

Babergh District Council

Strategic Housing Land Availability Assessment (SHLAA)

2011 Update

(Published November 2011)

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

The 2011 Update.

- i. This version of the Babergh District SHLAA Report has been carried out in order to serve as a fully up-to-date part of the evidence base for the Draft Core Strategy, 2011
- ii. The Introduction to the January 2011 version is updated below. The following points are highlighted in respect of this version:
 - a. The methodology adopted is broadly unchanged
 - b. However, sites have not been individually visited, but reliance is made at this stage on information submitted, and also that which is publicly available e.g. via Google Maps
 - c. Very few changes have been made to the entries for the Jan 2011 version. However, some sites that were previously thought to have potential for development are no longer identified as such (or have reduced potential capacity). These are:

SB24	Barrack Road, Assington
SB227	Station Road, Hadleigh
SB228	Cranworth Road, Hadleigh
SB493	Land off B1064, btwn Sudbury & Long Melford (reduced potential)
SB379	former HMS Ganges, Shotley (reduced potential)
 - d. This exercise has been carried out by Babergh DC to appraise a number of new sites that have come forward since the last update and to present an up-to-date evidence base to accompany the published draft Core strategy. The previous partner authorities have not been involved, as they do not have the same precise needs.
 - e. Around 75 new potential sites have been identified, which have come forward by various means.
 - f. A meeting will be held with Stakeholders to explain the exercise. There may be subsequent amendments to this document as a result.
 - g. The full document, including site maps and assessment forms, can be purchased from the Council. Contact the Planning Policy team on tel (01473) 826678, or email ldf@babergh.gov.uk in the first instance.
- iii. To allay fears **it is worth emphasising that this document is not part of the process of allocating sites for development.** That process will be carried out via a specific statutory document (Site Allocations DPD) which will form part of the emerging Babergh Development Framework - once the Core Strategy is adopted. A favourable assessment within the SHLAA does not mean that, when all factors are taken into account, the site will be found acceptable for development. It simply means that from a technical point of view only, the site has some potential for further consideration and appears deliverable. Similarly an unfavourable entry does not preclude later reappraisal.
- iv. The purpose of a SHLAA is to demonstrate that a housing target proposed by a planning authority is broadly capable of being met, and therefore that the policies being proposed are appropriate and achievable. In a rural area such as Babergh land is plentiful and the judgement on the supply side is not so finely balanced. In built up urban areas the SHLAA exercise is rather more critical to the soundness of a Development Framework.
- v. The Jan 2011 version includes 5 summary tables and 4 appendices. These and the text below have all been updated.

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. Its policy stance is currently 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**, originally 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 originally 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 updates as needs dictate.
- 1.4 As technical evidence, the SHLAA will contribute to the preparation of the Babergh 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 for inclusion in the Council's Site Specific Allocations Development Plan Document. 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 ongoing 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 (subject to all other considerations being favourable).

1.7 This report details the outcomes of the second 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 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. This can be found on the Council's website via the SHLAA link (under the Studies / BDF Evidence section) at: <http://www.babergh.gov.uk/babergh/ldf>

The first annual update was carried out during 2010 (published Jan 2011).

2.4 This report (Oct 2011) details the outcomes of the second annual update of the original SHLAA report. It contains an assessment of all amended and additional ('new') sites brought to the attention of the Council, including those received after the close of the 'call for sites' made by this Council during July 2010 or identified by Council Officers subsequent to publication of the original SHLAA report (June 2009). As part of the current process, a further Partnership meeting will be held later this year, to discuss this draft document. The final document will thereafter be produced.

2.5 The methodology used to update the Oct 2011 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 2011 SHLAA Update follows the updated methodology for completing the site assessments.

2.6 The work on this October 2011 update has been carried out on a desk-top basis, and has involved assessment of the submitted material and the views of key consultees, with the aid where necessary of Google Earth photography.

3. Deferring sites

3.1 In accordance with the SHLAA practice guidance a system of ‘site sieving’ was adopted as part of the original and subsequent reviews, in order to identify those sites that offer realistic opportunity in terms of suitability, availability and developability

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 of 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 Some sites have been developed and completed since the 2010 SHLAA Update and these have been removed. These are shown below.

Table 1: Sites removed subsequent to publication of SHLAA 2010 Update

Site Ref'	Settlement	Site Status
SB487	Brantham	Completed
SB115	Capel St Mary	Completed
SB488	Capel St Mary	Completed (Sheltered Housing Scheme)
SB404	Sudbury	Completed

In addition, the following site has been reassessed to reflect land ownership.

SB469	Sudbury	Site now considered as two separate land parcels under ref' SB568(B) and SB568(C)
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3.4 All of the remaining sites identified as part of the 2010 SHLAA, and any identified subsequently, have been assessed by officers (and will be further assessed following the stakeholder meeting) for their potential suitability, availability and achievability. The sites have been considered against a number of known constraints such as flooding, highways 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.

3.5 It was considered that a number of sites should be “deferred” (i.e. not identified as having potential) on one or more of the grounds identified in Table 2 below. 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.

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 exists 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 Flood Zone 3
Legal / Ownership	The site has legal issues or the site has complex multiple ownership issues which would affect 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 0.2ha or 5 dwelling threshold set for the SHLAA
Unavailable	Site is unavailable due to an existing use or proposed for other uses than housing

4. Estimating housing potential

- 4.1 Consultation with the stakeholder group and the site sieving process has identified 131 remaining sites as potentially suitable for housing covering some 505 hectares (ha) of land. A crude estimate of housing potential, based on 30 dwellings per hectare, is 15,179 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 pro-formas 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 have been used, unless additional information came 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
40-50 dwellings per hectare generally, but provision was made for large sites to include requirements for infrastructure, employment, open space, etc. Constraints and landowner attitudes were also considered.	30 dwellings per hectare generally – sometimes less where circumstances obviously dictate - 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 (Table 4). 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 9,523 dwellings. Of this, some 1,929 count as existing housing commitments rather than potential new sites but this still means that there is an identifiable capacity across the district for approximately 7,590 new dwellings. This compares with an estimated need identified within the current Draft Core Strategy of 2,500 new dwellings (in addition to current allocations) for the period 2011 - 2031). Thus it may be readily concluded that there is capacity within the District for the planned growth.

4.4 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 to the 2009 SHLAA table as a consequence of the Coalition Government's abolition of the 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 Est Capacity
Belstead	1	1.40	28	42	56	70	5
Bildeston	1	0.23	5	7	9	11	8
Boxford	1	0.22	4	7	9	11	8
Hadleigh	2	1.30	26	39	52	65	41
Long Melford	1	0.23	5	6	8	10	12
Shotley	3	20.05	401	602	802	1003	383
Gt Cnd / Sudbury	12	10.02	201	303	404	505	414
Totals	21	33.45	670	1006	1340	1675	871
Mixed Brownfield and Greenfield sites							
Settlement	No. of sites	Total hectares	20 dph total	30 dph total	40 dph total	50 dph total	Council est capacity
Brantham	1	17	340	510	680	850	600
Capel St Mary	2	17.47	349	524	699	873	180
Monks Eleigh	1	0.60	12	18	24	30	18
Newton	1	7.20	144	216	288	360	30
Pinewood	1	0.28	6	9	12	15	7
Gt Cnd / Sudbury	5	30.57	611	917	1222	1528	985
Totals	11	73.12	1462	2194	2925	3656	1820

Greenfield sites							
Settlement	No. of sites	Total hectares	20 dph total	30 dph total	40 dph total	50 dph total	Council est capacity
Acton	3	4.87	97	147	196	245	147
Assington	1	0.84	16	25	34	42	10
Bildeston	2	5.85	117	175	234	292	120
Boxford	4	10.50	210	315	420	525	164
Brantham	3	9.42	188	282	376	470	189
Bures St Mary	1	1.50	30	45	60	75	31
Capel St Mary	2	1.31	26	39	52	65	39
Chantry Vale	1	18.60	372	558	744	930	380
Cockfield	3	4.95	99	149	198	248	45
Copdock & W/bk	3	4.30	86	129	172	215	124
East Bergholt	5	20.60	412	618	824	1030	547
E Berg - East End	1	2.00	40	60	80	100	20
Elmsett	2	3.57	71	107	143	178	60
Glemsford	6	21.49	430	645	860	1075	313
Gt Waldingfield	4	24.79	496	744	992	1240	278
Hadleigh	6	30.05	601	903	1204	1505	840
Hartest	1	0.60	12	18	24	30	6
Hitcham	1	5.25	105	159	212	265	3
Holbrook	2	3.30	66	99	132	165	99
Lavenham	3	3.88	78	117	156	195	117
Lawshall	3	2.62	52	78	104	130	78
Leavenheath	1	2.20	44	66	88	110	50
Little Waldingfield	1	0.45	9	13	18	22	8
Long Melford	7	10.94	219	328	438	547	277
Monks Eleigh	1	0.90	18	27	36	45	27
Nedging Tye	3	3.20	64	96	128	162	46
Newton	2	2.22	44	66	89	111	33
Pinewood	1	4.80	96	144	192	240	160
Preston St Mary	1	0.37	7	11	15	19	11
Shimpling	1	2.50	50	75	100	125	25
Sproughton	1	1.30	26	39	52	65	30
Stanstead	1	0.50	10	15	20	25	12
Gt Cnd / Sudbury	16	180.38	3608	5409	7213	9017	2463
Thorpe Morieux	1	1.20	24	36	48	60	6
Whatfield	3	2.77	55	82	109	136	45
Wherstead	1	3.20	64	96	128	160	19
Woolverstone	1	2.15	43	64	86	107	10
Totals	99	399.37	7985	11979	15977	19971	6832
Grand Totals	131	505.94	10117	15179	20242	25302	9523

- 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 and 11-15 years.
- 4.5 As a general rule, brownfield sites with few constraints have been identified as developable within 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 land ownership, 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 Babergh 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 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	-	-
Bildeston	8	-	-
Boxford	8	-	-
Hadleigh	41	-	-
Long Melford	12	-	-
Shotley	258	125	-
Gt Cornard & Sudbury	319	60	35
Totals	651	185	35
Mixed Brownfield and Greenfield sites			
Brantham	-	300	300
Capel St Mary	10	-	170
Monks Eleigh	-	18	-
Newton	-	-	30
Pinewood	7	-	-
Gt Cornard & Sudbury	335	350	300
Totals	352	668	800
Greenfield sites			
Acton	39	-	108
Assington	10	-	-
Bildeston	-	90	30
Boxford	20	84	60
Brantham	2	160	27
Bures St Mary	31	-	-
Capel St Mary	-	39	-

Settlement	1-5 years	6-10 years	11-15 years
Greenfield sites continued			
Chantry Vale	-	130	250
Cockfield	10	17	18
Copdock & W/brook	-	30	94
East Bergholt	5	297	245
E Berg - East End	-	-	20
Elmsett	40	20	-
Glemsford	91	96	126
Gt Waldingfield	93	95	90
Hadleigh	178	255	407
Hartest	6	-	-
Hitcham	3	-	-
Holbrook	-	9	90
Lavenham	33	-	84
Lawshall	-	67	11
Leavenheath	-	-	50
Little Waldingfield	8	-	-
Long Melford	-	238	39
Monks Eleigh	-	-	27
Nedging Tye	21	25	-
Newton	-	33	-
Pinewood	80	80	-
Preston St Mary	-	-	11
Shimpling	-	-	25
Sproughton	30	-	-
Stanstead	-	-	12
Gt Cornard & Sudbury	338	1051	1074
Thorpe Morieux	6	-	-
Whatfield	25	-	20
Wherstead	-	-	19
Woolverstone	-	10	-
Totals	1069	2826	2937
Grand Totals	2072	3679	3772

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 in early 2012 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.

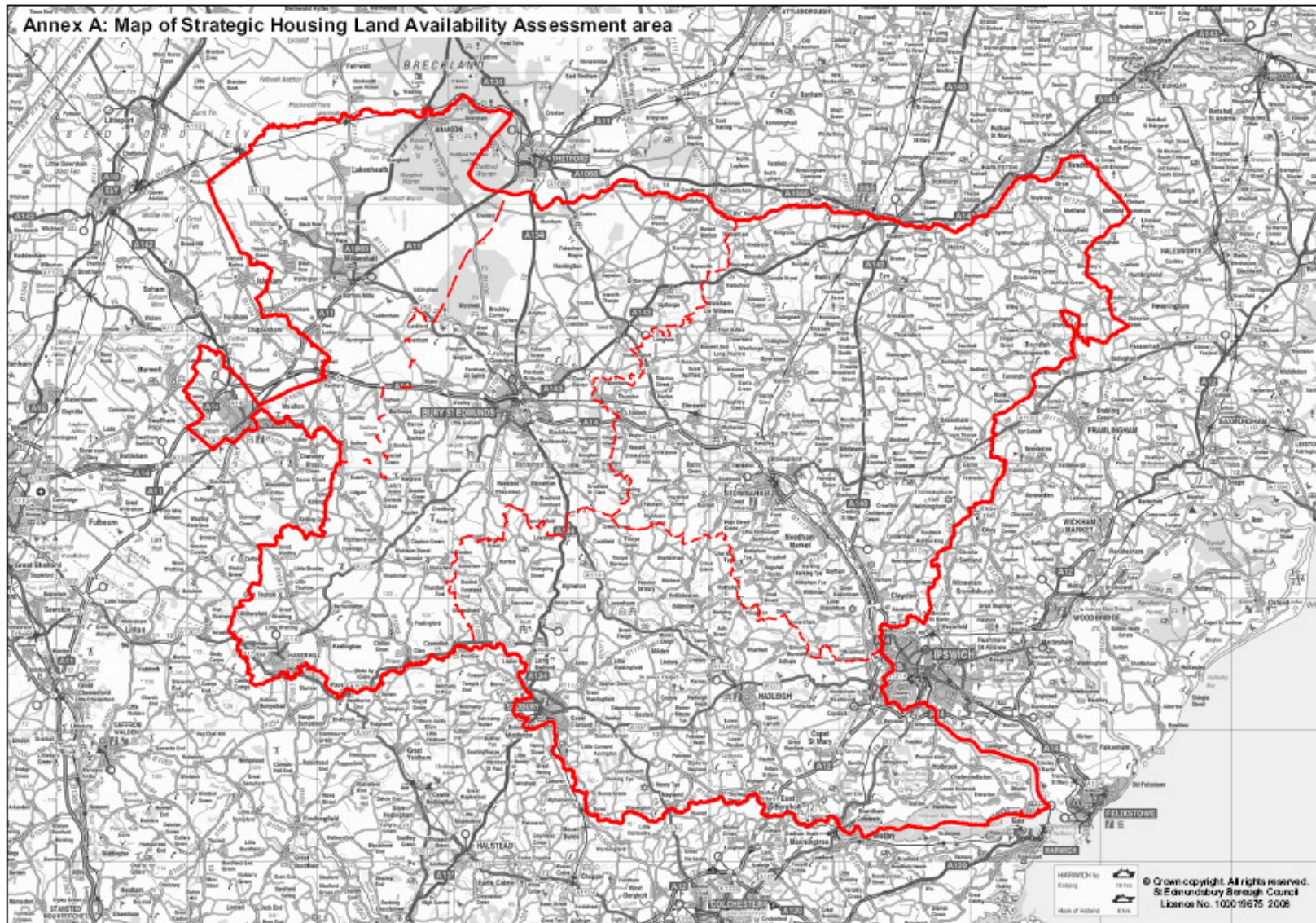
6. Contact

Babergh District Council (Planning Policy), Corks Lane, Hadleigh, Suffolk, IP7 6SJ

E-mail: ldf@babergh.gov.uk

Tel: (01473) 826678

Appendix 1 - Map of SHLAA area



Appendix 2

Stakeholders present at the Babergh SHLAA meeting held on 24 Nov 2011 (Babergh Sites)

Name	Organisation
James Bailey	Boyer Planning
Ralph Carpenter	Suffolk Preservation Society
Andora Carver	Suffolk Preservation Society
Roger Davison	Lacy, Scott & Knight
Neil Dinwiddie	Environment Agency
Tim Harbord	Tim Harbord Associates
Iain Maxwell	Suffolk County Council, Education
Stuart Reid	Stuart Reid Planning
Clive Totman	East Bergholt Parish Council
Emma Wilson	Bellway Homes
<i>Robert Feakes (Observer)</i>	<i>Suffolk County Council</i>

Appendix 3 - Table of deferred sites with reasons

(Entries in italics denote a new / revised site)

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
<i>SB500</i>	<i>Acton</i>	<i>0.92</i>	<i>Land at Clayhall Lane</i>	<i>Site submission</i>	<i>Agricultural</i>	<i>Access</i>
SB6	Acton	0.5	Hillcrest, Bull Lane, Acton	Site submission	Field	Location
SB328	Acton	2.74	Adj Beech Bung', Bull Lane	Site submission	Agricultural/grazing land	Location
<i>SB24</i>	<i>Assington</i>	<i>0.3</i>	<i>Barrack Road</i>	<i>Site submission</i>	<i>Agricultural</i>	<i>Location, Plot layout</i>
<i>SB502</i>	<i>Belstead</i>	<i>130</i>	<i>Hall Farm</i>	<i>Site submission</i>	<i>Predominantly agricultural</i>	<i>Location, Strategic Scale</i>
<i>SB503</i>	<i>Belstead</i>	<i>247.5</i>	<i>Land adj A14 Copdock Jctn</i>	<i>Site submission</i>	<i>Predominantly agricultural</i>	<i>Location, Strategic Scale</i>
SB40	Bildeston	1	Adjacent to 147 High St	Maps / Site submission	Agricultural	Access
SB52 & SB101	Boxford	2.9	Land at Butcher's Lane	Site submission	Agriculture	Access
SB54 & SB507	Boxford	1.02	Land at Samples Stone St	Site submission	Residential and garden; field	Location; Access
<i>SB505</i>	<i>Boxford</i>	<i>0.07</i>	<i>Land rear of 41 Swan St</i>	<i>Site submission</i>	<i>Greenfield site</i>	<i>Scale</i>
<i>SB506</i>	<i>Boxford</i>	<i>0.23</i>	<i>The Croft</i>	<i>Site submission</i>	<i>Greenfield site</i>	<i>Access</i>
SB73	Brantham	0.61	Brantham Hill	Urban Cap' Study	Garden land	Legal / Ownership
SB74	Brantham	0.39	Gravel Pit Lane	Urban Cap' Study	Garden land	Legal / Ownership; Access

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
SB76	Brantham	29	Land near Park Road	Site submission	Agriculture	AONB; Scale
<i>SB509</i>	<i>Brantham</i>	<i>1.18</i>	<i>Manor Farm, East End</i>	<i>Site submission</i>	<i>Part buildings, Part garden land</i>	<i>Access; Location</i>
SB100	Bures St Mary	0.23	The Old Slaughterhouse, Cuckoo Hill	Site submission	Vacant industrial buildings	Employment
SB121	Capel St Mary	0.45	Yard at London Road	Site submission	Transport Depot	Employment
SB122	Capel St Mary	0.7	Land to north of Thorney Rd	Site submission	Vacant agricultural land	Access
SB124	Capel St Mary	10.36	Land on NE edge of CSM	Site submission	Agriculture	Access
SB125	Capel St Mary	2.9	Land on NE edge of CSM	Site submission	Agriculture	Access
<i>SB510</i>	<i>Capel St Mary</i>	<i>0.03</i>	<i>Garden at 15 Mowlands</i>	<i>Site submission</i>	<i>Garden land</i>	<i>Below threshold</i>
<i>SB512</i>	<i>Capel St Mary</i>	<i>1.40</i>	<i>Land W of Days Road</i>	<i>Site submission</i>	<i>Agricultural</i>	<i>Layout; Access</i>
<i>SB513</i>	<i>Cockfield</i>	<i>0.97</i>	<i>Crossways</i>	<i>Site submission</i>	<i>Agricultural</i>	<i>Location, Highways</i>
<i>SB515</i>	<i>Cockfield</i>	<i>0.1</i>	<i>Clovelly, Howe Lane</i>	<i>Site submission</i>	<i>Garden</i>	<i>Below threshold</i>
SB145	Cockfield	3.96	Abbey Meadow, Bury Rd	Site submission	Meadow	Location
<i>SB516</i>	<i>Copdock & W/brook</i>	<i>1.52</i>	<i>Copdock Hall Farm, Church Lane</i>	<i>Site submission</i>	<i>Vacant site – Agric' storage</i>	<i>Location; Access</i>
<i>SB517</i>	<i>Copdock & W/brook</i>	<i>0.98</i>	<i>Land adj Lane Farm</i>	<i>Site submission</i>	<i>Grazing land</i>	<i>Location; Access</i>
<i>SB518</i>	<i>Copdock & W/brook</i>	<i>10.5</i>	<i>Lane Farm (Folly Lane)</i>	<i>Site submission</i>	<i>Agricultural land and buildings</i>	<i>Size; Location; Access</i>

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
SB519	<i>Copdock & W/brook</i>	2.40	<i>Land adj' Roman Road</i>	<i>Site submission</i>	<i>Agricultural</i>	<i>Location; Access</i>
SB520	<i>Copdock & W/brook</i>	0.045	<i>Land W of Drayton Cottage</i>	<i>Site submission</i>	<i>Vacant site – garden land</i>	<i>Below threshold</i>
SB521	<i>East Bergholt</i>	11.55	<i>Bombhole Field, Hadleigh Rd</i>	<i>Site submission</i>	<i>Agricultural</i>	<i>Size (See also SB170)</i>
SB158	East Bergholt	0.3	Manningtree Road	Urban Cap' Study	Paddock	AONB
SB159	EB East End	0.41	Park Road	Urban Cap' Study	Amenity	Access; Legal/Ownership
SB495	East Bergholt	2.7	Rear of Clapper Farm Hse	Site submission	Agriculture	AONB
SB161	East Bergholt	0.42	Gatton House, Hadleigh Rd	Site submission	Field	AONB
SB524	<i>Erwarton</i>	0.33	<i>Church Farm Cottages</i>	<i>Site submission</i>	<i>Vacant site – field</i>	<i>Location</i>
SB179	Glemsford	0.55	Lion Road	Urban Cap' Study	Garden Land	Legal/ Ownership; Access
SB182	Glemsford	0.6	Land at former Railway Stn Goods Yard, Lower Rd	Site submission	Former R/way Stn Goods Yard with part commercial leisure blg	Floodrisk; Location; Access
SB183	Glemsford	0.85	Glemsford Silk Mills, Chequers Lane	Site submission	Factory	Employment
SB203	Glemsford	0.84	East of Brook Street	Urban Cap' Study	Vacant industrial buildings	Employment
SB204	Glemsford	3.9	West of Shephards Lane	Map; Site submission	Agriculture	PPS5; Access
SB525	<i>Glemsford</i>	16.7	<i>Land W of ... access off Angel Lane/Cavendish Lane</i>	<i>Site submission</i>	<i>Agriculture</i>	<i>Scale; Access</i>
SB526	<i>Glemsford</i>	3.99	<i>Land SW - access off Angel Lane</i>	<i>Site submission</i>	<i>Agriculture</i>	<i>Access; PPS5 constraints</i>

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
<i>SB527</i>	<i>Glemsford</i>	<i>1.73</i>	<i>Land SW ... off Skate's Hill</i>	<i>Site submission</i>	<i>Agriculture</i>	<i>Location; Access</i>
SB207	G Waldingfield	9.51	Land formerly part of Poplars Farm	Site submission	Agricultural	Access
<i>SB530</i>	<i>G Waldingfield</i>	<i>6.18</i>	<i>Land at Folly Rd, Rectory Rd</i>	<i>Site submission</i>	<i>Agricultural</i>	<i>Access; Location</i>
<i>SB227</i>	<i>Hadleigh</i>	<i>0.4</i>	<i>Station Road</i>	<i>Urban Cap' Study</i>	<i>Garden land</i>	<i>Below threshold</i>
<i>SB228</i>	<i>Hadleigh</i>	<i>0.9</i>	<i>Cranworth Road</i>	<i>Urban Cap' Study</i>	<i>Garden land</i>	<i>Below threshold</i>
<i>SB232</i>	<i>Hadleigh</i>	<i>9.9</i>	<i>Pond Hall Rd / Hook Lane</i>	<i>Site submission</i>	<i>Agricultural</i>	<i>Access</i>
SB235	Hadleigh	0.72	Land S of Lady Lane Ind Est	NLUD, Site submission	Vacant industrial	Employment
SB238	Hadleigh	1	Coram Park, Coram Street	Site submission	Paddock	Location
SB253	Hadleigh	18.5	Land west of Castle Road	Site submission	Agricultural	Access; Ownership / Legal
<i>SB532</i>	<i>Hadleigh</i>	<i>3.0</i>	<i>Land adj' Hadleigh Bypass</i>	<i>Site submission</i>	<i>Agricultural</i>	<i>Access</i>
<i>SB533</i>	<i>Hadleigh</i>	<i>0.2</i>	<i>Land at Pound Lane</i>	<i>Site submission</i>	<i>Vacant garden land</i>	<i>Access; PPS5 constraints</i>
<i>SB581</i>	<i>Hadleigh</i>	<i>0.31</i>	<i>Linton View, Tower Mill Lane</i>	<i>Site submission</i>	<i>House and garden</i>	<i>Access</i>
<i>SB582</i>	<i>Hadleigh</i>	<i>0.54</i>	<i>Land adj to Linton View</i>	<i>Site submission</i>	<i>Paddock</i>	<i>Access</i>
<i>SB583</i>	<i>Hadleigh</i>	<i>0.3</i>	<i>Land on S side of A1071</i>	<i>Site submission</i>	<i>Vacant land</i>	<i>Highways issues</i>
<i>SB584</i>	<i>Hadleigh</i>	<i>1.38</i>	<i>'Johnsons' – Land on S side of A1071</i>	<i>Site submission</i>	<i>Agricultural</i>	<i>Highways issues</i>

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
SB534	Hartest	0.45	Land rear of the Old Bakery, The Green	Site submission	Part wood / part workshops	Location; Access
SB535	Hintlesham	1.4	Land to W of Rose Cottage	Site submission	Open grassland	Within SLA; Access
SB536	Hintlesham	0.5	Red House Farm, Duke St	Site submission	Agricultural	Within SLA; Access
SB537	Hintlesham	2.5	Red House Farm, Duke St	Site submission	Agricultural	Within SLA
SB538	Hitcham	2.0	Church Farm	Site submission	Residential dwelling and garden	Access; Location
SB262	Holbrook	2.65	Land north of Hyams Lane	Site submission	Greenfield Land	Access
SB539	Holbrook	0.5	Hyams Lane (land north of)	Site submission	Redundant Orchard	Access
SB540	Kersey	0.07	Land W of the Green	Site submission	Vacant land	Location; Access; Below threshold
SB283	Lavenham	0.29	Church Street	Urban Cap' Study	Garden Land	PPS5, Access
SB284	Lavenham	0.3	Prentice Street	Urban Cap' Study	Garden land	PPS5
SB286	Lavenham	0.08	Water Street	Urban Cap' Study	Vacant	Size
SB287	Lavenham	0.39	Norman Way	Urban Cap' Study	Garden Land	Ownership / Legal; Access
SB288	Lavenham	1.51	Riverside Works, Bury Road	Site submission	Existing employment use (Said vacant but appears to be in use)	Employment
SB289	Lavenham	1.765	Land rear of Norman Way	Site submission	Meadow / Paddock	Access; Ownership / Legal
SB542	Lavenham	0.49	Land rear of 46 / 47 High St	Site submission	Orchard	Access

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
SB293	Lavenham	0.93	Land at corner of Melford & Sudbury Road	Site submission	Vacant land	Adjacent Uses
SB543	Lavenham	0.55	Lavenham Highways Depot	Site submission	SCC Highways Depot	Location; Employment
SB544	Lavenham	0.15	Brook House, Melford Rd	Site submission	Residential property & grounds	Below threshold
SB320	Little Cornard	6.3	Little Cornard Brickworks, Chapel Lane	Site submission	Vacant land	Location
SB546	Little Cornard	0.72	Land adj The Bungalow, Bures Rd	Site submission	Vacant land	Location
SB547	Little Cornard	0.42	Land adj Hilltop Cottages	Site submission	Garden	Location
SB321	L Waldingfield	0.19	Heathfield House	Site submission	Overgrown land	Size
SB548	L Waldingfield	1.0	Woodhall Farm	Site submission	Employment Use / Agriculture	Location; Employment
SB549	L Waldingfield	5.13	Church Field	Site submission	Agricultural	Size; Location; PPS5 issues
SB327	Long Melford	1.8	Land at Skip Depot, Theobalds Close,	Site submission	Former Depot/ overgrown area	Employment
SB551	Long Melford	(5.7)	East of Rodbridge Hill	Site submission	Agricultural	Size
SB494	Long Melford	0.2	Rear of 46 High Street	Site submission	Agriculture	Size; Access; Ownership/ Legal
SB554	Long Melford	8.63	Land NW of Long Melford	Site submission	Agricultural	Location
SB316	Lwr Layham	0.35	Land adj Norse Lodge, Church Lane	Site submission	Garage, Amenity Land, W/shop	Size
SB358	Monks Eleigh	2.1	Area west of recreational field, Church Hill	Site submission	Recreational Field	Access

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
SB555	Monks Eleigh	0.08	Part former Nursery Gdn, Rushbrooks	Site submission	Garden land	Size
SB363	Nayland with Wissington	0.43	The Bungalow, Harpers Hill,	Site submission	Residential and field	AONB
SB364	Nayland with Wissington	3	Land adj 32 Heycroft Way	Site submission	Gardens & Paddocks	AONB
SB556	Nayland with Wissington	6.28	Land at Wiston Road	Site submission	Agricultural	AONB
SB560	Newton	0.52	Land adj' Jarvis Farm	Site submission	Pasture land	Location; Layout issues
SB373	Pinewood	9.7	Land adj to Belstead Brook	Site submission	Field	Access
SB562	Pinewood	3.31	Belstead Hse, Sprites Lane	Site submission	Employment / Training Facility	Listed Bldg, Employment
SB383	Sproughton	1.7	Burstall Lane, Sproughton	Site submission	Grazing	Access
SB563	Sproughton	2.0	Land adj Pryne's Lodge	Site submission	Agricultural	Within SLA; Location
SB564	Sproughton	8.88	Land W of Church Lane	Site submission	Agricultural	Access
SB496	Stanstead	0.1	Land off Upper Street	Site submission	Agriculture	Location; Size
SB497	Stanstead	0.9	Land adj Maltings Farm, Upper Street	Site submission	Former Agriculture	Location
SB565	Stoke by Nayland	2.78	Land at Clipt Bush Cottages	Site submission	Part Arable / Part Woodland	AONB; Access
SB499	Stratford St Mary	0.7	Land adj to the Row	Site submission	Grazing	AONB
SB411	Gt Cornard	0.17	Weighbridge Site, Mill Tye	Site submission	Commercial Use	Employment

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
SB413	Gt Cornard	0.37	Pot Kiln Road	UCS / Site submission	Garden Land	Ownership / Legal; Access
SB414	Gt Cornard	0.24	The Limes, Bakers Mill	Site submitted	Vacant-previously office	Employment
SB417	Gt Cornard	0.28	Land adj to 66 Cats Lane	Site submission	Nature Reserve	Nature (CWS)
SB426	Sudbury	1	Hospital Site, Walnuttree Lane	Local Plan Allocation	Hospital	May not be available
SB437	Sudbury	0.5	St Leonards Hospital	Planning Permission	Hospital	May not be available
SB444	Sudbury	1.03	Land adj to Newton Croft	Urban Cap' Study	Vacant Land	Access; Ownership / Legal
SB446	Sudbury	0.33	Melford Road	Urban Cap' Study	Gardens	Access; Ownership / Legal
SB450	Sudbury	2.5	Land at Ballingdon Hall	Site submission	Farm Buildings & Paddock	Access; Adjacent Uses
SB451	Sudbury	2	Land at Pinecroft Rise	Site submission	Field	Open Space; Ownership / Legal; Access
SB453	Sudbury	1	Stephen Walters and Sons, Cornard Road	Site submission	Silk Factory	Employment
SB454	Sudbury	1.3	St Bartholomew's Farm, Clermont Ave	Site submission	Vacant land	PPS5
SB455	Sudbury	0.3	Land Adjoining Hill Top, Waldingfield Road	Site submission	Vacant Land	Employment
<i>SB569</i>	<i>Sudbury</i>	<i>4.85</i>	<i>Middleton Rd (land to NE)</i>	<i>Site submission</i>	<i>Fallow land on floodplain</i>	<i>Floodplain</i>
<i>SB572</i>	<i>Whatfield</i>	<i>1.30</i>	<i>Land at Church Farm (Plt 1)</i>	<i>Site submission</i>	<i>Farmland</i>	<i>Proximity to STW</i>
<i>SB573</i>	<i>Whatfield</i>	<i>5.40</i>	<i>Land at Church Farm (Plt 2)</i>	<i>Site submission</i>	<i>Farmland</i>	<i>Size; Proximity to STW</i>

Site Ref	Settlement	Size	Site Name	Source	Current Use	Reason for deferring
SB475	Wherstead	0.95	Walled Garden, The Street,	Site submission	Rough grazing	Employment; Location
<i>SB574</i>	<i>Wherstead</i>	<i>2.68</i>	<i>Land off Wherstead St (Site 3)</i>	<i>Site submission</i>	<i>Farmland</i>	<i>Location; Size</i>
<i>SB575</i>	<i>Wherstead</i>	<i>3.20</i>	<i>'Klondyke', Access off A137 (Site 2)</i>	<i>Site submission</i>	<i>Farmland</i>	<i>Location; Size; Access</i>
SB479	Woolverstone	0.2	Land at Main Rd, (adj to Fairwinds)	Site submission	Horticulture	AONB; Access; Ownership/ Legal

Appendix 4

Assessment sheets for sites taken forward with settlement maps

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