall Stanton Street | 20/10/2016 | 2 | 2 | 2 | 0 |

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|---|---|---|---|---|---|---|---|
| M /4727/16/FUL | Norton | Land to rear of Meadow View House, Stanton Street, Ixworth Road | 28/02/2017 | 1 | 1 | 1 | 0 |
| M /3095/16/OUT | Norton | Manor Lodge Ashfield Road | 27/04/2017 | 1 | 1 | 1 | 0 |
| DC/17/03364/FUL | Norton | Land at Stanton Street Ixworth Road | 01/09/2017 | 3 | 3 | 3 | 0 |
| DC/17/03786/OUT | Norton | Greenacre Cottage Ixworth Road | 14/11/2017 | 1 | 1 | 1 | 0 |
| M /0776/17/FUL | Norton | The Cotswolds Ixworth Road | 30/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/04639/FUL | Norton | Barn at Haydons Farm Ashfield Road | 12/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/06115/FUL | Norton | Land South of Halfboys Ixworth Road | 27/02/2018 | 3 | 3 | 3 | 0 |
| M /3668/17/OUT | Norton | Land at the rear of Salvation Army Hall, Woolpit Road | 02/03/2018 | 5 | 5 | 5 | 0 |
| DC/17/04262/OUT | Occold | Land at Church Street | 26/10/2017 | 6 | 6 | 6 | 0 |
| DC/17/05868/FUL | Occold | Land to the rear of The Cottage Mill Road | 17/01/2018 | 1 | 1 | 1 | 0 |
| M /3556/15/PRN | Offton | Adjacent to Maltings House Ipswich Road | 04/12/2015 | 1 | 1 | 1 | 0 |
| M /0124/16/FUL | Offton | The Limeburners Ipswich Road (part in parish of Willisham) | 02/08/2016 | 1 | 1 | 1 | 0 |
| M /2294/13/FUL | Old Newton with Dagworth | White Hall Farm Barn, Whitehall Road | 31/01/2014 | 1 | 1 | 1 | 0 |
| M /4356/15/FUL | Old Newton with Dagworth | The Anchorage, Finningham Road | 24/03/2016 | 1 | 1 | 1 | 0 |
| M /0252/16/FUL | Old Newton with Dagworth | Yew Tree Farm Ward Green | 06/04/2016 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| M /4864/16/FUL | Old Newton with Dagworth | Barn at Old Newton Hall, Rendall Lane (New application = Sandford Road) | 13/03/2017 | 1 | 1 | 1 | 0 |
| M /2437/16/FUL | Old Newton with Dagworth | Land at Finningham Road (Adjacent to Holly Lodge) | 02/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/03085/FUL | Old Newton with Dagworth | 18 Chapel Road | 30/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/05506/OUT | Old Newton with Dagworth | Land adjacent Applewhite House, Finningham Road | 21/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/05761/OUT | Old Newton with Dagworth | Land at Chapel Road | 17/01/2018 | 2 | 2 | 2 | 0 |
| DC/17/06200/FUL | Old Newton with Dagworth | Site adjacent to Applewhite House and 'Applewhite' (Furniture making business), Finningham Road | 27/02/2018 | 1 | 1 | 1 | 0 |
| M /0292/17/FUL | Old Newton with Dagworth | Colt Meadow Farm, School Road, Old Newton, IP14 4PJ | 22/03/2018 | 1 | 1 | 1 | 0 |
| M /2452/14/FUL | Onehouse | Land at Red Willows Ind' Estate, Finborough Rd | 01/04/2016 | 11 | 11 | 11 | 0 |
| M /4954/16/REM | Onehouse | Glebe Bungalow, Woodland Close | 19/05/2016 | 2 | 1 | 2 | 0 |
| DC/17/02686/FUL | Onehouse | Land at Riverside Fisheries, Riverside Lake Wash Lane | 16/08/2017 | 1 | 1 | 1 | 0 |
| M /1867/17/OUT | Onehouse | Chilton Leys Forest Road | 10/11/2017 | 6 | 6 | 6 | 0 |
| M /3196/15/FUL | Onehouse | Riverside Lake Wash Lane | 10/01/2018 | 1 | 1 | 1 | 0 |
| DC/17/06231/OUT | Onehouse | Land to the East of Pips Lodge Finborough Road | 14/03/2018 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| M /2207/12/FUL | Palgrave | Barns fronting Star Yard, Millway Lane | 18/04/2012 | 1 | 1 | 1 | 0 |
| M /3276/14/FUL | Palgrave | Star Yard, Millway Lane | 11/12/2014 | 1 | 0 | 1 | 0 |
| M /0392/15/FUL | Palgrave | Elm Vale Farm, Denmark Hill | 19/03/2015 | 1 | 1 | 1 | 0 |
| M /3410/16/FUL | Palgrave | Pat Lewis Ltd, Upper Rose Lane | 14/03/2016 | 5 | 5 | 0 | 5 |
| M /0917/16/FUL | Palgrave | Woodside, Lion Road | 26/05/2016 | 1 | 1 | 1 | 0 |
| M /2042/16/PRN | Palgrave | Barns adjacent to Bridge House, Ling Road | 29/06/2016 | 2 | 2 | 2 | 0 |
| M /4195/15/FUL | Palgrave | Land south east of Lion Road | 18/11/2016 | 21 | 21 | 9 | 12 |
| M /4408/16/FUL | Palgrave | Wood Cottage, Denmark Hill | 23/12/2016 | 1 | 1 | 1 | 0 |
| M /4010/16/OUT | Palgrave | Land adjacent Kyloe Priory Road | 29/06/2017 | 5 | 5 | 5 | 0 |
| DC/17/03178/OUT | Palgrave | Land to East of Priory Road | 31/01/2018 | 9 | 9 | 9 | 0 |
| M /0247/18/PRN | Palgrave | Bridge House Barns Denmark Bridge | 12/03/2018 | 2 | 2 | 2 | 0 |
| M /0076/15/FUL | Rattlesden | Roschel House, High Street | 09/03/2015 | 1 | 0 | 1 | 0 |
| M /0699/15/FUL | Rattlesden | Townfield, Baby Lane | 11/05/2015 | 1 | 0 | 1 | 0 |
| M /0879/16/FUL | Rattlesden | Rose Cottage, Poy Street Green | 10/05/2016 | 1 | 0 | 1 | 0 |
| M /2280/16/PRN | Rattlesden | Fen Farm, High Town Green | 26/07/2016 | 1 | 1 | 1 | 0 |
| M /1648/16/PRN | Rattlesden | High Town Farm, Rear of The Balance, High Town Green | 11/08/2016 | 2 | 2 | 1 | 1 |
| M /2194/16/FUL | Rattlesden | Land on the west side of Rising Sun Hill *(VIOS)* | 09/01/2017 | 2 | 2 | 2 | 0 |
| M /4044/16/OUT | Rattlesden | Land adjacent to 12 & 13 St. Nicholas Close, Rising Sun Hill | 03/02/2017 | 5 | 5 | 5 | 0 |
| M /4827/16/FUL | Rattlesden | Oak Gates, High Town Green | 08/02/2017 | 1 | 0 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/04358/FUL | Rattlesden | Land to the south east of Buff Rise, Rising Sun Hill | 03/11/2017 | 5 | 5 | 5 | 0 |
| M /3084/15/FUL | Redgrave | Bridge Farm, Fen Street | 21/10/2015 | 1 | 0 | 1 | 0 |
| M /3845/16/FUL | Redgrave | Land adjacent Green Farm Cottage, The Green | 24/02/2017 | 1 | 1 | 1 | 0 |
| DC/17/03650/OUT | Redgrave | Charters Towers | 19/09/2017 | 1 | 1 | 1 | 0 |
| M /1122/17/FUL | Redlingfield | The Old School, Low Road | 13/05/2017 | 1 | 1 | 1 | 0 |
| M /3005/11/FUL | Rickinghall | Red Barn Farm, New Delight Road, Rickinghall Superior | 25/10/2011 | 1 | 0 | 1 | 0 |
| M /0079/15/FUL | Rickinghall | Ariesmead, Garden House Lane Rickinghall Superior | 04/03/2015 | 1 | 1 | 1 | 0 |
| M /1128/16/FUL | Rickinghall | Jubilee House, The Street, Rickinghall Inferior | 14/07/2016 | 3 | 3 | 3 | 0 |
| M /0276/17/FUL | Rickinghall | Chenderit, Garden House Lane | 21/03/2017 | 4 | 3 | 4 | 0 |
| DC/17/03310/PRN | Rickinghall | | 18/08/2017 | 1 | 1 | 1 | 0 |
| DC/17/03609/FUL | Rickinghall | Land at Tudor House | 25/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/04342/OUT | Rickinghall | Land adj. to 9 Rectory Hill | 19/12/2017 | 5 | 5 | 5 | 0 |
| M /2798/16/OUT | Rickinghall | Land to the rear of Willowmere Garden House Lane | 12/01/2018 | 10 | 10 | 10 | 0 |
| DC/17/05854/FUL | Rickinghall | White Horse Cottage | 18/01/2018 | 1 | 1 | 1 | 0 |
| DC/17/02657/OUT | Rickinghall | Land at Rectory Hill | 01/02/2018 | 10 | 10 | 10 | 0 |
| M /1112/15/PNR | Ringshall | Green Barn, Stowmarket Road | 19/05/2015 | 1 | 1 | 1 | 0 |
| M /0603/17/FUL | Ringshall | Orchard Barn, Bildeston Road | 22/03/2017 | 1 | 1 | 1 | 0 |
| M /0434/17/REM | Ringshall | Land at Lower Farm Road | 06/04/2017 | 1 | 1 | 1 | 0 |
| DC/17/03031/FUL | Ringshall | Land at Lower Farm Road (Stocks Farm) | 17/08/2017 | 4 | 4 | 2 | 2 |
| M /0113/12/FUL | Shelland | Barn, Shelland Hall | 15/06/2012 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| M /1571/16/FUL | Shelland | New Farm, Cutlers Lane | 19/09/2016 | 1 | 1 | 1 | 0 |
| M /2290/12/FUL | Somersham | Eastfork, Blood Hill | 02/10/2012 | 1 | 0 | 1 | 0 |
| M /0218/18/PRN | Somersham | Caley Green Farm Hadleigh Road | 13/03/2018 | 1 | 1 | 1 | 0 |
| M /0990/12/FUL | Stoke Ash | 138 The Street | 10/05/2012 | 1 | 1 | 1 | 0 |
| M /0498/17/FUL | Stoke Ash | Brookside The Street | 11/07/2017 | 2 | 2 | 2 | 0 |
| M /0214/08/FUL | Stonham Aspal | White Lodge, The Street | 17/03/2009 | 1 | 1 | 1 | 0 |
| M /4847/16/OUT | Stonham Aspal | Green Farm, Crowfield Road | 29/03/2017 | 10 | 10 | 10 | 0 |
| M /1222/17/FUL | Stonham Aspal | Grove Farm Debenham Road | 20/07/2017 | 1 | 1 | 1 | 0 |
| DC/17/03371/REM | Stonham Aspal | Land behind Lugano The Street | 29/08/2017 | 3 | 3 | 2 | 1 |
| M /4292/17/FUL | Stonham Aspal | Angel Hill Farm Norwich Road | 07/12/2017 | 1 | 1 | 1 | 0 |
| DC/18/00206/FUL | Stonham Aspal | Morgans End Debenham Road | 28/02/2018 | 1 | 0 | 1 | 0 |
| M /3599/15/FUL | Stonham Earl | Upper Langdales Farmhouse Mill Lane Earl Stonham | 15/01/2016 | 1 | 1 | 1 | 0 |
| M /4789/16/FUL | Stonham Earl | Venns Farm, Debenham Road | 13/05/2017 | 1 | 1 | 1 | 0 |
| DC/17/03999/FUL | Stonham Earl | Fen View Fen Lane Earl Stonham | 27/09/2017 | 1 | 0 | 1 | 0 |
| M /0063/15/FUL | Stonham Parva | Four Elms, Norwich Road | 24/03/2015 | 1 | 1 | 1 | 0 |
| M /2885/16/FUL | Stonham Parva | Annexe at Four Elms, Norwich Road | 07/10/2016 | 1 | 1 | 1 | 0 |
| DC/17/03479/FUL | Stonham Parva | Barns at Four Elms Farm, Norwich Road | 15/09/2017 | 1 | 1 | 1 | 0 |
| M /4792/16/FUL | Stowlangtoft | Stowlangtoft Hall Nursing Home | 01/02/2017 | 4 | 4 | 4 | 0 |
| M /4962/16/FUL | Stowlangtoft | The Granary Kiln Farm Kiln Lane | 04/07/2017 | 1 | 1 | 1 | 0 |
| M /3810/11/FUL | Stowmarket | 3 Station Road West | 30/03/2012 | 1 | 1 | 1 | 0 |
| M /1873/13/FUL | Stowmarket | 69 Ipswich Street | 15/10/2013 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| M /3756/12/FUL | Stowmarket | 19-21 Violet Hill Road | 14/01/2014 | 13 | 13 | 13 | 0 |
| M /1415/14/FUL | Stowmarket | 3-5 Buttermarket & 2A-2B Station Road | 23/09/2014 | 3 | 3 | 3 | 0 |
| M /1058/14/FUL | Stowmarket | Albert Mill, Crown Street | 07/10/2014 | 2 | 2 | 1 | 1 |
| M /2594/14/FUL | Stowmarket | Land at 56 Temple Road | 10/10/2014 | 1 | 1 | 1 | 0 |
| M /3045/14/FUL | Stowmarket | Bradleys (Stowmarket) Ltd, Violet Hill Road | 12/11/2014 | 6 | 6 | 6 | 0 |
| M /3099/14/FUL | Stowmarket | Rear of 72 Finborough Road | 08/12/2014 | 1 | 1 | 1 | 0 |
| M /3973/14/FUL | Stowmarket | Land at 6, Combs Lane | 09/02/2015 | 1 | 1 | 1 | 0 |
| M /2722/13/FUL | Stowmarket | Land at Chilton Leys, Bury Rd (also in parishes of Haughley and Onehouse) | 17/04/2015 | 215 | 83 | 32 | 51 |
| M /1662/14/FUL | Stowmarket | Land adjoining roundabout, Bury Road | 29/07/2015 | 27 | 27 | 0 | 27 |
| M /2896/15/FUL | Stowmarket | Land to the rear of Victoria Road | 04/12/2015 | 3 | 3 | 3 | 0 |
| M /4283/15/OUT | Stowmarket | 8 Newton Road | 07/01/2016 | 1 | 1 | 1 | 0 |
| M /4102/15/FUL | Stowmarket | 21 Violet Hill Road | 09/02/2016 | 3 | 2 | 3 | 0 |
| M /4369/15/FUL | Stowmarket | High Gables, Creeting Road East | 18/02/2016 | 1 | 1 | 1 | 0 |
| M /3208/15/FUL | Stowmarket | Mulberry House, Milton Road South | 03/03/2016 | 14 | 14 | 14 | 0 |
| M /2028/15/FUL | Stowmarket | Land off Creeting Road West | 04/03/2016 | 14 | 14 | 14 | 0 |
| M /2846/15/OUT | Stowmarket | 29 Combs Lane | 07/03/2016 | 1 | 1 | 1 | 0 |
| M /0698/16/FUL | Stowmarket | Violet Hill Day Centre Violet Hill Road | 06/04/2016 | 2 | 2 | 2 | 0 |
| M /3989/15/FUL | Stowmarket | 67 Stowupland Road | 22/06/2016 | 1 | 1 | 1 | 0 |
| M /0914/16/FUL | Stowmarket | 33 St. Peters Road | 15/07/2016 | 1 | 1 | 1 | 0 |
| M /1709/16/FUL | Stowmarket | Phase 6C Cedars Park (Final Phase), Nth of Wagtail Drive & Sth of Stowupland Rd | 15/07/2016 | 89 | 26 | 1 | 25 |
| M /2438/16/FUL | Stowmarket | 66 Poplar Hill | 27/07/2016 | 3 | 2 | 2 | 1 |
| M /3024/16/FUL | Stowmarket | 33/33A Ipswich Street | 10/10/2016 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| M /1795/16/FUL | Stowmarket | Wade House (former Care Home) Violet Hill Road | 01/11/2016 | 38 | 8 | 37 | 1 |
| M /4104/16/OUT | Stowmarket | 33 Hall Road | 15/12/2016 | 1 | 1 | 1 | 0 |
| M /4464/16/FUL | Stowmarket | 13 Blake Road (Small cul-de-sac on Chilton Hall Estate) | 03/01/2017 | 1 | 1 | 1 | 0 |
| M /4399/16/REM | Stowmarket | 54 Needham Road | 11/01/2017 | 4 | 3 | 0 | 4 |
| M /0573/17/FUL | Stowmarket | 37-39 Bury Street (formerly Simpsons Toy Shop) | 30/03/2017 | 2 | 2 | 2 | 0 |
| M /3168/16/FUL | Stowmarket | 9 Combs Ford | 30/03/2017 | 2 | 1 | 2 | 0 |
| M /1113/17/FUL | Stowmarket | Former Day Centre, Violet Hill Road | 11/05/2017 | 1 | 1 | 1 | 0 |
| M /1051/17/FUL | Stowmarket | 19 Station Road West | 01/06/2017 | 1 | 1 | 1 | 0 |
| DC/17/03729/OUT | Stowmarket | The Uplands Stowupland Road | 13/11/2017 | 5 | 5 | 5 | 0 |
| DC/17/04829/FUL | Stowmarket | Brightacres Spoonmans Lane | 17/11/2017 | 1 | 0 | 1 | 0 |
| DC/17/05065/FUL | Stowmarket | Land off Chilton Way | 20/12/2017 | 8 | 8 | 8 | 0 |
| M /4556/16/FUL | Stowmarket | Phase 3D Cedars Park Land South of Gun Cotton Way | 08/01/2018 | 48 | 48 | 48 | 0 |
| DC/17/06314/FUL | Stowmarket | Hill Farm Stowupland Road | 28/02/2018 | 3 | 3 | 3 | 0 |
| DC/17/06154/FUL | Stowmarket | 115 Ipswich Street (Joker's Night Club, 111 Ipswich Street) | 02/03/2018 | 25 | 25 | 25 | 0 |
| DC/17/06097/FUL | Stowmarket | 12 St. Edmunds Road | 27/03/2018 | 1 | 1 | 1 | 0 |
| M /3548/12/FUL | Stowupland | Park Farm Bungalow, Church Road | 11/02/2013 | 1 | 0 | 1 | 0 |
| M /2951/13/FUL | Stowupland | 4 Columbyne Close | 06/12/2013 | 1 | 0 | 1 | 0 |
| M /2498/15/PRN | Stowupland | Barn at Rendall Lane | 16/09/2015 | 3 | 3 | 3 | 0 |
| M /1952/15/FUL | Stowupland | Land between Caxton Cottage & Walnut Cottage, Thorney Green Road | 17/09/2015 | 1 | 1 | 1 | 0 |
| M /4697/16/FUL | Stowupland | The Willows, Gipping Road | 16/02/2017 | 1 | 1 | 1 | 0 |
| DC/17/04277/OUT | Stowupland | Land north of Gipping Road | 30/10/2017 | 1 | 1 | 1 | 0 |

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|---|---|---|---|---|---|---|---|
| DC/17/02755/RES | Stowupland | Land between Gipping Road and Church Road (Phase 1) | 07/11/2017 | 75 | 75 | 48 | 27 |
| M /0117/17/FUL | Stowupland | Land at Church Road | 19/12/2017 | 10 | 10 | 10 | 0 |
| M /3112/15/OUT | Stowupland | Land between Gipping Road and Church Road (Phase 2) | | 100 | 100 | 100 | 0 |
| M /3142/09/FUL | Stradbroke | Land to rear of Doggetts Farm New Street | 23/12/2009 | 3 | 3 | 0 | 3 |
| M /1433/11/FUL | Stradbroke | Garden land at Chantala Wilby Road | 22/07/2011 | 4 | 3 | 0 | 3 |
| M /2098/13/FUL | Stradbroke | Land at Havensfield Farm, Fressingfield Road | 20/12/2013 | 1 | 1 | 1 | 0 |
| M /3563/14/FUL | Stradbroke | Three Corners Yard, Laxfield Road | 20/03/2015 | 1 | 1 | 1 | 0 |
| M /1195/15/FUL | Stradbroke | 68 Westhall | 12/06/2015 | 1 | 1 | 1 | 0 |
| M /2532/14/FUL | Stradbroke | Land adj The Laurels Bungalow, Church St | 15/06/2015 | 3 | 2 | 2 | 0 |
| M /2406/15/FUL | Stradbroke | The Studio (former Fire Station) Church Street | 26/08/2015 | 1 | 1 | 1 | 0 |
| M /2851/15/FUL | Stradbroke | Valley Farm, New Street | 05/10/2015 | 3 | 3 | 3 | 0 |
| M /3289/15/FUL | Stradbroke | Jubilee House 7 Meadow Way | 07/01/2016 | 1 | 1 | 1 | 0 |
| M /0068/16/FUL | Stradbroke | 5 Meadow Way | 10/03/2016 | 1 | 1 | 1 | 0 |
| M /4005/14/FUL | Stradbroke | Grove Farm, Queen Street | 24/03/2016 | 44 | 44 | 44 | 0 |
| M /2458/16/FUL | Stradbroke | Watermeadow Lodge, Neaves Lane | 01/07/2016 | 1 | 1 | 1 | 0 |
| M /2141/16/FUL | Stradbroke | Summer Place, Battlesea Green | 03/08/2016 | 1 | 1 | 1 | 0 |
| M /2980/16/FUL | Stradbroke | Land at The Paddocks, Queen Street | 23/09/2016 | 1 | 1 | 1 | 0 |
| M /0310/17/FUL | Stradbroke | Land adj 1 White House Cottages, Queen St | 13/03/2017 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| DC/18/03563/PRN | Stradbroke | Havensfield Farm Fressingfield Road | 06/02/2018 | 2 | 2 | 2 | 0 |
| M /3745/15/PRN | Tannington | Barn North of Oak Farm, Dog Lane | 10/12/2015 | 1 | 1 | 1 | 0 |
| M /4900/16/PRN | Tannington | Agricultural building north of Oak Farm, Dog Lane | 24/02/2017 | 1 | 1 | 1 | 0 |
| M /3828/10/FUL | Thorndon | West Barn, Hestley Hall, Hestley Green | 10/03/2011 | 1 | 1 | 1 | 0 |
| M /0612/12/FUL | Thorndon | Post Office Stores, The Street | 16/04/2012 | 1 | 1 | 1 | 0 |
| M /0401/12/FUL | Thorndon | Land adjacent Gean House, Thwaite Road | 22/06/2012 | 1 | 1 | 1 | 0 |
| M /3785/12/FUL | Thorndon | Land adjoining Cotes Cottage Thwaite Road | 28/02/2014 | 1 | 1 | 1 | 0 |
| M /0388/14/FUL | Thorndon | Old Rectory Barn, High Street | 07/10/2014 | 1 | 1 | 1 | 0 |
| M /0531/15/FUL | Thorndon | Land at The Maples, Thwaite Road | 06/05/2015 | 1 | 1 | 1 | 0 |
| M /0161/16/REM | Thorndon | Land at Thwaite Road | 01/06/2016 | 1 | 1 | 1 | 0 |
| M /1834/16/OUT | Thorndon | Land opposite Clint Cottage, Clint Road | 08/06/2016 | 1 | 1 | 1 | 0 |
| M /3004/16/FUL | Thorndon | Foundry House, Stanwell Green | 01/09/2016 | 4 | 4 | 0 | 4 |
| M /1836/16/FUL | Thorndon | Land at Hall Road | 22/09/2016 | 3 | 3 | 3 | 0 |
| M /4133/16/FUL | Thorndon | Land adjacent The Maples Thwaite Road | 14/12/2016 | 1 | 1 | 1 | 0 |
| M /4773/16/REM | Thorndon | Land south of Whistle, Thwaite Road | 26/01/2017 | 2 | 2 | 1 | 1 |
| M /1297/17/PRN | Thorndon | Land at the Old Post Mill The Street | 11/05/2017 | 1 | 1 | 1 | 0 |
| M /1021/17/FUL | Thorndon | Greenacres Hestley Green | 28/06/2017 | 1 | 0 | 1 | 0 |
| DC/17/02813/RES | Thorndon | Land at Thwaite Road | 04/08/2017 | 1 | 1 | 1 | 0 |
| M /4949/16/OUT | Thorndon | Land at Stoke Road | 23/10/2017 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| M /4714/16/FUL | Thorndon | Kerrison Conference & Training Centre, Stoke Ash Road | 09/11/2017 | 28 | 28 | 28 | 0 |
| DC/17/05198/FUL | Thorndon | Land opposite Clint Cottage Clint Road | 07/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/04154/FUL | Thorndon | Thorndon Hill Farm Rishangles Road | 16/01/2018 | 3 | 3 | 3 | 0 |
| DC/17/05894/FUL | Thorndon | Land at Stoke Road | 09/02/2018 | 1 | 1 | 1 | 0 |
| M /0072/18/FUL | Thorndon | Land East of Thwaite Road | 20/03/2018 | 1 | 1 | 1 | 0 |
| M /2255/15/FUL | Thornham Magna | Grove Farmhouse, Wickham Road | 22/09/2015 | 1 | 1 | 1 | 0 |
| M /0239/16/PRN | Thornham Magna | Unit 16, Red House Yard Gislingham Road | 17/03/2016 | 1 | 1 | 1 | 0 |
| DC/17/05585/OUT | Thornham Magna | The Old Post Office 205 The Street | 05/01/2018 | 1 | 1 | 1 | 0 |
| M /2697/11/FUL | Thrandeston | Barn at Pond Farm, New Road | 05/04/2012 | 1 | 1 | 1 | 0 |
| DC/17/03697/FUL | Thrandeston | Barns at Abbey Farm, Great Green | 18/10/2017 | 1 | 1 | 1 | 0 |
| M /1009/09/FUL | Thurston | Land at 13 School Lane | 14/01/2010 | 2 | 1 | 1 | 0 |
| M /3367/12/FUL | Thurston | Land adjoining Thedwastre Place, Station Hill | 21/12/2012 | 3 | 3 | 3 | 0 |
| M /2026/13/FUL | Thurston | Land at Cedars Close | 19/11/2013 | 1 | 1 | 1 | 0 |
| M /2716/13/FUL | Thurston | Tinkerbells Day Nursery (South East), 64 Barton Road | 19/03/2014 | 1 | 1 | 1 | 0 |
| M /2613/11/OUT | Thurston | Thurston Granary, Station Hill | 19/05/2015 | 97 | 97 | 97 | 0 |
| M /2630/14/FUL | Thurston | Land at Cedars Close | 09/06/2015 | 3 | 3 | 3 | 0 |
| M /3843/16/FUL | Thurston | Land adjacent to the Firs, Church Road | 20/09/2016 | 1 | 1 | 1 | 0 |
| M /0933/16/OUT | Thurston | Popples, Barrells Road | 30/09/2016 | 1 | 1 | 1 | 0 |
| M /4471/16/PRN | Thurston | Harveys Garden Plants, Great Green | 23/12/2016 | 2 | 2 | 2 | 0 |
| M /4800/16/FUL | Thurston | Plancheway, Hollow Lane | 26/01/2017 | 1 | 0 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| M /4260/16/FUL | Thurston | The Hollies, Church Road | 10/03/2017 | 1 | 1 | 1 | 0 |
| DC/17/03941/FUL | Thurston | 51 Barton Road | 21/09/2017 | 1 | 0 | 1 | 0 |
| M /5010/16/OUT | Thurston | Land to the south of Norton Road | 30/10/2017 | 175 | 175 | 175 | 0 |
| DC/17/04938/OUT | Thurston | Poplar Farm Lane Off Norton Road | 14/12/2017 | 1 | 1 | 1 | 0 |
| M /0277/18/PRN | Thurston | Barn at Moat Farm Great Green | 20/03/2018 | 2 | 2 | 2 | 0 |
| M /0363/18/PRN | Thurston | 24 School Road | 20/03/2018 | 1 | 1 | 1 | 0 |
| M /5070/16/OUT | Thurston | Land on the North side of Norton Road | 29/03/2018 | 200 | 200 | 200 | 0 |
| M /0070/15/FUL | Tostock | Foresters, New Road | 11/05/2015 | 1 | 1 | 1 | 0 |
| M /4260/15/PRN | Tostock | Woodend Green Farm | 11/02/2016 | 2 | 2 | 2 | 0 |
| M /4451/16/FUL | Tostock | Beech Stud, Elmswell Park | 13/03/2017 | 2 | 2 | 2 | 0 |
| M /4974/16/FUL | Tostock | Land east of Norton Road (south of Fiddlers Creek, north of Tostock Village Hall) | 17/07/2017 | 14 | 14 | 6 | 8 |
| M /1207/17/FUL | Tostock | Westwood | 28/09/2017 | 2 | 1 | 2 | 0 |
| M /0775/12/FUL | Walsham le Willows | Land adjacent to East Cottage, Badwell Road | 04/05/2012 | 1 | 1 | 1 | 0 |
| M /0314/14/FUL | Walsham le Willows | Solcotts and Solcotts Barn, The Street (2084/13 Allowed at Appeal on 9.9.14) | 31/03/2014 | 2 | 1 | 2 | 0 |
| M /2293/15/FUL | Walsham le Willows | Land adjacent to The Elms | 11/09/2015 | 1 | 1 | 1 | 0 |
| M /1613/15/FUL | Walsham le Willows | Willow Tree Farm, Palmer Street | 26/10/2015 | 1 | 1 | 1 | 0 |
| M /3622/15/FUL | Walsham le Willows | Land to rear of 1 and 2 Upper Meadow (south of Cherry Tree House) | 07/04/2016 | 3 | 3 | 2 | 1 |
| M /3940/15/FUL | Walsham le Willows | Harts Hall Farm, Crownland Road | 21/07/2016 | 1 | 0 | 1 | 0 |
| M /5001/16/FUL | Walsham le Willows | Wattisfield Wines, The Street | 08/08/2017 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| M /1688/13/FUL | Wattisfield | Land at south west side of Walsham Road. (House for key worker in relation to Equestrian business). | 25/03/2014 | 1 | 1 | 1 | 0 |
| M /1781/17/PRN | Wattisfield | Honey Pot Farm (formerly The B Hive), Honey Pot Lane | 23/06/2017 | 1 | 1 | 1 | 0 |
| DC/17/05759/OUT | Wattisfield | Land west of Walsham Road (and south of Kudu Lodge), Walsham Road | 06/02/2018 | 1 | 1 | 1 | 0 |
| M /1512/12/FUL | Westhorpe | Botany Farm, Church Road | 03/07/2012 | 1 | 0 | 1 | 0 |
| M /0500/14/FUL | Wetherden | Stoakes & Lime Tree Cottages, Church Street | 14/04/2014 | 0 | -1 | 1 | 0 |
| M /1836/14/FUL | Wetherden | Botany Bay Bungalow, Grove Lane | 10/11/2014 | 1 | 0 | 1 | 0 |
| M /3005/16/FUL | Wetherden | Grange Farm, Kates Lane | 18/11/2016 | 2 | 2 | 2 | 0 |
| M /4114/16/FUL | Wetherden | Little London Farm, Elmswell Road | 10/01/2017 | 1 | 1 | 1 | 0 |
| M /1142/17/FUL | Wetherden | Land to the west of Millsfield, Elmswell Road | 13/05/2017 | 1 | 1 | 1 | 0 |
| M /0118/17/FUL | Wetherden | Ye Old Smithy Elmswell Road | 21/07/2017 | 1 | 1 | 1 | 0 |
| M /1630/17/FUL | Wetherden | The Old School | 06/12/2017 | 2 | 2 | 2 | 0 |
| M /3974/14/FUL | Wetheringset t cum Brockford | Low Road Farm, Mendlesham Road | 12/02/2015 | 1 | 0 | 1 | 0 |
| M /0470/15/FUL | Wetheringset t cum Brockford | Land west of Station View, Hall Lane | 01/06/2015 | 1 | 1 | 1 | 0 |
| M /1767/15/FUL | Wetheringset t cum Brockford | Meadow Farm, Blacksmiths Green | 02/12/2015 | 1 | 1 | 1 | 0 |
| M /2901/16/FUL | Wetheringset t cum Brockford | Hillside, Hockey Hill | 26/08/2016 | 3 | 3 | 2 | 1 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| M /2784/16/FUL | Wetheringsett cum Brockford | Land to the east of Park Hall Cottages (former Coal Yard) Wetherup Street | 20/09/2016 | 2 | 2 | 2 | 0 |
| M /4507/16/FUL | Wetheringsett cum Brockford | Land to rear of Wetheringsett House, Church Street | 28/02/2017 | 1 | 1 | 1 | 0 |
| DC/17/03492/FUL | Wetheringsett cum Brockford | Wetheringsett House Church Street | 26/10/2017 | 2 | 2 | 2 | 0 |
| DC/17/04518/FUL | Wetheringsett cum Brockford | Land adjoining 1 Knaves Green, Brockford Green | 31/10/2017 | 1 | 1 | 1 | 0 |
| M /2526/09/FUL | Weybread | Rose Cottage, Hoxne Road | 02/10/2009 | 1 | 0 | 1 | 0 |
| M /0488/12/FUL | Weybread | Oak Farm Cottage, Hoxne Road | 24/04/2012 | 1 | 0 | 1 | 0 |
| M /0176/14/FUL | Weybread | Oak Farm, Hoxne Road | 22/12/2014 | 1 | 1 | 1 | 0 |
| M /0177/14/FUL | Weybread | Oak Farm, Hoxne Road | 22/12/2014 | 1 | 1 | 1 | 0 |
| M /2982/15/FUL | Whitton | Whitton Park Retirement Home, Thurleston Lane | 08/04/2016 | 19 | 19 | 19 | 0 |
| DC/17/05107/REM | Whitton | Land to south of Walnut Tree Cottages, Old Norwich Road | 22/01/2018 | 2 | 2 | 2 | 0 |
| M /3300/12/FUL | Wilby | Barn at Prospect House Farm Worlingworth Road | 21/08/2008 | 1 | 1 | 1 | 0 |
| M /1895/10/FUL | Wilby | Land to west of Chestnut Lodge Farm | 24/09/2010 | 1 | 1 | 1 | 0 |
| M /0357/15/FUL | Wilby | Green Farm, Wilby Green | 30/03/2015 | 1 | 1 | 1 | 0 |
| M /1651/15/PRN | Wilby | Rattlerow Farms Ltd., Manor Farm, Wooten Green | 25/06/2015 | 1 | 1 | 1 | 0 |
| M /0640/16/FUL | Wilby | Town Farm, Stradbroke Road | 05/04/2016 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| DC/17/04063/PRN | Wilby | Bullrush Barn (Unit 1) (Offices of Green Angel Ltd). Messuage Farm Russell Green | 27/09/2017 | 1 | 1 | 1 | 0 |
| DC/17/04054/FUL | Wilby | Cowslip Barn (Unit 2) Messuage Farm Russell Green | 05/10/2017 | 1 | 1 | 1 | 0 |
| M /0141/12/FUL | Willisham | 1 Hall Cottages Main Road | 18/07/2012 | 1 | 0 | 1 | 0 |
| M /2844/12/FUL | Willisham | Willisham Hall, Willisham Hall Road | 31/10/2012 | 1 | 1 | 1 | 0 |
| M /1535/08/RES | Wingfield | Land adjacent to Glenadair Church Road | 29/05/2008 | 1 | 1 | 1 | 0 |
| M /1369/13/FUL | Wingfield | Abbey Farm, Abbey Road | 12/08/2010 | 4 | 4 | 4 | 0 |
| M /0195/13/FUL | Wingfield | The Gables, Earsham Street | 08/04/2013 | 1 | 1 | 1 | 0 |
| M /4372/15/FUL | Wingfield | Castle Farm, Vicarage Road | 08/04/2016 | 3 | 3 | 3 | 0 |
| DC/17/05514/OUT | Wingfield | Land north of Vicarage Road (adjacent Goulder's Farm) | 02/02/2018 | 3 | 3 | 3 | 0 |
| M /0424/16/FUL | Winston | Bush Farm Barn, Bakers Lane, Winston Green | 29/03/2016 | 1 | 1 | 1 | 0 |
| M /1732/17/FUL | Winston | Malt House Farm Grange Road | 17/08/2017 | 1 | 1 | 1 | 0 |
| M /4405/15/FUL | Woolpit | Saltings, Heath Road | 15/03/2016 | 1 | 1 | 1 | 0 |
| M /2060/16/FUL | Woolpit | Guiting House, Wood Road, Borley Green | 20/08/2016 | 1 | 0 | 1 | 0 |
| M /4750/16/PRN | Woolpit | Barns at Grassy Lane Farm | 17/01/2017 | 2 | 2 | 2 | 0 |
| M /1155/17/OUT | Woolpit | Green Farm, Green Road | 17/05/2017 | 1 | 1 | 1 | 0 |
| DC/17/02275/PRN | Woolpit | Barn at Grassy Lane Farm, Warren Lane | 07/07/2017 | 1 | 1 | 1 | 0 |
| DC/17/02762/FUL | Woolpit | Land rear of Orlanda | 11/08/2017 | 2 | 2 | 2 | 0 |
| DC/17/04343/FUL | Woolpit | Grassy Lane Farm Warren Lane | 27/10/2017 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| DC/17/03901/FUL | Woolpit | Grassy Lane Bungalow | 27/10/2017 | 1 | 1 | 1 | 0 |
| DC/17/03855/FUL | Woolpit | Melbury, Green Road | 07/11/2017 | 1 | 1 | 1 | 0 |
| DC/17/04673/FUL | Woolpit | Land south of The Firs | 19/12/2017 | 1 | 1 | 1 | 0 |
| DC/17/06096/FUL | Woolpit | Site adjacent to The Rectory, Church Street | 06/02/2018 | 1 | 1 | 1 | 0 |
| M /0998/17/FUL | Woolpit | Southlands | 26/02/2018 | 1 | 1 | 1 | 0 |
| M /0397/18/OUT | Woolpit | Land to South of Grassy Lane Farm, Warrn Lane | 23/03/2018 | 2 | 2 | 2 | 0 |
| M /0449/18/OUT | Woolpit | Land North of Grassy Lane Farm, Warren Lane | 23/03/2018 | 2 | 2 | 2 | 0 |
| DC/18/00570/FUL | Woolpit | Jumbana, Masons Lane | 29/03/2018 | 1 | 1 | 1 | 0 |
| M /3307/11/FUL | Worlingworth | Land at Home Boundary, Shop Street | 24/11/2011 | 1 | 1 | 1 | 0 |
| M /0739/14/FUL | Worlingworth | Land adj. Wheelwrights, Church Street, IP13 7NT | 16/05/2014 | 1 | 1 | 1 | 0 |
| M /2144/15/FUL | Worlingworth | Land at The White Cottage Shop Street | 24/11/2015 | 3 | 3 | 3 | 0 |
| M /4133/15/PRN | Worlingworth | Yew Tree Farm buildings (in ownership of Poplar Farm) Fingal Street | 19/01/2016 | 1 | 1 | 1 | 0 |
| M /1715/16/FUL | Worlingworth | Land adj Mill Cottage (Land to rear of the Mills), Mill Rd | 02/06/2016 | 3 | 1 | 1 | 0 |
| M /3578/16/PRN | Worlingworth | Brick Barn, Moss Farm (Off Tannington Road) | 26/10/2016 | 2 | 2 | 2 | 0 |
| M /1090/17/FUL | Worlingworth | Springfield House, Shop Street | 05/05/2017 | 3 | 2 | 2 | 0 |
| DC/17/03840/FUL | Worlingworth | The White Cottage Shop Street | 06/02/2018 | 5 | 5 | 4 | 1 |
| M /3202/15/FUL | Wortham | North Cottage, The Marsh | 17/11/2015 | 1 | 1 | 1 | 0 |

| Planning Permission Reference | Parish | Site Address | Date of Approval | Total Dwellings Approved 2018 | Net Dwellings Outstanding 2018 | Not Started 2018 | Commenced 2018 |
|---|---|---|---|---|---|---|---|
| M /0893/15/OUT | Wortham | Green Farmhouse (formerly Honeypot Farmhouse) Bury Road | 26/11/2015 | 4 | 4 | 4 | 0 |
| M /0212/15/FUL | Wortham | Land adjacent The Old Queens, Long Green | 11/02/2016 | 1 | 1 | 1 | 0 |
| M /3385/16/FUL | Wortham | Dashes Farm, Low Road | 13/10/2016 | 2 | 2 | 1 | 1 |
| M /2480/16/FUL | Wortham | Land south of Bury Road | 12/05/2017 | 12 | 12 | 12 | 0 |
| M /1272/17/FUL | Wyverstone | Wyvern House | 09/06/2017 | 2 | 1 | 2 | 0 |
| DC/17/06020/PRN | Wyverstone | Home Farm Barns | 06/03/2018 | 1 | 1 | 1 | 0 |
| M /2156/16/FUL | Yaxley | Bulls Hall Farm, Ipswich Road | 20/07/2016 | 1 | 1 | 1 | 0 |
| DC/17/04028/OUT | Yaxley | Conifers Mellis Road | 19/12/2017 | 2 | 2 | 2 | 0 |
| DC/17/06179/FUL | Yaxley | Crossways Cottage (Hares Lodge) Mellis Road | 13/03/2018 | 1 | 1 | 1 | 0 |
| DC/18/00623/FUL | Yaxley | Land adj. to Arch Haven The Street | 26/03/2018 | 1 | 1 | 1 | 0 |
| **Totals** | | | | **4720** | **4050** | **3703** | **454** |

# Appendix E – Discounted sites

An interactive online map tool has been produced showing all of the SHELAA sites (both potential and discounted). Printing facilities are also available through the online tool. To see the mapped locations of all the sites, please access this system through the Councils' websites at:
www.babergh.gov.uk/jointlocalplan and www.midsuffolk.gov.uk/jointlocalplan

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| Acton, (Babergh) SS0962 | Land north-west of Sudbury Road, Acton | Predicted surface water flooding affects 50% or more of the site. |
| Acton, (Babergh) SS1086 | Land to the south of Vicarage Lane, Acton | No possibility of creating suitable access and site has poor connectivity to the existing settlement. |
| Akenham, (Mid Suffolk) SS0175 | Land at Rise Hall, Akenham | Site has poor connectivity to the existing settlement. |
| Akenham, (Mid Suffolk) SS0580 | Land east and west of Henley Road, Akenham | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Assington, (Babergh) SS0459 | Land south-west of junction of A134 and Marshalls Green, Assington | Site has poor connectivity to the existing settlement. |
| Bacton, (Mid Suffolk) SS0074 | Land north-west of Woodward Avenue and west of Turkey Hall Lane, Bacton | No possibility of creating suitable access to the site and has poor connectivity to the existing settlement. Site lies within a cordon sanitaire. |
| Bacton, (Mid Suffolk) SS0480 | Land east of Rectory Road, Bacton | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Bacton, (Mid Suffolk) SS0481 | Land north of Shelley Way, Earls Green, Bacton | Site has poor connectivity to the existing settlement. |
| Bacton, (Mid Suffolk) SS0489 | Land west of Station Road, Bacton | Site has poor access to core services and facilities. |
| Bacton, (Mid Suffolk) SS0562 | Land south-east of Shelley Way, Bacton | Site has poor connectivity to the existing settlement. Site has poor connectivity to the existing settlement. |
| Bacton, (Mid Suffolk) SS0743 | Land west of Mill Road, Bacton | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Bacton, (Mid Suffolk) SS0837 | Land west of Station Road, Bacton | Site has poor connectivity to the existing settlement and is |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | | not consistent with the settlement pattern. |
| Bacton, (Mid Suffolk) SS0938 | Land at Bacton Middle School, Bacton | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. Site has poor accessibility to strategic roads and wider transport networks. |
| Bacton, (Mid Suffolk) SS0951 | Land south of Clay Lane, Bacton | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Bacton, (Mid Suffolk) SS1254 | Land opposite Wyverstone Road, Bacton | Site is poorly related to the existing settlement pattern. |
| Badwell Ash, (Mid Suffolk) SS0077 | Land west of Richer Road, Badwell Ash | Site has poor connectivity to the existing settlement. |
| Badwell Ash, (Mid Suffolk) SS0117 | Land west of The Street, Badwell Ash | Site has poor pedestrian access to core services and facilities. |
| Badwell Ash, (Mid Suffolk) SS0929 | Land adj to the Old Guildhall, Badwell Ash | Site has poor access to core services and facilities. |
| Badwell Ash, (Mid Suffolk) SS1074 | Land west of The Street, Badwell Ash | Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. |
| Badwell Ash, (Mid Suffolk) SS1181 | Land south of The Broadway, Badwell Ash | Site has poor connectivity to the existing settlement. |
| Barham, (Mid Suffolk) SS0103 | Land south-east of Sandy Lane, Barham | Site has poor access to core services and facilities. |
| Barham, (Mid Suffolk) SS0104 | Land west of De Saumarez Drive, Barham | No possibility of creating suitable access to the site. |
| Barham, (Mid Suffolk) SS0109 | Land west of Norwich Road, Barham | Flood Zone 2 and 3 affects 50% or more of the site. Site has poor connectivity to the existing settlement and poor access to core services and facilities. |
| Barham, (Mid Suffolk) SS0164 | Land south of Pesthouse Lane and land west of Norwich Road, Barham | Site has poor connectivity to the existing settlement. |
| Barham, (Mid Suffolk) SS1108 | Land south of Church Lane, Barham | Development of the site likely to have a detrimental impact on designated and non-designated sites, which cannot be reasonably |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | | mitigated or compensated. |
| Barham, (Mid Suffolk) SS1114 | Land east of Jackson Place, Barham | No possibility of creating suitable access to the site. Adjoining land uses would be incompatible with the proposed residential development with no scope for mitigation. |
| Barham, (Mid Suffolk) SS1123 | Land south of Old Norwich Road, Barham | Site has poor connectivity to the existing settlement. |
| Barking, (Mid Suffolk) SS0361 | Land east of Barking Road, Willisham | Site has poor connectivity to the existing settlement. |
| Barking, (Mid Suffolk) SS0494 | Land west of Barking Road, Barking | Flood Zone 3 affects 50% or more of the site. |
| Barking, (Mid Suffolk) SS0495 | Land north-east of junction of B1078 and Barking Road, Barking | Site has poor connectivity to the existing settlement. |
| Barking, (Mid Suffolk) SS1075 | Land to the east of Barking Road (B1078), Barking | No possibility of creating suitable access and site is not consistent with existing settlement pattern. |
| Battisford, (Mid Suffolk) SS0359 | Land east of Burnthouse Lane, Battisford | Site has poor connectivity to the existing settlement. |
| Battisford, (Mid Suffolk) SS0641 | Land east of Mill Road and south of Straight Road, Battisford | Site has poor connectivity to the existing settlement and no possibility of creating suitable access. |
| Battisford, (Mid Suffolk) SS0659 | Land north of Straight Road and west of Burnthouse Lane, Battisford | Site is disproportionate and is not consistent with existing settlement pattern. |
| Battisford, (Mid Suffolk) SS1041 | Land south of Straight Road, Battisford | Development of 5 or more dwellings to meet SHELAA threshold, would not be compatible with the surroundings. |
| Baylham, (Mid Suffolk) SS0427 | Land west of Lower Street, Baylham | Site has poor connectivity to the existing settlement. |
| Baylham, (Mid Suffolk) SS0767 | Land north of Glebe Close and west of Church Lane, Baylham | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locall |
| Baylham, (Mid Suffolk) SS0886 | Land south of Upper Street, Baylham | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Baylham, (Mid Suffolk) | Land west of Lower Street, | Site has poor connectivity to |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| SS0917 | Baylham | the existing settlement. |
| Bedfield, (Mid Suffolk) SS0405 | Land south of Tannington Road, Long Green, Bedfield | Site has poor access to core services and facilities. |
| Bedfield, (Mid Suffolk) SS0406 | Land north of Tannington Road, Long Green, Bedfield | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Bedfield, (Mid Suffolk) SS0407 | Land east of Southolt Road, Bedfield | Poor access to services, site is within Visually Important Open Space |
| Bedingfield, (Mid Suffolk) SS0493 | Land south-west of Bedingfield Road, Bedingfield | Site has poor connectivity to the existing settlement. |
| Belstead, (Babergh) SS1059 | Land east of Grove Hill, Belstead | Site has poor connectivity to the existing settlement. |
| Bentley, (Babergh) SS1138 | Land east of Capel Road, Bentley | Site has poor connectivity to the existing settlement. |
| Beyton, (Mid Suffolk) SS1062 | Land east of Church Road, Beyton | No possibility of creating suitable access. Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Beyton, (Mid Suffolk) SS1064 | Land south -west of Church Road, Beyton | Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. |
| Beyton, (Mid Suffolk) SS1066 | Land south of Bury Road, Beyton | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Bildeston, (Babergh) SS0190 | Land east of High Street, Bildeston | Site is not consistent with existing settlement pattern and character. |
| Bildeston, (Babergh) SS0213 | Land north of Bildeston Road and west of High Street, Bildeston | Predicted surface water flooding affects 50% or more of the site. |
| Bildeston, (Babergh) SS0228 | Land between Church Road and Bildeston Road, Bildeston | Site has poor connectivity and is disproportionate to the existing settlement |
| Bildeston, (Babergh) SS0277 | Land east of Rotheram Road, Bildeston | Site is disproportionate and is not consistent with existing settlement character. |
| Bildeston, (Babergh) SS0454 | Land south-east of Brooksfield, Bildeston | Flood Zone 3 affects 50% or more of the site. |
| Bildeston, (Babergh) SS0762 | Land to the east of Hadleigh Road, Bildeston | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. Development of the site likely |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | | to have a detrimental impact on the landscape, which cannot be mitigated. |
| Bildeston, (Babergh) SS0763 | Land south of B1078, Bildeston | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. Development of the site likely to have a detrimental impact on the landscape, which cannot be mitigated. |
| Bildeston, (Babergh) SS1261 | Land north of Bildeston Road, Bildeston | Site has poor connectivity and is disproportionate to the existing settlement |
| Botesdale, (Mid Suffolk) SS1250 | Land North of Mill Road, Botesdale | Site is poorly related to existing settlement. |
| Botesdale, (Mid Suffolk) SS1251 | Land north of Mill Road, Botesdale | Site is poorly related to existing settlement. |
| Botesdale & Rickinghall, (Mid Suffolk) SS0013 | Land south of Bury Road, Botesdale and Rickinghall | Flood Zone 3 affects 50% or more of the site. |
| Botesdale & Rickinghall, (Mid Suffolk) SS0091 | Land between The Street and A143, Botesdale and Rickinghall | Significant heritage asset impact without reasonable prospect of mitigation. |
| Botesdale & Rickinghall, (Mid Suffolk) SS0098 | Land north of Back Hills, Botesdale | Site lies within an area of high heritage sensitivity. |
| Botesdale & Rickinghall, (Mid Suffolk) SS0115 | Land east of Common Road, Botesdale | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Botesdale & Rickinghall, (Mid Suffolk) SS0352 | Land south of Bridewell Lane, Botesdale and Rickinghall | No possibility of creating suitable access. Site has poor access to core services and facilities and is not consistent with the settlement pattern. |
| Botesdale & Rickinghall, (Mid Suffolk) SS0701 | Land to the east of Park View, Botesdale, | Site is below the SHELAA threshold. |
| Botesdale & Rickinghall, (Mid Suffolk) SS1097 | Land to the west of Water Lane, Rickinghall | Predicted surface water flooding affects 50% or more of the site. |
| Botesdale & Rickinghall, (Mid Suffolk) SS1152 | Land west of Rectory Hill, Rickinghall | Site has poor pedestrian access to core services and facilities. |
| Boxford, (Babergh) SS0293 | Land east of Sand Hill, Boxford | Site has poor pedestrian access to core services and facilities. |
| Boxford, (Babergh) SS0402 | Land south of Calais Street, Calais Street, Boxford | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| Boxford, (Babergh) SS0898 | Land south of Daking Avenue, Boxford | No possibility of creating suitable access to the site. Site has poor connectivity to the existing settlement and lies within an area of high heritage sensitivity. |
| Boxford, (Babergh) SS0922 | Land south of Hadleigh Road, Boxford | Adjoining land uses would be incompatible with the proposed employment development with no scope for mitigation. |
| Boxford, (Babergh) SS1128 | Land west of Butchers Lane, Boxford | No possibility of creating suitable access to the site. Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Boxford, (Babergh) SS1247 | Land east of Stone Street Road, Boxford | In excess of 50% of the site is within Flood Zone 2/3 |
| Bramford, (Mid Suffolk) SS0086 | Land between B1067 and A14, Bramford Road, Bramford | Site has poor connectivity to the existing settlement and development of the site would lead to coalescence of communities. |
| Bramford, (Mid Suffolk) SS1076 | Land to the west of Bramford Road, Bramford | Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Brantham, (Babergh) SS0210 | Land south of Slough Road, Brantham | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Brantham, (Babergh) SS1078 | Land west of Church Lane, Brantham | Site has poor pedestrian access to core services and facilities. |
| Brome & Oakley, (Mid Suffolk) SS0827 | Land south of Rectory Road, Brome and Oakley | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Brome & Oakley, (Mid Suffolk) SS0862 | Land west of Upper Oakley Road, Brome & Oakley | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Brome & Oakley, (Mid Suffolk) SS1012 | Land to the south of B1118, Oakley | Site has poor access to core services and facilities. |
| Burstall, (Babergh) SS0446 | Land north-east of Flowton Road, Burstall | Site has poor connectivity to the existing settlement. |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| Buxhall, (Mid Suffolk) SS0415 | Land south of Kiln Lane, Buxhall | Site has poor connectivity to the existing settlement. |
| Buxhall, (Mid Suffolk) SS0890 | Land east of Mill Road, Buxhall | Site has poor connectivity to the existing settlement and lies within an area of high heritage sensitivity. |
| Buxhall, (Mid Suffolk) SS1014 | Land to the north of Mill Road, Buxhall | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Capel St Mary, (Babergh) SS0225 | Land north of Mill Hill, Capel St Mary | Site has poor pedestrian access to core services and facilities and has poor connectivity to the existing settlement. |
| Capel St Mary, (Babergh) SS0282 | Land east of Days Road, Capel St Mary | No possibility of creating suitable access to the site. |
| Capel St Mary, (Babergh) SS0283 | Land north-east of Longfield Road, Capel St Mary | No possibility of creating suitable access to the site. |
| Capel St Mary, (Babergh) SS0452 | Land east of London Road, Capel St Mary | Site has poor connectivity to the existing settlement. |
| Capel St Mary, (Babergh) SS0828 | Land east of Pound Lane | Poor connectivity to existing settlement and no footpath or cycleways to existing settlement. |
| Capel St Mary, (Babergh) SS0908 | Land north of Mill Hill, Capel St Mary | Site has poor pedestrian access to core services and facilities and has poor connectivity to the existing settlement. |
| Capel St Mary, (Babergh) SS1171 | Land north of London Road, Capel St Mary | Site has poor connectivity to the existing settlement. |
| Capel St Mary, (Babergh) SS1262 | Land north east of Longfield Road, Capel St Mary | No identified access to the site. |
| Capel St Mary, (Babergh) SS1271 | Land East of Glebe End, Capel St Mary | No identified access to the site. |
| Capel St Mary, (Babergh) SS1272 | land east of Longfield Road and West of A12 | No identified access to the site. |
| Chelmondiston, (Babergh) SS1096 | Land north of the B1456, Chelmondiston | Large-scale development is not suitable and is likely to have a detrimental impact on the AONB. |
| Chelmondiston, (Babergh) SS1115 | Land east of Hill Farm Lane, Chelmondiston | Large-scale development is not suitable and is likely to have a detrimental impact on the AONB. |
| Chelsworth, (Babergh) SS0688 | Land east of Hall Road, Chelsworth | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| Chilton, (Babergh) SS0243 | Land at Newton Road, Sudbury | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Chilton, (Babergh) SS0249 | Chilton Airfield, Waldringfield Road, Chilton | Development of the site would lead to coalescence of communities. |
| Chilton, (Babergh) SS0592 | Land north of Newton Road, Sudbury | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Chilton, (Babergh) SS0932 | Land to the north of Newton Road, Sudbury | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. Site lies within an area of high heritage sensitivity. |
| Chilton, (Babergh) SS0933 | Land to the east of Waldingfield Road and North of Church Field Road, Sudbury | Site lies within an area of high heritage sensitivity. |
| Claydon, (Mid Suffolk) SS0071 | Land west of The Slade, Claydon | Development of the site likely to cause substantial harm to the setting of a designated heritage asset. |
| Claydon, (Mid Suffolk) SS0118 | Land south of Premier Inn, Paper Mill Lane, Claydon | Site has poor access to core services and facilities. |
| Claydon, (Mid Suffolk) SS0137 | Land east of Fir Tree Lane and Hazel Rise, Claydon | No possibility of creating suitable access to the site. |
| Claydon, (Mid Suffolk) SS0375 | Land south of Church Lane and east of Rowan Close, Claydon | Site has poor access to core services and facilities. |
| Cockfield, (Babergh) SS0248 | Land at Howe Lane, Cockfield | Site has poor connectivity to the existing settlement. |
| Cockfield, (Babergh) SS0355 | Land west of A1141, Cross Green | Site has poor connectivity to the existing settlement. |
| Cockfield, (Babergh) SS0400 | Land west of A1141, Cross Green, Cockfield | Site has poor connectivity to the existing settlement. |
| Cockfield, (Babergh) SS0623 | Land to the south east of Old Hall Lane, Cross Green, Cockfield | Site has poor connectivity to the existing settlement and there is no possibility of creating suitable access to the site. Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably |
| Cockfield, (Babergh) SS0834 | Land south of Howe Lane, Cockfield | Site has poor connectivity to the existing settlement. |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| Cockfield, (Babergh) SS0923 | Land west of A1141, Cockfield | Site has poor connectivity to the existing settlement. |
| Cockfield, (Babergh) SS0931 | Land to the south-east of Old Hall Lane, Cockfield | Adjoining land uses would be incompatible with the proposed employment development with no scope for mitigation. |
| Cockfield, (Babergh) SS0947 | Land east and west of Howe Lane, Cockfield | The site is in a location not considered to be attractive to the market, and cannot be made so through development. Site has poor accessibility to strategic roads and wider transport networks. |
| Cockfield, (Babergh) SS0986 | Land south of Felsham Road, Cockfield | No possibility of creating suitable access to the site. |
| Cockfield, (Babergh) SS1146 | Land east of Bury Road, Cockfield | Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. |
| Coddenham, (Mid Suffolk) SS0329 | Land at Junction of A14/A140, Coddenham | Development of the site is likely to have an impact on ecological networks which cannot be reasonably mitigated or compensated. |
| Coddenham, (Mid Suffolk) SS0632 | Love Lane east of Broom Hill House, Coddenham | Proposed land use not considered within SHELAA. |
| Combs, (Mid Suffolk) SS0370 | Land east of Bildeston Road, Combs | Site has poor connectivity to the existing settlement and there is no possibility of creating suitable access. |
| Combs, (Mid Suffolk) SS0656 | Land at Moats Tye Livery, Combs | Site has poor access to core services and facilities. |
| Combs, (Mid Suffolk) SS0691 | Land north of Park Road, Combs | No possibility of creating suitable access to the site. |
| Combs, (Mid Suffolk) SS0694 | Land south of Lindsey Way and Whatfield Way, Combs | Site has poor connectivity to the existing settlement. Development of the site likely to have a detrimental impact on designated sites, which cannot be reasonably mitigated or compensated. |
| Combs, (Mid Suffolk) SS1030 | Land to the east of Tannery Road, Combs | Site has poor connectivity to the existing settlement. |
| Copdock and Washbrook, (Babergh) SS0245 | Jubilee Meadow, Mill Lane, Copdock and Washbrook | Site has poor connectivity to the existing settlement. |
| Copdock and Washbrook, | Land north of Roman Road, | Site has poor connectivity to |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| (Babergh) SS0589 | Copdock and Washbrook | the existing settlement. |
| Copdock and Washbrook, (Babergh) SS0595 | Land adjacent Lane Farm, west of Folly Lane, Copdock and Washbrook | Site has poor connectivity to the existing settlement. |
| Copdock and Washbrook, (Babergh) SS0624 | Land east of London Road, Copdock and Washbrook | Site has poor connectivity to the existing settlement. |
| Copdock and Washbrook, (Babergh) SS0824 | Land south of Wenham Road and west of Folly Lane, Copdock and Washbrook | Predicted surface water flooding affects 50% or more of the site. |
| Copdock and Washbrook, (Babergh) SS0878 | Land north of Roman Road, Copdock and Washbrook | Site has poor connectivity to the existing settlement. |
| Copdock and Washbrook, (Babergh) SS1080 | Land south of Church Lane, Copdock and Washbrook | Site has poor connectivity to the existing settlement. |
| Copdock and Washbrook, (Babergh) SS1175 | Land north of The Marvens, Copdock and Washbrook | No possibility of creating suitable access and site has poor connectivity to the existing settlement. |
| Creeting St Mary, (Mid Suffolk) SS0559 | Land east of Flordon Road, Creeting St Mary | Site has poor connectivity to the existing settlement. |
| Creeting St Mary, (Mid Suffolk) SS0609 | Land east of Jack's Green Road and west of A14, Creeting St Mary | Site has poor connectivity to the existing settlement. |
| Creeting St Mary, (Mid Suffolk) SS0634 | Land between Coddenham Road and A14, Creeting St Mary | Site has poor connectivity to the existing settlement. |
| Creeting St Mary, (Mid Suffolk) SS0798 | Land east of Low Lane, Creeting St. Mary | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Creeting St Mary, (Mid Suffolk) SS0813 | Land west of St Mary's Road, Creeting St Mary | Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Creeting St Mary, (Mid Suffolk) SS0851 | Land west of All Saints Road, Creeting St Mary | Site is not consistent with existing settlement pattern. Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. |
| Creeting St Peter, (Mid Suffolk) SS0498 | Land east of Pound Road, Creeting St Peter | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Creeting St Peter, (Mid | Land east of Pound Road and | Site has poor access to core |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| Suffolk) SS0852 | north of the A14, Creeting St. Peter | services and facilities and has poor connectivity to the existing settlement. |
| Crowfield, (Mid Suffolk) SS0594 | Land to the west of Ipswich Road, Gosbeck | There is no public transport to/near the site and there is poor access to the strategic road network. |
| Crowfield, (Mid Suffolk) SS0660 | Land south-east of Debenham Road, Crowfield | Site has poor connectivity to the existing settlement. |
| Darmsden, (Mid Suffolk) SS0855 | Land west of B1113, Darmsden | Proposed land use not considered within SHELAA. |
| Debenham, (Mid Suffolk) SS0364 | Land west of Priory Lane, Debenham | No possibility of creating suitable access to the site. Development of the site is likely to have an ecological impact which cannot be reasonably mitigated or compensated. |
| Debenham, (Mid Suffolk) SS0588 | Land to the west of Aspall Road, Debenham | Site has poor pedestrian access to core services and facilities and has poor connectivity to the existing settlement. |
| Denham, (Mid Suffolk) SS0663 | Land at Old Radar Site, east of Hoxne Road, Denham | Site has poor connectivity to the existing settlement. |
| Denham, (Mid Suffolk) SS0894 | Land west of Shingle Hill, Denham | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Drinkstone, (Mid Suffolk) SS1253 | Land north of the Street, Drinkstone | Site is poorly related to the existing settlement pattern. |
| East Bergholt, (Babergh) SS0180 | Land north east of Hadleigh Road, East Bergholt | Site is disproportionate and is not consistent with existing settlement pattern. Site has poor connectivity to the existing settlement. |
| East Bergholt, (Babergh) SS0183 | Land west of Woodgates Road, East Bergholt | Site has poor access to core services and facilities and is not consistent with existing settlement pattern. |
| East Bergholt, (Babergh) SS0239 | Land south of Bentley Road, East Bergholt | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| East Bergholt, (Babergh) SS0432 | Land south of Willets Pond, East Bergholt | Site has poor access to core services and facilities. Large-scale development of the site is likely to have a detrimental impact on the AONB. |
| East Bergholt, (Babergh) | Land south of Quintons | The site would have a |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| SS0829 | Corner, East Bergholt | detrimental impact on sensitive historic and natural environments, which cannot be reasonably mitigated or compensated. Development of the site would result in a loss of designated open space, which is either not surplus to requireme |
| East Bergholt, (Babergh) SS1182 | Land north-west of Quintons Road, East Bergholt | Site does not front a public highway. |
| Edwardstone, (Babergh) SS0888 | Land to the east of Sherbourne Street, Edwardstone | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Edwardstone, (Babergh) SS1051 | Land to north of Sherbourne Street, Edwardstone | No possibility of creating suitable access to the site. Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Elmsett, (Babergh) SS0230 | Land north of The Street, Elmsett | Site has poor connectivity to the existing settlement. |
| Elmsett, (Babergh) SS0483 | Land north of Garrads Lane, Elmsett | Predicted surface water flooding affects 50% or more of the site. |
| Elmsett, (Babergh) SS0713 | Land to the north of Whatfield Road, Elmsett | Site is disproportionate. Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Elmsett, (Babergh) SS0715 | Land between Whatfield Road and Hadleigh Road, Elmsett | Site is disproportionate to the existing settlement. |
| Elmswell, (Mid Suffolk) SS0046 | Land east of Blackbourne Road, Elmswell | Site has poor connectivity to the existing settlement. |
| Elmswell, (Mid Suffolk) SS0479 | Land east of Ashfield Road, Elmswell | Site has poor connectivity to the existing settlement. |
| Elmswell, (Mid Suffolk) SS0662 | Land west of former Bacon Factory, St. Edmunds Drive, Elmswell | Site is poorly related to the existing settlement pattern. |
| Elmswell, (Mid Suffolk) SS0766 | Land west of Spong Lane, Elmswell | No possibility of creating suitable access. Site has poor pedestrian access to core services and facilities. |
| Elmswell, (Mid Suffolk) SS0774 | Land east of Ashfield Road and north of Oak Lane, Elmswell | Site has poor connectivity to the existing settlement. |
| Elmswell, (Mid Suffolk) | Land south of Church Road, | Site has poor connectivity to |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| SS0779 | Elmswell | the existing settlement. |
| Elmswell, (Mid Suffolk) SS0915 | Land east of Eastern Way, Elmswell | No possibility of creating suitable access and site has poor access to core services and facilities. |
| Elmswell, (Mid Suffolk) SS1103 | Land to the north east of Kiln Lane, Elmswell | Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. |
| Elmswell, (Mid Suffolk) SS1136 | Land south-west of Grove Lane, Elmswell | Site does not front a public highway. |
| Eye, (Mid Suffolk) SS0015 | Land north of Yaxley Road, Eye | Poorly related and detached from existing settlement pattern. |
| Eye, (Mid Suffolk) SS0016 | Land at Eye Airfield, Eye | Site has poor connectivity to the existing settlement. |
| Eye, (Mid Suffolk) SS0056 | Land between Brome Avenue and B1077, Eye | Site has poor access to core services and facilities and poor connectivity to the existing settlement. |
| Eye, (Mid Suffolk) SS0469 | Land east of Brome Avenue, Eye | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Eye, (Mid Suffolk) SS0548 | Land north and south of Castleton Way and west of Victoria Way, Eye | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Eye, (Mid Suffolk) SS0626 | Land south of Pine Close and north of Wellington Road, Eye | Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Eye, (Mid Suffolk) SS1132 | Land west of B1077, Eye | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Eye, (Mid Suffolk) SS1161 | Land south-west of B1077, Eye | Site is not consistent with existing settlement pattern. |
| Eye, (Mid Suffolk) SS1167 | Land north of Cranley Road, Eye | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Eye, (Mid Suffolk) SS1193 | Land at Eye Health Centre, Eye | Site is currently for healthcare provision, development of the site may result in healthcare capacity issues. |
| Eye, (Mid Suffolk) SS1201 | Land north of the B1117, Eye | Site is currently in educational use, development of the site |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | | may result in education capacity issues. |
| Finningham, (Mid Suffolk) SS0804 | Land west of Station Road, Finningham IP14 4TH | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. Site is not consistent with existing settlement pattern. |
| Finningham, (Mid Suffolk) SS0807 | Land south of Westhorpe Road, Finningham | Site has poor connectivity to the existing settlement. |
| Finningham, (Mid Suffolk) SS0845 | Land east of Gislingham Road, Finningham | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Finningham, (Mid Suffolk) SS0847 | Land north of Wickham Road, Finningham | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Finningham, (Mid Suffolk) SS0848 | Land west of B1113 Walsham Road and north of Moon Lane, Finningham | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Finningham, (Mid Suffolk) SS1112 | Land north of Walsham Road, Finningham | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Finningham, (Mid Suffolk) SS1160 | Land north of Walsham Road, Finningham | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. The site is in a location not considered to be attractive to the market, and cannot be made so through development. |
| Framsden, (Mid Suffolk) SS0700 | Land to the north of The Street, Framsden | Site has poor connectivity to the existing settlement. |
| Framsden, (Mid Suffolk) SS1145 | Land north of The Street, Framsden | Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. |
| Fressingfield, (Mid Suffolk) SS0067 | Land east of Harleston Hill, Fressingfield | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Fressingfield, (Mid Suffolk) SS0092 | Land west of John Shepherd Road, Fressingfield | Site has poor connectivity to the existing settlement. |
| Fressingfield, (Mid | Land to the east of Stradbroke | Site is poorly related to |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| Suffolk)<br>SS0124 | Road,<br>Fressingfield | existing settlement pattern. |
| Fressingfield, (Mid Suffolk)<br>SS0162 | Land adjacent to Post Mill Lane,<br>Fressingfield | Development of the site likely to cause substantial harm to designated heritage assets and their settings and highways impacts which cannot be reasonably mitigated. |
| Fressingfield, (Mid Suffolk)<br>SS0744 | Land to the south of Laxfield Road,<br>Fressingfield | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Freston, (Babergh)<br>SS0618 | Land to the south of Freston Street,<br>Freston | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Freston, (Babergh)<br>SS0619 | Land to the south of Freston Street,<br>Freston | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Gislingham, (Mid Suffolk)<br>SS0808 | Land south of Mill Street,<br>Gislingham | Site has poor connectivity to the existing settlement. |
| Gislingham, (Mid Suffolk)<br>SS0842 | Land south of Coldham Lane,<br>Gislingham | Site has poor connectivity to the existing settlement. |
| Gislingham, (Mid Suffolk)<br>SS0843 | Land south-east of Finningham Road,<br>Gislingham | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Glemsford, (Babergh)<br>SS0257 | Land east of Brook Street and Chequers Lane, Glemsford | Development of the site likely to cause substantial harm to designated heritage asset and its setting, which cannot be reasonably mitigated. |
| Glemsford, (Babergh)<br>SS0757 | Land adjacent to Schoolfield,<br>Glemsford | Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Glemsford, (Babergh)<br>SS1111 | Land east of Duffs Hill,<br>Glemsford | Site has poor connectivity to the existing settlement. |
| Great Ashfield, (Mid Suffolk)<br>SS0704 | Land to the east of Elmswell Road,<br>Great Ashfield | Site has poor connectivity to the existing settlement. |
| Great Ashfield, (Mid Suffolk)<br>SS0789 | Land north of Norton Road,<br>Great Ashfield | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Great Ashfield, (Mid Suffolk)<br>SS0793 | Land north of Ashfield Grange,<br>Great Ashfield | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | | Development of the site is likely to have an impact on ecological networks which cannot be reasonably mitigated or compensated. |
| Great Ashfield, (Mid Suffolk) SS0794 | Land north of Long Thurlow Road, Great Ashfield | Site has poor connectivity to the existing settlement. |
| Great Ashfield, (Mid Suffolk) SS0803 | Land north-east of Elmswell Road, Great Ashfield | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Great Ashfield, (Mid Suffolk) SS1052 | Land west of Elmswell Road, Great Ashfield | Predicted surface water flooding affects 50% or more of the site. Site has poor connectivity to the existing settlement. |
| Great Ashfield, (Mid Suffolk) SS1077 | Land west of Elmswell Road, Great Ashfield | Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. |
| Great Ashfield, (Mid Suffolk) SS1134 | Land north of Norton Road, Great Ashfield | Site has a poor relationship to wider transport networks. Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Great Ashfield, (Mid Suffolk) SS1162 | Land east of Elmswell Road, Great Ashfield | Site has poor access to core services and facilities and a poor relationship to wider transport networks. |
| Great Ashfield, (Mid Suffolk) SS1163 | Land north of Ashfield Grange, Great Ashfield | Site has poor access to core services and facilities and a poor relationship to wider transport networks. |
| Great Ashfield, (Mid Suffolk) SS1165 | Land north of Long Thurlow Road, Great Ashfield | Site has poor access to core services and facilities and a poor relationship to wider transport networks. |
| Great Blakenham, (Mid Suffolk) SS0174 | Land to the rear of Tollgate Farm, Great Blakenham | Site has poor connectivity to the existing settlement. Adjoining land uses would be incompatible with the proposed residential development with no scope for mitigation. |
| Great Blakenham, (Mid Suffolk) SS0381 | Land north of Plummers Dell, Great Blakenham | Flood Zone 3 affects 50% or more of the site. |
| Great Blakenham, (Mid | Land north-east of the Village | Flood Zone 2 and 3 affects |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| Suffolk) SS1009 | Hall, Great Blakenham | 50% or more of the site. |
| Great Bricett, (Mid Suffolk) SS0613 | Land west of Pound Hill, Great Bricett | Site has poor connectivity to the existing settlement. |
| Great Finborough, (Mid Suffolk) SS0451 | Land north of Buxhall Road, Great Finborough | Site has poor access to core services and facilities and is not consistent with existing settlement pattern. |
| Great Waldingfield, (Babergh) SS0195 | Land north of Overing Avenue, Great Waldingfield | No possibility of creating suitable access to the site. |
| Great Waldingfield, (Babergh) SS0196 | Land south of Folly Lane, Great Waldingfield | Site has poor connectivity to the existing settlement and poor access to core services and facilities. |
| Great Waldingfield, (Babergh) SS0197 | Land south of Bantocks Road, Great Waldingfield | Site has poor connectivity to the existing settlement. |
| Great Waldingfield, (Babergh) SS0198 | Land south of Bantocks Road, Great Waldingfield | No possibility of creating suitable access to the site. |
| Great Waldingfield, (Babergh) SS0199 | Land east of Valley Road, Great Waldingfield | Site has poor connectivity to the existing settlement. |
| Great Waldingfield, (Babergh) SS0247 | Land at Lavenham Road, Great Waldingfield | Site has poor connectivity to the existing settlement. Site has poor connectivity to the existing settlement and is disproportionate to the existing settlement. |
| Great Waldingfield, (Babergh) SS0946 | Land east of Lavenham Road, Great Waldingfield | The site is in a location not considered to be attractive to the market, and cannot be made so through development. Site has poor accessibility to strategic roads and wider transport networks. |
| Great Waldingfield, (Babergh) SS1079 | Land to the west of Tentree Road, Great Waldingfield | Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Hadleigh, (Babergh) SS0192 | Land north of Coram Street, Hadleigh | Site is not consistent with existing settlement patter and character. |
| Hadleigh, (Babergh) SS0221 | Land east, west and south of Hook Lane, Hadleigh | Site has poor connectivity to the existing settlement and lies within an area of high heritage sensitivity. |
| Hadleigh, (Babergh) SS1006 | Babergh District Council car park, | Flood Zone 3 affects 50% or more of the site. |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | Corks Lane, Hadleigh | |
| Hadleigh, (Babergh) SS1007 | Babergh District Council grounds, Corks Lane, Hadleigh | Flood Zone 3 affects 50% or more of the site. |
| Hadleigh, (Babergh) SS1092 | Land south of Stone Street, Hadleigh | Site lies within an area of high heritage sensitivity. |
| Harleston, (Mid Suffolk) SS0362 | Land east of Haughley Road, Harleston | Site has poor connectivity to the existing settlement. |
| Harleston, (Mid Suffolk) SS0391 | Land west of Haughley Road, Harleston | Site has poor connectivity to the existing settlement. |
| Hartest, (Babergh) SS1105 | Land north-west of Lawshall Road, Hartest | No possibility of creating suitable access to the site. |
| Haughley, (Mid Suffolk) SS0149 | Land east of Fishponds Way, Haughley | Site has poor connectivity to the existing settlement. |
| Haughley, (Mid Suffolk) SS0540 | Land north of Station Road, Haughley | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Haughley, (Mid Suffolk) SS0836 | Land north of Turner Lane, Haughley | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Haughley, (Mid Suffolk) SS0838 | Land north of Turner Lane, Haughley | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Haughley, (Mid Suffolk) SS0840 | Land north of Mill Fields, Haughley | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. Adjoining land uses would be incompatible with the proposed employment development with no scope for mitigation. |
| Haughley, (Mid Suffolk) SS0841 | Land north of Mill Fields, Haughley | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Haughley, (Mid Suffolk) SS0885 | Land north of A14 and south of Tot Hill, Haughley | Site has poor access to core services and facilities. |
| Haughley, (Mid Suffolk) SS1084 | Land south West of A14, Haughley | No possibility of creating suitable access to the site. |
| Haughley, (Mid Suffolk) SS1119 | Land north of the A14, Haughley | Site has poor access to core services and facilities. |
| Haughley, (Mid Suffolk) SS1270 | Land north of Shepherds Lane, Haughley | Site is poorly related to the existing settlement. |
| Hemingstone, (Mid | Land west of Main Road, | Site has poor connectivity to |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| Suffolk) SS1047 | Hemingstone | the existing settlement. Development of the site likely to have a detrimental impact on designated sites, which cannot be reasonably mitigated or compensated. |
| Hemingstone, (Mid Suffolk) SS1054 | Land south of Lower Road, Hemingstone | Flood Zone 2 and 3 affects 50% or more of the site. |
| Henley, (Mid Suffolk) SS0172 | Land north of Ashbocking Road, Henley | Development of the site likely to cause substantial harm to the setting of a designated heritage asset. |
| Henley, (Mid Suffolk) SS0173 | Land to the north of Mill Lane, Henley | Site has poor connectivity to the existing settlement. |
| Henley, (Mid Suffolk) SS0831 | Land north of Church Meadows, Henley | No possibility of creating suitable access to the site. |
| Hinderclay, (Mid Suffolk) SS0002 | Land south of Bells Lane, Hinderclay | Development of the site likely to cause substantial harm to the setting of a designated heritage asset. |
| Hinderclay, (Mid Suffolk) SS0161 | Land south of The Street, Hinderclay | Site has poor connectivity to the existing settlement. |
| Hinderclay, (Mid Suffolk) SS0833 | Land south of The Street, Hinderclay | Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Hinderclay, (Mid Suffolk) SS0905 | Land north of Cowfen Lane and east of Bells Corner, Hinderclay | Site has poor connectivity to the existing settlement. Development of the site is likely to have an impact on ecological networks which cannot be reasonably mitigated or compensated. |
| Hintlesham, (Babergh) SS0178 | Land north of George Street, Hintlesham | Site has poor connectivity to the existing settlement. |
| Hintlesham, (Babergh) SS0241 | Land north of George Street, Hintlesham | Site has poor connectivity to the existing settlement. |
| Hintlesham, (Babergh) SS0254 | Land east of Clay Hill, Hintlesham | Site has poor connectivity to the existing settlement. |
| Hintlesham, (Babergh) SS0390 | Land west of Priory Road, Hintlesham | Site has poor connectivity to the existing settlement. |
| Hintlesham, (Babergh) SS0435 | Land north of A1071, Hintlesham | Site has poor connectivity to the existing settlement. |
| Hintlesham, (Babergh) SS0883 | Land to the south-west of St. Nicholas Close, Hintlesham | Site lies within a cordon sanitaire. |
| Hintlesham, (Babergh) SS1113 | Land south of Silver Hill, Hintlesham | Site is not consistent with existing settlement pattern. |
| Hitcham, (Babergh) SS0437 | Land west of The Causeway, Hitcham | Development of the site would result in a loss of designated |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | | open space, which is either not surplus to requirements or could not be replaced locally. |
| Hitcham, (Babergh) SS0439 | Land east of The Causeway, Hitcham | No possibility of creating suitable access to the site and has poor connectivity to the existing settlement. |
| Hitcham, (Babergh) SS0443 | Land west of The Causeway, Hitcham | Site has poor pedestrian access to core services and facilities and has poor connectivity to the existing settlement. Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably miti |
| Holbrook, (Babergh) SS0201 | Land west of B1080 and north of Woodlands Road, Holbrook | Site has poor connectivity to the existing settlement. |
| Holbrook, (Babergh) SS0215 | Land at Hyams Lane, Holbrook | Site lies within a cordon sanitaire and lies within an area of high heritage sensitivity. |
| Holbrook, (Babergh) SS0216 | Land south of Woodlands Road, Holbrook | No possibility of creating suitable access to the site. |
| Holton St Mary, (Babergh) SS1264 | Land north east of B1070, Holton St Mary | Site is poorly related to existing settlement |
| Holton St Mary, (Babergh) SS1265 | Land south of B1070, Holton St Mary | Site is poorly related to existing settlement |
| Horham, (Mid Suffolk) SS0371 | Land north of Church Farm Close, Horham | No possibility of creating suitable access to the site. Site has poor connectivity to the existing settlement and a poor relationship to wider transport networks. |
| Horham, (Mid Suffolk) SS0467 | Land north of Horham Road, Horham | Site has a poor relationship to wider transport networks. Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Horham, (Mid Suffolk) SS0470 | Land north-west of Redlingfield Road, Horham | Site has a poor relationship to wider transport networks and has poor connectivity to the existing settlement. |
| Horham, (Mid Suffolk) SS0608 | Land west of Worlingworth Road and north west of Chapel Lane, Horham | Site has poor connectivity to the existing settlement. |
| Hoxne, (Mid Suffolk) SS0043 | Land south of Nuttery Vale, Hoxne | Poor pedestrian access to core services and facilities. |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| Hoxne, (Mid Suffolk) SS0044 | Land south of Cross Street, Hoxne | Site has poor connectivity to the existing settlement. |
| Hoxne, (Mid Suffolk) SS0045 | Land west of Denham Low Road, Hoxne | Site has poor connectivity to the existing settlement and no possibility of creating suitable access to the site. |
| Hoxne, (Mid Suffolk) SS0059 | Land east of B1118, Hoxne | No possibility of creating suitable access. Site has poor access to core services and facilities and poor connectivity to existing settlement. |
| Hoxne, (Mid Suffolk) SS0060 | Land west of Whittons Lane, Hoxne | Site has poor connectivity to the existing settlement. |
| Hoxne, (Mid Suffolk) SS0565 | Land south of Green Street (B1118), Hoxne | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Hoxne, (Mid Suffolk) SS0730 | Land to the north of Chickering Road, Hoxne | Site has poor connectivity to the existing settlement. |
| Hoxne, (Mid Suffolk) SS1236 | Land west of Abbey Hill, Hoxne | Site is poorly related to the existing settlement pattern. |
| Hunston, (Mid Suffolk) SS0815 | Land south of The Street, Hunston | Significant heritage asset impact without reasonable prospect of mitigation. |
| Kenton, (Mid Suffolk) SS0113 | Land east of Kenton Street, Kenton | Site is disproportionate to the existing settlement and is not consistent with existing settlement character. |
| Kenton, (Mid Suffolk) SS0401 | Land east of Eye Road, Kenton | Adjoining land uses would be incompatible with the proposed residential development with no scope for mitigation. |
| Kersey, (Babergh) SS0600 | Land to the north of Water Lane, Kersey | Site has poor connectivity to the existing settlement. |
| Kersey, (Babergh) SS0601 | Land to the west of Cherry Hill, Kersey | Site has poor connectivity to the existing settlement. |
| Kersey, (Babergh) SS0602 | Land to the north of The Row, Kersey | Site has poor connectivity to the existing settlement. |
| Kersey, (Babergh) SS0604 | Land to the west of Church Hill and south of Mill Lane, Kersey | Site has poor connectivity to the existing settlement. |
| Kersey, (Babergh) SS0870 | Land to the west of The Street, Kersey | Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. |
| Kersey, (Babergh) SS1061 | Land south-west of Vale Lane, Kersey | Site has poor connectivity to the existing settlement and is |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | | not consistent with the settlement pattern. |
| Lavenham, (Babergh) SS0291 | Land east of Sudbury Road, Lavenham | Site has poor connectivity to the existing settlement. |
| Lavenham, (Babergh) SS0556 | Land to the east of Lower Road, Lavenham | Site has poor pedestrian access to core services and facilities and has poor connectivity to the existing settlement. |
| Lavenham, (Babergh) SS0583 | Land at Bury Road, Lavenham | Site has poor connectivity to the existing settlement. |
| Lavenham, (Babergh) SS0936 | Land to the east of Lower Road, Lavenham | Site has poor pedestrian access to core services and facilities and has poor connectivity to the existing settlement. |
| Lawshall, (Babergh) SS0393 | Land west of Bury Road, Lawshall | Development of the site likely to cause substantial harm to the setting of a designated heritage asset. |
| Lawshall, (Babergh) SS0927 | Land west of Bury Road, Lawshall | Adjoining land uses would be incompatible with the proposed employment development with no scope for mitigation. |
| Laxfield, (Mid Suffolk) SS0026 | Land south east of Bickers Hill, Laxfield | Site lies within a County Wildlife Site and has poor pedestrian access to core services and facilities. |
| Laxfield, (Mid Suffolk) SS0082 | Land east of Bickers Hill Road, Laxfield | Site has poor connectivity to the existing settlement. |
| Laxfield, (Mid Suffolk) SS0707 | Land to the west of Bickers Hill Road, Laxfield | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Laxfield, (Mid Suffolk) SS1067 | Land east of Vicarage Road, Laxfield | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Layham, (Babergh) SS1095 | Land north-east of Pipkin Hill, Layham | Site has poor connectivity to the existing settlement. |
| Leavenheath, (Babergh) SS0238 | Land south of Plough Lane, Leavenheath | Site has poor connectivity to the existing settlement. |
| Leavenheath, (Babergh) SS0394 | Land east of Oaklands, Leavenheath | No possibility of creating suitable access to the site. |
| Leavenheath, (Babergh) SS1234 | Land East of Edies Lane, Leavenheath | Site is poorly related to the functional settlement. |
| Leavenheath, (Babergh) SS1235 | Land East of Edies Lane, Leavenheath | Site is poorly related to the functional settlement. |
| Lindsey, (Babergh) SS0528 | Land east of The Tye, Lindsey | No possibility of creating suitable access. Site has poor connectivity to the existing |

| Parish / District / Site Ref | Location | Reason for discounting |
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| | | settlement and is not consistent with the settlement pattern. |
| Lindsey, (Babergh) SS0876 | Land west of Red Rose Public House, Lindsey Tye | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Lindsey, (Babergh) SS1147 | Land east of Kersey Road, Lindsey | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Little Blakenham, (Mid Suffolk) SS0777 | Land east of Bramford Road, Little Blakenham | Site has poor connectivity to the existing settlement. |
| Little Waldingfield, (Babergh) SS0545 | Land west of The Street, Little Waldingfield | No possibility of creating suitable access to the site and has poor connectivity to the existing settlement. Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. |
| Little Waldingfield, (Babergh) SS0875 | Land to the north-west of The Street, Little Waldingfield | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Long Melford, (Babergh) SS0188 | Land south of Bull Lane, Long Melford | This site is disconnected from exisiting residential settlement. |
| Long Melford, (Babergh) SS0409 | Land east of High Street, Long Melford | Site is not consistent with existing settlement pattern. |
| Long Melford, (Babergh) SS0557 | Land north of Mills Lane, Long Melford | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Long Melford, (Babergh) SS0560 | Land south of Bull Lane, Long Melford | Site has poor connectivity to the existing settlement and would have a negative visual impact on the County Wildlife Site and Local Nature Reserve. |
| Long Melford, (Babergh) SS0561 | Land between High Street and A134, Long Melford | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Long Melford, (Babergh) SS0563 | Land east of High Street & Harefield Rd and west of A134, Long Melford | Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably |

| Parish / District / Site Ref | Location | Reason for discounting |
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| | | mitigated. Site is not consistent with existing settlement pattern. |
| Long Melford, (Babergh) SS0564 | Land to the east and west of Aveley Lane, Long Melford | Site has poor connectivity and is disproportionate to the existing settlement. The site is not consistent with the settlement character and would have a detrimental impact on heritage assests. |
| Long Melford, (Babergh) SS0935 | Land between High Street and A134, Long Melford | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Long Melford, (Babergh) SS0967 | Land off Sudbury Road, Long Melford | Site has poor connectivity to the existing settlement and development of the site likely to cause substantial harm to the setting of a designated heritage asset. |
| Long Melford, (Babergh) SS1203 | Land north of Borley Road, Long Melford | Site has poor pedestrian access to core services and facilities. |
| Long Melford, (Babergh) SS1204 | Land west of High Street, Long Melford | Site has poor access to core services and facilities. Site lies within an area of high heritage and townscape sensitivity. |
| Long Melford, (Babergh) SS1227 | Land rear of Meadow View, Long Melford | Site is poorly related to the existing settlement pattern |
| Mendham, (Mid Suffolk) SS0571 | Land south of Metfield Road, Mendham | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Mendham, (Mid Suffolk) SS0607 | Land south of B1123 Withersdale Street and west of Pegg's Hill, Mendham | The site is likely to have a detrimental impact on the townscape, due to back land development, which cannot be mitigated. |
| Mendham, (Mid Suffolk) SS1010 | Land south of Withersdale Street, Mendham | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Mendlesham, (Mid Suffolk) SS0035 | Land north of Brockford Road, Mendlesham | Site is allocated as Local Green Space within the Mendlesham Neighbourhood Plan and has poor connectivity to the existing settlement. |
| Mendlesham, (Mid Suffolk) SS0063 | Land north of Mill Road and south of Chapel Road, Mendlesham | Site has poor connectivity to the existing settlement and is not consistent with existing |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | | settlement pattern. |
| Mendlesham, (Mid Suffolk) SS0555 | Land east of Old Station Road, Mendlesham | Site has poor connectivity to the existing settlement. |
| Mendlesham, (Mid Suffolk) SS0579 | Land to the east of Oak Farm Lane Mendlesham | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Mendlesham, (Mid Suffolk) SS0784 | Land north of Brockford Road, Mendlesham | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Mendlesham, (Mid Suffolk) SS1015 | Land between Mill Road and Old Station Road, Mendlesham | Site has poor connectivity to the existing settlement. |
| Mendlesham, (Mid Suffolk) SS1037 | Land north of Chapel Lane, Mendlesham | Site has poor connectivity to the existing settlement. |
| Mendlesham, (Mid Suffolk) SS1063 | Land west of A140, Mendlesham | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Metfield, (Mid Suffolk) SS0471 | Land north-west of Skinner's Lane, Metfield | Site has poor pedestrian access to core services and facilities. |
| Metfield, (Mid Suffolk) SS0574 | Land east of Mill Lane, Metfield | Site has poor pedestrian access to core services and facilities. |
| Metfield, (Mid Suffolk) SS0739 | Land to the north of Harleston Road and west of Mill Lane, Metfield | Site has poor pedestrian access to core services and facilities. |
| Metfield, (Mid Suffolk) SS1045 | Land east of Fressingfield Road, Metfield | Site has poor pedestrian access to core services and facilities. |
| Mickfield, (Mid Suffolk) SS0535 | Land south of Debenham Road, Mickfield | Site is disproportionate and is not consistent with existing settlement pattern. Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. |
| Mickfield, (Mid Suffolk) SS0605 | Land west of Wetheringsett Road, Mickfield | This site is unsuitable for employment use due to its location, access and lack of nearby services/labour. |
| Mickfield, (Mid Suffolk) SS0684 | Land south of Debenham Road and east of junction with Scott's Hill, Mickfield | Site is disproportionate and is not consistent with existing settlement pattern. Site has poor access to core services and facilities. |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| Mickfield, (Mid Suffolk) SS0687 | Land south of Debenham Road junction, Mickfield | Site is disproportionate and is not consistent with existing settlement character. |
| Mickfield, (Mid Suffolk) SS0802 | Land west of Wetheringsett Road, Mickfield | Site is not consistent with existing settlement pattern. |
| Mickfield, (Mid Suffolk) SS0854 | Land north of Debenham Road, Mickfield | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern and character. |
| Monk Soham, (Mid Suffolk) SS0378 | Land east of Bedfield Road, Monk Soham | Site has poor connectivity to the existing settlement. |
| Monks Eleigh, (Babergh) SS0505 | Land north of Church Field, Monks Eleigh | Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Monks Eleigh, (Babergh) SS0666 | Land to the west of Lindsey Road, Monks Eleigh | This site is not considered suitable due to poor local and strategic access, and poor access to local services including a amenities and labour. |
| Nayland, (Babergh) SS0657 | Land to the north east of Gravel Hill, Nayland | Site has poor pedestrian access to core services and facilities and would have a detrimental impact on the townscape which could not be mitigated. |
| Nayland, (Babergh) SS0866 | Land south-east of Harpers Hill, Nayland | Site has poor pedestrian access to core services and facilities. |
| Nayland, (Babergh) SS1135 | Land north of Wiston Road, Nayland | Site has poor access to core services and facilities, due to proximity to major junction and expansive road width. |
| Nedging-with-Naughton, (Babergh) SS1255 | Land south of Ipswich Road, Nedging Tye | Site is poorly related to the existing settlement pattern. |
| Nedging-with-Naughton, (Babergh) SS1256 | Land north of Ipswich Road, Nedging Tye | Site is poorly related to the existing settlement extending the settlement into the open countryside. |
| Needham Market, (Mid Suffolk) SS0146 | Land north of Barretts Lane, Needham Market | Site has poor connectivity to the existing settlement. |
| Needham Market, (Mid Suffolk) SS0147 | Land south of Barretts Lane, Needham Market | Site has poor connectivity to the existing settlement. |
| Needham Market, (Mid | Land north-west of Platten | No possibility of creating |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| Suffolk) SS0318 | Close, Needham Market | suitable access to the site. |
| Needham Market, (Mid Suffolk) SS0501 | Land east of B1078 Barking Road, Needham Market | Site has poor connectivity to the existing settlement and no possibility of creating suitable access to the site. |
| Needham Market, (Mid Suffolk) SS0758 | Land south-west of Ipswich Road, Needham Market | Site has poor connectivity to the existing settlement. |
| Needham Market, (Mid Suffolk) SS0941 | Land at Needham Market Middle School, Needham Market | Adjoining land uses would be incompatible with the proposed residential development with no scope for mitigation. Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced |
| Needham Market, (Mid Suffolk) SS1141 | Land to the south of Chalkeith Road, Needham Market | No possibility of creating suitable access to the site. |
| Newton, (Babergh) SS0187 | Land between Valley Road and A134, Sudbury | Site is poorly related to the existing settlement and services. |
| Newton, (Babergh) SS0240 | Land south of Sudbury Road, Newton | Site has poor connectivity to the existing settlement. |
| Newton, (Babergh) SS0484 | Land east of Rectory Road, Newton | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Newton, (Babergh) SS0925 | Land between Valley Road and A134, Sudbury | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. Site lies within an area of high heritage sensitivity. |
| Norton, (Mid Suffolk) SS0001 | Land south of Ashfield Road, Norton | Site has poor access to core services and facilities. |
| Norton, (Mid Suffolk) SS0126 | Land north of Ashfield Road, Norton | Site is not consistent with existing settlement pattern. |
| Norton, (Mid Suffolk) SS0387 | Land between Hawe's Lane and Ixworth Road, Norton | No possibility of creating suitable access to the site. |
| Norton, (Mid Suffolk) SS0419 | Land north of Ashfield Road, Little Green, Norton | Site has poor access to core services and facilities. |
| Norton, (Mid Suffolk) SS0420 | Land north of Ashfield Road, Norton | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Norton, (Mid Suffolk) SS0421 | Land south-east of Ashfield Road, | Site has poor access to core services and facilities. |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | Norton | |
| Norton, (Mid Suffolk) SS0431 | Land west of Ixworth Road, Norton | Site is not consistent with existing settlement pattern. |
| Norton, (Mid Suffolk) SS0472 | Land south of Ashfield Road, Norton | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Norton, (Mid Suffolk) SS0611 | Land east of Ixworth Road, Norton | Site has poor access to core services and facilities. |
| Norton, (Mid Suffolk) SS0759 | Land south of Ashfield Road, Norton | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Norton, (Mid Suffolk) SS0761 | Land to the south-west of Hardings Lane, Norton | Site has poor access to core services and facilities. |
| Norton, (Mid Suffolk) SS0957 | Land to the south of Ashfield Road, Norton | Site is not consistent with existing settlement pattern. |
| Norton, (Mid Suffolk) SS1107 | Land east of Ixworth Road, Norton | Development of the site is likely to have an impact on ecological networks which cannot be reasonably mitigated or compensated. |
| Occold, (Mid Suffolk) SS0169 | Land at Church Farm, Occold | No possibility of creating suitable access to the site. |
| Occold, (Mid Suffolk) SS0788 | Land south of Church Street, Occold | Site is below SHELAA threshold. |
| Offton, (Mid Suffolk) SS0160 | Land off Bildeston Road/Castle Road, Offton | Site has poor connectivity to the existing settlement. |
| Offton, (Mid Suffolk) SS0525 | Land south of Bildeston Road, Offton | Development of the site likely to cause substantial harm to the setting of a designated heritage asset. |
| Offton, (Mid Suffolk) SS1122 | Land north of Bildeston Road, Offton | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Old Newton, (Mid Suffolk) SS0153 | Land north of Station Road, Old Newton | Site has poor connectivity to the existing settlement. |
| Old Newton, (Mid Suffolk) SS0388 | Land west of Stowmarket Road, Old Newton | Site has poor connectivity to the existing settlement. |
| Old Newton, (Mid Suffolk) SS0475 | Land east of School Road, Old Newton | Site has poor connectivity to the existing settlement. |
| Old Newton, (Mid Suffolk) SS1000 | Land to the north of Stowmarket Road, Old Newton | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Old Newton, (Mid Suffolk) SS1252 | Land south of Stowmarket Road, | Site is poorly related to the existing settlement pattern. |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | Old Newton | |
| Onehouse, (Mid Suffolk) SS0156 | Land south of Finborough Road, Onehouse | Site has poor access to core services and facilities. |
| Onehouse, (Mid Suffolk) SS0339 | Land west of Starhouse Lane, Onehouse | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Onehouse, (Mid Suffolk) SS0341 | Land west of Starhouse Lane, Onehouse | Site has poor connectivity to the existing settlement and no possibility of creating suitable access. |
| Onehouse, (Mid Suffolk) SS0342 | Land south of Forest Road, Onehouse | Site has poor connectivity to the existing settlement. |
| Onehouse, (Mid Suffolk) SS0349 | Land west of Starhouse Lane, Onehouse | Site has poor connectivity to the existing settlement. |
| Onehouse, (Mid Suffolk) SS0356 | Land west of Starhouse Lane, Onehouse | Site has poor connectivity to the existing settlement. |
| Onehouse, (Mid Suffolk) SS0383 | Land west of Starhouse Lane, Onehouse | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Onehouse, (Mid Suffolk) SS0790 | Land north of Forest Road, Onehouse | Site has poor connectivity to the existing settlement and development would lead to coalescence of communities. |
| Palgrave, (Mid Suffolk) SS0068 | Land north of Upper Rose Lane, Palgrave | No possibility of creating suitable access to the site and has poor connectivity to the existing settlement. |
| Palgrave, (Mid Suffolk) SS0412 | Land south of Upper Rose Lane, Palgrave | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Palgrave, (Mid Suffolk) SS0693 | Land east of Crossing Road, Palgrave | Site has poor connectivity to the existing settlement. |
| Palgrave, (Mid Suffolk) SS0734 | Land to the north of Lion Road, Palgrave | Site has poor connectivity to the existing settlement. |
| Palgrave, (Mid Suffolk) SS0920 | Land south of Upper Rose Lane, Palgrave | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Pettaugh, (Mid Suffolk) SS0158 | Land south of A1120, Pettaugh | Site has poor connectivity to the existing settlement. |
| Pettaugh, (Mid Suffolk) SS0159 | Land east of Debenham Road and north of The Lentins Close, Pettaugh | Flood Zone 3 affects 50% or more of the site. |
| Pettaugh, (Mid Suffolk) SS0338 | Land north of Framsden Road, Pettaugh | Site has poor connectivity to the existing settlement. |
| Pinewood, (Babergh) SS0658 | Land north of Grove Hill and Grove Walk, | Flood Zone 3 affects 50% or more of the site. |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | Pinewood | |
| Polstead, (Babergh) SS0444 | Land east of A1071, Bower House Tye, Polstead | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Polstead, (Babergh) SS0460 | Land west of A1071, Polstead | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Polstead, (Babergh) SS0635 | Land west of Stackwood Road, Polstead | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Polstead, (Babergh) SS1237 | Land south of Rockalls Road, Polstead | Site poorly related to existing settlement. |
| Rattlesden, (Mid Suffolk) SS0018 | Land south of Felsham Road, Rattlesden | Site has poor access to core services and facilities. |
| Rattlesden, (Mid Suffolk) SS0504 | Land south of Top Road and west of Mitchery Lane, Rattlesden | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Rattlesden, (Mid Suffolk) SS0506 | Land north of Top Road and west of Rising Sun Hill, Rattlesden | Site has poor connectivity to the existing settlement. |
| Rattlesden, (Mid Suffolk) SS1116 | Land west of School Road, Rattlesden | Site lies within an area of high heritage sensitivity. |
| Rattlesden, (Mid Suffolk) SS1117 | Land north of High Street, Rattlesden | Development of the site likely to have a detrimental impact on the Conservation Area and landscape, due to its elevated location. |
| Raydon, (Babergh) SS0234 | Land south of Woodland Road, Raydon | No possibility of creating suitable access to the site. |
| Redgrave, (Mid Suffolk) SS0486 | Land south of Churchway, Redgrave | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Redgrave, (Mid Suffolk) SS1042 | Land north-east of the Street, Redgrave | Site is incapable of providing 5 or more dwellings to meet SHELAA threshold, without the demolition of a listed building. |
| Redgrave, (Mid Suffolk) SS1267 | Land north of Church Way, Redgrave | Development would extend the settlement into the open countryside. |
| Ringshall, (Mid Suffolk) SS0572 | Land south of B1078 opposite junction with Lower Farm Road, Ringshall | Site has poor connectivity to the existing settlement. |
| Rishangles, (Mid Suffolk) SS0645 | Land west of Eye Road (B1077), Rishangles | Site has poor connectivity to the existing settlement. |

| Parish / District / Site Ref | Location | Reason for discounting |
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| Rishangles, (Mid Suffolk) SS0648 | Land to the east of Eye Road (B1077) at Rishangles Hall, Rishangles | Site has poor connectivity to the existing settlement. |
| Shimpling, (Babergh) SS0510 | Land north-east of Halifax Place, Shimpling | Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Shimpling, (Babergh) SS1100 | Land north-west of Little Chad Close, Shimpling | Site has poor connectivity to the existing settlement. |
| Shotley, (Babergh) SS0209 | Land south of Kingsland, Shotley | Site has poor connectivity to the existing settlement. |
| Shotley, (Babergh) SS0229 | Land west of the Main Road, Shotley | Site has poor connectivity to the existing settlement and is within an AONB. |
| Somersham, (Mid Suffolk) SS0116 | Land south-east of Flowton Road, Somersham | Site has poor pedestrian access to core services and facilities. |
| Somersham, (Mid Suffolk) SS0417 | Land north of Offton Road, Somersham | Site has poor access to core services and facilities and has a poor relationship to wider transport networks. |
| Somersham, (Mid Suffolk) SS0438 | Land west of Mill Lane, Somersham | Site is not consistent with existing settlement pattern. |
| Somersham, (Mid Suffolk) SS0665 | Land to the west of Mill Lane, Somersham | No possibility of creating suitable access to the site. Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Somersham, (Mid Suffolk) SS1276 | Land to the north of Ipswich Road, Somersham | Development likely to cause substantial harm to designated heritage assets. |
| Somerton, (Babergh) SS1073 | Land north of Somerton Road, Somerton | Site has poor connectivity to the existing settlement. |
| Southolt, (Mid Suffolk) SS0350 | Land east of Park Road, Southolt | Site has poor connectivity to the existing settlement. |
| Southolt, (Mid Suffolk) SS0351 | Land north of Park Road, Southolt | Site has poor connectivity to the existing settlement. |
| Sproughton, (Babergh) SS0206 | Land east of Church Lane, Sproughton | Flood Zone 2 affects 50% or more of the site. |
| Sproughton, (Babergh) SS0224 | Land east of B1113, Sproughton | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Sproughton, (Babergh) SS0725 | Land west of Church Lane, Sproughton | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Sproughton, (Babergh) SS0740 | Land north of Prync's Lodge, Sproughton | Site has poor connectivity to the existing settlement and is |

| Parish / District / Site Ref | Location | Reason for discounting |
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| | | not consistent with the settlement pattern. |
| Sproughton, (Babergh) SS0775 | Sproughton Wharf, Sproughton | Flood Zone 3 affects 50% or more of the site. |
| Sproughton, (Babergh) SS1023 | Land north of Hadleigh Road and East of Church Lane, Sproughton | Flood Zone 2 and 3 affects 50% or more of the site. |
| Sproughton, (Babergh) SS1085 | Land south of Burstall Lane, Sproughton | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Sproughton, (Babergh) SS1124 | Land east of Swan Hill, Sproughton | Site has poor connectivity to the existing settlement. |
| Sproughton, (Babergh) SS1157 | Land south of Burstall Lane, Sproughton | Site is not consistent with existing settlement pattern. |
| Stanstead, (Babergh) SS0189 | Land north of Lower Street, Stanstead | The site is disjointed and disproportionate from the existing settlement. |
| Stanstead, (Babergh) SS0963 | Land south of Lower Street, Stanstead | Site is not consistent with existing settlement pattern and does not front a public highway. |
| Stoke Ash, (Mid Suffolk) SS0718 | Land to the east of Roman Way and north of Huggins Lane, Stoke Ash | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Stoke Ash, (Mid Suffolk) SS0720 | Land to the north of Roman Way, Stoke Ash | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Stoke Ash, (Mid Suffolk) SS0722 | Land to the east of Roman Way, Stoke Ash | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Stoke Ash, (Mid Suffolk) SS0724 | Land to the east of The Street, Stoke Ash | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Stoke Ash, (Mid Suffolk) SS0746 | Land to the west of Roman Way, Stoke Ash | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Stonham Aspal, (Mid Suffolk) SS0133 | Land north of The Street, Stonham Aspal | No possibility of creating suitable access to the site and has poor connectivity to the existing settlement. |
| Stonham Aspal, (Mid Suffolk) SS0139 | Land west of Crowfield Road, Stonham Aspal | Site has poor connectivity to the existing settlement. |
| Stonham Aspal, (Mid Suffolk) SS0140 | Land south of Stowmarket Road, Stonham Aspal | Site has poor connectivity to the existing settlement. |

| Parish / District / Site Ref | Location | Reason for discounting |
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| Stonham Aspal, (Mid Suffolk) SS0529 | Land north of The Street, Stonham Aspal | Site has poor connectivity to the existing settlement. |
| Stonham Aspal, (Mid Suffolk) SS1120 | Land to the north of The Street, Stonham Aspal | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. The site does not have access to a public highway. |
| Stonham Earl, (Mid Suffolk) SS0136 | Land east of Angel Hill, Earl Stonham | Site has poor connectivity to the existing settlement and suitable access to site not deemed to be achievable. |
| Stonham Earl, (Mid Suffolk) SS0569 | Land west of A1120, Forward Green, Stonham Earl | Site has poor connectivity to the existing settlement. |
| Stonham Parva, (Mid Suffolk) SS0577 | Land west of Norwich Road, Little Stonham | Site is below SHELAA threshold. |
| Stonham Parva, (Mid Suffolk) SS0702 | Land to the north of Church Lane, Little Stonham | Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Stonham Parva, (Mid Suffolk) SS1226 | Land East of Pains Hill, Little Stonham | Site is poorly related to the existing settlement pattern. |
| Stonham Parva, (Mid Suffolk) SS1230 | Land east of A140, Little Stonham | Development of the site would extend the settlement into the open countryside. |
| Stonham Parva, (Mid Suffolk) SS1231 | Land east of A140, Little Stonham | Development of the site would extend the settlement into the open countryside. |
| Stonham Parva, (Mid Suffolk) SS1232 | Land North of Church Lane, Little Stonham | Development of the site would extend the settlement into the open countryside. |
| Stonham Parva, (Mid Suffolk) SS1233 | Land North of Church Lane, Little Stonham | Development of the site would extend the settlement into the open countryside. |
| Stowlangtoft, (Mid Suffolk) SS0423 | Land north of The Street, Stowlangtoft | Site has poor connectivity to the existing settlement. |
| Stowmarket, (Mid Suffolk) SS0062 | Land south of Finborough Road, Stowmarket | Site has poor access to core services and facilities. |
| Stowmarket, (Mid Suffolk) SS0138 | Land south-west of Needham Road, Stowmarket | Site has poor connectivity to the existing settlement. |
| Stowmarket, (Mid Suffolk) SS0155 | Land south of Takers Lane, Stowmarket | Flood Zone 3 affects 50% or more of the site. |
| Stowmarket, (Mid Suffolk) SS0492 | Land south of Church Road, Stowmarket | Development of the site likely to cause substantial harm to designated heritage assets |

| Parish / District / Site Ref | Location | Reason for discounting |
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| | | and their settings which cannot be reasonably mitigated. |
| Stowmarket, (Mid Suffolk) SS0651 | Land south of Gun Cotton Way, Stowmarket | Site lies within a cordon sanitaire. |
| Stowmarket, (Mid Suffolk) SS0680 | Land north-east of Tot Hill, Stowmarket | Site has poor connectivity to the existing settlement. |
| Stowmarket, (Mid Suffolk) SS0699 | Land to the north-west of Elizabeth Way, Stowmarket, | No possibility of creating suitable access to the site. Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Stowmarket, (Mid Suffolk) SS0712 | Land to the east of Bury Road, Stowmarket | Flood Zone 2 and 3 affects 50% or more of the site. |
| Stowmarket, (Mid Suffolk) SS0751 | Curwen Road (Garages), Stowmarket | Site is below the SHELAA threshold |
| Stowmarket, (Mid Suffolk) SS0755 | Land south of Gun Cotton Way, Stowmarket | Site lies within a cordon sanitaire. |
| Stowmarket, (Mid Suffolk) SS0940 | Land at Stowmarket Middle School, Walnut Tree Walk, Stowmarket | Adjoining land uses would be incompatible with the proposed employment development with no scope for mitigation. |
| Stowmarket, (Mid Suffolk) SS1039 | Land to the south of Poplar Hill, Stowmarket | Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. Development of the site would result in a loss of designated open space, which is either not surplus to require |
| Stowmarket, (Mid Suffolk) SS1069 | Land west of Spring Row, Stowmarket | Flood Zone 3 affects 50% or more of the site. |
| Stowmarket, (Mid Suffolk) SS1098 | Land south of Combs Lane, Stowmarket | Site is in County Wildlife Site. |
| Stowmarket, (Mid Suffolk) SS1281 | Land off Gipping Way, Stowmarket Site A & B | In excess of 50% of the site is within Flood Zone 2. |
| Stowmarket, (Mid Suffolk) SS1284 | Land off Gipping Way, Stowmarket Site A & B | In excess of 50% of the site is within Flood Zone 2. |
| Stowupland, (Mid Suffolk) SS0142 | Land between Mill Street and A1120, Stowupland | Site has poor connectivity to the existing settlement and has poor access to core services and facilities. |
| Stowupland, (Mid Suffolk) SS0143 | Land east and south of A1120/Church Road, | Site has poor connectivity and is not consistent with existing |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | Stowupland | settlement pattern. Site has poor pedestrian access to core services and facilities. |
| Stowupland, (Mid Suffolk) SS0148 | Land east of Rendalls Lane, Stowupland | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Stowupland, (Mid Suffolk) SS0150 | Land south of Church Road, Stowupland | Site has poor connectivity to the existing settlement. |
| Stowupland, (Mid Suffolk) SS0152 | Land south west of Rendall Lane, Stowupland | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Stowupland, (Mid Suffolk) SS0386 | Land south of Church Road, Stowupland | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Stowupland, (Mid Suffolk) SS0959 | Land to the south of B115, Stowupland | Site has poor connectivity to the existing settlement. |
| Stradbroke, (Mid Suffolk) SS0516 | Land north of Meadow Way, Stradbroke | No possibility of creating suitable access to the site and has poor connectivity to the existing settlement. |
| Stradbroke, (Mid Suffolk) SS1036 | Land north-east of Meadow Way, Stradbroke | Site has poor connectivity to the existing settlement. |
| Stradbroke, (Mid Suffolk) SS1093 | Land south of Laxfield Road, Stradbroke | Predicted surface water flooding affects 50% or more of the site. |
| Stradbroke, (Mid Suffolk) SS1102 | Land south West of Laxfield Road, Stradbroke | Site has poor connectivity to the existing settlement. |
| Stradbroke, (Mid Suffolk) SS1140 | Land to the north of New Street, Stradbroke | Site has poor connectivity to the existing settlement and development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. |
| Stratford St Mary, (Babergh) SS0456 | Land east of The Row, Stratford St Mary | Flood Zone 2 affects 50% or more of the site. |
| Stutton, (Babergh) SS0646 | Land east of Alton Hall Lane, Stutton | No possibility of creating suitable access to the site. |
| Stutton, (Babergh) SS1049 | Land east of Bentley Lane, Stutton | Development of the site likely to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. |
| Sudbury, (Babergh) | Land south of A134 and north | Development of the site likely |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| SS0586 | west of Clermont Avenue, Sudbury | to cause substantial harm to designated heritage assets and their settings which cannot be reasonably mitigated. |
| Sudbury, (Babergh) SS0653 | Land south East of Sandy Lane, Sudbury | Site has poor pedestrian access to core services and facilities. |
| Sudbury, (Babergh) SS1083 | Land north of Jubilee Road, Sudbury | Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Sudbury, (Babergh) SS1139 | Land north of Newton Road, Chilton, | Site is allocated as employment land in the Babergh Local Plan 2006. |
| Tattingstone, (Babergh) SS0336 | Land at Folly Farm, Tattingstone | Due to current and historic landfilling at the site (and its use as a quarry) this site is unsuitable for employment development. |
| Thorndon, (Mid Suffolk) SS0667 | Land east of Fen View, Thorndon | Site has poor connectivity to the existing settlement. |
| Thurston, (Mid Suffolk) SS0007 | Land south of Barrells Road, Thurston | Site has poor connectivity to the existing settlement. |
| Thurston, (Mid Suffolk) SS0023 | Land south west of Thurston Road, Thurston | Site has poor connectivity to the existing settlement and lies within an area of high heritage sensitivity. |
| Thurston, (Mid Suffolk) SS0066 | Land north of Thurston Road, Thurston | Site has poor connectivity to the existing settlement and lies within an area of high heritage sensitivity. |
| Thurston, (Mid Suffolk) SS0089 | Land south of Railway, west of Church Road, Thurston | No possibility of creating suitable access to the site. |
| Thurston, (Mid Suffolk) SS0106 | Land east of Church Road, Thurston | Site has poor connectivity to the existing settlement and lies within an area of high heritage sensitivity. |
| Thurston, (Mid Suffolk) SS0363 | Land south of Pepper Lane, Thurston | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Thurston, (Mid Suffolk) SS0414 | Land north of Pakenham Road, Thurston | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. Site lies within an area of high heritage sensitivity. |
| Thurston, (Mid Suffolk) SS0425 | Land east of Church Hill and south of Orchard Lane, Thurston | Site has poor connectivity to the existing settlement and lies within an area of high |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | | heritage sensitivity. |
| Thurston, (Mid Suffolk) SS0426 | Land south of Orchard Lane, Thurston | Site has poor connectivity to the existing settlement and lies within an area of high heritage sensitivity. |
| Thurston, (Mid Suffolk) SS0445 | Land south of Great Green and east of Oak Road, Thurston | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Thurston, (Mid Suffolk) SS0448 | Land west of Barrell's Road and south of Stoney Lane, Thurston | Site has poor pedestrian access to core services and facilities. |
| Thurston, (Mid Suffolk) SS0708 | East of Church Road, Thurston | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Thurston, (Mid Suffolk) SS0911 | Land north of Stoney Lane, Thurston | Site has poor connectivity to the existing settlement and lies within an area of high heritage sensitivity. |
| Thurston, (Mid Suffolk) SS0912 | Land east of Church road and south of Norton Road, Thurston | Site has poor connectivity to the existing settlement and lies within an area of high heritage sensitivity. |
| Thurston, (Mid Suffolk) SS1109 | Land west of Meadow Lane, Thurston | No possibility of creating suitable access to the site. |
| Thurston, (Mid Suffolk) SS1258 | Land west of Oak Road, Thurston | Development is likely to cause substantial harm to a designated heritage asset which cannot be reasonably mitigated. |
| Thurston, (Mid Suffolk) SS1259 | Land west of Oak Road, Thurston | Development is likely to cause substantial harm to a designated heritage asset which cannot be reasonably mitigated. |
| Thurston, (Mid Suffolk) SS1263 | Land north of Norton Road, Thurston | Site is poorly related to existing settlement and core services and facilities. |
| Thurston, (Mid Suffolk) SS1275 | Land north and east of Thurston Rugby Club, Ixworth Road, Thurston, IP31 3QE | Site is poorly related to existing settlement. |
| Thwaite, (Mid Suffolk) SS0379 | Land east of Norwich Road, Thwaite | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Thwaite, (Mid Suffolk) SS0760 | Land south of Wickham Road and west of Church Lane, Thwaite | Site is not consistent with existing settlement pattern. |
| Thwaite, (Mid Suffolk) SS0780 | Land to the east of A140 junction with Wickham Road, Thwaite | Site has poor access to core services and facilities and has poor connectivity to the |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| | | existing settlement. |
| Tostock, (Mid Suffolk) SS0036 | Land west of Flatts Lanes, Tostock | No possibility of creating suitable access to the site. |
| Tostock, (Mid Suffolk) SS0397 | Land south of New Road and north of A14, Tostock | Site has poor connectivity to the existing settlement. |
| Tostock, (Mid Suffolk) SS0515 | Land east of Norton Road, Tostock | Site has poor connectivity to the existing settlement. |
| Tostock, (Mid Suffolk) SS0892 | Land north of Church Road and east of Flatts Lane, Tostock | No possibility of creating suitable access to the site. |
| Tostock, (Mid Suffolk) SS1017 | Land to the north of Church Road, Tostock | Site has poor connectivity to the existing settlement. |
| Tostock, (Mid Suffolk) SS1241 | Land east of New Road, Tostock | The site would go against the built form of the existing settlement. |
| Walsham-le-Willows, (Mid Suffolk) SS0858 | Land north of Finningham Road, Walsham-Le-Willows | Flood Zone 3 affects 50% or more of the site. |
| Walsham-le-Willows, (Mid Suffolk) SS1243 | Land North of The Street, Walsham-le-Willows | Site is poorly related to the existing settlement pattern and would have a detrimental impact upon heritage assets. |
| Walsham-le-Willows, (Mid Suffolk) SS1244 | Land North of Badwell Road, Walsham-le-Willows | Site is poorly related to services, facilities and settlement pattern. |
| Wattisfield, (Mid Suffolk) SS0111 | Land east of Casons Farm, Wattisfield | Site has poor connectivity to the existing settlement. |
| Wattisfield, (Mid Suffolk) SS0112 | Land east of Walsham Road, Wattisfield | Site has poor connectivity to the existing settlement. |
| Wattisfield, (Mid Suffolk) SS0638 | Land west of Walsham Road, Wattisfield | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Wattisfield, (Mid Suffolk) SS0805 | Land east of Walsham Road, Wattisfield | Site has poor connectivity to the existing settlement. |
| Wetherden, (Mid Suffolk) SS0429 | Land south of Base Green and north of railway line, Wetherden | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Wetherden, (Mid Suffolk) SS0485 | Land north of Park View, Wetherden | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Wetherden, (Mid Suffolk) SS0527 | Land at Base Green, Wetherden | Site has poor connectivity to the existing settlement. |
| Wetherden, (Mid Suffolk) SS0671 | Land west of Park Road, Wetherden | Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |

| Parish / District / Site Ref | Location | Reason for discounting |
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| Wetherden, (Mid Suffolk) SS0797 | Land to the west of Elmswell Road, Wetherden | No possibility of creating suitable access to the site. |
| Wetherden, (Mid Suffolk) SS1150 | Land north of Drove Lane, Wetherden | Site has poor connectivity to the existing settlement. Development of the site is likely to have an impact on ecological networks which cannot be reasonably mitigated or compensated. |
| Wetherden, (Mid Suffolk) SS1151 | Land north-east of Drove Lane, Wetherden | Site has poor connectivity to the existing settlement. |
| Wetherden, (Mid Suffolk) SS1172 | Land north-west of Windmill Rise, Wetherden | No possibility of creating suitable access to the site. |
| Wetherden, (Mid Suffolk) SS1173 | Land south of Base Green Road, Wetherden | Site is not consistent with existing settlement pattern and development of the site is likely to have an impact on ecological networks which cannot be reasonably mitigated or compensated. |
| Wetherden, (Mid Suffolk) SS1174 | Land west of Park Road, Wetherden | No market interest has been received. |
| Wetheringsett, (Mid Suffolk) SS0398 | Land east of Hockey Hill, Wetheringsett | No possibility of creating suitable access to the site and is not consistent with existing settlement pattern. |
| Wetheringsett, (Mid Suffolk) SS0399 | Land west of Station Road, Wetheringsett | Site has poor connectivity to the existing settlement. |
| Wetheringsett, (Mid Suffolk) SS0625 | Land west of Hockey Hill, Wetheringsett | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Wetheringsett, (Mid Suffolk) SS0627 | Land north of Kanves Green, Wetheringsett | Site has poor connectivity to the existing settlement. |
| Wetheringsett, (Mid Suffolk) SS0629 | Land west of Church Street, Wetheringsett | Flood Zone 2 and 3 affects 50% or more of the site. |
| Wetheringsett, (Mid Suffolk) SS1094 | Land north West of Wetherup Street, Wetheringsett | Site has poor connectivity to the existing settlement. |
| Wetheringsett, (Mid Suffolk) SS1133 | Land east of Hockey Hill, Wetheringsett | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Whatfield, (Babergh) SS0231 | Land south of Wheatfields, Whatfield | Site has poor connectivity to the existing settlement. Development of the site likely |

| Parish / District / Site Ref | Location | Reason for discounting |
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| | | to cause substantial harm to heritage assets which cannot be reasonably mitigated. |
| Whatfield, (Babergh) SS0422 | Land south of Whatfield Road, Whatfield | Site has poor connectivity to the existing settlement. |
| Whatfield, (Babergh) SS0677 | Land to the north-west of Naughton Road, Whatfield | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Whatfield, (Babergh) SS1169 | Land south of Elmsett Road, Whatfield | Site lies within a cordon sanitaire. |
| Whatfield, (Babergh) SS1170 | Land south-east of Naughton Road, Whatfield | Site has poor connectivity to the existing settlement and lies within a cordon sanitaire. |
| Whatfield, (Babergh) SS1240 | Land north of The Street, Whatfield | Poor relation to existing settlement pattern. |
| Wherstead, (Babergh) SS0193 | Land between the A14, A137 and the Street, Wherstead | Site is disproportionate to the existing settlement and is not consistent with settlement character. |
| Wherstead, (Babergh) SS0621 | Land between the A137, The Street and Vicarage Lane, Wherstead | Site has poor connectivity and is disproportionate to the existing settlement. |
| Wherstead, (Babergh) SS1087 | Land east of Vicarage Lane, Wherstead | Site has poor connectivity to the existing settlement. Development of the site is likely to have a detrimental impact on the AONB. |
| Whitton, (Mid Suffolk) SS1104 | Land east of Old Norwich Road, Whitton | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Whitton, (Mid Suffolk) SS1159 | Land east of Old Norwich Road, Whitton | Site is not consistent with existing settlement pattern. |
| Wickham Skeith, (Mid Suffolk) SS0373 | Land east of Grange Road, Wickham Skeith | Site has poor connectivity to the existing settlement. |
| Wickham Skeith, (Mid Suffolk) SS0703 | Land to the east of The Broadway, Wickham Skeith | Site has poor connectivity to the existing settlement. |
| Wickham Skeith, (Mid Suffolk) SS1186 | Land to the east of Grange Road, Wickham Skeith | Predicted surface water flooding affects 50% or more of the site. |
| Wilby, (Mid Suffolk) SS0676 | Land east of B1118, Wilby | Site has poor connectivity to the existing settlement. |
| Willisham, (Mid Suffolk) SS0377 | Land west of Barking Road, Willisham | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Woolpit, (Mid Suffolk) SS0005 | Land west of Heath Road, Woolpit | Site has poor connectivity to the existing settlement. |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| Woolpit, (Mid Suffolk) SS0070 | Land east and west of Heath Road, Woolpit | Site lies within an area of high heritage sensitivity and is likely to cause substantial harm to the setting of a designated heritage asset. |
| Woolpit, (Mid Suffolk) SS0458 | Land south of Drinkstone Road and west of Green Road, Woolpit | Site has poor pedestrian access to core services and facilities. |
| Woolpit, (Mid Suffolk) SS0461 | Land north of Warren Lane, Woolpit | Site has poor access to core services and facilities. |
| Woolpit, (Mid Suffolk) SS0566 | Land south of Old Stowmarket Road and north-east of A14, Woolpit | Predicted surface water flooding affects 50% or more of the site. |
| Woolpit, (Mid Suffolk) SS0822 | Land south of Old Stowmarket Road, Woolpit | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Woolpit, (Mid Suffolk) SS0823 | Land to the north-east of Heath Road, Woolpit | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Woolpit, (Mid Suffolk) SS0846 | Land off Green Road, Woolpit | Site has poor connectivity to the existing settlement and lies within an area of high heritage sensitivity. |
| Woolpit, (Mid Suffolk) SS0958 | Land to the east of Heath Road, Woolpit | Development of the site likely to cause substantial harm to the setting of a designated heritage asset. |
| Woolpit, (Mid Suffolk) SS1048 | Land to the south of A14, Woolpit | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Woolpit, (Mid Suffolk) SS1072 | Land south-east of Warren Lane, Woolpit | Site has poor access to core services and facilities. |
| Woolpit, (Mid Suffolk) SS1090 | Land south-west of Wood Road, Woolpit | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Woolpit, (Mid Suffolk) SS1137 | Land to the south of Rags Lane, Woolpit | Site has poor pedestrian access to core services and facilities. |
| Woolpit, (Mid Suffolk) SS1149 | Land north of the A14, Woolpit | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Woolverstone, (Babergh) SS0202 | Land north of B1456, Woolverstone | Development of the site likely to have a detrimental impact on sensitive landscapes which cannot be mitigated. |
| Woolverstone, (Babergh) | Land north of B1456 Main | Development of the site likely |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| SS0538 | Road, Woolverstone | to have a detrimental impact on sensitive landscapes which cannot be mitigated. |
| Woolverstone, (Babergh) SS0686 | White House Farm, Harkstead Lane, Woolverstone | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Woolverstone, (Babergh) SS1180 | Land north of B1456 Main Road, Woolverstone | Development of the site likely to have a detrimental impact on sensitive landscapes which cannot be mitigated. |
| Worlingworth, (Mid Suffolk) SS0514 | Land east of Fingal Street, Worlingworth | Site has poor connectivity to the existing settlement. |
| Worlingworth, (Mid Suffolk) SS1046 | Land north of Shop Street, Worlingworth | No possibility of creating suitable access to the site. |
| Wortham, (Mid Suffolk) SS0733 | Land to the west of Church Road, Wortham | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Wyverstone, (Mid Suffolk) SS0128 | Land south of the Laurels, The Street, Wyverstone | Site has poor access to core services and facilities. |
| Wyverstone, (Mid Suffolk) SS0464 | Land south of Badwell Road, Wyverstone | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Wyverstone, (Mid Suffolk) SS0474 | Land north of Westhorpe Road, Wyverstone | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Wyverstone, (Mid Suffolk) SS0477 | Land north of College Road, Wyverstone | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Wyverstone, (Mid Suffolk) SS0482 | Land north of Rectory Road, Wyverstone | Site has poor connectivity to the existing settlement. |
| Wyverstone, (Mid Suffolk) SS0732 | Land north of Rectory Road, Wyverstone | Development of the site would result in a loss of designated open space, which is either not surplus to requirements or could not be replaced locally. |
| Wyverstone, (Mid Suffolk) SS0738 | Land north of Rectory Road, Wyverstone | Site has poor connectivity to the existing settlement. |
| Wyverstone, (Mid Suffolk) SS0857 | Land east of Wetherden Road, Wyverstone | Site has poor access to core services and facilities and has poor connectivity to the existing settlement. |
| Yaxley, (Mid Suffolk) SS0567 | Land to the north of Eye Road, Yaxley | Site is disproportionate to the existing settlement pattern. |
| Yaxley, (Mid Suffolk) | Land to the south of Mellis | Site has poor access to core |

| Parish / District / Site Ref | Location | Reason for discounting |
|---|---|---|
| SS0705 | Road, Yaxley | services and facilities and has poor connectivity to the existing settlement. |
| Yaxley, (Mid Suffolk) SS1101 | Land west of Old Ipswich Road, Yaxley | Site has poor connectivity to the existing settlement and is not consistent with the settlement pattern. |
| Yaxley, (Mid Suffolk) SS1229 | Land south of Cherry Tree Close, Yaxley | Site is poorly related to existing settlement pattern. |

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