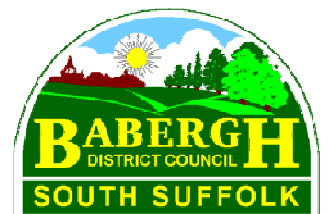


Babergh District Council

Strategic Housing Land Availability Assessment (SHLAA) Update

January 2011



Contents

1. Introduction: Purpose of the SHLAA
2. SHLAA methodology, Housing Market Partnership involvement and background information
3. Deferring sites
4. Estimating Housing Potential
5. SHLAA Progress and Review
6. Contacts

Appendices

- Appendix 1 Map of SHLAA area
- Appendix 2 Stakeholders present at Housing Market Partnership meeting held on 26th October 2010 (Babergh DC and Mid Suffolk DC sites)
- Appendix 3 Table of 'deferred' sites with reasons
- Appendix 4 Comments received from Housing Market Partnership on the draft Babergh SHLAA Report – Consultation December 2010/ January 2011
- Appendix 5 Assessment sheets for sites taken forward with settlement maps

Babergh District Council Strategic Housing Land Availability Assessment (SHLAA) Report

1. Introduction: Purpose of the SHLAA

The Strategic Housing Land Availability Assessment provides a list of potential sites that may be suitable and available for housing development. It is a background evidence document, required by Government policy, to show that sufficient housing land can be provided for a 15 year period. It does not select sites for development or make decisions about future housing allocations. These decisions will be made in Development Plan Documents, which are subject to full consultation and consideration of other evidence, such as Sustainability Appraisals. Not all of the sites made available will be needed and it is likely that only a proportion of sites will eventually be allocated. In addition further opportunities for site submissions will be provided as part of the Site Specific Allocations document.

1.1 A Government priority is to ensure that housing land supply is not a constraint to the delivery of new homes. Their policy stance is outlined in Planning Policy Statement 3: Housing. Local planning authorities are required to continually assess potential housing land supply through, for example, Urban Capacity Studies and monitoring the implementation of planning permissions. The Government promotes Strategic Housing Land Availability Assessments (SHLAA), as a means of widening the geographical search for specific sites and to consider supply over a longer time-frame.

1.2 Specifically, guidance issued by the Government states that a SHLAA should:

- identify specific sites for the first 5 years of a development plan, that are available for development and that can be delivered;
- identify specific developable sites for 6-10 years, and ideally up to 15 years in plans, to allow the 5 year housing land supply to be continuously topped up;
- where it is not possible to identify specific sites for years 11-15 of the plan, to indicate broad locations for future growth.

1.3 The Department for Communities and Local Government (DCLG), advocate partnership working when undertaking a SHLAA to ensure a joined up and robust approach. This is a report on the SHLAA that has been produced by **Babergh District Council** in partnership with three other adjoining Local Planning Authority areas, namely Mid Suffolk District Council, Forest Heath District Council and St Edmundsbury Borough Council (see map at Appendix 1 for an illustration of the combined housing market area under assessment). However, this report focuses on the outcomes of the SHLAA of relevance to **Babergh District Council** only. The other authorities will be producing their own reports.

1.4 As technical evidence the SHLAA will contribute to the preparation of the Babergh Local Development Framework Core Strategy by helping to establish whether or not sufficient land is potentially available to achieve the desired levels of growth for the District. Specific sites selected for inclusion in the SHLAA will then be considered in the Council's Site Specific Allocations Development Plan Document, and as stated above the public will be consulted regarding the Site Specific Allocations document.

1.5 It should be noted that the outcomes of the SHLAA **do not give a presumption** towards development and any development site will need to be assessed through the planning process, for example, whether it complies with the Council's Core Strategy DPD, National Planning Policy, the Site Specific Allocations DPD process, and also be subject to sustainability appraisals. This includes considering aspects such as the visual impact, impacts on wildlife, more detailed assessments of highway implications, the relationship of the services and facilities, etc.

1.6 The SHLAA gives a picture of potential housing land supply at a specific date, but it will be regularly monitored and reviewed as sites become available or are taken out of the pool of sites. **Babergh District Council** is required to demonstrate, on an on-going basis, that a 5 year supply of land is available for housing. The sites identified as part of the SHLAA process can therefore be used to top up this 5 year land supply. This report details the outcomes of the first annual review of the Babergh SHLAA.

2. SHLAA methodology, Housing Market Partnership involvement and background information

2.1 A jointly produced methodology for undertaking the SHLAA was written in accordance with the 'Strategic Housing Land Availability Assessments Practice Guidance' (DCLG, July 2007). The methodology was subsequently updated to reflect recent planning policy changes. The methodology demonstrates that the Council has followed the approach outlined in Section Two of the Guidance to ensure that the original assessment and this update were robustly and transparently prepared.

2.2 The DCLG guidance on undertaking SHLAAs advocates a partnership approach and that key stakeholders with local knowledge should be involved at the outset of the assessment and as a consequence help to shape the approach taken. Stakeholders were consulted on the proposed methodology for the original SHLAA in June 2008, and again on the updated methodology during 2010 to ensure it constituted a sufficiently robust framework. The first Housing Market Partnership meeting took place in September 2008, introducing the SHLAA process to stakeholders, considered the responses to the consultation on the methodology and agreeing the remit for undertaking the first round of site assessments.

2.3 The second round of Housing Market Partnership meetings took place in November/December 2008 after all the site assessments had been conducted. Every identified site was considered and comments were invited from stakeholders on their suitability, availability and developability. Following this, a draft consultation report was produced for Stakeholders. Following consideration of all representations made on this document, the final SHLAA report was published in June 2009. It can be found on the Council's website at the following address:

<http://www.babergh.gov.uk/Babergh/Home/Planning+and+Building+Control/Local+Development+Framework/Strategic+Housing+Land+Availability+Assessment+2009.htm>

2.4 This report details the outcomes of the first annual update of the original SHLAA report and contains:

- An assessment of all additional or 'new' sites brought to the attention of the Council (this does not include the sites received as a result of the 'call for sites' that the Council made during July 2010 as a result of tight timescales of the 2010 SHLAA update. However these sites will be considered in the 2011 SHLAA Update) or identified by Council Officers subsequent to publication of the original SHLAA report (June 2009);
- A comprehensive review of the potential housing sites identified within the June 2009 SHLAA (both included and deferred), supplemented with any new information including recent changes to government planning policy and where appropriate, a revised assessment of suitability, availability and deliverability. Sites within smaller villages of the district that were deferred in the 2009 SHLAA based on sustainability are now included as these decisions will have to be made in DPDs and not the SHLAA; and
- An update on the housing market in more general terms and consideration of any other matters affecting housing delivery in the District as identified by the Council Officers and the Stakeholder group during October 2010.

2.5 The SHLAA methodology used to update the 2010 SHLAA is largely the same as the original methodology apart from updates to reflect recent planning policy changes, including the PPS3 definition of brownfield/ greenfield land and the replacement of PPG15 by PPS5. The updated methodology is available on the Council's website. The 2010 SHLAA Update followed the updated methodology for completing the site assessments.

2.6 Following desk-top assessments and site visits, details of the 17 'new' sites (not considered in 2009) and all updates to previous sites were sent to Stakeholders for consideration before being formally presented to the Housing Market Partnership for an assessment of their suitability, availability and achievability. The Partnership meeting to discuss sites in Babergh and Mid Suffolk was held on the 26th October 2010 and a list of those Stakeholders present can be found at Appendix 2.

3. Deferring sites

3.1 In accordance with the SHLAA practice guidance a system of 'site sieving' was adopted as part of the original SHLAA in order to identify those sites that offer realistic opportunity in terms of suitability, availability and developability. In respect of those sites that were deferred in 2009, it was made clear in the report that they could still come forward for development if they could overcome their particular constraint(s) such as flooding, policy or ownership issues. Therefore, one element of the 2010 update was to determine, in consultation with the Stakeholder group, whether or not there was a constraint acting upon one of the sites included within the 2009 report that it was felt could not be readily overcome and as a consequence, the site should now be deferred.

3.2 The SHLAA Guidance states that in order for sites to be developable they must be:

- **Suitable (potentially)** - the site offers a potentially suitable location for housing development and would contribute to the creation of sustainable mixed communities.
- **Available** - a site is considered available for development when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements or landowners. This means that it is controlled by a housing developer, or the land owner has expressed an intention to sell.
- **Achievable** - there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the ability of the developer to complete the housing over a particular time period.

3.3 Many of the sites included in the SHLAA have previously been identified by the Council in villages well served in terms of services and facilities but that are not particularly constrained by national conservation or wildlife designations, in accordance with the DCLG guidance. Land availability for these sites were tested and a number of these sites were not available for development. These sites have been removed from the 2010 Update as reflected in Table 1. Additional sites that have been completed since the 2009 SHLAA have also been removed as shown below.

Table 1: Sites removed subsequent to publication of SHLAA 2009 Report

Site References	Settlement	Site Status
SB132	Capel St Mary	Replaced by SB488 – that received planning permission for affordable housing
SB157	East Bergholt	Completed
SB222	Hadleigh	No longer available for residential use – planning permission for carehome approved
SB260	Holbrook	Completed
SB291	Lavenham	Completed
SB405	Great Cornard	Completed
SB439	Sudbury	Completed
SB12;SB13;SB18;SB21; SB22;	Acton	Not available
SB37;SB38;SB42;SB43; SB45;SB48	Bildeston	Not available
SB57;SB58;SB60;SB61; SB62;SB65;SB66; SB67;SB69	Boxford	Not available
SB79;SB80;SB83;SB84; SB87;SB90;SB91; SB92	Brantham	Not available
SB104;SB105;SB106; SB108	Bures St Mary	Not available

Site References	Settlement	Site Status
SB132;SB133;SB136	Capel St Mary	Not available
SB166;SB168	East Bergholt	Not available
SB184;SB185;SB186;SB190; SB191;SB192;SB197;SB198; SB205	Glemsford	Not available
SB210;SB211;SB213;SB214; SB215	Great Waldingfield	Not available
SB243;SB245;SB247	Hadleigh	Not available
SB265;SB268;SB272	Holbrook	Not available
SB279;SB280	Chantry Vale	Not available
SB296;SB300;SB301;SB305; SB306;SB309;SB484	Lavenham	Not available
SB335;SB339;SB340;SB341; SB342;SB345;SB347;SB349; SB352;SB353;SB355	Long Melford	Not available
SB385	Sproughton	Not available
SB418	Great Cornard	Not available
SB462	Sudbury	Not available

3.4 All of the remaining sites identified as part of the 2009 SHLAA, and those identified subsequently, were assessed by officers in view of comments received from stakeholders, for their potential suitability, availability and achievability. The sites were considered against a number of known constraints such as flooding and nature designations. If it was felt that a particular constraint on development could not realistically be overcome, it was deferred for the purposes of the SHLAA and estimating the District's housing potential at this stage.

Table 2: Reasons given for deferring sites

Reasons for deferring	Explanation
Adjacent uses	Site is adjacent to employment uses or major roads that would make it an unsuitable location for housing (only sites deferred where little potential exist to address these concerns)
Access	Significant access restrictions to site
AONB	Site in a designated Area of Outstanding Natural Beauty
Employment	Valued employment site/ allocated employment site (the employment land review will provide further guidance in terms of this)
Flood	At least 40% or more of the site falls within Flood Zone 2 or 3
Legal/ Ownership	The site has legal issues or the site has complex multiple ownership issues which would effect deliverability
Location	Site is removed from the existing settlement
Nature	Site has a nature designation that may not be mitigated (details of nature designations provided in Appendix 3)

Open space	Valued public open space
PPS5	Historical environment constraints
Scale	Site is of an inappropriate scale to its surroundings
Size	The site is below the 0.2 ha or 5 dwelling threshold set for the SHLAA
Unavailable	Site is unavailable due to an existing use or proposed uses for other than housing

3.5 Following deliberations with the Housing Market Partnership in October 2010, of the total sites it was considered that 65 sites should be deferred on one or more of the grounds identified in Table 2 above. A list of all of these sites, along with the reasons for deferring them, can be found at Appendix 3. The fact that a site is deferred does not preclude it from development at some point in the future should appropriate mitigation be identified.

4. Estimating housing potential

4.1 Consultation with the stakeholder group and the site sieving process has identified 110 remaining sites as potentially suitable for housing covering some 417 ha of land. A crude estimate of housing potential, based on 30 dwellings per hectare, is 12,272 dwellings. All of these have been further investigated with maps and pro-formas completed for every site proposed for inclusion in the SHLAA (Appendix 4). The proformas make a realistic estimate of the potential yield of each site and give an indication of when the site is likely to come forward for development.

4.2 For those sites identified through the adopted Local Plan, or previous urban capacity studies, the dwelling capacities identified in these documents has been used, unless additional information had come to light to suggest an increase or decrease would be appropriate. For sites with planning permissions the dwelling capacities approved were used. For the remainder, the guidelines shown in the table below were used as a basis of calculating the approximate dwellings;

Table 3: Council dwelling estimations

Sudbury, Hadleigh and Ipswich Fringe	Villages
50 dwellings per hectare generally but provision were made for large sites to include requirements for infrastructure, employment, open space, etc. In addition constraints and landowner attitudes were also considered	30 dwellings per hectare generally but constraints and landowner attitudes also considered. No more than 15% of existing housing stock.

4.3 The information above has been used to produce the Council's estimated capacity of the sites taken forward. As indicated in the table above site constraints and landowner attitudes were also considered to estimate capacity. The estimated capacity of the SHLAA sites is approximately 8,740 dwellings. A crude estimation of total capacities at 20, 30, 40 and 50 dwellings per hectare is also provided to allow for any subjectivity in Council estimations. This demonstrates that the Council's estimations are at the lower end of the

scale in terms of estimates and there may be potential to increase capacities if required. Estimates based on 20 dwellings per hectare are indicative only, an addition from the 2009 SHLAA and a consequence of the Coalition Government's abolition of the minimum 30 dwellings per hectare minimum threshold as identified in PPS3.

Table 4: SHLAA site dwelling estimations

Brownfield sites							
Settlement	No. of sites	Total hectares	20 dph total	30 dph total	40 dph total	50 dph total	Council estimated capacity
Belstead	1	1.4	28	42	56	70	5
Bildeston	1	0.23	5	7	9	12	8
Boxford	1	0.22	4	7	9	11	8
Brantham	1	0.27	5	8	11	14	6
Hadleigh	2	1.3	26	39	52	65	41
Long Melford	1	0.2	5	6	8	10	12
Pinewood	1	4.8	96	144	192	240	160
Shotley	3	20.1	401	602	802	1003	483
Gt Cornard & Sudbury	13	8.4	170	254	338	423	374
Totals	24	36.92	740	1,109	1,477	1,848	1,097
Mixed Brownfield and Greenfield sites							
Capel St Mary	2	17.2	344	516	688	860	171
Chantry Vale map (London Road)	1	18.6	372	558	744	930	380
Monks Eleigh	1	0.6	12	18	24	30	18
Newton	1	7.2	144	216	288	360	30
Pinewood	1	0.3	6	9	12	15	7
Gt Cornard & Sudbury	3	37.7	754	891	1,188	1,485	997
Totals	9	81.6	1,632	2,208	2,944	3,680	1,603
Greenfield sites							
Acton	3	4.9	97	147	196	245	147
Assington	1	0.26	5	8	11	14	8
Bildeston	1	3	60	90	120	150	60
Boxford	3	4.5	90	135	180	225	134
Brantham	3	9.42	188	282	376	470	189
Bures St Mary	1	1.5	30	45	60	75	31
Capel St Mary	3	2.5	50	75	100	125	71
Cockfield	2	1.15	23	35	46	58	35
Copdock & Washbrook	3	4.3	86	129	172	215	124
East Bergholt	5	20.6	412	618	824	1030	547
East Bergholt East End	1	2	40	60	80	100	20

Settlement	No. of sites	Total hectares	20 dph total	30 dph total	40 dph total	50 dph total	Council estimated capacity
Greenfield sites continued							
Glemsford	6	21.49	430	645	860	1075	318
Gt Waldingfield	2	8.7	174	261	348	435	183
Hadleigh	8	31.4	627	942	1,256	1,570	848
Hitcham	1	5.3	105	159	212	265	5
Holbrook	2	3.3	66	99	132	165	99
Lavenham	3	3.88	78	117	156	195	117
Leavenham	1	2.2	44	66	88	110	50
Lawshall	1	0.98	20	29	39	49	29
Long Melford	5	9.5	190	285	380	475	285
Monks Eleigh	1	0.9	18	27	36	45	27
Nedging Tye	2	1.42	28	42	56	72	22
Preston St Mary	1	0.37	7	11	15	19	11
Shimpling	1	2.5	50	75	100	125	25
Sproughton	1	1.3	26	39	52	65	30
Stanstead	1	0.5	10	15	20	25	12
Gt Cornard & Sudbury	12	145.33	2,907	4,360	5,813	7,267	2,559
Whatfield	2	2.1	43	63	84	105	35
Wherstead	1	3.2	64	96	128	160	19
Totals	77	298.5	5,968	8,955	11,940	14,929	6,040
Grand Totals	110	427.02	8,340	12,272	16,361	20,457	8,740

4.4 Table 5 below illustrates the potential availability for development of the SHLAA sites, as assessed. Where information is unknown, in terms of ownership, general developer interest or infrastructure constraints, sites are categorised in the latter two periods to allow time for such information to be ascertained. The timescales for availability are:

- 1-5 years,
- 6-10 years,
- 11-15 years

4.5 As a rule, brownfield sites with few constraints have been identified as 1-5 years and those with some constraints as 6-10 years. The timeframes for delivering greenfield sites have been identified using information obtained during the research of sites on landownership, constraints and the need to maintain a supply of housing in the towns and villages within the district. It should be recognised that all of the timeframes are estimates only for the purpose of the SHLAA. The Local Development Framework may need to phase development of sites to ensure that infrastructure is in place.

4.6 Where information on availability has been put forward by the landowner or developer, planning officers, in collaboration with the Housing Market Partnership, have attempted to assess how realistic this information might be in terms of the need to deliver infrastructure first on some sites, or remediate other constraints such as the issue of multiple ownership.

Table 5: SHLAA site timeframe estimations

Settlement	1-5 years	6-10 years	11-15 years
Brownfield sites			
Belstead	5	0	0
Bildeston	8	0	0
Boxford	8	0	0
Brantham	6	0	0
Hadleigh	41	0	0
Long Melford	12	0	0
Pinewood	160	0	0
Shotley	233	250	0
Gt Cornard & Sudbury	279	60	35
Totals	752	310	35
Mixed Brownfield and Greenfield sites			
Capel St Mary	1	0	170
Chantry Vale	0	130	250
Monks Eleigh	0	18	0
Newton	0	0	30
Pinewood	7	0	0
Gt Cornard & Sudbury	347	350	300
Totals	355	498	750
Greenfield sites			
Acton	39	0	108
Assington	0	0	8
Bildeston	0	60	0
Boxford	20	54	60
Brantham	2	160	27
Bures St Mary	31	0	0
Capel St Mary	32	39	0
Cockfield	0	17	18
Copdock & Washbrook	0	30	94
East Bergholt	5	297	245
East Bergholt East End	0	0	20
Glemsford	96	96	126
Gt Waldingfield	93	0	90
Hadleigh	178	263	407
Hitcham	5	0	0
Holbrook	0	9	90
Lavenham	33	0	84
Leavenheath	0	0	50
Lawshall	0	29	0

Settlement	1-5 years	6-10 years	11-15 years
Greenfield sites continued			
Long Melford	69	63	153
Monks Eleigh	0	0	27
Nedging Tye	22	0	0
Preston St Mary	0	0	11
Shimpling	0	0	25
Sproughton	30	0	0
Stanstead	0	0	12
Gt Cornard & Sudbury	695	790	1074
Whatfield	15	0	20
Wherstead	0	0	19
Totals	1365	1907	2768
Grand Totals	2472	2715	3553

4.7 It is clear from the table above that the sites identified could potentially be phased to achieve a good spread of development over the 15-year timeframe between the district's towns and villages. Large sites without particular constraints have been phased equally over the 15-year period. Clearly the delivery of these sites will be dependent on adequate infrastructure being in place and as such these timescales may be subject to change and indeed the completion of some of the larger sites may carry over into the next plan period.

5. SHLAA Progress and Review

5.1 **Babergh District Council** is publishing this report as background evidence to demonstrate sufficient housing land availability up to the period 2025. **This report does not allocate housing sites for development.** Broad locations for the development of housing will be considered through the Core Strategy document due for submission towards the end of 2011 and allocations in the Site Specific Allocations document that will be subject to consultation prior to adoption. Therefore, any representations made on the sites outlined in this report may contribute to the plan making process at a later date.

5.2 As stated previously in this report, information on sites will need to be updated annually. A full re-survey of sites will not be necessary on an annual basis, but information on new sites can be incorporated into the SHLAA.

6. Contacts

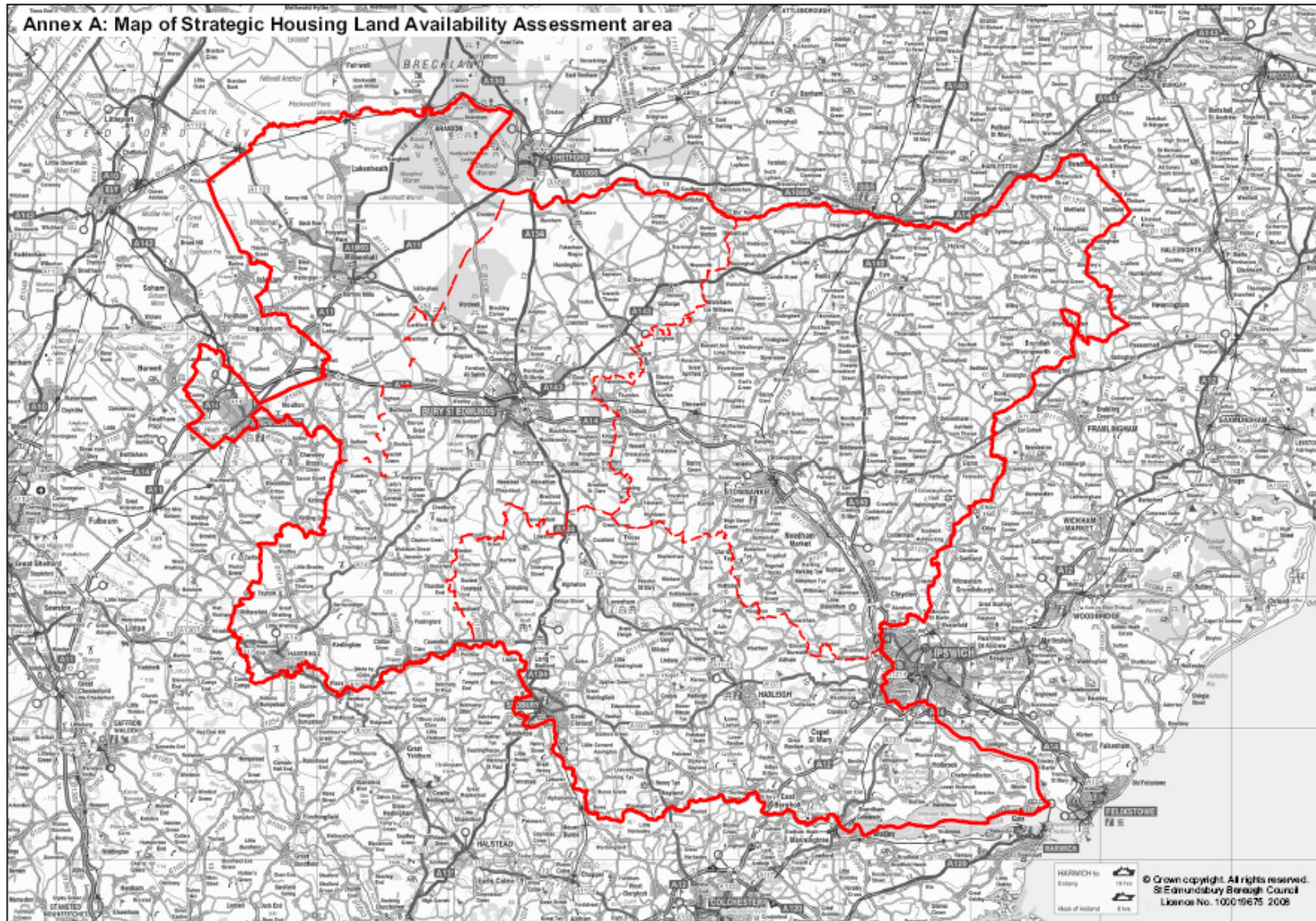
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Appendix 1
Map of SHLAA area



Appendix 2**Stakeholders present at the Housing Market Partnership meeting held on 26th October 2010 (Babergh DC and Mid Suffolk DC Sites)**

Name	Organisation
Carla Beckett	Flagship
Peter Black	Suffolk County Council, Transport
Graham Bloomfield	Bidwells
Georgina Challis	Peacock Short
Roger Davison	Lacy, Scott & Knight
Mike Goodson	Iceni Homes
Hannah Johnson	RPS
Iain Maxwell	Suffolk County Council, Education
James Meyer	Suffolk Wildlife Trust
Chris Smith	Hopkins Homes
Rob Snowling	Bidwells
Michael Wilks	Suffolk County Council, Planning

Appendix 3

Table of deferred sites with reasons

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
SB6	Acton	0.5	Hillcrest, Bull Lane, Acton	Site submitted	Field	Location
SB328	Acton	2.74	Adj to Beech Bungalow, Bull Lane, Long Melford	Site submitted	Agricultural/grazing land	Location
SB40	Bildeston	1	Southwest of B1115 and adj to 147 High Street	Maps/ Site submission	Agricultural	Access; Partly unavailable
SB52 & SB101	Boxford	2.9	Land at Butcher's Lane, Boxford, Suffolk.	Site submitted	Agriculture	Access
SB54	Boxford	1.02	Land At Samples Stone Street, Boxford	Site submitted	Residential and garden; field	Location; Access
SB72	Brantham	29	Factory Lane, Brantham	Site submitted	Part Employment, Part Vacant. Railway Line through site.	Floodrisk; Employment
SB73	Brantham	0.61	Brantham Hill	Urban Capacity Study	Garden land	Legal/ Ownership
SB74	Brantham	0.39	Gravel Pit Lane	Urban Capacity Study	Garden land	Legal/ Ownership; Access
SB76	Brantham	29	Land near Park Road, Brantham	Site submitted	Agriculture	AONB; Scale
SB100	Bures St Mary	0.23	The Old Slaughterhouse, Cuckoo Hill, Bures St Mary	Site submitted	Vacant industrial buildings	Employment
SB121	Capel St Mary	0.45	Yard at London Road, Capel St Mary, Ipswich	Site submitted	Transport Depot	Employment
SB122	Capel St Mary	0.7	Land to the north of Thorney Road, Capel St Mary	Site submitted	Vacant agricultural land	Access
SB124	Capel St Mary	10.36	Land on the North Eastern Edge of Capel St Mary	Site submitted	Agriculture	Access
SB125	Capel St Mary	2.9	Land on the North Eastern Edge of Capel St Mary	Site submitted	Agriculture	Access

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
SB145	Cockfield (countryside)	3.96	Abbey Meadow, Bury Rd, Cockfield	Site submitted	Meadow	Location
SB158	East Bergholt	0.3	Manningtree Road	Urban Capacity Study	Paddock	AONB
SB159	East Bergholt, East End	0.41	Park Road	Urban Capacity Study	Amenity	Access; Legal/ Ownership
SB495	East Bergholt	2.7	Field to the rear of Clapper Farm House	Site submitted	Agriculture	AONB
SB161	East Bergholt	0.42	Gatton House, Hadleigh Road, East Bergholt	Site submitted	Field	AONB
SB179	Glemsford	0.55	Lion Road	Urban Capacity Study	Garden Land	Legal/ Ownership; Access
SB182	Glemsford	0.6	Land at former Railway Station Goods Yard, Lower Road, Glemsford	Site submitted	Former Railway Station Goods Yard with part commercial leisure building	Floodrisk; Location; Access
SB183	Glemsford	0.85	Glemsford Silk Mills, Chequers Lane, Glemsford	Site submitted	Factory	Employment
SB203	Glemsford	0.84	East of Brook Street	Urban Capacity Study	Vacant industrial buildings	Employment
SB204	Glemsford	3.9	West of Shephards Lane	Maps; site submitted	Agriculture	PPS5; Access
SB207	Gt Waldingfield	9.51	Land formerly part of Poplars Farm, Gt Waldingfield.	Site submitted	Agricultural	Access
SB232	Hadleigh	9.9	Pond Hall Road/ Hook Lane, Hadleigh	Site submitted	Agricultural	Access
SB235	Hadleigh	0.72	Land to the South of Lady Lane Industrial Estate	NLUD and site submitted	Vacant industrial	Employment
SB238	Hadleigh	1	Coram Park, Coram Street, Hadleigh	Site submitted	Paddock	Location
SB253	Hadleigh		Land west of Castle Road	Site submitted	Agricultural	Access; Ownership/ Legal

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
SB262	Holbrook	2.65	Land north of Hyams Lane	Site submitted	Greenfield Land	Access
SB283	Lavenham	0.29	Church Street	Urban Capacity Study	Garden Land	PPS5, Access
SB284	Lavenham	0.3	Prentice Street	Urban Capacity Study	Garden land	PPS5
SB286	Lavenham	0.08	Water Street	Urban Capacity Study	Vacant	Size
SB287	Lavenham	0.39	Norman Way	Urban Capacity Study	Garden Land	Ownership/ Legal; Access
SB288	Lavenham	1.51	Riverside Works, Bury Road, Lavenham, CO10 6QD	Site submitted	Existing employment use (applicant indicated vacant but appears to be in use)	Employment
SB289	Lavenham	1.765	Land to rear of Norman Way, High Street, Lavenham	Site submitted	Meadow/Paddock	Access; Ownership/ Legal
SB293	Lavenham	0.93	Land at Corner of Melford & Sudbury Road, Lavenham	Site submitted	Vacant land	Adjacent Uses
SB316	Layham	0.35	Land adj Norse Lodge, Church Lane, Lower Layham,	Site submitted	1 Double garage, Amenity Land, 1 workshop	Size
SB320	Little Cornard	6.3	Little Cornard Brickworks, Chapel Lane, Little Cornard	Site submitted	Vacant land	Location
SB321	Little Waldingfield	0.19	Heathfield House, Little Waldingfield, Sudbury	Site submitted	Overgrown land	Size
SB327	Long Melford	1.8	Land at Skip Depot, Theobalds Close,	Site submitted	Former Depot/ overgrown area	Employment
SB494	Long Melford	0.2	Rear of 46 High Street	Site submitted	Agriculture	Size; Access; Ownership/ Legal
SB358	Monks Eleigh	2.1	Area west of recreational field, Church Hill	Site submitted	Recreational Field	Access
SB363	Nayland with Wissington	0.43	The Bungalow, Harpers Hill, Nayland, CO6 2NT	Site submitted	Residential and field	AONB

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
SB364	Nayland with Wissington	3	Land Adjacent 32 Heycroft Way, Nayland	Site submitted	Gardens & Paddocks	AONB
SB373	Pinewood	9.7	Land adj to Belstead Brook	Site submitted	Field	Access
SB383	Sproughton	1.7	Burstall Lane, Sproughton	Site submitted	Grazing	Access
SB496	Stanstead	0.1	Land off Upper Street	Site submitted	Agriculture	Location; Size
SB497	Stanstead	0.9	Land adj Maltings Farm, Upper Street	Site submitted	Former Agriculture	Location
SB499	Stratford St Mary	0.7	Land adj to the Row	Site submitted	Grazing	AONB
SB411	Great Cornard	0.17	Weighbridge Site, Mill Tye	Site submitted	Commercial Use	Employment
SB413	Great Cornard	0.37	Pot Kiln Road	Urban Capacity Study	Garden Land	Ownership/ Legal; Access
SB414	Great Cornard	0.24	The Limes, Bakers Mill, Gt Cornard, Sudbury, CO10 0JA	Site submitted	Vacant-previously office	Employment
SB417	Great Cornard	0.28	Land adj to 66 Cats Lane, Great Cornard	Site Submitted	Nature Reserve	Nature (County Wildlife Site)
SB426	Sudbury	1	Hospital Site, Walnuttree Lane, Sudbury	Local Plan Allocation	Hospital	May not be available
SB437	Sudbury	0.5	St Leonards Hospital, Sudbury	Planning Permission	Hospital	May not be available
SB444	Sudbury	1.03	Land adj to Newton Croft	Urban Capacity Study	Vacant Land	Access; Ownership/ Legal
SB446	Sudbury	0.33	Melford Road	Urban Capacity Study	Gardens	Access; Ownership/ Legal
SB450	Sudbury	2.5	Land at Ballingdon Hall Sudbury (A131)	Site submitted	Farm Buildings & Paddock	Access; Adjacent Uses

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
SB451	Sudbury	2	Land at Pinecroft Rise, Sudbury	Site submitted	Field	Open Space; Ownership/ Legal; Access
SB453	Sudbury	1	Stephen Walters and Sons, Cornard Road, Sudbury	Site submitted	Silk Factory	Employment
SB454	Sudbury	1.3	St Bartholomew's Farm, Clermont Ave, Sudbury	Site submitted	Vacant land	PPS5
SB455	Sudbury	0.3	Land Adjoining Hill Top, Waldingfield Road, Sudbury	Site submitted	Vacant Land	Employment
SB475	Wherstead	0.95	Walled Garden, The Street, Wherstead, Ipswich	Site submitted	Rough grazing	Employment; Location
SB479	Woolverstone	0.2	Land at Main Road, Woolverstone (adj to Fairwinds)	Site submitted	Horticulture	AONB; Access; Ownership/ Legal

Appendix 4

Comments received from Housing Market Partnership on the draft Babergh SHLAA Update – Consultation December 2010/ January 2011

Consultee	Summary of Comments	Council's Response
Highways Agency	<p>Methodology : Whilst the Highways Agency was consulted on the SHLAA, the Highways Agency is not listed in Annex C Stakeholder List</p> <p>Updated SHLAA document: Sites SB150 and SB151 will require assessment to assess if there are any highway issues (this provides consistency with Site SB149). Sites SB381 and SB476 will require assessment to assess if there are any highway issues but probably unlikely to be an issue.</p>	<p>Agree and amend accordingly</p> <p>Agree and amend accordingly</p>
Natural England	Natural England is satisfied with the updated SHLAA methodology and the update to the SHLAA. We will assess individual sites in greater detail during the Site Specific Allocations consultation when received.	Noted
CgMs	In respect of sites at London Road and Poplar Lane, Ipswich on which we have previously made SHLAA submissions (both covered by your site reference SB491), we are pleased to see that the sites are considered potentially suitable for development.	Noted
Environment Agency	<p>Methodology: Suggest that Flood zone 3b in Table 6 presents the greatest restriction on the type of development which can occur on a site.</p> <p>All environmental constraints should be considered when assessing the sites within the SHLAA. Further investigative work on possible constraint is likely to be required in relation to those sites carried forward to the Site Specific Allocation DPD.</p>	<p>Agree and amend accordingly</p> <p>Noted</p>

<p>Entec on behalf of National Grid</p>	<p>Provided overview information regarding National Grid.</p> <p>The following sites identified in the 2010 SHLAA update are located within close proximity to National Grid's high pressure underground gas transmission pipelines:</p> <ul style="list-style-type: none"> _ Site SB330 _ Site SB469 <p>Local authorities have a statutory duty to consider applications for development in the vicinity of high pressure (above 7 bar) pipelines and to advise the developer on whether the development should be allowed on safety grounds on rules provided by HSE. In order to enable Local Authorities to discharge this duty and also to ensure that National Grid's pipelines are protected from uncontrolled development in the vicinity of the pipeline please read the following guidance:</p> <ul style="list-style-type: none"> - Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties <p>http://www.nationalgrid.com/uk/LandandDevelopment/DDC/GasElectricNW/safeworking.htm</p> <ul style="list-style-type: none"> - Gas Transmission Underground Pipelines – Guidance <p>http://www.nationalgrid.com/uk/LandandDevelopment/DDC/gastransmission/gasguidance.htm</p> <p>Should these sites be taken forward as development sites in the future, the developers should be made aware of the above issues.</p>	<p>Noted</p> <p>Agree and amend accordingly</p>
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Appendix 5
Assessment sheets for sites taken forward with settlement maps

(Please note that the assessment sheets / maps are available on request)